



DATE: November 4, 2020

AGENDA ITEM # 2

TO: Design Review Commission
FROM: Sean K. Gallegos, Associate Planner
SUBJECT: SC20-0012 – 148 Doud Drive

RECOMMENDATION:

Approve design review application SC20-0012 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for a new two-story house. The project includes 2,411 square feet on the first story and 1,464 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: 11,250 square feet
MATERIALS: Composition shingle roof, Hardie lap siding, fiberglass windows, and wood trim and details

	Existing	Proposed	Allowed/Required
COVERAGE:	2,497 square feet	2,947 square feet	3,938 square feet
FLOOR AREA:			
First floor	1,977 square feet	2,411 square feet	
Second floor	788 square feet	1,464 square feet	
Third floor	253 square feet		
Total	3,018 square feet	3,875 square feet	3,875 square feet
SETBACKS:			
Front (Palm Ave.)	22.25 feet	30 feet	25 feet
Rear	88.1 feet	47.6 feet	25 feet
Right side (1 st /2 nd)	7 feet/13.6 feet	8.1 feet/22.8 feet	7.5 feet/15 feet
Left side (1 st /2 nd)	10.8 feet/41.5 feet	9 feet/20.1 feet	7.5 feet/15
HEIGHT:	33.9 feet	25.25 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located on 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 narrower 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 property is considered a narrow lot, as defined by Section 14.06.080 of the Zoning Code, and has a width of less than 80 feet (75 feet). For narrow lots in the R1-10 District, the required interior side yard setbacks for the first story are reduced from 10 feet to 7.5 feet (10 percent of the average lot width). The second story side setback is reduced from 17.5 feet to 15 feet (the reduced side yard setback for the first story plus 7.5 feet). See the table above for the reduced setbacks.

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 gable roof forms, projecting porch, and articulated massing that minimizes an abrupt change to the area. The project does a good job of integrating gable roof forms and projecting entry porch elements from the neighborhood while still establishing its own design integrity. The house uses a contemporary craftsman inspired design with forms and features that include the simple gabled roof forms, gabled dormer, double hung windows with upper windows muntins or grids, and porches supported by columns. The detailing and material of the structure reflects a high level of quality and appropriate relationship to the rustic qualities of the area. The proposed building materials include composition shingle roof, Hardie lap siding, and vinyl 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 eight, two-story residences on the subject block of Doud Drive, including a new two-story house approved by the Design Review Commission on August 19, 2020. The design provides for nine-foot tall plate heights on the first floor and eight-foot 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 multiple gables along the front elevation is a distinctive element that adds symmetry and minimizes the massing along the front elevation. Along the side elevations, the first-story gable elements break up the massing along the side elevations. The massing of the second story is recessed into the roof form to minimize the appearance at the front of the structure. 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 A1.3, the proposed residence will be a lower overall height as the right-side two-story house at 164 Doud. The massing and roof form are more complex than the residence at 164 Doud, but the proposed house has an 8.1 foot first-story side yard setback and a 22.8-foot second-story side yard setback with side elevations that minimize bulk impacts. Overall, the proposed house will not be bulkier than the left-side neighbor at 115 Doud Drive. While the house appears larger than the left-side one-story house at 134 Doud, the 9-foot first story side yard setback and 20.1 second story side-setback of the proposed house should 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

On the left (south) side elevation of the second story, there are five windows: two small-sized windows in the master bedroom and two small-sized windows in bedroom no. 3. The small windows have a five-foot sill height. The two medium-sized windows in Bedroom 2 are required for egress and have a sill height of three feet. The Building Code permits a maximum sill height 42 inches for egress windows. Staff recommends Condition No. 3a, which requires the sill height be raised to a height of 42 inches above the second story finished floor. Due to the placement and sill height of the windows for the master bedroom and bedroom No. 3, the windows do not create unreasonable privacy impacts. Although the windows in bedroom No. 2 have a low sill height, the landscaping plan provides extensive evergreen screening around the side and rear property lines, which will mitigate views toward adjacent properties and maintain a reasonable level of privacy.

On the right (north) side elevation of the second story, there are six small-sized windows with five-foot sill heights. Due to the placement and sill height of these windows, these windows do not create unreasonable privacy impacts.

Along the rear (west) second story elevation, there are two windows: one medium-sized two-panel window in the master bathroom with a three-foot, six-inch sill height and one large-sized two-panel window in the master bedroom with a two-foot sill height. As indicated in the landscape plan, fast growing evergreen screening trees will be planted along the side and rear property lines, and two

camphor trees, one oak tree, and a cedar tree will be retained along the rear property lines to mitigate privacy impacts. 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 19 existing trees on the property, and the project is proposing the removal of 16 trees, including one ash tree (no. 1), five birch trees (nos. 2-4, 8 and 9), one southern magnolia tree (no. 5), two catonaeaster trees (no. 6 and 7) in the front yard due to the trees being in poor to fair condition, the removal of a cedar tree (no. 10) and a birch tree (no. 11) in the right side yard due to being in poor and fair condition respectively, the removal of a fig tree (no. 2) in the left side yard due to being in very poor condition, and the removal of two cedar trees (no. 12 and 17), a birch tree (no. 13), two camphor trees (no. 18 and 19), an olive tree (no. 21), and a mulberry tree (no. 22) due to being either in poor, or very poor condition or being with the footprint of the structure. An arborist report for the project is given in Attachment D.

The arborist report recommended the elimination of a deodar cedar tree (no. 12) due to being in poor condition. In reviewing the arborist report, staff found the deodar cedar tree was recommended for removal due to conflicting with proposed improvements. In reviewing the project plans, staff did not find the deodar cedar tree (no. 12) conflicted with proposed improvements due to being 26 feet from the new two-story house. Staff recommends condition no. 3b to preserve tree no. 12.

The proposed landscape plan details replacement trees and landscape screening that will be implemented. The landscape plan includes two new unidentified street trees (no. 23) in the front yard, pittosporum tenuifolium along the side property lines and podocarpus gracilior along the rear property lines, and new landscaping in the front, side and rear yards. The podocarpus gracilior are fast-growing evergreen screening species and pittosporum tenuifolium are a medium-growing evergreen screening species. Staff recommends (Condition no. 3c) to require the two new street trees (no. 23) be Category I or II street trees. Due to two proposed street trees (no. 23) not being identified in the project plans, staff recommends condition 3c to update the construction drawings to show two 15-gallon, Category I or II street trees in the front yard. 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 Solana Drive.

Based on neighborhood outreach efforts, the applicants have provided documentation showing outreach to twelve of twelve neighbors in the immediate neighborhood context. The twelve neighbors are along in the immediate neighborhood context along Doud Drive and Solana Drive. A document from the applicant regarding outreach is included in Attachment E.

Cc: Les Poltrack, Owners
Walter Chapman, Applicant/Designer

Attachments:

- A. Neighborhood Compatibility Worksheet
- B. Vicinity and Public Notification Maps
- C. Materials Board
- D. Arborist Report, Monarch Consulting Arborist LLC
- E. Neighborhood Outreach Document

FINDINGS

SC20-0012 – 148 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

SC20-0012 – 148 Doud Drive

GENERAL

1. Expiration

The Design Review Approval will expire on November 4, 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 October 21, 2020, except as may be modified by these conditions and as specified below.

3. Plan Revisions

- a. Update the construction drawings to show the second story window for bedroom no. 2 with an egress window with a sill height of 42 inches.
- b. Update the construction drawings to show the preservation of the deodar cedar tree (no. 12).
- c. Update the construction drawings to show two 15-gallon, Category I or II street trees from the City's Street in the front yard.

4. Protected Trees

Tree nos. 12 and 20 to 22 shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director. Trees Nos. 1 to 11, 13, and 17 to 19 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 ISSUANCE OF BUILDING OR DEMOLITION PERMIT

19. Tree Protection

Tree protection fencing shall be installed around the dripline(s), or as required by the project arborist, of trees Nos. 12 and 20 to 22 as shown on the site plan. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.

PRIOR TO FINAL INSPECTION

20. 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.

21. 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.

22. 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).



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 _____

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? _____

Address: _____

Date: _____

What constitutes your neighborhood?

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

Streetscape

1. Typical neighborhood lot size*:

Lot area: _____ square feet

Lot dimensions: Length _____ feet

Width _____ feet

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

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

Existing front setback if home is a remodel? _____

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

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

Do the front setbacks of adjacent houses line up? _____

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

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

Garage facing front projecting from front of house face ____

Garage facing front recessed from front of house face ____

Garage in back yard ____

Garage facing the side ____

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

Address: _____

Date: _____

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story _____

Two-story _____

5. Roof heights and shapes:

Is the overall height of house ridgelines generally the same in your neighborhood*? _____

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 _____?

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: _____

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

Does your neighborhood* have a consistent identifiable architectural style?

YES NO

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

Address: _____

Date: _____

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

Does your property have a noticeable slope? _____

What is the direction of your slope? (relative 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.)?

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

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)?

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? _____

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

Address: _____

Date: _____

11. What characteristics make this neighborhood* cohesive?

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

General Study

A. Have major visible streetscape changes occurred in your neighborhood?

YES NO

B. Do you think that most (~ 80%) of the homes were originally built at the same time?

YES NO

C. Do the lots in your neighborhood appear to be the same size?

YES NO

D. Do the lot widths appear to be consistent in the neighborhood?

YES NO

E. Are the front setbacks of homes on your street consistent (~80% within 5 feet)?

YES NO

F. Do you have active CCR's in your neighborhood? (*p.36 Building Guide*)

YES NO

G. Do the houses appear to be of similar size as viewed from the street?

YES NO

H. Does the new exterior remodel or new construction design you are planning relate in most ways to the prevailing style(s) in your existing neighborhood?

YES NO

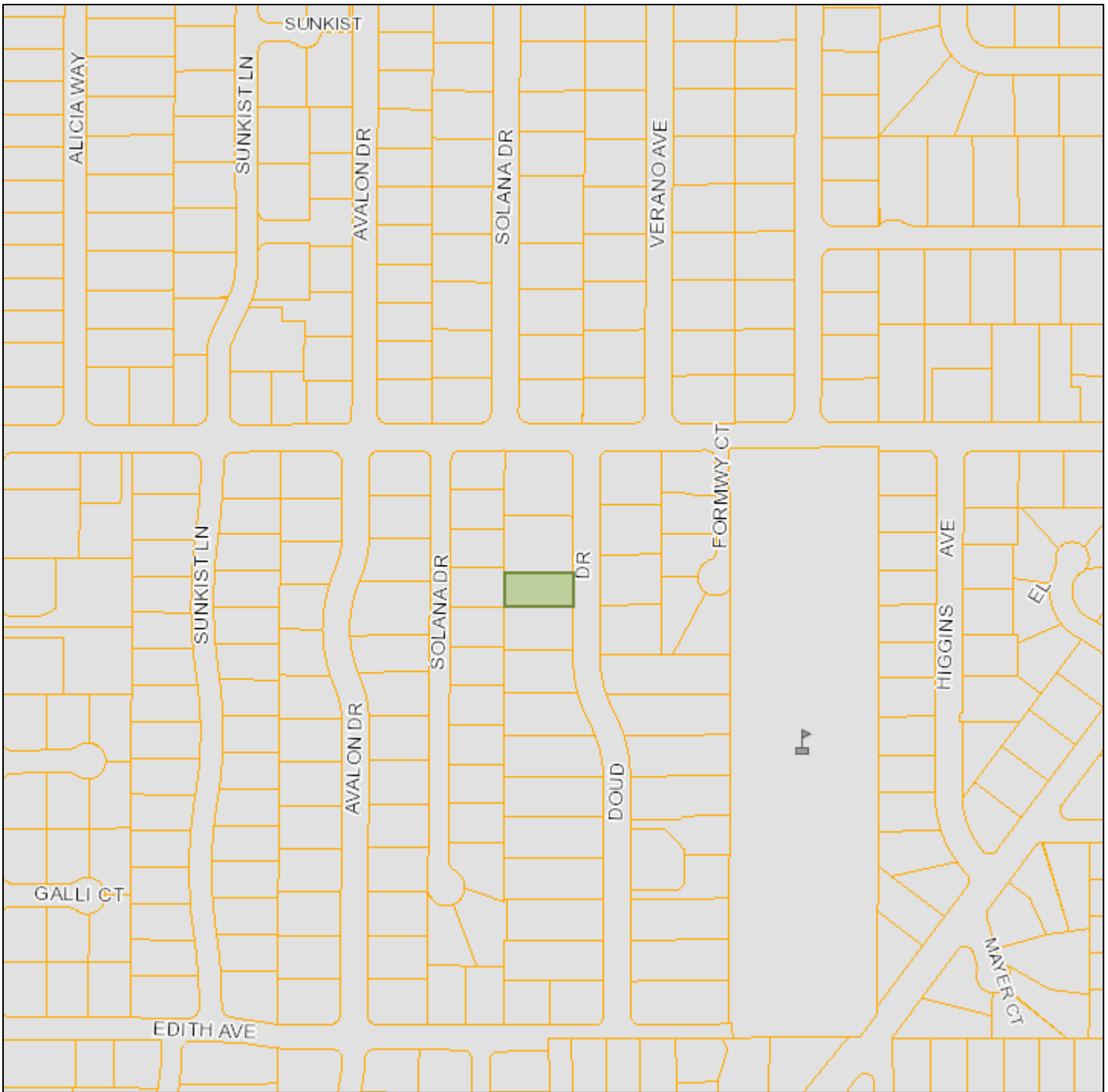
Address: _____

Date: _____

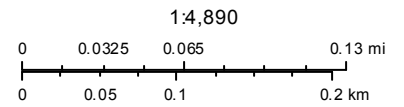
Summary Table






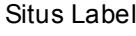

Please use this table to summarize the characteristics of the houses in your immediate neighborhood (two homes on either side, directly behind and the five to six homes directly across the street).

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)



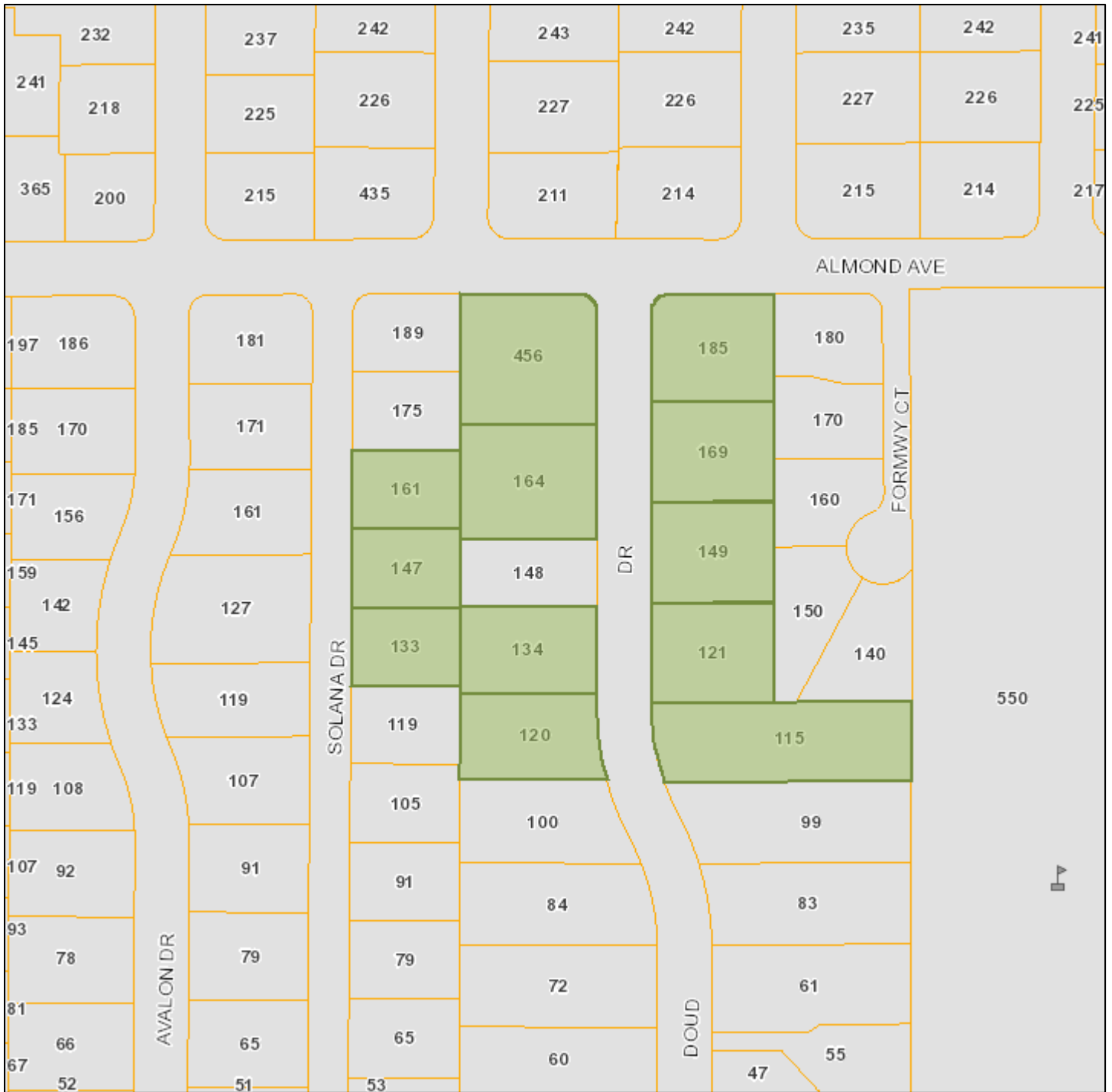
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-  Schools
-  Park and Recreation Areas
-  City Limit
-  Road Names
-  Waterways
-  Situs Label
-  TaxParcel

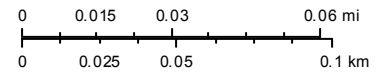
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Notification Map



Print Date: September 16, 2020

12,445



-  Schools
-  Park and Recreation Areas
-  City Limit
-  Road Names
-  Waterways
-  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.



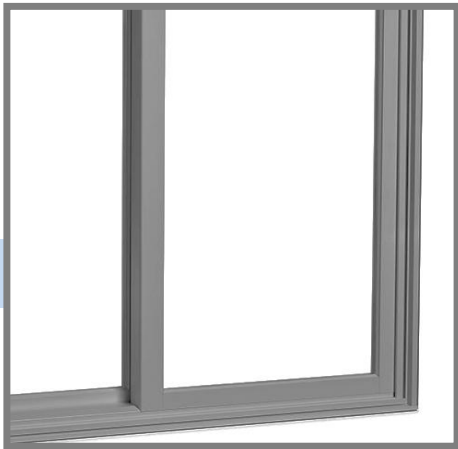
ROOFING
40 YO COMP



GUTTERS
OGEE PROFILE
ROUND DOWNSPOUTS



EXTERIOR WALLS
HARDIE PLANK
LAP SIDING
WITH
VERT CORNER TRIM



WINDOWS
DUAL GLAZED VINYL
BY ANDERSON
WINDOWS OR
EQUIVALENT VALUE



WINDOW TRIM
2X4 & 2X3 WHERE
SHOWN

2X4 WITH APRON AT
FIRST FLOOR



**Tree Inventory, Assessment,
and
Protection Report**

**148 Doud Drive
Los Altos, CA 94022**

Prepared for:

Les Poltrack

October 5, 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 plans are to demolish the existing structures and build a new residence on the site. The inventory contains 22 trees and shrubs comprised of 12 different species with 11 considered protected by the ordinance. Three trees are in good condition, eight fair, five poor, five very poor, and one is dead. Fourteen trees are poorly suited for retention and include all the birch (*Betula pendula*), the ash (*Fraxinus velutina*) under the high voltage lines, and several small specimens or shrubs in poor condition. There are sixteen trees that will be highly impacted and require removal with seven of those protected by the ordinance. Six trees are to be retained with three of those originating on the adjacent property and three located in the back corner (deodar cedar (*Cedrus deodara*) #17 and camphors (*Cinnamomum camphora*) #18 and #19). All three of these trees are located in the back corner of the property and a Tree Protection Zone (TPZ) should extend 19 feet into the site and connect to the existing neighbor fences.

Introduction

Background

Les Poltrack 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. The plans are to demolish the existing structures and build a new residence on the site.

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 September 24, 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				
Proposed Site Plan	07/30/20	A1	Yes	Chapman Design Associates
Demolition Plan				
Construction Staging				
Grading and Drainage				
Utility Plan and Hook-up locations				
Exterior Elevations				
Landscape Plan	08/18/20	L2	Yes	W. Jeffrey Heid
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

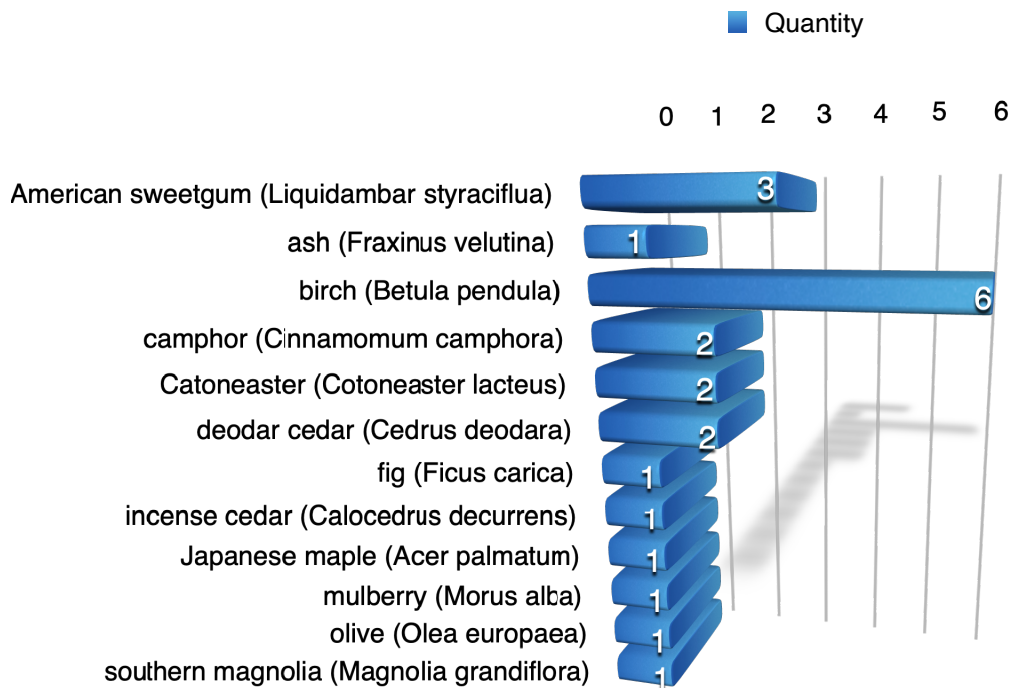
Tree Inventory

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 contains all the trees with trunk diameters greater than four inches (Chart 1). There are 22 trees and shrubs comprised of 12 different species. Eleven of the twenty-two are considered protected by the ordinance with trunks greater than 15 inches in diameter.

Chart 1: Species Distribution



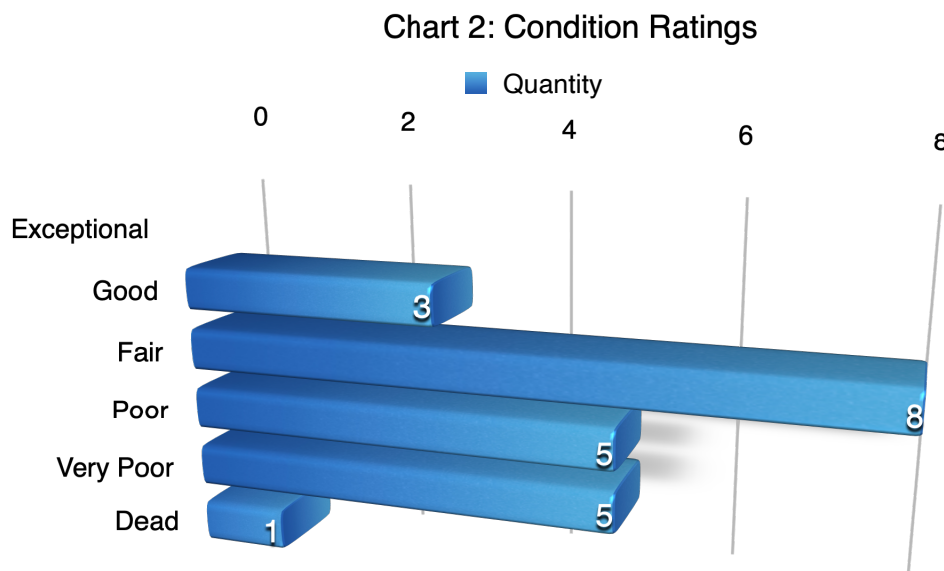
Discussion

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.

Three trees are in good condition, eight fair, five poor, five very poor, and one is dead (Chart 2). Trees in very poor condition include are all the birch in front, some of which are topped under the high voltage lines.

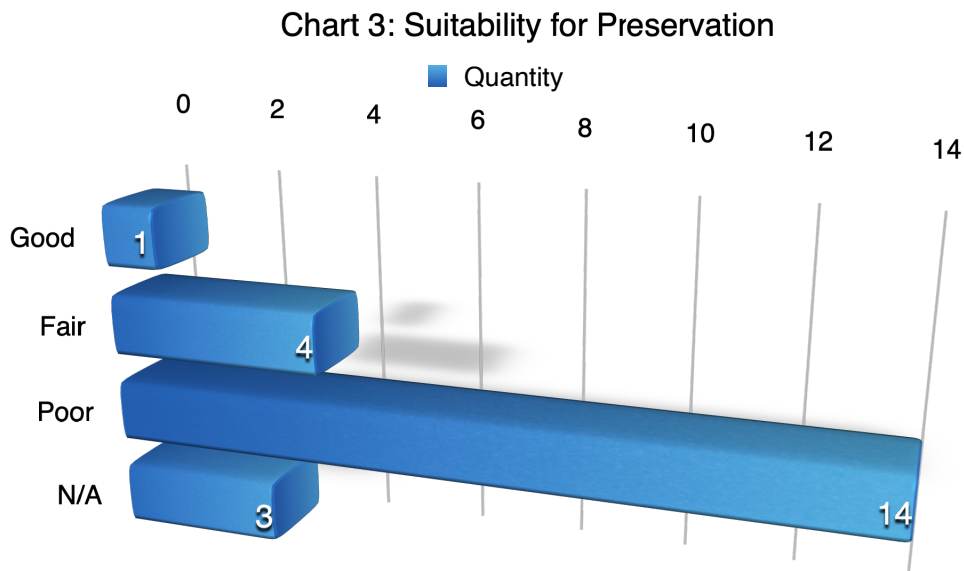


Suitability for Preservation

A tree's suitability for preservation is determined based on its health, structure, age, species and disturbance tolerances.

- 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.

Fourteen trees are poorly suited for retention in a development setting and include all the birch, the ash under the high voltage lines, and several small specimens or shrubs in poor condition (Chart 3). Deodar cedar #17 has the best suitability because it is large and far enough from construction to potentially survive for many more years. Three trees originate on the adjacent site and are labeled as N/A for purposes of this report. Four trees have fair suitability.

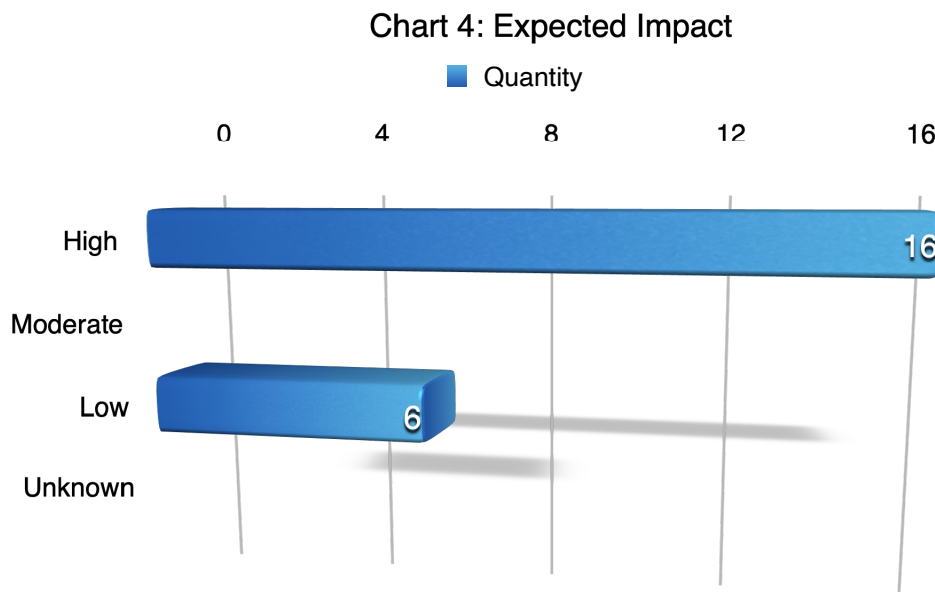


Expected Impact Level

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 sixteen trees that will be highly impacted and require removal (Chart 4). Seven of the sixteen are protected by the ordinance (trunks greater than 15 inches in diameter) with one of those being dead and one being a small Japanese maple with combined stems adding to more than 15 inches. Six trees are to be retained with three of those originating on the adjacent property and three located in the back corner (deodar cedar #17 and camphors #18 and #19).



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)

Nine trees to be removed are not large enough to qualify for protection under the ordinance. Of the remaining seven protected but requested for removal three are in poor, very poor, or dead condition. The most significant protected tree requested for removal is deodar cedar #12 which is located close to proposed improvements and the property boundary.



The table below indicates the trees to be removed, their disposition, and findings met for removal (Table 2).

Table 2: Removal Criteria

Tree Species	I.D. #	Trunk Diameter (in.)	Condition	Suitability	Protected Tree	Findings Met
ash (<i>Fraxinus velutina</i>)	1	17	Poor	Poor	Yes	1 - proximity to proposed structures, interference with utility
birch (<i>Betula pendula</i>)	2	9	Very poor	Poor	No	Tree not protected
birch (<i>Betula pendula</i>)	3	11	Very poor	Poor	No	Tree not protected
birch (<i>Betula pendula</i>)	4	11.5	Very poor	Poor	No	Tree not protected
southern magnolia (<i>Magnolia grandiflora</i>)	5	3, 4	Very poor	Poor	No	Tree not protected
Catoneaster (<i>Cotoneaster lacteus</i>)	6	2, 2, 4,	Poor	Poor	No	Shrub not protected
Catoneaster (<i>Cotoneaster lacteus</i>)	7	2, 2	Poor	Poor	No	Shrub not protected
birch (<i>Betula pendula</i>)	8	15	Fair	Poor	Yes	1 and 5 - Proximity to proposed structures
birch (<i>Betula pendula</i>)	9	11	Fair	Poor	No	1 and 5 - Tree not protected
incense cedar (<i>Calocedrus decurrens</i>)	10	12	Poor	Poor	No	1 - Tree not protected
Japanese maple (<i>Acer palmatum</i>)	11	11, 7, 5	Fair	Poor	Yes (aggregate stems)	1 - proximity to proposed structures.
deodar cedar (<i>Cedrus deodara</i>)	12	29	Good	Fair	Yes	1 - proximity to proposed structures.



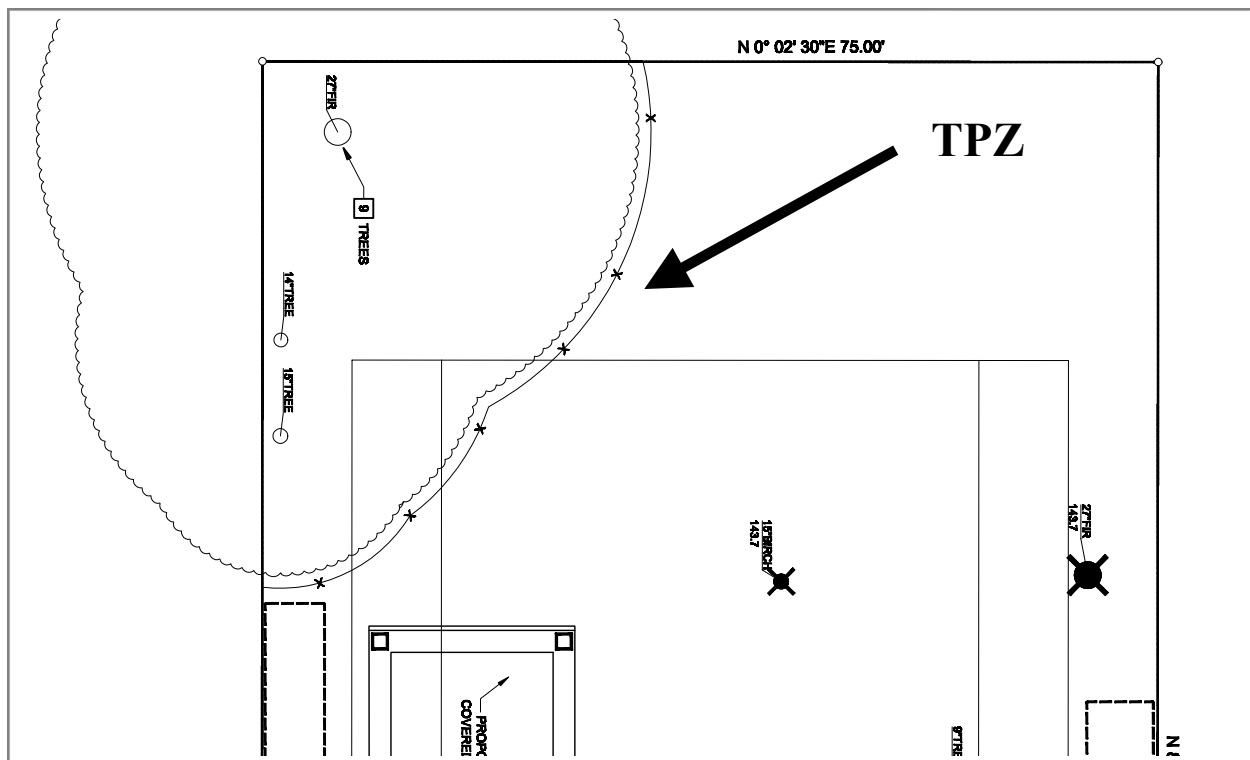
Tree Species	I.D. #	Trunk Diameter (in.)	Condition	Suitability	Protected Tree	Findings Met
birch (<i>Betula pendula</i>)	13	16	Dead	Poor	Yes	1 and 5 - Dead
fig (<i>Ficus carica</i>)	20	17	Very poor	Poor	Yes	1 - proximity to proposed structures, disease
olive (<i>Olea europaea</i>)	21	8, 8, 7, 7, 9, 5,7	Good	Poor	Yes	1 - proximity to proposed structures.
mulberry (<i>Morus alba</i>)	22	8	Poor	Fair	No	1 - Tree not protected



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 three trees to be retained and protected on the property with are deodar cedar #17 and camphors #18 and #19. All three of these trees are located in the back corner of the property and will be protected as a group. There are no proposed improvements in this area and fence can be placed around them. The Tree Protection Zone should extend 19 feet into the site and be connected to the existing neighbor fence.



SNAPSHOT OF LANDSCAPE PLAN WITH TREE PROTECTION FENCE AROUND #17, #18, AND #19



Conclusion

The plans are to demolish the existing structures and build a new residence on the site. The inventory contains 22 trees and shrubs comprised of 12 different species with 11 considered protected by the ordinance. Three trees are in good condition, eight fair, five poor, five very poor, and one is dead. Trees in very poor condition include are all the birch in front, some of which are topped under the high voltage lines. Fourteen trees are poorly suited for retention and include all the birch, the ash under the high voltage lines, and several small specimens or shrubs in poor condition. Three trees originate on the adjacent site and are labeled as N/A for purposes of this report while the remaining four have fair suitability. Deodar cedar #17 has the best suitability and is far enough from construction to potentially survive for many more years. There are sixteen trees that will be highly impacted and require removal with seven of those protected by the ordinance. Six trees are to be retained with three of those originating on the adjacent property and three located in the back corner (deodar cedar #17 and camphors #18 and #19). Nine trees to be removed are not large enough to qualify for protection and of the remaining seven, three are in poor, very poor, our dead condition. The most significant protected tree requested is deodar cedar #12 which is located close to proposed improvements and the property boundary but would meet the findings based on the proposed site improvements. Deodar cedar #17 and camphors #18 and #19 are to be retained and protected. All three of these trees are located in the back corner of the property and a Tree Protection Zone (TPZ) should extend 19 feet into the site and connect to the existing neighbor fences.



Recommendations

1. Place tree numbers and protection schemes on all the plans.
2. Place tree protection fence around trees #17, #18, and #19 at a radius of 19 feet to exclude activity in the back corner of the site near the trees.
3. Place irrigation under trees to be retained in the TPZ and irrigate with 10 gallons of water per trunk diameter where possible. Place soaker hoses inside the TPZ and wet the soil to six to ten inches in depth once a week. Do not allow water to run off the site. Monitor watering times or amounts to ensure adequate soil saturation. No more than 250 gallons per soaking (A 5/8" soaker hose requires about 200 minutes to deliver one inch of water to a garden. This number is affected by the length of the hose and the overall rate of flow from the faucet. A good rule of thumb is to expect about 1/2 GPM as a standard faucet flow rate.). Infrequent deeper watering is preferred.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.

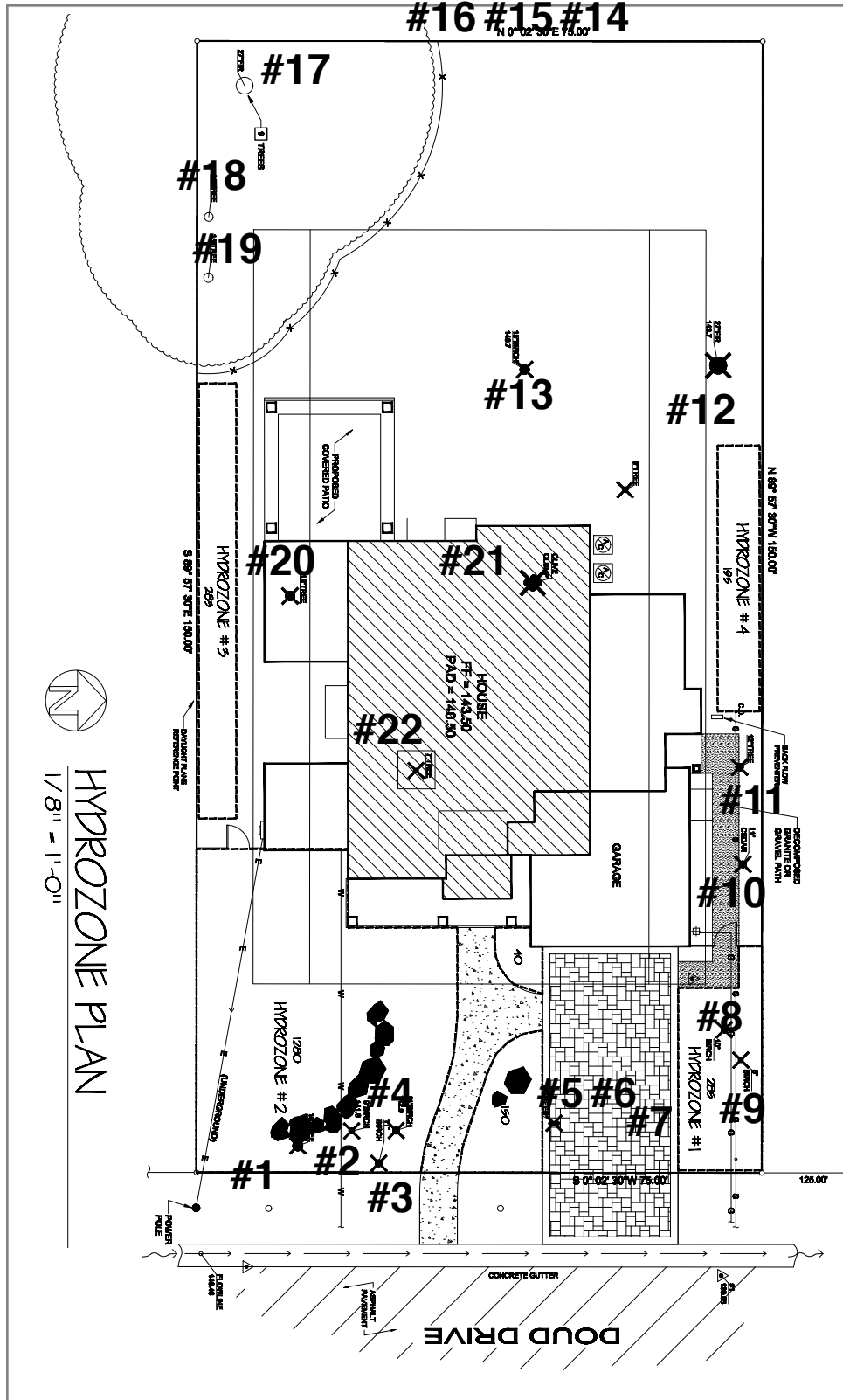
Tree Protection Zone (TPZ): Defined area within which certain activities are prohibited or restricted to prevent or minimize potential injury to designated trees, especially during construction or development.

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



Appendix B: Tree Inventory and Assessment Tables

Table 2: Tree Inventory Summary

Tree Species	I.D. #	Trunk Diameter (in.)	Condition	Suitability	Expected Impact	Protected Tree
ash (<i>Fraxinus velutina</i>)	1	17	Poor	Poor	High/Remove	Yes
birch (<i>Betula pendula</i>)	2	9	Very poor	Poor	High/Remove	No
birch (<i>Betula pendula</i>)	3	11	Very poor	Poor	High/Remove	No
birch (<i>Betula pendula</i>)	4	11.5	Very poor	Poor	High/Remove	No
southern magnolia (<i>Magnolia grandiflora</i>)	5	3, 4	Very poor	Poor	High/Remove	No
Catoneaster (<i>Cotoneaster lacteus</i>)	6	2, 2, 4,	Poor	Poor	High/Remove	No
Catoneaster (<i>Cotoneaster lacteus</i>)	7	2, 2	Poor	Poor	High/Remove	No
birch (<i>Betula pendula</i>)	8	15	Fair	Poor	High/Remove	Yes
birch (<i>Betula pendula</i>)	9	11	Fair	Poor	High/Remove	No
incense cedar (<i>Calocedrus decurrens</i>)	10	12	Poor	Poor	High/Remove	No
Japanese maple (<i>Acer palmatum</i>)	11	11, 7, 5	Fair	Poor	High/Remove	Yes
deodar cedar (<i>Cedrus deodara</i>)	12	29	Good	Fair	High/Remove	Yes
birch (<i>Betula pendula</i>)	13	16	Dead	Poor	High/Remove	Yes
American sweetgum (<i>Liquidambar styraciflua</i>)	14	16	Fair	N/A	Low	Yes
American sweetgum (<i>Liquidambar styraciflua</i>)	15	15	Fair	N/A	Low	Yes
American sweetgum (<i>Liquidambar styraciflua</i>)	16	12	Fair	N/A	Low	No
deodar cedar (<i>Cedrus deodara</i>)	17	28	Good	Good	Low	Yes
camphor (<i>Cinnamomum camphora</i>)	18	14	Fair	Fair	Low	No



Tree Species	I.D. #	Trunk Diameter (in.)	Condition	Suitability	Expected Impact	Protected Tree
camphor (<i>Cinnamomum camphora</i>)	19	8, 12	Fair	Fair	Low	Yes
fig (<i>Ficus carica</i>)	20	17	Very poor	Poor	High/Remove	Yes
olive (<i>Olea europaea</i>)	21	8, 8, 7, 7, 9, 5,7	Good	Poor	High/Remove	Yes
mulberry (<i>Morus alba</i>)	22	8	Poor	Fair	High/Remove	No



Appendix C: Photographs of Removals

C1: Ash and birch in front (1-4)



C2: Deodar cedar and camphors in back (17-19)



C3: Dead birch #13



C4: Cedar requested for removal #12

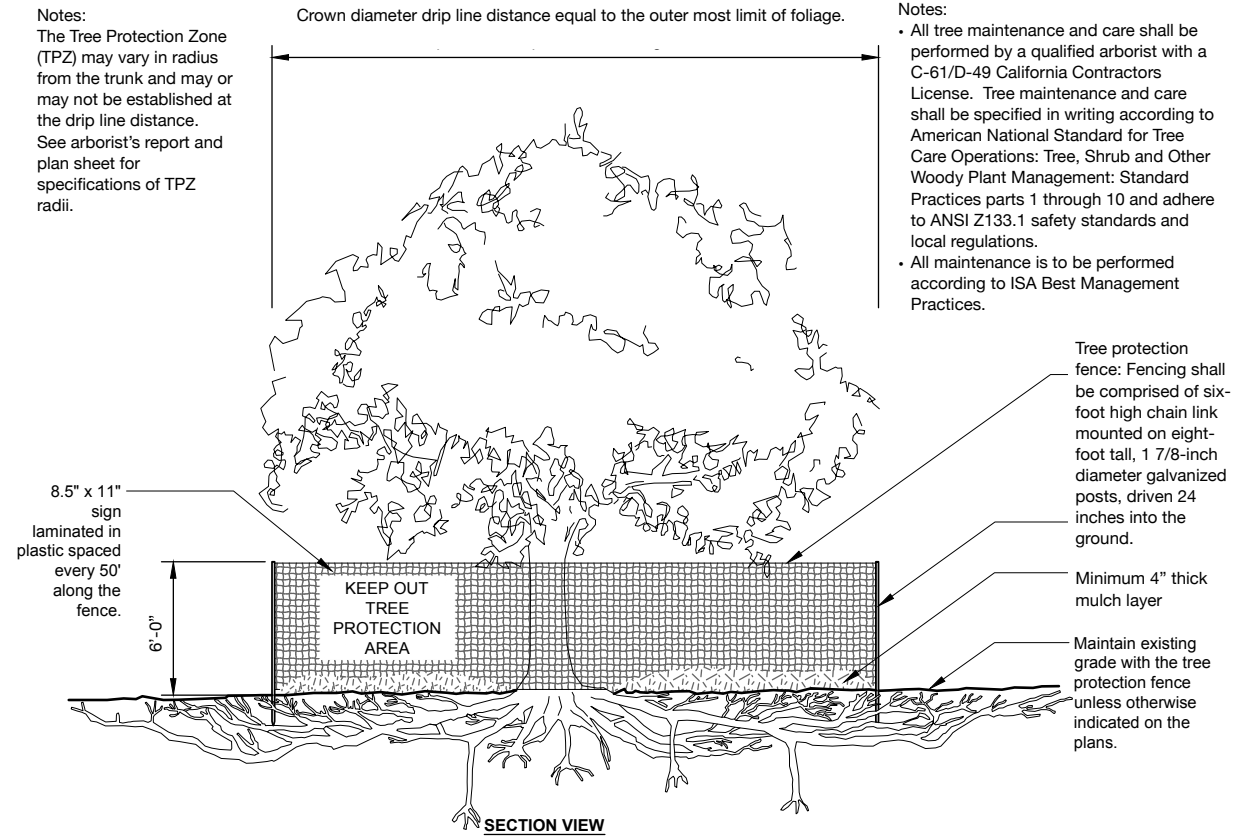


C5: Olive in the courtyard #21



Appendix D: Tree protection specifications

Plan Sheet Detail S-X

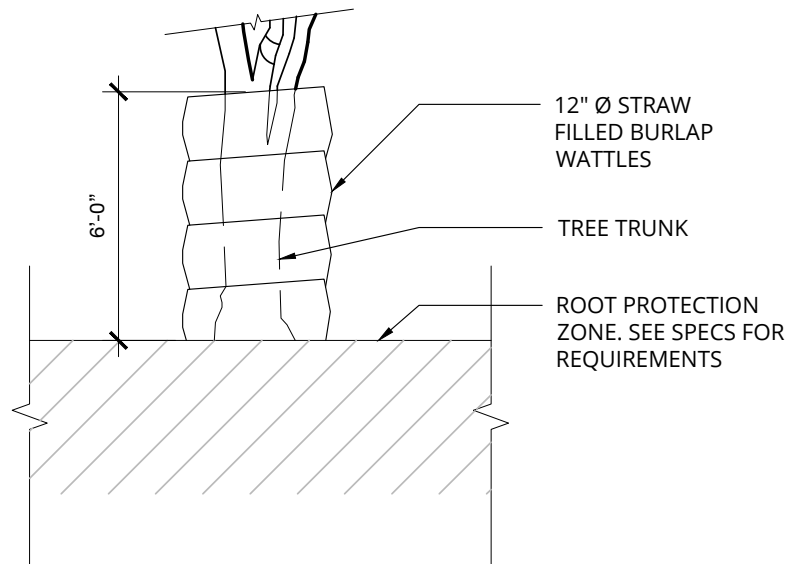


TREE PROTECTION

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Modified by Monarch Consulting
Arborists LLC, 2019



Plan Sheet Detail S-Y



SECTION VIEW



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



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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To the Planning Dept.,

ATTACHMENT E

This letter is in response to a request from the Planning Department to produce a Neighborhood Outreach. I have contacted all of the neighbors. I have not received any negative comments, I honestly believe all comments have been positive. We live next door, and these are our neighbors, as well, for the last ~20 years. I have knocked on the doors of everyone, if I was unable to physically contact them, then I emailed them.

115 Doud Dr - Packard Family

Emailed Oct 6. I've talked to Ron about the house, and he knows we're building it, but I haven't shared the precise plans as of yet. He has shared with me that he is very busy with a personal issue. I want to respect his personal time, so am still working on a time.

121 Doud Dr - Kim Family

Had a good Zoom meeting with Alex & Soo on Tuesday, Oct 20. It went well. Positive feedback

149 Doud Dr - McBierney Family

Had a good Zoom meeting with John and Maddy on Tuesday, Oct 20. It went well.

169 Doud Dr - Preston Family

I met with them personally. They are in favor of the design, per our discussion.

185 Doud Dr - Ed & Lilian White

Met with on October 7th, and it went well. They are in favor, per our discussion.

120 Doud Drive - Coleman Family

Talked to Claudia on October 6 which went well. They are in favor, per our discussion.

134 Doud Drive - Chang Family

Knocked on door October 6, and I don't think Deborah was home. Alice has previously talked to her, and Deborah expressed the desire to retain the 3 trees at the southwest corner of the property, which we are doing at her request. Left a note with my email and phone number and information about the project, and a rendering of the new home.

164 Doud Drive - Poltrack Family

That's us. We are in favor.

456 Almond Avenue - Gloria Marshall

Gloria wasn't home when I knocked on Oct 7th. Left a note with my email and phone number and information about the project, and a rendering of the new home.

161 Solana Drive - Liua Family

Talked to Julia on October 6. She expressed no issues.

147 Solana Dr - David & Dea Burmeister

Had a meeting with Dea on October 15th. They are in favor of the design. We agreed that we would work to ensure the privacy of this backyard neighbor. This agreement included building a fence at maximum height, and confirming her Liquid Amber Trees would not be affected by the construction. We confirmed this is a non-issue.

133 Solana Dr - Duane and Lilian Fong

Did not answer the door. I recall that I was also unable to contact them when we built 120 Doud Drive, which is their other "back-door-corner" neighbor. Claudia Coleman also indicated she was unable to contact them about a tree that is near her property. Left a note with my email and phone number and information about the project, and a rendering of the new home.

Regards,



Les Poltrack