



DATE: February 17, 2016

AGENDA ITEM # 5

TO: Design Review Commission
FROM: Sierra Davis, Assistant Planner
SUBJECT: 15-SC-45 – Los Pajaros Court

RECOMMENDATION:

Approve design review application 15-SC-45 subject to the findings and conditions

PROJECT DESCRIPTION

This is a design review application for a new two-story house. The project includes 2,835 square feet on the first story and 1,288 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: 13,740 square feet
MATERIALS: Asphalt shingle roof, stucco siding, metal clad windows and doors, aluminum cable railing and wood trellis element

	Existing	Proposed	Allowed/Required
COVERAGE:	2,797 square feet	3,406 square feet	4,122 square feet
FLOOR AREA:			
First floor	2,497 square feet	2,835 square feet	
Second floor	N/A	1,288 square feet	
Total	2,497 square feet	4,123 square feet	4,124 square feet
SETBACKS:			
Front	59 feet	56 feet	25 feet
Rear	33 feet	25 feet	25 feet
Right side (1 st /2 nd)	7 feet	10 feet/21 feet	10 feet/17.5 feet
Left side (1 st /2 nd)	9 feet	10 feet/20 feet	10 feet/17.5 feet
HEIGHT:	16 feet	26 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located in a Consistent Character Neighborhood, as defined in the City's Residential Design Guidelines. The property is located at the end of Los Pajaros Court, a cul-du-sac street off of Campbell Avenue. The houses within the neighborhood context are low scale, one-story houses with consistent setbacks, massing, forms and materials. The subject property is located on the west side of the street which slopes up from the street and makes the houses more prominent in the neighborhood context. Los Pajaros Court does not have a distinct tree or landscaping pattern and does not have curb and gutter.

DISCUSSION

Design Review

According to the Design Guidelines, in Consistent Character Neighborhoods, good neighbor design has design elements, materials, and scale found within the neighborhood and sizes that are not significantly larger than other homes in the neighborhood.

The structure is a modern design style, using simple forms with minimal finishes and details which is different from more traditional house design styles in the neighborhood. The house is located on an up sloped lot with a narrow street frontage and mature landscaping on the left side of the front yard. The front of the house is dominated by the protruding garage with the front entry facing the street and a narrow second-story window element, with the bulk of the house set toward the rear of the lot. The house widens toward the rear of the lot which follows the side yard setbacks because of the asymmetrical shaped lot.

The design provides a low finished floor elevation similar to the existing house and minimal grading in the side and rear yards will help fill in the low points on the property. The first-story wall plate heights are approximately nine-feet with eight-foot wall plate heights at the second-story. The design reduces the appearance of bulk with the second-story centered over the first-story and hipped roof forms obscuring the second story walls. The uniform eave lines on the first- and second-story help to simplify the design that has multiple wall planes that step back to follow the side yard setbacks. The rear of the house includes taller plate heights of 10 to 11 feet. The taller plate heights are visible from the adjacent side properties; however, these are narrow elements as viewed from the side property line because the house continues to step back to follow the side yard setbacks. The design of the house provides for larger than required second-story setbacks because the rear of the lot widens and provides for greater privacy for adjacent properties.

Although this house is a more modern, two-story house in a neighborhood context of single-story houses with rustic details, the low scale design of the house minimizes the bulk of the structure and is compatible with existing houses. The initial proposal included a more complex design with multiple articulated wall planes and a complex roof form. The proposed design is the result of the property owner and architect working with staff to simplify the design incorporating uniform eave lines, low plate heights at the front of the house and simple forms in order to be consistent with the

Residential Design Guidelines, required design findings and neighborhood context. Therefore, staff is in support of the proposed house design.

The project design includes high quality materials, such as an asphalt shingle roof, stucco siding, metal clad windows and doors, aluminum cable railing and wood trellis element. Overall, the project design has architectural integrity and the design and materials are compatible with the surrounding neighborhood.

Privacy

The second-story windows on the right side of the house include two windows in the bathroom, one window in bedroom 1 and one window in the master bathroom. The two windows in the bathroom are directed toward the rear yard of the adjacent lot and have a sill height of three feet, two inches. Bathroom uses are typically a more passive use and are not considered to result in an unreasonable privacy impact. The window in bedroom 1 also has a sill height of three feet, two inches; however, the hipped roof form in front of the window would obscure views down into the neighboring property. The window in the master bathroom is setback from the side property line approximately 46 feet and is also obscured by the bay window element in the bedroom 1. Although the adjacent property has existing Redwoods, additional evergreen privacy screening should be planted along the right side property line to fill in the gap in the existing Redwood trees. A condition of approval (No. 2) has been added requiring additional landscaping adjacent to the northwest side property line to fill in the gap between the Redwood trees on the adjacent property.

The second-story windows on the left side of the house include one window in bedroom 2 and one window in the master bedroom. The window in bedroom 2 has a sill height of two feet, eight inches with views toward the front yard of the adjacent property. Views toward a front yard space are not considered an unreasonable privacy impact because it is a more public area. The master bedroom window has a sill height of four feet, two inches with views toward the existing Oak tree on the side property line. Raising the sill height to four feet, six inches in the master bedroom would provide additional privacy; therefore, a condition of approval (No. 3) has been added to raise the sill height to four feet, six inches to maintain a reasonable level of privacy to the adjacent property.

The rear facing second-story of the house includes a balcony, a door and a window in the master bedroom and a seat window in bedroom 1. The rear facing windows are directed toward the rear property line adjacent to Rosita Park, which will not result in any unreasonable privacy concerns because it is a public space. The balcony, which is five-feet deep by 21-feet wide, does have views toward the left side property line; however, the balcony is adjacent to the existing oak tree on the side property line which would screen views to the adjacent property.

Landscaping

The project includes a comprehensive front yard landscaping plan prepared by a landscape architect. The Redwood tree and the Pepper tree in the front left corner will be maintained and four new trees will be planted in the front yard. The rear yard is labeled as existing to remain; however, a significant number of trees will be removed in the rear yard and the existing landscaping is ground cover. The three Oak trees on the rear and side property line will be maintained with the seven other trees

designated for removal based on the arborist report (Attachment D) recommending removal of the trees based on poor form or poor species. A condition has been added to provide landscape plan for the rear yard because the existing landscaping will be removed (No. 4). With the new front yard trees, additional planting areas and hardscape the project meets the City's landscaping regulations and street tree guidelines. The new landscaping area exceeds 500 square feet; therefore it is required to comply with 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 CONTACT

A public meeting notice was posted on the property and mailed to 9 nearby property owners on Los Pajaros Court and Rosita Avenue.

Cc: Jon Jang, Applicant and Architect
John and Shauna McIntyre, Property Owners

Attachments:

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Area, Vicinity and Public Notification Maps
- D. Arborist Report, Robert Weatherill, Certified Arborist, Advanced Tree Care

FINDINGS

15-SC-45 – 419 Los Pajaros Court

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

CONDITIONS

15-SC-45 – 419 Los Pajaros Court

GENERAL

1. Approved Plans

The approval is based on the plans and materials received on February 9, 2016, except as may be modified by these conditions.

2. Side Property Line Screening Trees

Additional evergreen screening trees shall be planted along the northwest side property line to fill in the gap between the existing trees on the adjacent property.

3. Master Bedroom Sill Height

Raise the sill height of the left side window in the master bedroom to four feet, six inches.

4. Rear Landscaping

Provide a comprehensive landscape plan for full property pursuant to the City's Water Efficient Landscaping Ordinance (Chapter 12.36 of the Municipal Code).

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.

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 shall be located underground from the nearest convenient existing pole pursuant to Chapter 12.68 of the Municipal Code.

9. Indemnity and Hold Harmless

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

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

10. Tree Protection

Tree protection fencing shall be installed around the dripline, or as required by the project arborist, of the following trees (No(s). 1, 2, 7, 5, 14) 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 BUILDING PERMIT SUBMITTAL

11. Conditions of Approval

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

12. 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."

13. 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.

14. 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.

15. Underground Utility Location

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

16. Air Conditioner Sound Rating

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

17. 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

18. Landscaping Installation

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

19. Green Building Verification

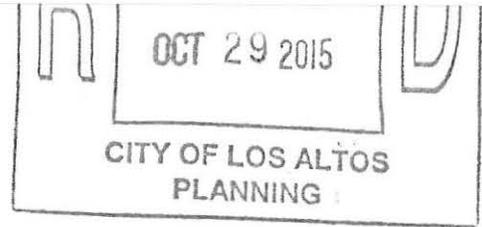
Submit verification that the house was built in compliance with the City's Green Building Ordinance (Section 12.26 of the Municipal Code).

20. Water Efficient Landscaping Verification

Provide a landscape Certificate of Completion verifying that the landscaping and irrigation were installed per the approved landscape documentation package.



ATTACHMENT A



CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1106919

Table with 3 columns: One-Story Design Review, Commercial/Multi-Family, Environmental Review, etc. Two-Story Design Review is checked.

Project Address/Location: 419 LOS PAJAROS CT.

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

Assessor Parcel Number(s): 189-50-019 Site Area: 13,740 sq.ft.

New Sq. Ft.: 1623 Altered/Rebuilt Sq. Ft.: 2452 Existing Sq. Ft. to Remain: 2452

Total Existing Sq. Ft.: 2497 Total Proposed Sq. Ft. (including basement): 4120

Applicant's Name: JON JANG

Telephone No.: 650-679-8394 Email Address: Jonjang@msn.com

Mailing Address: 722 MAPLE ST.

City/State/Zip Code: REDWOOD CITY, CA 94063

Property Owner's Name: JOHN & SHAUNA MCINTYRE

Telephone No.: Email Address: john@sightly.com

Mailing Address: 419 LOS PAJAROS CT.

City/State/Zip Code: LOS ALTOS, CA 94024

Architect/Designer's Name: JON JANG

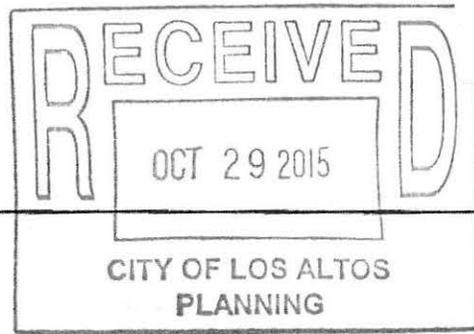
Telephone No.: 650/679-8394 Email Address: Jonjang@msn.com

Mailing Address: 722 MAPLE ST.

City/State/Zip Code: REDWOOD CITY, CA 94063

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

(continued on back)



City of Los Altos

Planning Division

(650) 947-2750

Planning@losaltos.ca.gov

NEIGHBORHOOD COMPATIBILITY WORKSHEET

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

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

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

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

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

Project Address 419 Los Pajaros Ct., Los Altos, CA 94024

Scope of Project: Addition or Remodel X or New Home

Age of existing home if this project is to be an addition or remodel? 63 yrs

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

Address: 419 Los Pajeros Ct

Date: 9.26.15

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: ~~13,000~~ 13,000 square feet

Lot dimensions: Length 150 feet

Width 90 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? 70 ft

What % of the front facing walls of the neighborhood homes are at the front setback 0 %

Existing front setback for house on left ~~25~~ 25 ft./on right 50 ft.

Do the front setbacks of adjacent houses line up? No

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

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

Garage facing front projecting from front of house face 12

Garage facing front recessed from front of house face 1

Garage in back yard 0

Garage facing the side 1

Number of 1-car garages 7; 2-car garages 0; 3-car garages 0

Address: 419 Los Pajaros Ct.
Date: 9-26-15

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 80%

Two-story 20%

5. Roof heights and shapes:

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

Are there mostly hip 80, gable style 20, or other style ___ roofs*?

Do the roof forms appear simple _____ or complex X?

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: Primarily asphalt but not above 80%. Other materials include wood shake and tile

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: 419 Los Pajeros Ct.

Date: 9-26-15

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

Does your property have a noticeable slope? Yes

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

Towards the street

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

9. Landscaping:

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

Landscape to street edge with no curb

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

Generally visible from the street but trees frequently screen back yard from 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)?

Large evergreen tree in front yard. The public right-of-way is paved.

10. Width of Street:

What is the width of the roadway paving on your street in feet? 45 Ft.

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

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

Address: 419 Los Pajaros Ct
Date: 9.26.15

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.:

Landscape generally runs all the way to the paved street

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: 419 Los Pajaros Ct
 Date: 9.26.15

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)
425 Los Pajaros Ct.	30'	25'	Front Projecting	One	18'	Stucco Stone	Complex
431 "	40'	20'	"	One	18'	Wood Brick	Complex
410 "	25'	25'	"	One	18'	wood Shingle	Complex
420 "	30'	30'	"	One	20'	wood Shingle	Complex
430 "	20'	25'	"	One	15'	wood Brick	Complex
470 "	25'	20'	"	One	15'	Wood Brick	Complex
492 "	22'	30'	"	Two	30'	Stucco	Complex
485 "	25'	40'	Front Recessed	Two	30'	Stucco Stone	Complex
463 "	25'	25'	Front Projecting	One	15'	Stucco Stone	Complex
455 "	28'	20'	"	One	18'	Stucco	Complex

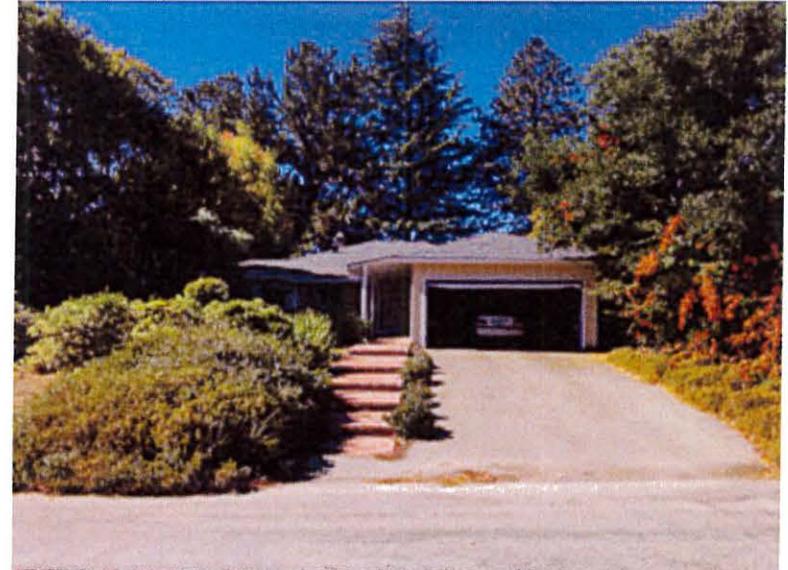


419 Los Pajaros Ct.

APPROVED
OCT 29 2015
CITY OF LOS ALTOS
PLANNING



425 (Next door to Right)



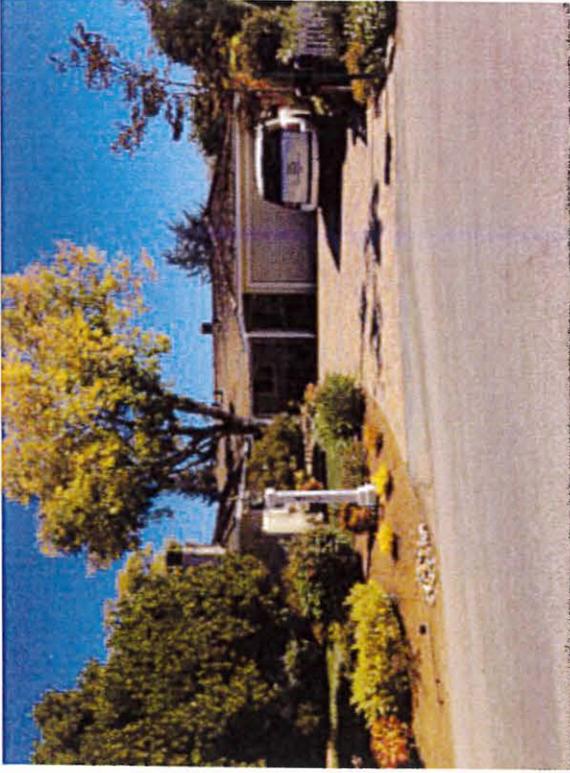
431 (2 doors to Right)



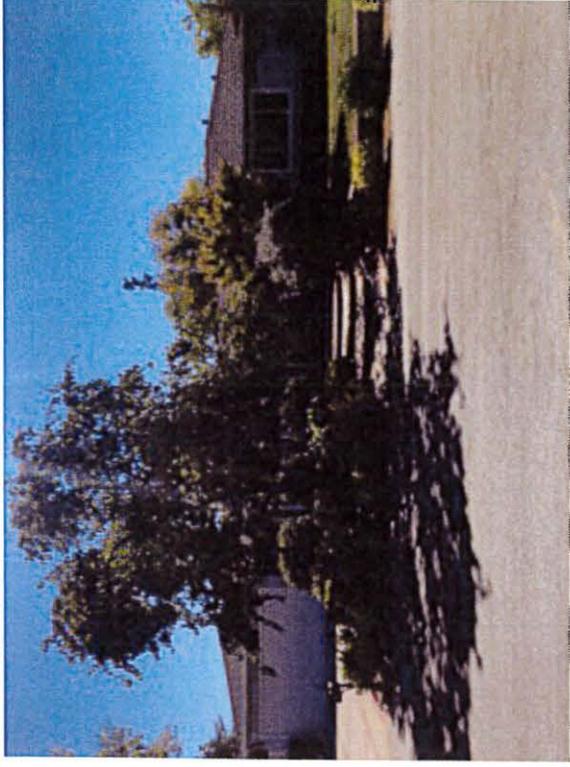
420 (Next door to Left)



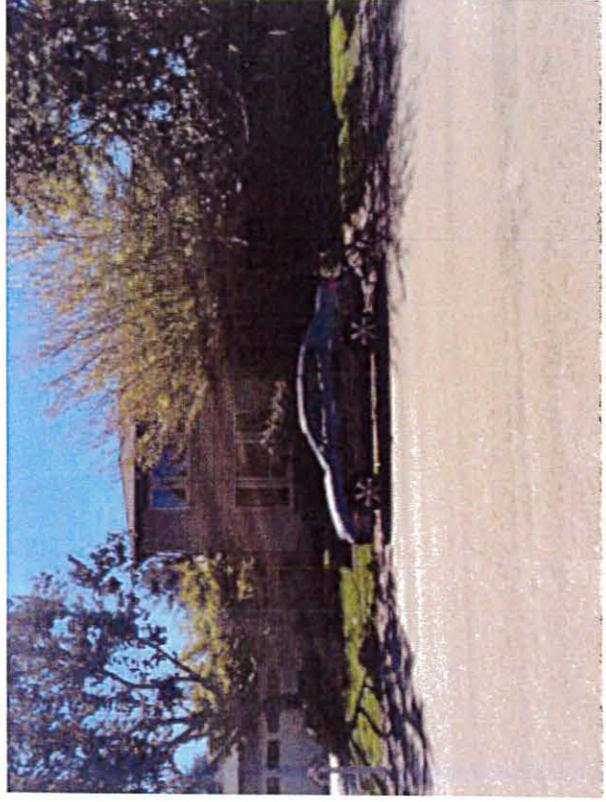
420 (2 doors to Left)



430 (across street)



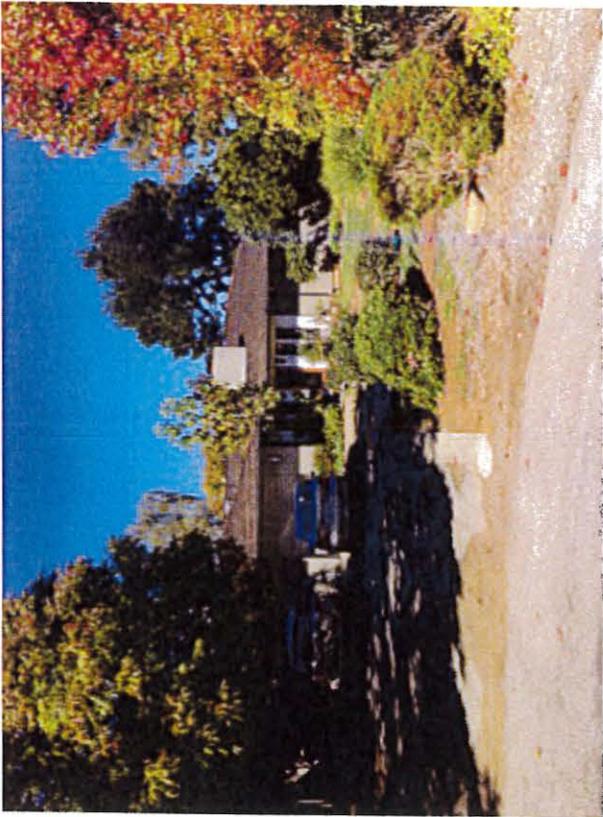
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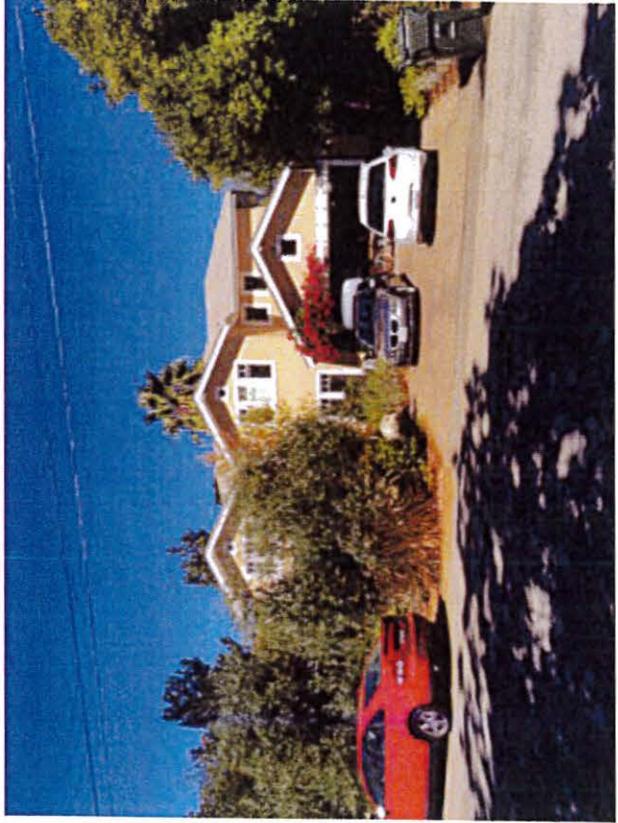
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463

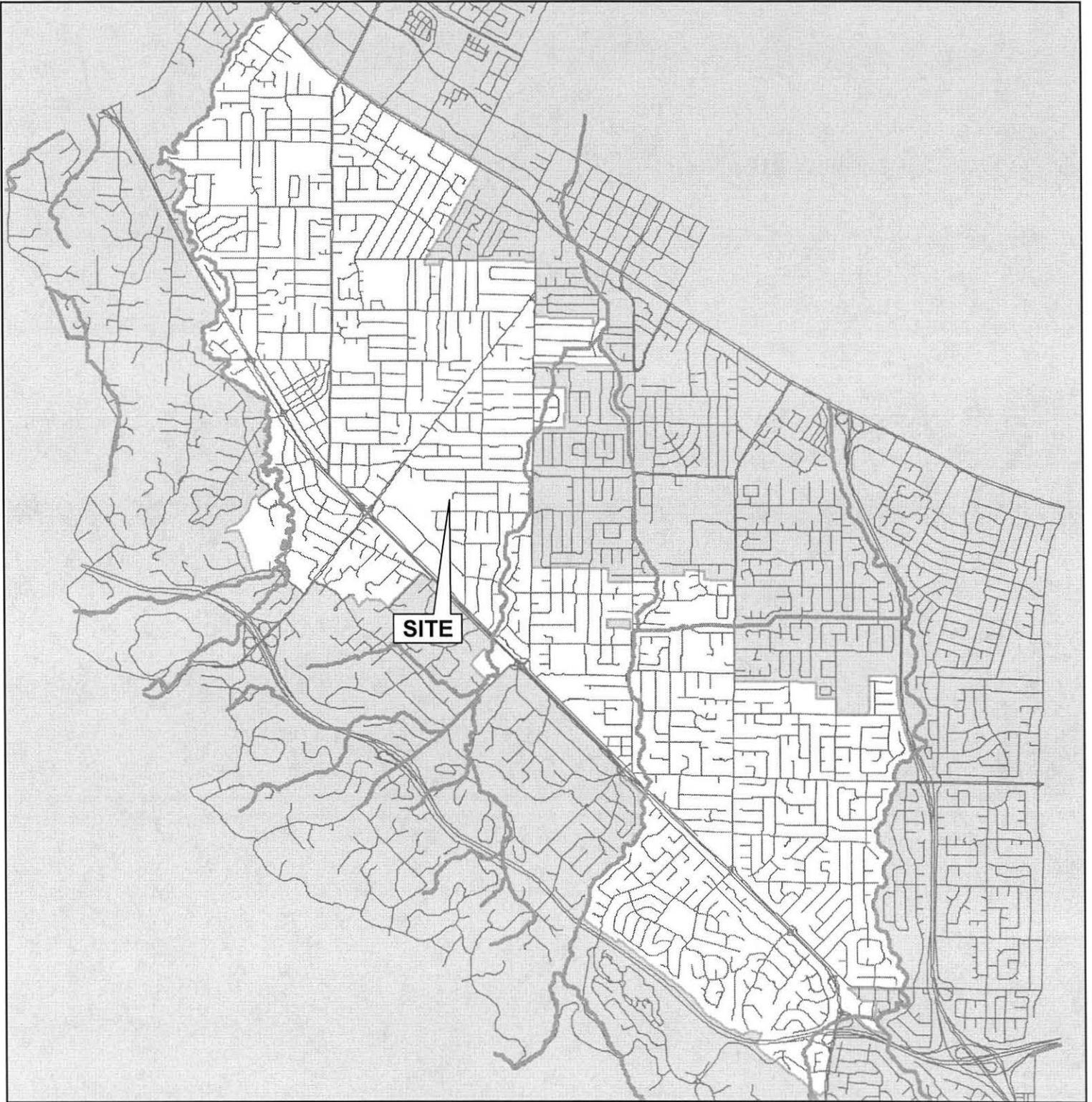


455



485

AREA MAP



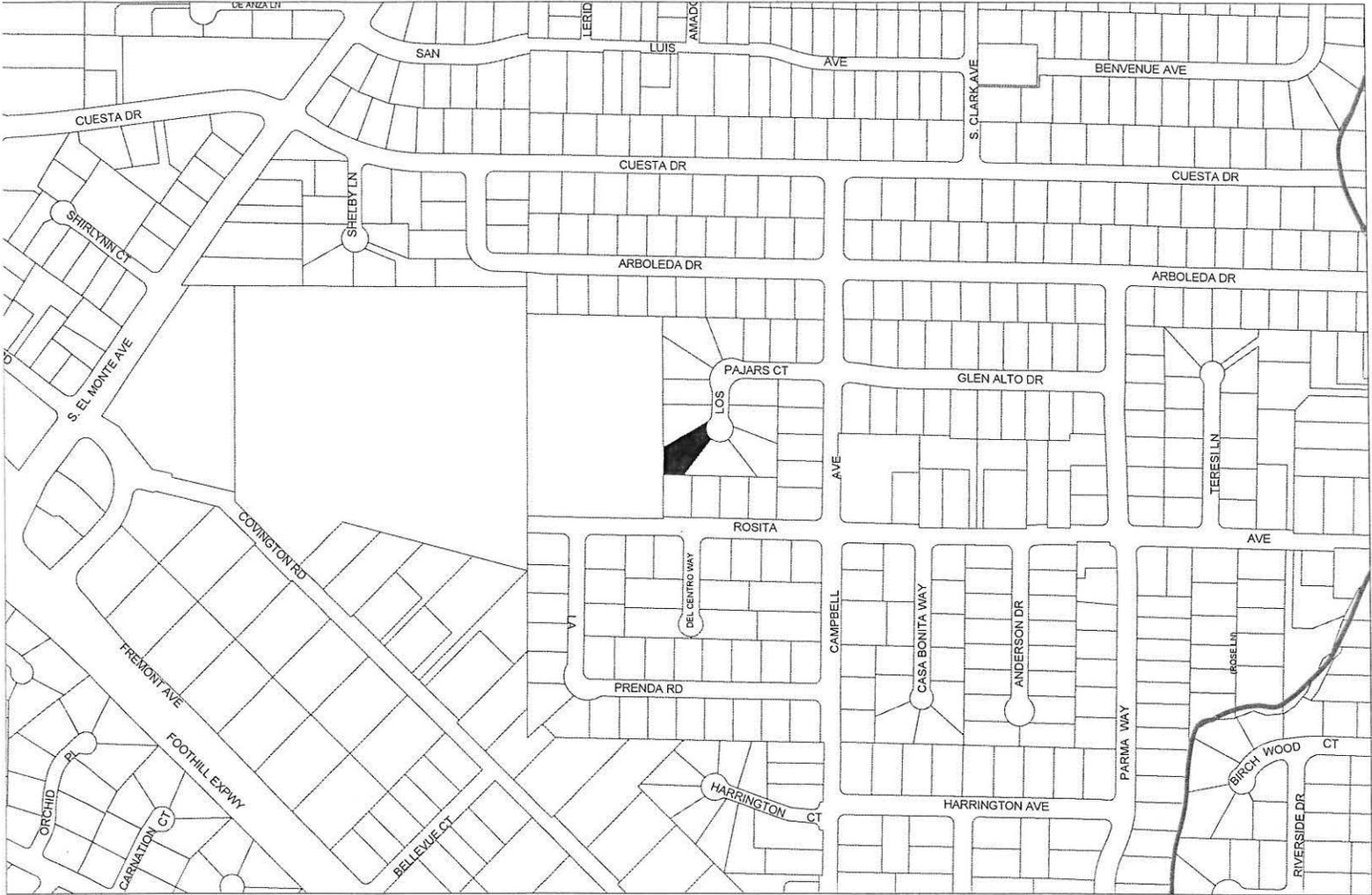
CITY OF LOS ALTOS

APPLICATION: 15-SC-45
APPLICANT: J. Jang/ J. and S. McIntyre
SITE ADDRESS: 419 Los Pajaros Court

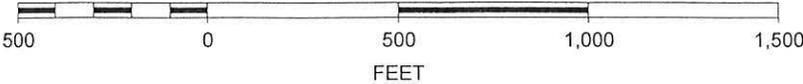


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



N



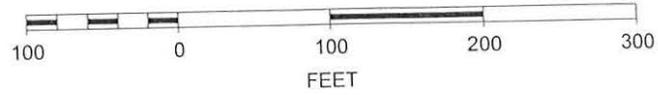
CITY OF LOS ALTOS

APPLICATION: 15-SC-45
APPLICANT: J. Jang/ J. and S. McIntyre
SITE ADDRESS: 419 Los Pajaros Court

419 Los Pajaros Court Notification Map



SCALE 1 : 1,500



Advanced Tree Care

P. O. Box 5326 Redwood City, CA 94063

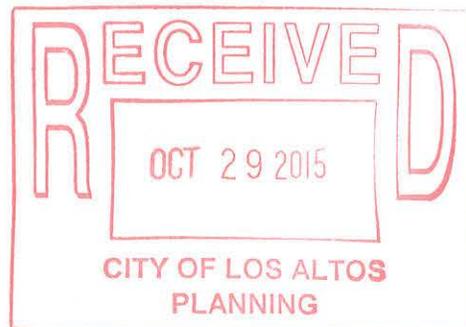
ATTACHMENT D

The Garden Route, Sandy Ayers
151 Haskins Way, Suite E
South San Francisco, CA 94080

October 25, 2015

Site: 419 Los Pajaros Ct, Los Altos

Dear Sandy



At your request I visited the above site for the purpose of inspecting and commenting on the trees around the property. An addition and renovation of the house and landscape is planned for this property, prompting the need for this tree protection report.

Method:

The location of the trees on this site can be found on the included survey. The trees are measured at 54 inches above ground level (DBH or Diameter at Breast Height). A condition rating of 1 to 100 is assigned to each tree representing form and vitality on the following scale:

1 to 29	Very Poor
30 to 49	Poor
50 to 69	Fair
70 to 89	Good
90 to 100	Excellent

The height and spread of each tree is estimated. A Comments section is provided for any significant observations affecting the condition rating of the tree.

A Summary and Tree Protection Plan are at the end of the end of the survey providing recommendations for maintaining the health and condition of the trees during and after construction.

If you have any questions, please don't hesitate to call.

Sincerely

A handwritten signature in black ink that reads "R Weatherill".



Robert Weatherill
Certified Arborist WE 1936A

Tree Survey

Tree#	Species	DBH	Con. Rating	Ht/Sp	Comments
1	Coastal redwood <i>Sequoia sempervirens</i>	35.2"	60	60/20	Thick canopy, healthy tree Topped at 50'
2	Coast live oak <i>Quercus agrifolia</i>	22.0" est	70	25/35	Healthy but unmaintained Property line tree
3	Blue spruce <i>Picea pungens</i>	10.2"	40	25/8	Healthy, poor form, significant lean Remove
4	Olive <i>Olea europea</i>	6/6/2/2"	40	15/10	Poor form, fair health, multi trunked Remove
5	Coast live oak <i>Quercus agrifolia</i>	24.0" est	70	30/45	Good health and condition, on fence line
6	Coast live oak <i>Quercus agrifolia</i>	10.2"	50	25/15	Healthy, poor form, suppressed by #5 Remove
7	Coast live oak <i>Quercus agrifolia</i>	17.5"	50	25/20	Healthy but poor form. Topped for power lines
8	Giant yucca <i>Yucca guatemalensis</i>	6/3/4/2/2"	60	15/10	Fair health and condition. Poor species Remove
9	Carolina cherry <i>Prunus caroliniana</i>	5.8/ 6.3"	55	18/20	Drought stress. Good screen from fence
10	Giant yucca <i>Yucca guatemalensis</i>	5.8"	30	10/5	Good health, poor form. Remove
11	Southern magnolia <i>Magnolia grandiflora</i>	11.2" at base	50	18/15	Drought stressed
12	Chinese pistache <i>Pistache chinensis</i>	8.2"	40	18/15	Fair health but poor form Remove
13	Green ash <i>Fraxinus udhei</i>	10.3"	40	25/10	Drought stress, thinning canopy Poor species. Remove
14	California pepper <i>Schinus mollee</i>	10.2"	50	22/15	Healthy tree, significant lean. Neighbor's tree but canopy 100% over this property

Summary:

The trees on this site are a mixture of natives and non natives.

Tree #s 3, 4, 6, 8, 10, 12 and 13 are either in poor health and condition or are poor species and so I have recommended removal.

Tree #s 9 and 11 are both drought stressed trees that provide some screening. They could probably be revived to good health. Neither of these trees are protected size and so could also be removed.

Tree #s 1, 2, 5, 7 and 14 are all good healthy trees that should be retained and protected during construction.

Tree Protection Plan

1. The Tree Protection Zone (TPZ) should be defined with protective fencing. This should be cyclone or chain link fencing on 1½” or 2” posts driven at least 2 feet in to the ground standing at least 6 feet tall. The TPZ should be defined by the **dripline** of the tree, this may not be practical in some cases and so the TPZ’s are as follows:

Tree # 1: the TPZ should be at a radius of 15 feet from the trunk closing on the sidewalk and fence line of the tree in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 ⁽⁶⁾

Tree #s 2, 5, 7 and 14: the TPZ should be at a radius of 10 feet from the trunk of the tree closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 ⁽⁶⁾



IMAGE 2.15-1
Tree Protection Fence at the Dripline



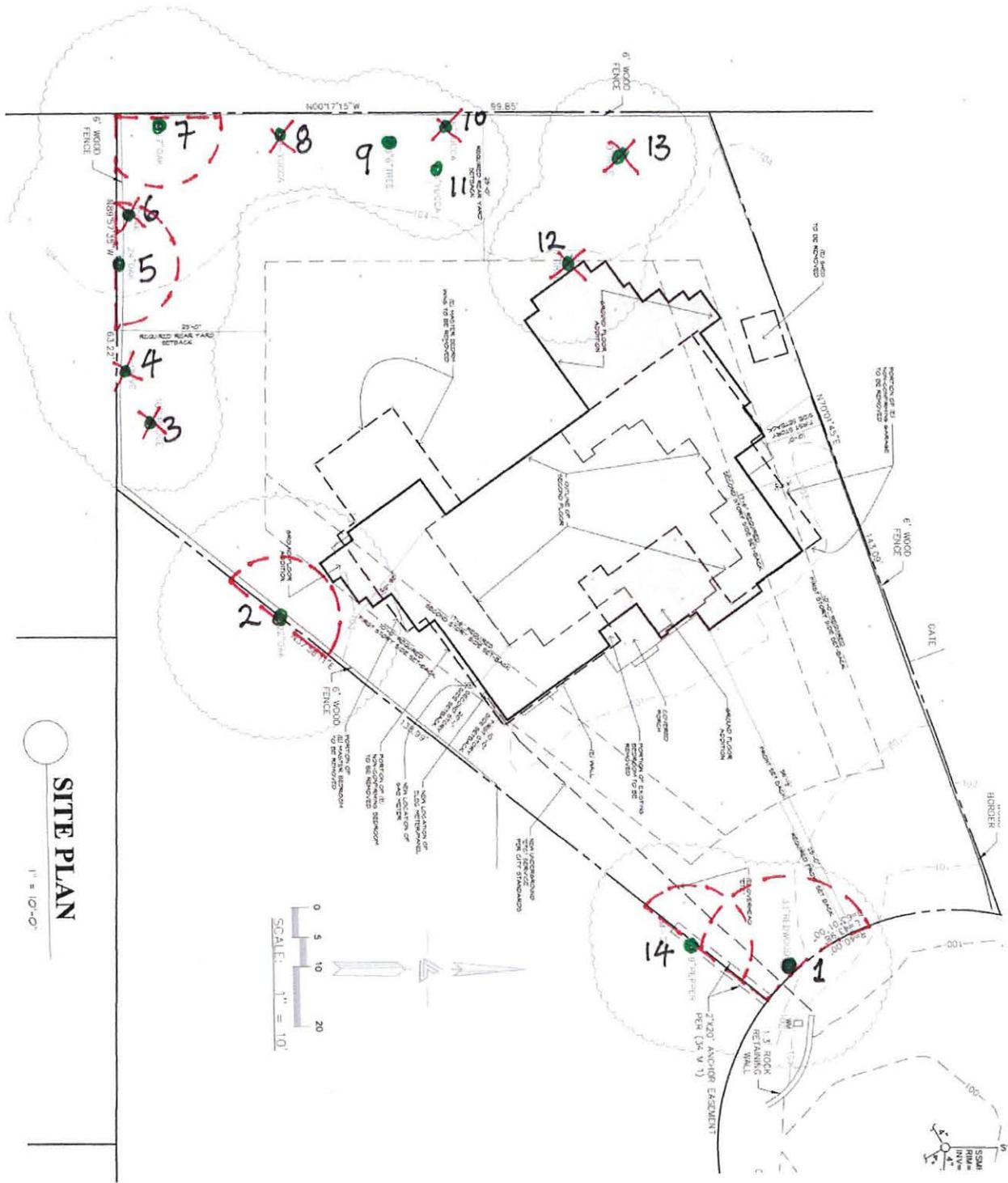
IMAGE 2.15-2
Tree Protection Fence at the Dripline

• Type I Tree Protection

The fences shall enclose the entire area under the **canopy dripline or TPZ** of the tree(s) to be saved throughout the life of the project, or until final improvement work within the area is required, typically near the end of the project (see *Images 2.15-1 and 2.15-2*). Parking Areas: If the fencing must be located on paving or sidewalk that will not be demolished, the posts may be supported by an appropriate grade level concrete base.

2. TPZ's should be protected with a 4 inch layer of wood chip or mulch.
3. Normal irrigation should be maintained at all times. Supplemental irrigation or deep watering may be necessary if root zones are impacted.
4. Any pruning and maintenance of the tree shall be carried out before construction begins. This should allow for any clearance requirements for both the new structure and any construction machinery. This will eliminate the possibility of damage during construction. **The pruning should be carried out by an arborist, not by construction personnel.** No limbs greater than 4" in diameter shall be removed.
5. Any excavation in ground where there is a potential to damage roots of 1" or more in diameter should be carefully hand dug. Where possible, roots should be dug around rather than cut.⁽²⁾
6. If roots are broken, every effort should be made to remove the damaged area and cut it back to its closest lateral root. A clean cut should be made with a saw or pruners. This will prevent any infection from damaged roots spreading throughout the root system and into the tree.⁽²⁾
7. Powerlines will be moved underground close to the redwood. This can be done in one of two ways. The powerlines could be routed outside the edge of the TPZ to minimize root damage to the redwood. The preferred method in this situation would be to bore underground beneath the tree. The boring shall take place no less than 3 feet below the surface of the soil in order to avoid encountering "feeder" roots.⁽⁴⁾
8. **Do Not:** ⁽⁴⁾
 - a. Allow run off or spillage of damaging materials into the area below any tree canopy.
 - b. Store materials, stockpile soil, park or drive vehicles within the TPZ of the tree.
 - c. Cut, break, skin or bruise roots, branches or trunk without first obtaining permission from the city arborist.
 - d. Allow fires under any adjacent trees.
 - e. Discharge exhaust into foliage.
 - f. Secure cable, chain or rope to trees or shrubs.
 - g. Apply soil sterilants under pavement near existing trees.
9. Where roots are exposed, they should be kept covered with the native soil or four layers of wetted, untreated burlap. Roots will dry out and die if left exposed to the air for too long.⁽⁴⁾
10. Route pipes into alternate locations to avoid conflict with roots.⁽⁴⁾
11. Where it is not possible to reroute pipes or trenches, the contractor is to bore beneath the dripline of the tree.

12. Compaction of the soil within the dripline shall be kept to a minimum.⁽²⁾
13. Any damage due to construction activities shall be reported to the project arborist or city arborist within 6 hours so that remedial action can be taken. ⁽⁴⁾
14. Ensure upon completion of the project that the original ground level is restored.



Location of trees and their Tree Protection Zones

References

- (1) Matheny, N.P., and Clark, J.P. Evaluation of Hazard Trees in Urban Areas. International Society of Arboriculture, 1994.
- (2) Harris, R.W., Matheny, N.P. and Clark, J.R.. Arboriculture: Integrated Management of Landscape Trees, Shrubs and Vines. Prentice Hall, 1999.
- (3) Carlson, Russell E. Paulownia on The Green: An Assessment of Tree Health and Structural Condition. Tree Tech Consulting, 1998.
- (4) Extracted from a copy of Tree Protection guidelines. Anon
- (5) T. D. Sydnor, Arboricultural Glossary. School of Natural Resources, 2000
- (6) D Dockter, Tree Technical Manual. City of Palo Alto, June, 2001

Certification of Performance⁽³⁾

I, Robert Weatherill 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 appraisal is stated in the attached report and the Terms and Conditions;
- * 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, and are based on current scientific procedures and facts;
- * 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 subsequent events;
- * 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.

I further certify that I am a member of the International Society of Arboriculture and a Certified Arborist. I have been involved in the practice of arboriculture and the care and study of trees for over 15 years.

Signed



Date: 10/25/15

Terms and Conditions(3)

The following terms and conditions apply to all oral and written reports and correspondence pertaining to consultations, inspections and activities of Advanced Tree Care :

1. All property lines and ownership of property, trees, and landscape plants and fixtures are assumed to be accurate and reliable as presented and described to the consultant, either verbally or in writing. The consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.
2. It is assumed that any property referred to in any report or in conjunction with any services performed by Advanced Tree Care, is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations, and that any titles and ownership to any property are assumed to be good and marketable. Any existing liens and encumbrances have been disregarded.
3. All reports and other correspondence are confidential, and are the property of Advanced Tree Care and it's named clients and their assignees or agents. Possession of this report or a copy thereof does not imply any right of publication or use for any purpose, without the express permission of the consultant and the client to whom the report was issued. Loss, removal or alteration of any part of a report invalidates the entire appraisal/evaluation.
4. The scope of any report or other correspondence is limited to the trees and conditions specifically mentioned in those reports and correspondence. Advanced Tree Care and the consultant assume no liability for the failure of trees or parts of trees, either inspected or otherwise. The consultant assumes no responsibility to report on the condition of any tree or landscape feature not specifically requested by the named client.
5. All inspections are limited to visual examination of accessible parts, without dissection, excavation, probing, boring or other invasive procedures, unless otherwise noted in the report. No warrantee or guarantee is made, expressed or implied, that problems or deficiencies of the plants or the property will not occur in the future, from any cause. The consultant shall not be responsible for damages caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.
6. The consultant shall not be required to provide further documentation, give testimony, be deposed, or attend court by reason of this appraisal/report unless subsequent contractual arrangements are made, including payment of additional fees for such services as described by the consultant or in the fee schedules or contract.
7. Advanced Tree Care has no warrantee, either expressed or implied, as to the suitability of the information contained in the reports for any purpose. It remains the responsibility of the client to determine applicability to his/her particular case.
8. Any report and the values, observations, and recommendations expressed therein represent the professional opinion of the consultants, and the fee for services is in no manner contingent upon the reporting of a specified value nor upon any particular finding to be reported.
9. Any photographs, diagrams, graphs, sketches, or other graphic material included in any report, being intended solely as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys, unless otherwise noted in the report. Any reproductions of graphs material or the work product of any other persons is intended solely for the purpose of clarification and ease of reference. Inclusion of said information does not constitute a representation by Advanced Tree Care or the consultant as to the sufficiency or accuracy of that information.