ATTACHMENT A

City of Los Altos
Planning Division
(650) 947-2750
Planning@losaltosca.gov

NEIGHBORHOOD COMPATIBILITY WORKSHEET

In order for your design review application for single-family residential remodel/addition or new construction to be successful, it is important that you consider your property, the neighborhood's special characteristics that surround that property and the compatibility of your proposal with that neighborhood. **The purpose is to help you understand your neighborhood before you begin the design process with your architect/designer/builder or begin any formal process with the City of Los Altos**. *Please note that this worksheet must be submitted with your 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 48 Pasa Robles
Scope of Project: Addition or Remodel ☑ **or New Home** ☐
Age of existing home if this project is to be an addition or remodel? 1948
Is the existing house listed on the City's Historic Resources Inventory? _____

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

Address: 48 Pasa Robles
Date: 17.JUN.2020

What constitutes your neighborhood?

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

Streetscape

1. Typical neighborhood lot size*:

Lot area: 6,200 square feet
Lot dimensions: Length 124 feet
Width 50 feet
If your lot is significantly different than those in your neighborhood, then note its: area N/A, 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 70 %
Existing front setback for house on left ± 20 ft./on right ± 25 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 1
Garage facing front recessed from front of house face 0
Garage in back yard 9
Garage facing the side 0
Number of 1-car garages 7; 2-car garages 3; 3-car garages 0

* See "What constitutes your neighborhood", (page 2).

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:
One-story 60
Two-story 40

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: Asphalt shingle - 60%, barrel tile - 30%, tar/gravel - 10%

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

* See "What constitutes your neighborhood", (page 2).

Address: 48 Pasa Robles
Date: 17.JUN.2020

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)

N/A

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.)?

Nothing consistent. Each home has a unique character. Some have lawns, others do not. Some have large trees, others do not. Some have fence/hedge surrounds, others do not.

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

This house is quite visible from the street, as are about half of the other houses. The others have more trees and bushes to block the view, but are otherwise similar.

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)?

Fruit trees in the backyard that we would like to keep as-they-are. In front of the house there is a public planting strip (currently bare), a sidewalk, and then the property.

10. Width of Street:

What is the width of the roadway paving on your street in feet? 40'
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? _____
paved / planting strip / curb / gutter

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.:
This is a quirky little neighborhood. There is an apartment complex on the corner at San Antonio, as well as a large, Spanish-style house. Some of the other houses are ranch, but some are Medditerreanean, one is French or english cottage, one is modern, one is craftmans inspired, 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

* See "What constitutes your neighborhood", (page 2).

Address: 48 Pasa Robles
Date: 17.JUN.2020

Summary Table

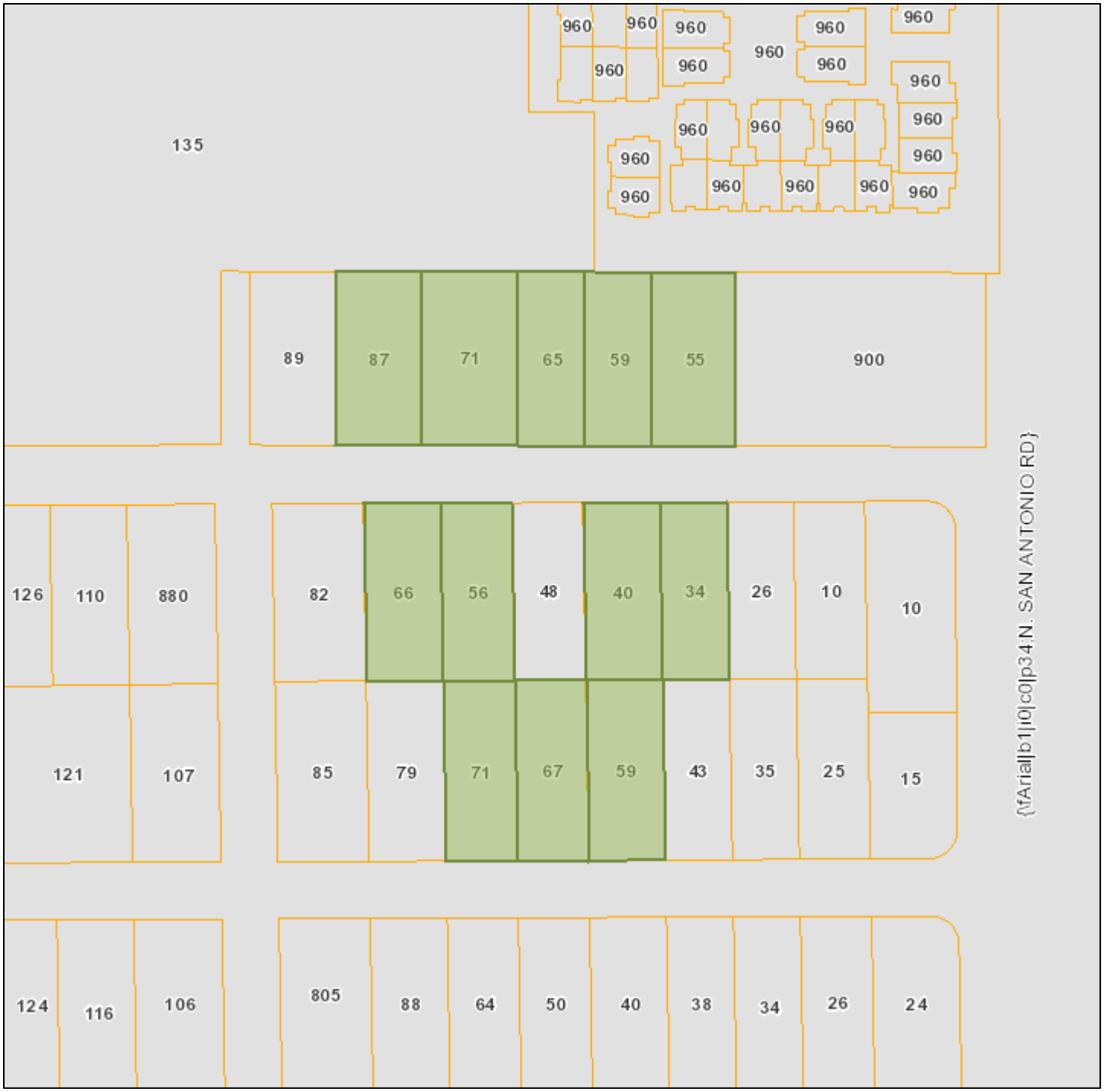
Please use this table to summarize the characteristics of the houses in your immediate neighborhood (two homes on either side, directly behind and the five to six homes directly across the street).

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
34 Pasa Robles Ave.	20'	30'	front, proud	1	16'	stucco / asph shg	simple
40 Pasa Robles Ave.	20'	50'	backyard	2	27'	stucco / barrel	complex
56 Pasa Robles Ave.	25'	30'	backyard	1	15'	stucco / asph shg	simple
66 Pasa Robles Ave.	30'	35'	backyard	1	14'	stucco / asph shg	simple
55 Pasa Robles Ave.	30'	35'	backyard	1	14'	stucco / tar	simple
59 Pasa Robles Ave.	20'	55'	backyard	1	17'	horz siding / asph	complex
65 Pasa Robles Ave.	25'	35'	backyard	1	17'	stucco & brick / a	simple
71 Pasa Robles Ave.	30'	40'	backyard	1	22'	stucco / asph shg	complex
87 Pasa Robles Ave.	25'	55'	backyard	2	27'	stucco / barrel	complex
67 DEL MONTE	25'	45'	backyard	2	27'	horz. siding / wd s	simple

* See "What constitutes your neighborhood", (page 2).

ATTACHMENT B

Notification Map



Print Date: September 2, 2020

1:1,549

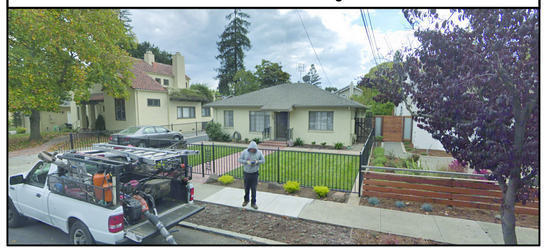
0 0.01 0.02 0.04 mi

0 0.015 0.03 0.06 km

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.

City of Los Altos

EXISTING FACADE - angle 1



EXISTING FACADE - angle 2

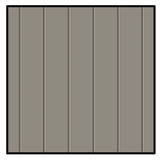
EXISTING FACADE IMAGES 3

NOTE: CURRENTLY UNDER CONSTRUCTION

(N) EXTERIOR RENDERING 1

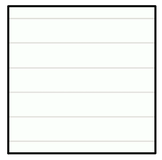
WOOD ACCENTS:
CEDAR WOOD
ACCENTS

COLOR: TO MATCH (E)



ROOFING:
STANDING SEAM METAL
ROOFING

COLOR: ZINC GRAY



UNDERSIDE OF EAVES:
WOOD T&G, PAINTED

COLOR: WHITE

ANDERSEN 400
WINDOWS
W/ HORIZONTAL
GRILLES

COLOR: DARK BRONZE

3 COAT STUCCO ON
NEW AREAS
NEW TOP COAT ON
EXISTING

COLOR: PAINTED,
WHITE

(N) EXTERIOR MATERIALS 2

KNR
DESIGN STUDIO

Kendra Rosenberg 650-308-8745
kendra@knrds.com knrds.com

681 DRISCOLL CT. PALO ALTO, CA 94306

Davis
RESIDENCE

48 Pasa Robles Ave.
Los Altos, CA 94022

Second Floor Addition

No.	Date	Issues and Revisions
	06/25/20	Planning Submittal
1	07/17/20	Planning Submittal 2

Project DAVIS RESIDENCE - 2ND FLOOR
Date 17.JUL.2020
Scale
Sheet **Materials & Rendering**

A9.1

ATTACHMENT D

urbantreemanagement

Tree Inventory

Inspection date: 10/19/2020
Project arborist: Michael Young
Company: Urban Tree Management
Site: 253 Frances Dr., Los Altos, CA 94022

253 Frances Dr.
Los Altos, CA 94022

Assignment

It was our assignment to physically inspect trees in the survey area based on a topographic map provided by the client. We were to map, tag and compile data for each tree and write an inventory/survey report documenting our observations.

Summary

This survey provides a numbered map and complete and detailed information for each tree surveyed. There are eighteen trees included in this report. Six of the trees are protected under the City of Los Altos' tree protection ordinance. None of the trees are recommended for removal at the time of this tree survey.

Discussion

All the trees surveyed were examined and then rated based on their individual health and structure according to the table following. For example, a tree may be rated "good" under the health column for excellent/vigorous appearance and growth, while the same tree may be rated "fair/poor" in the structure column if structural mitigation is needed. More complete descriptions of how health and structure are rated can be found under the "Methods" section of this report. The complete list of trees and all relevant information, including their health and structure ratings, their "protected/significant" status, a map and recommendations for their care can be found in the data sheet that accompanies this report.

Rating	**Health**	**Structure**
Good	excellent/vigorous	flawless
Fair/good	no significant health concerns	very stable
Fair	showing initial or temporary disease, pests, or lack of vitality. measures should be taken to improve health and appearance.	routine maintenance needed such as pruning or end weight reduction as tree grows
Fair/poor	in decline, significant health issues	significant structural weakness(es), mitigation needed, mitigation may or may not preserve the tree
Poor	dead or near dead	hazard

Methods

The trunks of the trees are measured using an arborist's diameter tape at 48" above soil grade. In cases where the main trunk divides below 48", the tree is measured (per the City of Los Altos' protected tree ordinance) at the point where the trunks divide. In these cases, the height of that measurement is given in the note's column on the attached data sheet. The canopy height and spread are estimated using visual references only.

The condition of each tree is assessed by visual observation only from a standing position without climbing or using aerial equipment. No invasive equipment is used. Consequently, it is possible that individual tree(s) may have internal (or underground) health problems or structural defects, which are not detectable by visual inspection. In cases where it is thought further investigation is warranted, a "full tree risk assessment" is recommended. This assessment may be inclusive of drilling or using sonar equipment to detect internal decay and include climbing or the use of aerial equipment to assess higher portions of the tree.

The health of an individual tree is rated based on leaf color and size, canopy density, new shoot growth and the absence or presence of pests or disease. Individual tree structure is rated based on the growth pattern of the tree (including whether it is leaning), the presence or absence of poor limb attachments (such as co-dominant leaders, included bark, etc.), the length and weight of limbs and the extent and location of apparent decay.

Individual tree structure is rated based on the growth pattern of the tree (including whether it is leaning); the presence or absence of poor limb attachments (such as co-dominant leaders); the length and weight of limbs and the extent and location of apparent decay. For each tree, a structural rating of fair or above indicates that the structure can be maintained with routine pruning such as removing dead branches and reducing end weight as the tree grows. A fair/poor rating indicates that the tree has significant structural weaknesses and corrective action is warranted. The notes section for that tree will then recommend a strategy/technique to improve the structure or mitigate structural stresses. A poor structural rating indicates that the tree or portions of the tree are likely to fail and that there is little that can constructively be done about the problem other than removal of the tree or large portions of the tree. Very large trees that are rated Fair/Poor for structure AND that are near structures or in an area frequently traveled by cars or people, receive an additional **CONSIDER REMOVAL" notation under recommendations. This is included because structural mitigation techniques do not guarantee against structural failure, especially in very large trees. Property owners may or may not choose to remove this type of tree but should be aware that if a very large tree experiences a major structural failure, the danger to nearby people or property is significant.

Survey Area Observations

The property is in the residential area in the City of Los Altos. The surveyed area is a rectangle and flat.

Tree Health on This Property

Generally, the health of the trees in the survey area range from fair/good to fair. The property seems to have a regular maintenance program in place and the trees are well cared for. Individual issues and recommendations for each tree are listed under the "Notes" column on the accompanying data sheet.

Tree Structure on This Property

Ideally, trees are pruned for structure when young and are properly mainained to reduce end-weight as they grow. This practice prevents excessively long, lateral branches that are prone to breaking off due to weight or wind. As mentioned above, the property seems to have a regular maintenance program in place and the trees are well cared for. The structure rating on all trees in the surveyed area have received ratings of fair to fair/poor.

Ginkgo Tree #201

The Ginkgo (*Ginkgo biloba*) tree #201 is a protected tree that needs to have an exploratory trench hand dug at 6 times the trunk diameter to ensure the proposed location of the new house can remain as planned. If no roots larger than 1.5" diameter are found construction can proceed as planned. We will inspect this trench and determine what the impacts to the tree would be. Alternative construction techniques, or design, may be recommended based upon our findings. All other protected trees are outside the construction limits.

Cork oak tree #218

Cork oak (*Quercus suber*) tree #218 is located in the front of the property near the sewer connection. Any trenching within this trees drip line will need to be hand dug and any roots over 2" that need to be cut or removed will need prior approval of the project arborist.

Local Regulations Governing Trees

Protected Trees

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, regardless of size, located on property zoned other than single-family (R1).

Risks to Trees by Construction

Besides the above-mentioned health and structure-related issues, the trees at this site could be at risk of damage by construction or construction procedures that are common to most construction sites. These procedures may include the dumping or the stockpiling of materials over root systems; the trenching across the root zones for utilities or for landscape irrigation; or the routing of construction traffic across the root system resulting in soil compaction and root dieback. It is therefore essential that Tree Protection Fencing be used as per the Architect's drawings. In constructing underground utilities, it is essential that the location of trenches be done outside the drip lines of trees except where approved by the Arborist.

General Tree Protection Plan

Protective fencing is required to be provided during the construction period to protect trees to be preserved. This fencing must protect a sufficient portion of the root zone to be effective. Fencing is recommended to be located 8 to 10 X the diameter at breast height (DBH) in all directions from the tree. DBH for each tree is shown in the attached data table. The minimum recommendation for tree protection fencing location is 6 X the DBH, where a larger distance is not possible. There are areas where we will amend this distance based upon tree condition and proposed construction. In my experience, the protective fencing must:

a. Consist of chain link fencing and having a minimum height of 6 feet.
b. Be mounted on steel posts driven approximately 2 feet into the soil.
c. Fencing posts must be located a maximum of 10 feet on center.
d. Protective fencing must be installed prior to the arrival of materials, vehicles, or equipment.
e. Protective fencing must not be moved, even temporarily, and must remain in place until all construction is completed, unless approved be a certified arborist.
f. Tree Protection Signage shall be mounted to all individual tree protection fences.

Based on the existing development and the condition and location of trees present on site, the following is recommended:

1. The Project Arborists is Michael Young (650) 321-0202. A Project Arborist should supervise any excavation activities within the tree protection zone of these trees.
2. Any roots exposed during construction activities that are larger than 2 inches in diameter should not be cut or damaged until the project Arborist has an opportunity to assess the impact that removing these roots could have on the trees.
3. The area under the drip line of trees should be thoroughly irrigated to a soil depth of 18" every 3-4 weeks during the dry months.
4. Mulch should cover all bare soils within the tree protection fencing. This material must be 6-8 inches in depth after spreading, which must be done by hand. Course wood chips are preferred because they are organic and degrade naturally over time.
5. Loose soil and mulch must not be allowed to slide down slope to cover the root zones or the root collars of protected trees.

6. There must be no grading, trenching, or surface scraping inside the driplines of protected trees, unless specifically approved by a Certified Arborist. For trenching, this means:
    a. Trenches for any underground utilities (gas, electricity, water, phone, TV cable, etc.) must be located outside the driplines of protected trees, unless approved by a Certified Arborist. Alternative methods of installation may be suggested.
    b. Landscape irrigation trenches must be located a minimum distance of 10 times the trunk diameter from the trunks of protected trees unless otherwise noted and approved by the Arborist.

7. Materials must not be stored, stockpiled, dumped, or buried inside the driplines of protected trees.
8. Excavated soil must not be piled or dumped, even temporarily, inside the driplines of protected trees.
9. Landscape materials (cobbles, decorative bark, stones, fencing, etc.) must not be installed directly in contact with the bark of trees because of the risk of serious disease infection.
10. Landscape irrigation systems must be designed to avoid water striking the trunks of trees, especially oak trees.
11. Any pruning must be done by a Company with an Arborist Certified by the ISA (International Society of Arboriculture) and according to ISA, Western Chapter Standards, 1998.
12. Any plants that are planted inside the driplines of oak trees must be of species that are compatible with the environmental and cultural requirements of oaks trees. A publication detailing plants compatible with California native oaks can be obtained from The California Oak Foundation's 1991 publication "Compatible Plants Under & Around Oaks" details plants compatible with California native oaks and is currently available online at: http://californiaoaks.org/wp-content/uploads/2016/04/CompatiblePlantsUnderAroundOaks.pdf

+ + + + +

I certify that the information contained in this report is correct to the best of my knowledge and that this report was prepared in good faith. Please call me if you have questions or if I can be of further assistance.

Respectfully,

Michael P. Young

TREE SURVEY DATA **URBAN TREE MANAGEMENT INC., Los Gatos, CA**

Address: **253 Frances Dr. Los Altos, CA 94022**
Inspection Date: **10/19/2020**

KEY	Health	Structure
Good	excellent, vigorous	flawless
Fair, Good	no significant health concerns	very stable
Fair	declining; measures should be taken to improve health and appearance	routine maintenance needed
Fair, Poor	in decline: significant health issues	mitigation needed, it may or may not preserve this tree
Poor	dead or near dead	hazard

Ratings For health and structure are given separately for each tree according to the table below.
IE, a tree may be rated "Good" under the health column For excellent, vigorous appearance and growth, while the same tree may be rated "Fair, Poor" in the structure column if structural mitigation is needed.

Tag no	Common Name	Diameter at Breast Height (in)^2	W/H	HEALTH	STRUCTURE	PROTECTED (X)	RECOMMENDED REMOVAL (X)	RECOMMENDED PROTECTED REMOVAL (XX)	NOTES, RECOMMENDATIONS
201	Ginkgo	19.5	50'/45'	fg	f	x			Recommend EWR, DWR, codominant leaders at 8', cabling, exploratory trench for construction limits
202	Liquidambar	4.5	8'/20'	fg	f				Recommend EWR, DWR, SP, codominant leaders at 7'
203	Pittosporum	2.5	5'/7'	f	f				Recommend EWR, DWR, SP, leaning, neighbors tree, codominant leaders at base
204	Pittosporum	4.5/4/3/2	8'/16'	f	f				Recommend EWR, DWR, SP, leaning, neighbors tree, codominant leaders at base
205	Pittosporum	4/3/2.5/2/2	8'/15'	f	f				Recommend EWR, DWR, SP, leaning, neighbors tree, codominant leaders at base
206	Mayten	14	30'/40'	fp	fp				Recommend EWR, DWR, SP, codominant leaders at 6', neighbors tree
207	Cork oak	27.5	45'/60'	f	fp	x			Recommend EWR, DWR, SP, codominant leaders at 18', leaning
208	Pittosporum	8.5/8	16'/22'	fp	fp				Recommend EWR, DWR, SP, neighbors tree, codominant leaders at base
209	Coast redwood	24	12'/28'	fp	fp	x			Recommend EWR, DWR, tag on fence, neighbors tree, tree was topped for power line clearance
210	Cork oak	26.75	35'/58'	f	f	x			Recommend EWR, DWR, SP, excise trunk
211	Avocado	9.5/8.5	15'/26'	f	fp	x			Recommend EWR, DWR, SP, codominant leaders at base
212	Pittosporum	7.5	10'/25'	f	fp				Recommend EWR, DWR, SP, tree was topped
213	Pittosporum	8	8'/25'	f	fp				Recommend EWR, DWR, SP, tree was topped
214	Pittosporum	7	14'/18'	fp	fp				Recommend EWR, DWR, SP, codominant leaders at 7' with stub cut
215	Pittosporum	5.5/5/4/4	8'/18'	fp	fp				Recommend EWR, DWR, SP, codominant leaders at base
216	Pittosporum	5/4.5/3/2.5	7'/16'	fp	fp				Recommend EWR, DWR, SP, codominant leaders at base
217	Pittosporum	5/3.5/3.5	6'/16'	fp	fp				Recommend EWR, DWR, SP, codominant leaders at base
218	Pittosporum	3/2.5/1.5	7'/12'	f	fp				Recommend EWR, DWR, SP, codominant leaders at base
219	Cork oak	27.5	40'/40'	f	fp	x			Recommend EWR, DWR, SP, codominant leaders at 8' & 11'
			TOTAL TREES		**19**				
			PROTECTED TOTAL			**6**			
			REMOVAL TOTAL				**0**		
			PROTECTED REMOVALS TOTAL					**0**	

KEY TO ACRONYMS
DWR - Dead Wood Removal
EWR - End Weight Reduction: pruning to remove weight from limb ends, thus reducing the potential for limb failure
RCE - Root Collar Excavation: excavating a small area around a tree that is currently buried by soil or refuse above buttress roots, usually done with a hand shovel.
SP - Structural pruning - removal of selected non-dominant leaders in order to balance the tree

Protected Trees

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, regardless of size, located on property zoned other than single-family (R1).

Common Name	***Latin Name***
Ginkgo	*Ginkgo biloba*
Liquidambar	*Liquidambar styraciflua*
Pittosporum	*Pittosporum sp.*
Mayten	*Maytenus boaria*
Cork oak	*Quercus suber*
Coast redwood	*Sequoia sempervirens*
Avocado	*Persea americana*

BASIS OF BEARINGS

THE BEARING N0°03'40"E OF THE CENTER LINE OF ELEANOR AVENUE AND AS FOUND AND MONUMENTED ON TRACT MAP 6290 FILED FEBRUARY 28TH 1978 IN BOOK 13 OF MAPS AT PAGES 49&50 WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

BENCHMARK

ASSUMED ELEVATION=86.82'

REFERENCES:

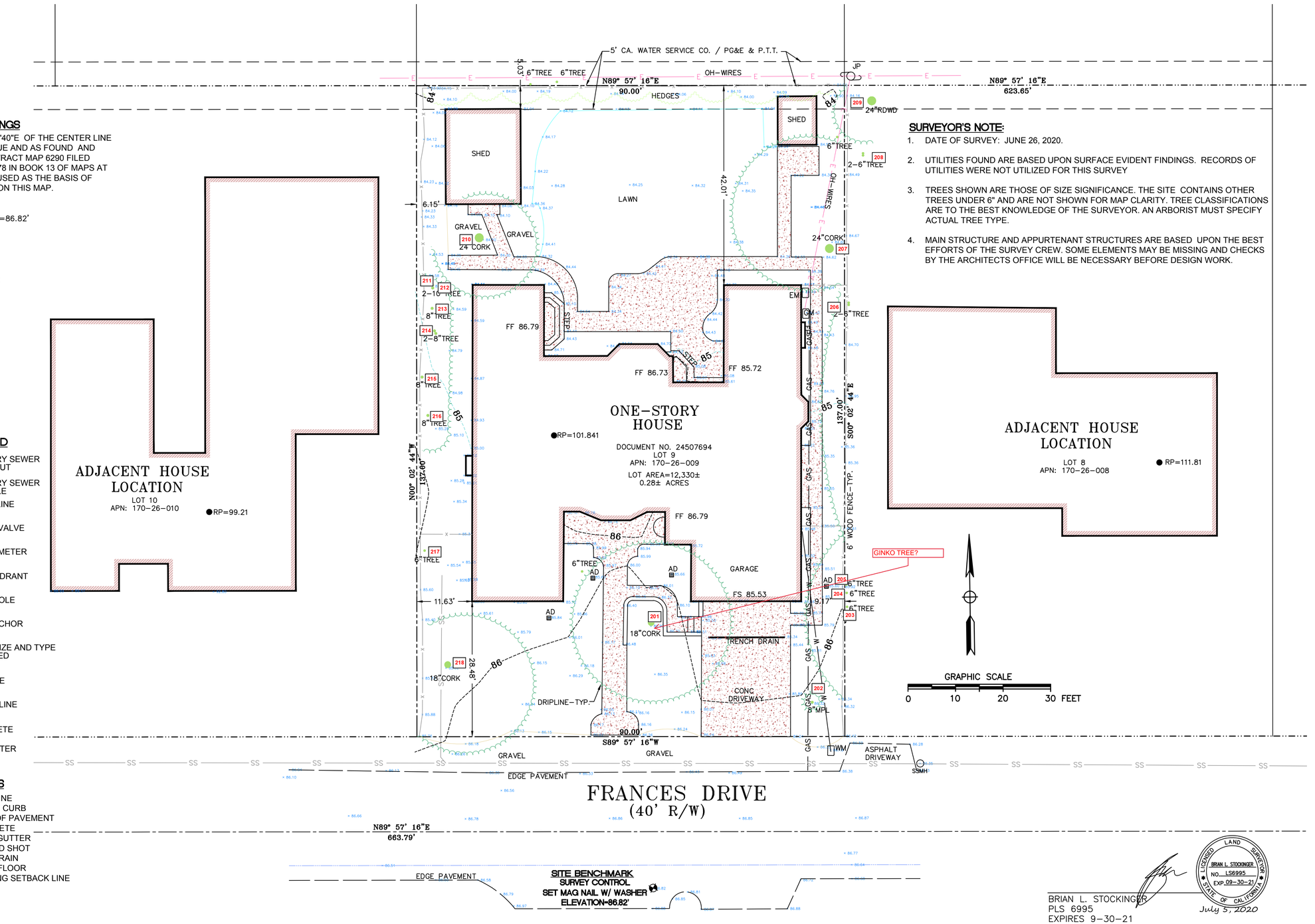
TRACT NO. 535
150 MAP 48
228 MAP 49
413 MAP 49&50
813 MAP 28

LEGEND

- SSCO — SANITARY SEWER CLEANOUT
- SSMH — SANITARY SEWER MANHOLE
- —x— FENCE LINE
- WV — WATER VALVE
- WM — WATER METER
- FIRE HYDRANT
- JOINT POLE
- GUY ANCHOR
- XX" TREE — TREE, SIZE AND TYPE AS NOTED
- —G— GAS LINE
- —W— WATER LINE
- CONCRETE
- GM — GAS METER

ABBREVIATIONS

FL	FLOWLINE
TC	TOP OF CURB
EP	EDGE OF PAVEMENT
CONC	CONCRETE
LIP	LIP OF GUTTER
GS	GROUND SHOT
AD	AREA DRAIN
FF	FINISH FLOOR
BSL	BUILDING SETBACK LINE



SURVEYOR'S NOTE:

1. DATE OF SURVEY: JUNE 26, 2020.
2. UTILITIES FOUND ARE BASED UPON SURFACE EVIDENT FINDINGS. RECORDS OF UTILITIES WERE NOT UTILIZED FOR THIS SURVEY
3. TREES SHOWN ARE THOSE OF SIZE SIGNIFICANCE. THE SITE CONTAINS OTHER TREES UNDER 6" AND ARE NOT SHOWN FOR MAP CLARITY. TREE CLASSIFICATIONS ARE TO THE BEST KNOWLEDGE OF THE SURVEYOR. AN ARBORIST MUST SPECIFY ACTUAL TREE TYPE.
4. MAIN STRUCTURE AND APPURTENANT STRUCTURES ARE BASED UPON THE BEST EFFORTS OF THE SURVEY CREW. SOME ELEMENTS MAY BE MISSING AND CHECKS BY THE ARCHITECTS OFFICE WILL BE NECESSARY BEFORE DESIGN WORK.

BRIAN L. STOCKINGER
PLS 6995
EXPIRES 9-30-21

LICENSED LAND SURVEYOR — BRIAN L STOCKINGER — NO. LS6995 — EXP. 09-30-21 — STATE OF CALIFORNIA

July 5, 2020

NNR ENGINEERING SERVICES CO.
BRIAN L. STOCKINGER PLS 6995
535 WEYBRIDGE DRIVE, SAN JOSE, CA 95123
(408) 348-7813
nnrengineering@yahoo.com

TOPOGRAPHICAL SURVEY
253 FRANCES DRIVE
LOS ALTOS
SANTA CLARA COUNTY CALIFORNIA

SCALE 1"=10'
DATE 7-7-2020
DRAWN MK
CHECKED B. STOCKINGER
PROJ. MGR. BLS

SHEET REVISIONS

DATE	MK	BY	CK

SHEET NO. 1 OF 1 SHEETS

JOB NO. 253 FRANCES
CAD FILE:

urbantreemanagement inc.

ASSUMPTIONS AND LIMITING CONDITIONS

1. Any legal description provided to this arborist is assumed to be correct. No responsibility is assumed for matters legal in character nor is any opinion rendered as to the quality of any title.
2. This arborist can neither guarantee nor be responsible for accuracy of information provided by others.
3. This arborist shall not be required to give testimony or to attend court by reason of the information provided by this arborist unless subsequent written arrangements are made, including payment of an additional fee for services.
4. Loss or removal of any part of this report invalidates the entire report.
5. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person(s) to whom it is addressed without written consent of this arborist.
6. This report and the values expressed herein represent the opinion of this arborist, and this arborist's fee is in no way contingent upon the reporting of a specified value nor upon any finding to be reported.
7. Sketches, diagrams, graphs, photos, etc., in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys.
8. This report has been made in conformity with acceptable appraisal/evaluation/diagnostic reporting techniques and procedures, as recommended by the International Society of Arboriculture.
9. When applying any pesticide, fungicide, or herbicide, always follow label instructions.
10. No tree described in this report was climbed, unless otherwise stated. This arborist cannot take responsibility for any defects which could only have been discovered by climbing. A full root collar inspection, consisting of excavating the soil around the tree to uncover the root collar and major buttress roots, was not performed, unless otherwise stated. This arborist cannot take responsibility for any root defects which could only have been discovered by such an inspection.

ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

ATTACHMENT E

February 4, 2021

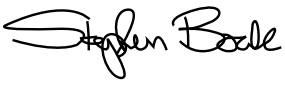
Los Altos Planning Commission
Los Altos City Hall
1 North San Antonio Road
Los Altos, CA 94022

To the members of the Los Altos Planning Commission,

On Tuesday, December 29th, 2020 we hosted an informal gathering with our neighbors regarding the construction of our new home at 253 Frances Drive. In total 12 people attended, which included attendees from 6 neighboring homes. The architects, Toby Long and Nick Criscione, presented the proposed designs for the home and offered neighbors an opportunity to ask questions.

After the meeting we, the owners, and the architects gathered to agree on follow-up actions from the meeting. The full attendee list, meeting notes and followup actions are included with this document.

Sincerely yours,



Stephen Boak

STEVE BOAK 253 FRANCES DR LOS ALTOS, CA 94024 (201) 218-9506

2020.12.29 neighbor meeting notes

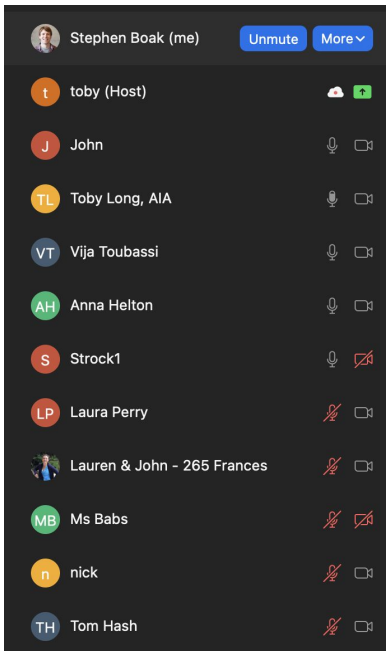
Some notes and follow-up actions from the December 29th neighbor meeting.

Video

[Meeting video (MP4, 46:13)]

Attendees

- **Stephen and Brooke Boak**
  Owners of 253 Frances Dr
- **Toby Long and Nick Criscione**
  Architects from Toby Long Architecture
- **Vija Toubassi**
  250 Edith Ave
- **Anna Helton**
  234 Edith Ave (Laura Perry, Anna's daughter who was there to help since Anna is 92)
- **Richard Strock**
  238 Frances Dr
- **John and Lauren Crawford**
  265 Frances Dr
- **Tom Hash**
  252 Frances Dr
- **Barbara West**
  239 Frances Dr



Followup questions/actions

- Why knock it down as opposed to remodel?
  - House was in bad shape, as shown by disclosures. Termite damage, water damage, foundation damage. The previous owners remodeled in the 80s but did not keep it up well after that
  - We wanted to make certain kinds of changes (raise ceilings, alternative energy systems) that require major alteration. At this level of change a remodel no longer makes financial sense
  - Very large footprint and layout we were not happy with
- Why two stories?
  - Maximize yard space for kids while also maximizing livable space
  - We did not want a basement
- (*From John & Lauren Crawford @ 265 Frances*): How will the house cast shadows on their kitchen, which is opposite our nook? They are worried about losing daylight to it
  - Analyze impact of second story with shadow cast
  - There are also tall trees that likely have more of an impact than the house itself
- (*From Vija Toubassi @ 250 Edith Ave*): second story looking into her backyard + lots of vague and general concerns about the style of the house

    - Find out how tall the backyard hedge is (it's tall…), and show line-of-sight from master bedroom to her yard (we assume much of the view is obscured by the tall hedge)
    - Produce more realistic renderings of the house to emphasize the design quality
- **Refine the exterior aesthetics:** this is the one thing we're sensitive about following the meeting. We've spent a lot of time on the interior and could do some more exterior refinement on materials, colors, balance, texture…

2020.12.29 neighbor meeting notes

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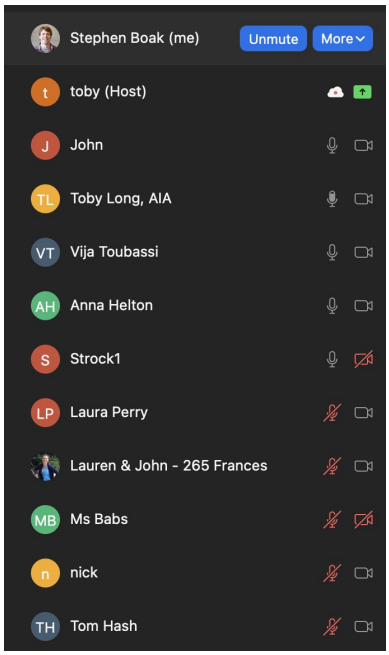

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    - Find out how tall the backyard hedge is (it's tall…), and show line-of-sight from master bedroom to her yard (we assume much of the view is obscured by the tall hedge)
    - Emphasize the quality of prefab architecture and the parity with traditional site build in terms of materials, process, and build quality
    - Produce more realistic renderings of the house to emphasize the design quality
- List of area pre-fab homes to show quality and diversity of projects
- **Refine the exterior aesthetics:** this is the one thing we're sensitive about following the meeting. We've spent a lot of time on the interior and could do some more exterior refinement on materials, colors, balance, texture…

ATTACHMENT F