



DATE: August 14, 2013

AGENDA ITEM # 5

TO: Design Review Commission
FROM: Sierra Davis, Assistant Planner
SUBJECT: 13-SC-13 – 971 Seena Avenue

RECOMMENDATION:

Approve design review application 13-SC-13 subject to the listed findings and conditions.

PROJECT DESCRIPTION

This is a design review application for the construction of a two-story residence. The following table summarizes the project:

GENERAL PLAN DESIGNATION: Single-family, Residential
ZONING: R1-10
PARCEL SIZE: 9,384 square feet
MATERIALS: Standing seam metal roof, stucco, Hardi board siding, Redwood siding, board-formed concrete chimney, aluminum clad wood exterior doors and windows

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	2,116 square feet	2,272 square feet	2,815 square feet
FLOOR AREA:			
First floor	2,116 square feet	2,231 square feet	
Second floor	549	993 square feet	
Total	2,665 square feet	3,224 square feet	3,284 square feet
SETBACKS:			
Front	18 feet	25 feet	25 feet
Rear	64 feet	54 feet	25 feet
Right side	5/16 feet	8 feet/15 feet	6.75 feet/14.25 feet
Left side	15/33 feet	12 feet/16 feet	6.75 feet/14.25 feet
HEIGHT:	21	25 feet	27 feet

BACKGROUND

The subject property is located in a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines. The homes in the neighborhood are a mix of newer and older one- and two-story Ranch style, single-family homes, with simple forms and rustic materials. The street has unimproved shoulders and does not have a consistent street tree pattern.

DISCUSSION

The goal in consistent character neighborhoods is for new construction to have similar characteristics of style, setbacks, and streetscape character. The project relates well to the general character of the surrounding neighborhood, as it is compatible with the setback pattern, streetscape character, simple form and materials.

The subject property is a prominent lot on the street because the road curves causing the property to stick out in front of the adjacent property to the north. The front yard setback of the existing house is 18 feet, and the proposed house will meet the 25 foot front yard setback which is consistent with the neighborhood. The proposed foot print is similar to the existing footprint; however it is set back on the lot an additional seven feet to meet the required front yard setback. The interior side yard setbacks for the first and second story exceed the required setbacks, which helps to minimize the scale of the house to the adjacent properties.

The house has a new massing compared to the neighborhood context. The house has the main mass set back behind the garage with a gabled second story roof. The second story is 35-feet in width and has a single gable facing the street. Neighboring houses have gables with a side to side orientation. The street facing gable and two-story wall on the front of the house contribute to a bulky form, however it is mitigated by an overhang over the entry and material changes from stucco on the first story to siding that minimizes the appearance of the second story. The wall articulation is also set back from the street from the north to the south which helps to minimize the bulk.

The house does incorporate taller element with parapet walls at the rear of the structure that will appear bulky to neighboring properties. To mitigate bulk at the rear of the property, evergreen landscape screening will be required adjacent to the single story element with tall parapet walls.

The proposed house uses high quality materials that relate to the materials mostly found on existing structures in the neighborhood. The familiar building materials include stucco, Hardi board siding, Redwood siding, board-formed concrete chimney, aluminum clad wood exterior doors and windows. The standing seam metal roof is a new material in the neighborhood, however it is a high quality material that overall is compatible.

Privacy and Landscaping

The project has windows on the second story, adjacent to the neighbors to the east and west properties and a balcony facing the rear of the property that affect privacy.

The orientation of the house on the lot is in front of the adjacent house to the north, so the relation of the windows in regards to privacy is a front yard relationship which minimizes privacy concerns.

The adjacent property to the north has a larger front yard setback with a protruding garage so the windows will look out over the roof of the adjacent garage. The windows on the north side include windows in bedroom 2 and 3 and a large window with a one-foot sill height at a staircase landing between the first and second story. The bedroom windows have a three-foot sill height, which could present a privacy concern but because orientation of the two lots the privacy concern is minimized. Although the privacy concern is minimal, the landscaping plan should incorporate additional screening adjacent to the second story on the north property line.

The windows on the south side of the house from the front of the house to the rear include bedroom three, a bathroom, master bathroom and two master bedroom windows. The windows in bedroom three and the bathroom are set back from the side property line 36 and 29 feet, which provide a distance that minimizes that privacy impact to neighbors because of the distance from the neighboring property line and line of sight. The master bathroom and bedroom windows are 15 feet from the property line and adjacent to the rear yard of the adjacent property to the south. The adjacent property has a mature landscaping hedge that mitigates views down and into the property. The landscaping on the adjacent property should not be relied on to mitigate the views therefore the landscaping plan should incorporate additional evergreen landscape screening adjacent to the master bedroom and bathroom along the south property line.

A balcony is proposed off the master bedroom with a depth of eight feet, which would make the balcony an active use area. The balcony is located on the portion of flat roof next to the chimney and adjacent to the south property line with existing mature landscaping. The extent of the balcony on the flat roof has been limited by a three-foot high railing. The balcony is set back four feet from the parapet wall and is behind the chimney which extends one and a half feet above the top of the parapet, which will help to mitigate views down into the neighboring properties. A condition is included to provide fast growing evergreen landscape screen on the south and east property line adjacent to the balcony to mitigate views to adjacent properties to the side and rear. Existing rear yard landscaping has been proposed to be retained which will further mitigate views.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15303 of the Environmental Quality Act because it involves the construction of a single-family land use.

Cc: Jaehee Kim, Owner and Designer

Attachments:

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Area Map and Vicinity Map
- D. Arborist Report, by Kevin Kielty, Certified Arborist, dated April 29, 2013,

FINDINGS

13-SC-13—971 Seena Avenue

1. With regard to design review for the two-story residence, the Design Review Commission finds the following in accordance with Section 14.76.050 (A-F) 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 proposed 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;
 - 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

13-SC-13—971 Seena Avenue

1. The approval is based on the plans received on July 31, 2013 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. The following trees (nos. 10,11,13) shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director. On the grading plan and/or the site plan, show all tree protection fencing subject to the arborist report dated April 29, 2013, by Kevin Kiely, Certified Arborist, the following note shall be added to the plans: “All tree protection fencing shall be chain link and a minimum of six feet in height metal chain link material supported by metal two-inch diameter poles, pounded in the ground to a depth of no less than two-feet.” **The tree protection fencing shall be installed prior to issuance of the demolition permit and shall not be removed until all building construction has been completed.**”
3. An encroach permit must be issued from the Engineering Division prior to doing any work within the public street right-of-way.
4. 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.
5. **Prior to the issuance of a demolition permit**, install tree protection fencing around the dripline, or as required by the project arborist, of the following trees (no. 13) 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. **The tree protection fencing shall not be removed until the building permit is ready for final.**
6. **Prior to zoning clearance, the project plans shall contain/show:**
 - a. The conditions of approval shall be incorporated into the title page of the plans.
 - b. Provide fast growing evergreen landscape screen on the north and south property lines adjacent to the second story windows and balcony; and along the east property line to the northeast corner to mitigate views from the balcony adjacent properties to the side and rear.
 - c. Verification that the house will comply with the City’s Green Building Standards (Section 12.26 of the Municipal Code) from a Qualified Green building Professional.
 - d. Fire sprinklers to be installed pursuant to Section 12.10 of the Municipal Code.
 - e. The location of underground utilities pursuant to Section 12.68 of the Municipal Code. Underground utility trenches should avoid the drip-lines of all protected trees.
 - f. The location of any air conditioning equipment on the site plan and the sound rating for such equipment.

- g. Show the measures to comply 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.).

7. Prior to final inspection:

- a. All front yard and privacy screening shall be maintained and/or installed as required by the Planning Division.
- b. Submit verification that the house was built in compliance with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code.



ATTACHMENT A

CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1105651

<input type="checkbox"/>	One-Story Design Review	<input type="checkbox"/>	Sign Review	<input type="checkbox"/>	Multiple-Family Review
<input checked="" type="checkbox"/>	Two-Story Design Review	<input type="checkbox"/>	Sidewalk Display Permit	<input type="checkbox"/>	Rezoning
<input type="checkbox"/>	Variance(s)	<input type="checkbox"/>	Use Permit	<input type="checkbox"/>	R1-S Overlay
<input type="checkbox"/>	Lot Line Adjustment	<input type="checkbox"/>	Tenant Improvement	<input type="checkbox"/>	General Plan/Code Amendment
<input type="checkbox"/>	Tentative Map/Division of Land	<input type="checkbox"/>	Preliminary Project Review	<input type="checkbox"/>	Appeal
<input type="checkbox"/>	Subdivision Map Review	<input type="checkbox"/>	Commercial Design Review	<input type="checkbox"/>	Other:

Project Address/Location: 971 Seena Avenue, Los Altos, CA 94024

Project Proposal/Use: Demolition of (E) 2 story house + garage, Construction of (W) 2 story house + garage

Current Use of Property: Residential.

Assessor Parcel Number(s) 189-09-049 Site Area: 9384 SQ.FT.

New Sq. Ft.: 3,224.3 SQ.FT. Remodeled Sq. Ft.: 0 Existing Sq. Ft. to Remain: 0

Total Existing Sq. Ft.: 2,257.1 SQ.FT. Total Proposed Sq. Ft. (including basement): 3,224.3 SQ.FT.

Applicant's Name: Jaehee Kim rachel.k@gmail.com

Home Telephone #: 650) 969-2089 Business Telephone #: 650) 455-3821

Mailing Address: 971 Seena Ave.

City/State/Zip Code: Los Altos, CA 94024

Property Owner's Name: Hae-Chang Lee + Jaehee Kim

Home Telephone #: 650) 969-2089 Business Telephone #: 650) 455-3821

Mailing Address: 971 Seena Ave.

City/State/Zip Code: Los Altos, CA 94024

Architect/Designer's Name: Jaehee Kim Telephone #: 650) 455-3821

*** 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. ***



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 971 Seena Avenue, Los Altos, CA 94024

Scope of Project: Addition or Remodel _____ or New Home X

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

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

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

Address: 971 Seena Avenue, Los Altos, CA 94024
Date: 06/07/13

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: +/- 10,000 sq.ft. square feet
Lot dimensions: Length 138 feet
Width 72 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? 18 feet
What % of the front facing walls of the neighborhood homes are at the front setback ~ 70 %
Existing front setback for house on left +/- 30' ft./on right +/- 15' 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 5
Garage facing front recessed from front of house face n/a
Garage in back yard 6
Garage facing the side n/a
Number of 1-car garages 5; 2-car garages 9; 3-car garages

Address: 971 Seena Avenue, Los Altos, CA 94024

Date: 06/07/13

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 30%, gable style 70%, or other style ___ roofs*?

Do the roof forms appear simple yes or complex _____?

Do the houses share generally the same eave height Varies?

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

What siding materials are frequently used in your neighborhood*?

___ wood shingle 40% stucco ___ board & batten 60% clapboard

___ tile ___ stone ___ brick ___ combination of one or more materials

(if so, describe) _____

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

asphalt shingle

If no consistency then explain: _____

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: 971 Seena Avenue, Los Altos, CA 94024

Date: 06/07/13

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

Does your property have a noticeable slope? No

What is the direction of your slope? (relative to the street)
very slight slope towards backyard (away from 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? No

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.)?

Mature (big) trees, front lawns

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

limited visibility for about 50% of the houses.

proposed property is surrounded by mature trees and is NOT very visible, especially from 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)?

Mature trees surround the property on all 4 sides and act as natural privacy screens. Most of these mature trees are on neighboring properties and will remain. Unimproved public right-of-way is currently mixture of dirt and gravel.

10. Width of Street:

What is the width of the roadway paving on your street in feet? +/- 24'

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

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

Address: 971 Seena Avenue, Los Altos, CA 94024
Date: 06/07/13

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.:

Most of the houses are simple in form with either gable or hip roofs.

Exterior material is either stucco or horizontal siding. Most of the houses are built up to the front setback line.

However, the architectural style and scale of houses vary, with newer houses being built in the last decade.

General Study

- A. Have major visible streetscape changes occurred in your neighborhood?
 YES NO **newer construction/ extensive remodels in past decade**
- B. Do you think that most (~ 80%) of the homes were originally built at the same time?
 YES NO **about 25% were built in past decade, the other 75% are original houses, some extensively remodeled or added onto**
- C. Do the lots in your neighborhood appear to be the same size?
 YES NO **about 75% of the lots on the street are the same size**
- D. Do the lot widths appear to be consistent in the neighborhood?
 YES NO **except for 986, 966 & 981 Seena, which are oriented in the other direction. The lot orientation is inconsistent immediately surrounding site.**
- 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 **There's no prevailing style in our neighborhood. But the new construction will share simple form, similar exterior materials (stucco and cement board horizontal siding).**

Address: **971 Seena Avenue, Los Altos, CA 94024**

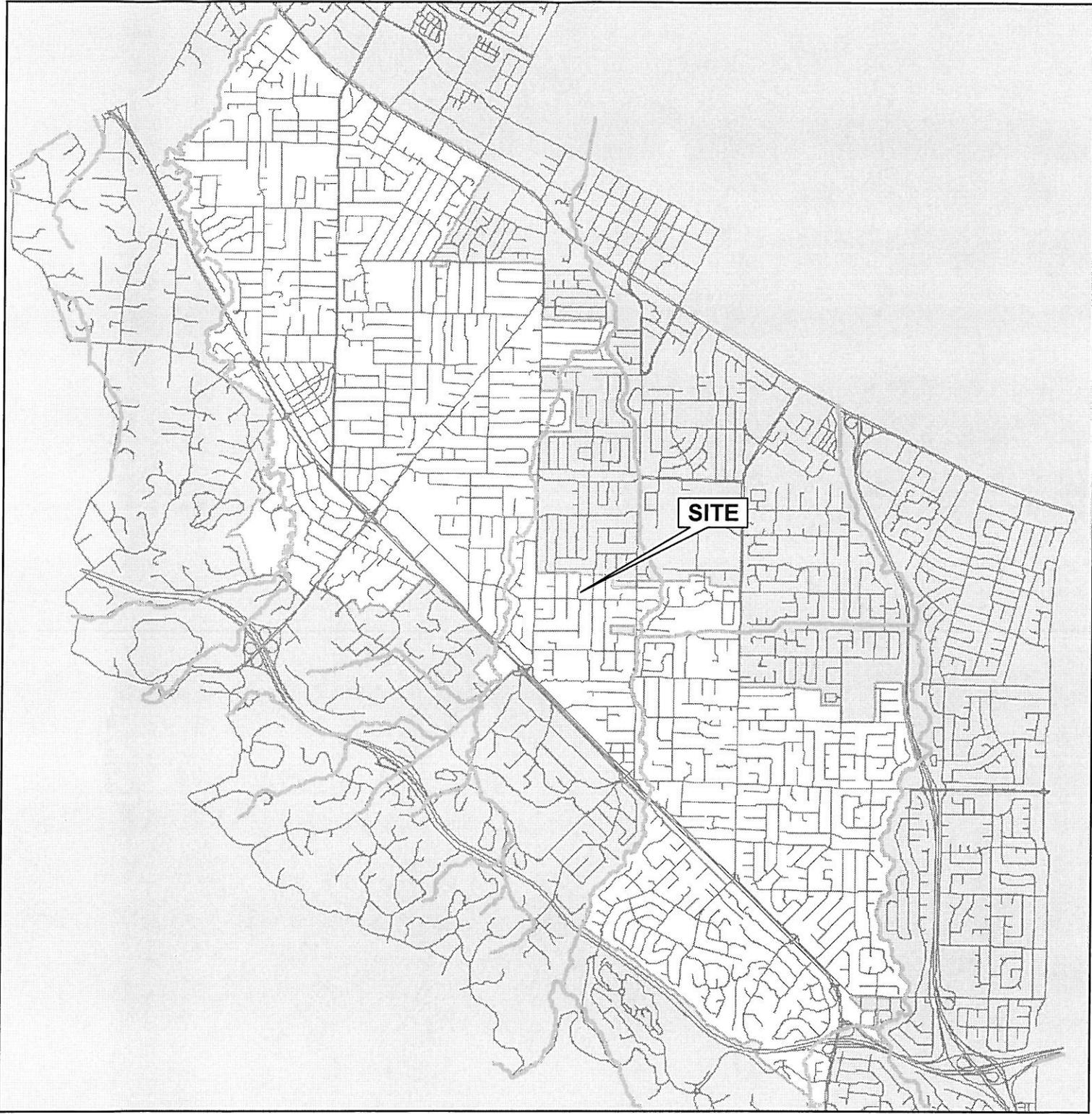
Date: **06/07/13**

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)
981 seena	~15'	~30'	facing covington	2	26'	cement board siding	complex
959 seena	~30'	~70'	front	1	14'	clap board siding	simple
986 seena	~15'	~30'	front	1	14'	clap board siding	simple
966 seena	~21'	~40'	front	1	14'	clap board siding	simple
950 seena	~21'	~35'	detached, back yard	1	14'	clap board siding	simple
940 seena	25'	~30'	front	1	16.5'	stucco	simple
930 seena	25'	~45'	detached, back yard	1	14'	cement bd. siding & stucco	simple

AREA MAP



CITY OF LOS ALTOS

APPLICATION: 13-SC-13
APPLICANT: J. Kim and H. Lee
SITE ADDRESS: 971 Seena Avenue

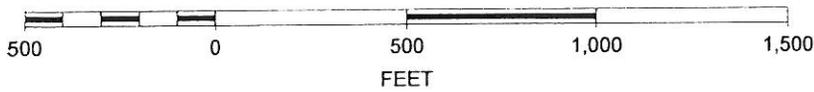


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



CITY OF LOS ALTOS

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SITE ADDRESS: 971 Seena Avenue

Kiely Arborist Services

Certified Arborist WE#0476A
P.O. Box6187
San Mateo, CA 94403
650 - 525 - 1464

April 29, 2013

Ms. Rachel Kim
971 Seena, Avenue
Los Altos, CA 94024

Site: 971 Seena Avenue, Los Altos, CA



Dear Ms. Kim,

As requested on Monday, April 22, 2013, I visited the above site to inspect and comment on the trees. A new home addition is planned for this site and your concern as to the health and safety of the trees has prompted this visit.

Method:

All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on a map provided by you. The trees were then measured for diameter at 54 inches above ground level (DBH or diameter at breast height). The trees were given a condition rating for form and vitality. The trees' condition rating is based on 50 percent vitality and 50 percent form, using the following scale.

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

The heights of the trees were measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments, recommendations and a tree protection plan will be included.

Survey:

Table with 6 columns: Tree#, Species, DBH, CON, HT/SP, Comments. Contains 3 rows of tree survey data including Eugenia and Coast live oak.

971 Seena/4/29/13

(2)

Tree#	Species	DBH	CON	HT/SP	Comments
4	Coast live oak (<i>Quercus agrifolia</i>)	16.6-11.1	55	35/30	Good vigor, fair form, codominant at base.
5*	Redwood (<i>Sequoia sempervirens</i>)	22-16-14	55	70/40	Good vigor, poor form, codominant at base (clump).
6	Hollywood juniper (<i>Juniperus chinensis</i>)	14.5	55	35/15	Good vigor, poor form, multi leader at 1 @base
7	Italian buckthorn (<i>Rhamnus alaternus</i>)	8est	20	15/10	Poor vigor, poor form. @base
8*	Douglas fir (<i>Pseudotsuga menziesii</i>)	36est	55	65/40	Good vigor, poor form, codominant at 8 feet
9	Privet (<i>Ligustrum japonicum</i>)	18.1	50	35/20	Good vigor, poor form, multi leader.
10	Coast live oak (<i>Quercus agrifolia</i>)	18.8	70	45/35	Good vigor, fair form.
11	Coast live oak (<i>Quercus agrifolia</i>)	14.5	65	40/30	Good vigor, fair form.
12	Almond (<i>Prunus amygdalus</i>)	16.4	50	25/20	Poor-fair vigor, poor form, suppressed.
13	Apple (<i>Malus spp</i>)	9.3	65	15/15	Good vigor, fair form.
14*	Redwood (<i>Sequoia sempervirens</i>)	10est	90	35/10	Good vigor, good form.
15*	Redwood (<i>Sequoia sempervirens</i>)	12est	90	35/10	Good vigor, good form.

*denotes neighbors tree

Summary:

The trees on site consist of a mix of native oaks and imported trees. The neighbors redwoods and fir tree are native to California but not this location in Los Altos. The oaks are in fair condition and with the exception of oak #3 will be retained during construction.

The imported trees are in poor to fair condition with no exceptional trees. The buckthorn is barely dead, the fruit trees are quite mature but in fair condition. The Hollywood juniper will be removed to facilitate construction.

The neighbors trees will not be affected by the proposed construction and the existing wooden fence will suffice for tree protection. The trees to be retained if properly protected should have little or no negative effect on their root zones.

Tree Protection Plan:*Tree Protection Zones*

Tree protection zones should be installed and maintained throughout the entire length of the project. Fencing for tree protection zones should be 6' tall, metal chain link material supported by metal 2" diameter poles, pounded into the ground to a depth of no less than 2'. The location for the protective fencing should be as close to the dripline of desired trees as possible, still allowing room for construction to safely continue.

No equipment or materials shall be stored or cleaned inside the protection zones. Areas outside protection zones, but still beneath the tree's driplines, where foot traffic is expected to be heavy, should be mulched with 4-6" of chipper chips and covered with ¾ inch plywood. The spreading of chips will help to reduce compaction and improve soil structure.

Root Cutting and Grading

Any roots to be cut shall be monitored and documented. Large roots (over 2" diameter) or large masses of roots to be cut must be inspected by the site arborist. The site arborist, at this time, may recommend irrigation or fertilization of the root zone. All roots needing to be cut should be cut clean with a saw or lopper. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist. The over dig for the foundation should be reduced as much as possible when roots are encountered.

Trenching and Excavation

Trenching for irrigation, drainage, electrical or any other reason shall be done by hand when inside the dripline of a protected tree. Hand digging and the careful placement of pipes below or besides protected roots will significantly reduce root loss, thus reducing trauma to the tree. All trenches shall be backfilled with native materials and compacted to near its original level, as soon as possible. Trenches to be left open for a period of time, will require the covering of all exposed roots with burlap and be kept moist. The trenches will also need to be covered with plywood to help protect the exposed roots.

Irrigation

Normal irrigation shall be maintained on this site at all times. The oaks under normal conditions will not require irrigation during the summer months unless their root zones are traumatized. On a construction site, I recommend irrigation during winter months, 1 time per month. Seasonal rainfall may reduce the need for additional irrigation. During the warm season, April – November, my recommendation is to use heavy irrigation, 2 times per month. This type of irrigation should be started prior to any excavation. The irrigation will improve the vigor and water content of the trees. The on-site arborist may make adjustments to the irrigation recommendations as needed.

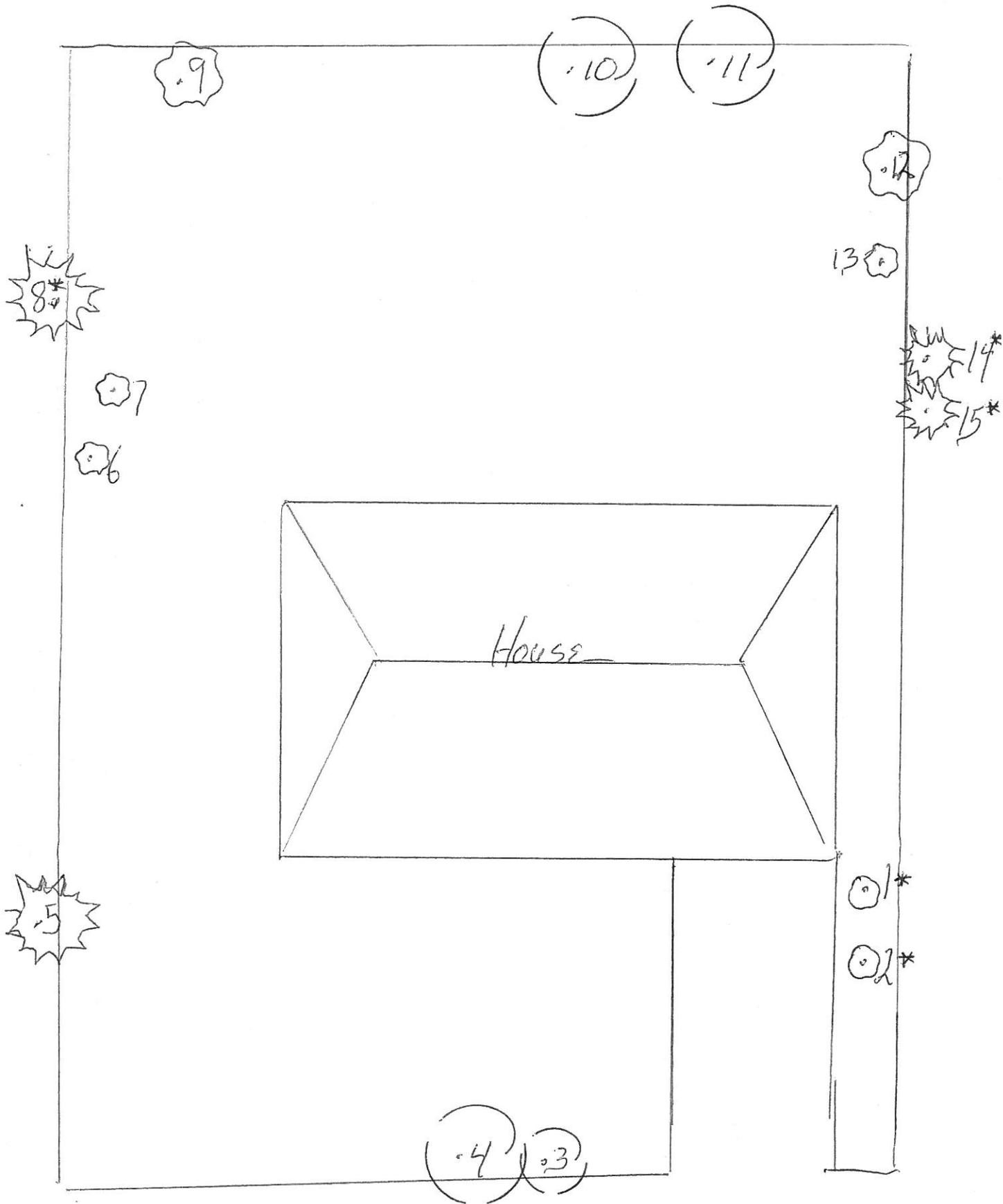
The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,



Kevin R. Kielty
Certified Arborist WE#0476A





971 SEENA AVE

(* : Denotes Neighbors tree)