

DATE: October 1, 2014

AGENDA ITEM #3

**TO:** Design Review Commission  
**FROM:** Lily Lim, Assistant Planner  
**SUBJECT:** 14-SC-28, 633 Almond Avenue

**RECOMMENDATION:**

Approve design review application 14-SC-28 subject to the findings and conditions

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**PROJECT DESCRIPTION**

This project will construct a new two-story home on a vacant lot. The new two-story house includes 2,455 square feet on the first floor and 1,192 square feet on the second floor. The following table summarizes the project's technical details:

<b>GENERAL PLAN DESIGNATION:</b>	Single-Family, Residential
<b>ZONING:</b>	R1-10
<b>PARCEL SIZE:</b>	10,419 square feet
<b>MATERIALS:</b>	Composition asphalt shingle roof, wood shingle siding, stone veneer, wood trim, wood corbels, aluminum clad windows, wrought iron railings, and wood columns

	Existing	Proposed	Allowed/Required
<b>COVERAGE:</b>	n/a	2,866 square feet	3,126 square feet
<b>FLOOR AREA:</b>			
First floor	n/a	2,455 square feet	
Second floor	n/a	1,192 square feet	
Total	n/a	3,647 square feet	3,647 square feet
<b>SETBACKS:</b>			
Front	n/a	25 feet	25 feet
Rear	n/a	25 feet	25 feet
Right side (1 <sup>st</sup> /2 <sup>nd</sup> )	n/a	10 feet/17.5 feet	10 feet/17.5 feet
Left side (1 <sup>st</sup> /2 <sup>nd</sup> )	n/a	10 feet/29 feet	10 feet/17.5 feet
<b>HEIGHT:</b>	n/a	25.5 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 houses in this neighborhood tend to have similar characteristics of massing with low profiles and simple forms, consistent setbacks, and streetscape character. Existing homes have low eave lines, front facing garages and are predominantly one-story in massing. Almond Avenue has a distinct paved sidewalk with rolled curbs on the north side and no paved sidewalk on the south side. Street trees line the north side and varied landscaping on the south side.

This parcel is the result of a recent subdivision which resulted in one standard lot and one flag lot. The subject property (Parcel A) is a 10,419-square-foot vacant parcel and Parcel B is a flag lot with an existing house which will be demolished. Parcel B has been administratively approved for a new one-story home. Building elevations are attached and a site plan has been included in the drawings to show the relationship between both properties.

## **DISCUSSION**

### **Design Review**

In Consistent Character Neighborhoods, good neighbor design has design elements, materials, and scale found within the neighborhood. Proposed projects should "fit in" and lessen abrupt changes. Sizes of homes should not be significantly larger than other homes found in the neighborhood.

The proposed two-story home is designed to minimize bulk and fit in with the one-story homes in the surrounding area. The design uses hip roof forms and wood shingle siding to soften the appearance of the home. The majority of the house, including the second story, is massed towards the east property line, which is adjacent to the flag lot access corridor. There are recessed elements along the front facade, as well as a deeply recessed front porch. The uniform single-story eave lines have an appropriate scale to the single-story elements found in surrounding homes. The overall height of the project is 25 feet, six inches, which is 18 inches below the maximum height limit.

The City's Design Guidelines suggest avoiding designs that make the garage the focal point of a house. A two-car garage fronts the east property line and can be accessed from the common driveway. The approved subdivision allows garage access from the adjacent flag lot corridor. Orienting the garage to face the side property line further minimizes bulk and reduces impacts as viewed from the street. To allow for additional off street parking, the applicant revised the drawings to include an 18-foot deep driveway to meet the City's parking requirement.

A passive second story deck is proposed from the master bedroom. The deck is approximately eleven feet wide and three feet deep and is setback 41 feet from the rear property line. Due to the

flag shaped lot behind this property (Parcel B), the rear yard for Parcel A abuts the side yard for Parcel B. A proposed covered terrace is proposed to be located in the rear left corner of the house. The terrace is within one foot of grade and can be accessed from the family room, breakfast nook, and kitchen.

The project uses high quality materials, composition shingle asphalt roof, wood shingle siding, stone veneer, wood corbels, aluminum clad windows, wrought iron railings, and wood columns. The building materials are cohesive throughout the entire house on all sides. Further, the preservation of two existing Redwood trees buffers the front porch from the street. Overall, the materials are compatible with the surrounding neighborhood and integral to the architectural design of the house.

### **Privacy**

The Design Guidelines suggest placing windows, decks and doors in such a way to minimize the privacy impacts to neighboring properties. The second story is situated closer to the front right portion of the house. The master bedroom has its larger windows and doors facing the rear, a rear deck and a bathroom with one small side facing window and one front facing window. The side facing bathroom window has a sill height of approximately four feet and faces west. Given the large setback, proposed privacy screening west of tree Number 4, and the passive use of the deck, it does not create an unreasonable privacy concern.

Two additional second story bedrooms are located to the east with a total of four side facing windows. Two windows have a passive use and have sill heights of approximately three feet, six inches, while the two bedroom windows have sill heights of approximately four feet. Other windows on the second story face the front and rear. The setback to the bedroom windows is 17 feet, six inches to the property line and 38 feet to the property line opposite the shared driveway. Additional screening is suggested to the west of tree Number 4 to mitigate privacy impacts from the rear facing bedroom windows.

As mentioned in the design discussion, an outdoor terrace is proposed adjacent to the west property line. There is an existing fence in good condition approximately six feet in height and privacy screening is proposed along portions of the west property line. The City's Design Guidelines suggest locating first floor decks as close to grade as possible to lessen privacy concerns. Although the terrace is within one foot of grade, staff suggests extending the proposed privacy screening along west property line next to the outdoor terrace.

With the preservation of the existing landscaping along the east property line, the proposed Carolina Laurel screening trees along the west property line, and setbacks to second floor windows, privacy concerns appear to be adequately mitigated. Given the relatively flat lot, the existing landscaping along the front and side of the property will create a visual buffer for surrounding homes. Existing trees on the subject property, as well as on neighboring properties also provide additional coverage. With the additional privacy screening suggested, this project will provide mitigation measures to maintain a reasonable degree of privacy.

## LANDSCAPING

This project will remove several mature trees within the building envelope. However, three Redwood trees and five Japanese Privet trees will be preserved. Two of the Redwood trees are located in the front yard and one is located in the rear yard. There are four Japanese Privet trees located along the street in the public right-of-way and one located in the rear corner of the property. Additional landscaping is proposed in the front yard and portions along the west property line. An existing Oleander hedge will remain along the east property line, following the path of the shared driveway.

According to the arborist report (attached), the four Japanese Privet trees along the street are in poor condition. Staff has added a condition to replace the existing four trees with two Category III street trees and provide ground cover in the existing landscaped area within the public right-of-way.

## ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15301 of the Environmental Quality Act because it involves a new single-family dwelling in a residential zone.

CC: RH Architects, Architect/Designer  
Abbie Bourgan, Property Owner

### Attachments

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Maps
- D. Building Elevations for Parcel B
- E. Arborist Report

## FINDINGS

14-SC-28 – 633 Almond Avenue (ParcelA)

With regard to the two-story structure, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:

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

## CONDITIONS

14-SC-28 – 633 Almond Avenue (Parcel A)

1. The approval is based on the plans received on September 19, 2014 and the written application materials provide by the applicant, except as be modified by these conditions.
2. Obtain an encroachment permit issued from the Engineering Division prior to doing any work within the public street right-of-way.
3. The applicant/owner agrees to indemnify, defend, protect, and hold City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of City in connection with City's defense of its actions in any proceeding brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project.
4. Extend the privacy screening along the west property line, adjacent to the covered terrace.
5. Extend the privacy screening along the rear property line between tree Number 15 and tree Number 4, and between the proposed Carolina Laurel (east of tree Number 4) and the east property line.
6. All required privacy screening shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.
7. Replace four existing Japanese Privet trees with two Category III street trees and provide ground cover in the existing landscaped area within the public right-of-way.
8. **Prior to building permit submittal, the plans shall include:**
  - a. The conditions of approval shall be incorporated into the title page of the plans;
  - b. Verification that all new additions and altered square footage will comply with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code and provide a signature from a Qualified Green Building Professional;
  - c. The measures to comply with the New Development and Construction 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);
  - 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 driplines of all protected trees; and
- f. The location of any air conditioning units on the site plan and the manufacturer's sound rating for each unit.

9. **Prior to final inspection:**

- a. All front yard landscaping and privacy screening trees shall be maintained and/or installed as required by the Planning Division; and
- b. Submit verification that the addition was built in compliance with the City's Green Building Ordinance (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 # 1106271

<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: 633A Almond Ave, Los Altos, CA

Project Proposal/Use: New 2-story Residence

Current Use of Property: Residential

Assessor Parcel Number(s) 170-32-018 Site Area: 10426

New Sq. Ft.: 3647 Remodeled Sq. Ft.: — Existing Sq. Ft. to Remain: —

Total Existing Sq. Ft.: 0 Total Proposed Sq. Ft. (including basement): 3647

Applicant's Name: Abbie Bourgan

Home Telephone #: 650-492-4087 Business Telephone #: 650-492-1369

Mailing Address: 25875 Estacada Way

City/State/Zip Code: Los Altos Hills, CA 94022

Property Owner's Name: Deborah M. Blackburn

Home Telephone #: 650-917-0891 Business Telephone #: 650-823-7216

Mailing Address: 633 Almond Ave

City/State/Zip Code: Los Altos, CA 94022

Architect/Designer's Name: RH Associates Telephone #: 530-268-3055

\*\*\* 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)



## 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 1<sup>st</sup> 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.

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 633 ALMOND AVE (PARCEL A)

Scope of Project: Addition or Remodel \_\_\_\_\_, New Home    
 Age of existing home if this project is to be an addition or remodel? N/A   
 Is the existing house listed on the City's Historic Inventory? NO

Address: 633 ALMOND AVE (PARCEL A)

Date: 7/30/14

### What constitutes your neighborhood?

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

### Streetscape

#### 1. Typical neighborhood lot size\*:

Lot area: \_\_\_\_\_ square feet

Lot dimensions: Length \_\_\_\_\_ feet

Width \_\_\_\_\_ feet

If your lot is significantly different than those in your neighborhood, then note its: area 10,419, length 104, and width 96.

#### 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 90 %

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

Do the front setbacks of adjacent houses line up? YES

#### 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 4

Garage facing front recessed from front of house face 1

Garage in back yard 0

Garage facing the side 0

Number of 1-car garages 0; 2-car garages 10; 3-car garages 0

Address: 633 ALMOND AVE (PARCEL A)  
Date: 7/30/14

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\*? YES

Are there mostly hip 1, gable style 9, or other style \_\_\_ roofs\*?

Do the roof forms appear simple \_\_\_\_\_ or complex \_\_\_\_\_?

Do the houses share generally the same eave height YES?

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

What siding materials are frequently used in your neighborhood\*?

\_\_\_ wood shingle 2 stucco 8 board & batten \_\_\_ clapboard  
\_\_\_ tile \_\_\_ stone 8 brick \_\_\_ combination of one or more materials  
(if so, describe) \_\_\_\_\_

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

If no consistency then explain: 70% WOOD SHAKE 30% COMP

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: 633 ALMOND AVE (PARCEL A)  
Date: 7/30/14

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)

H/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?

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.)?

BIG TREES, VEGETATION, SIDEWALK, PLANTING STRIP

How visible are your house and other houses from the street?

SOME HOUSES ARE HIDDEN BY HEDGES AND SHRUBBERY

AND OTHERS ARE VISIBLE FROM THE STREET

Are there any major existing landscaping features on your property and how is the unimproved public right-of-way developed in front of your property (gravel, dirt, asphalt, landscape)?

BIG TREES, VEGETATION

CONCRETE ROLLED CURB AND SIDEWALK WITH PLANTING STRIP

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? YES

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

Address: 633 ALMOND AVE (PARCEL A)  
Date: 7/30/14

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.:

RANCH STYLE, GABLED ROOFS, WOOD SHAKE, WOOD SIDING

MUCH VEGETATION

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

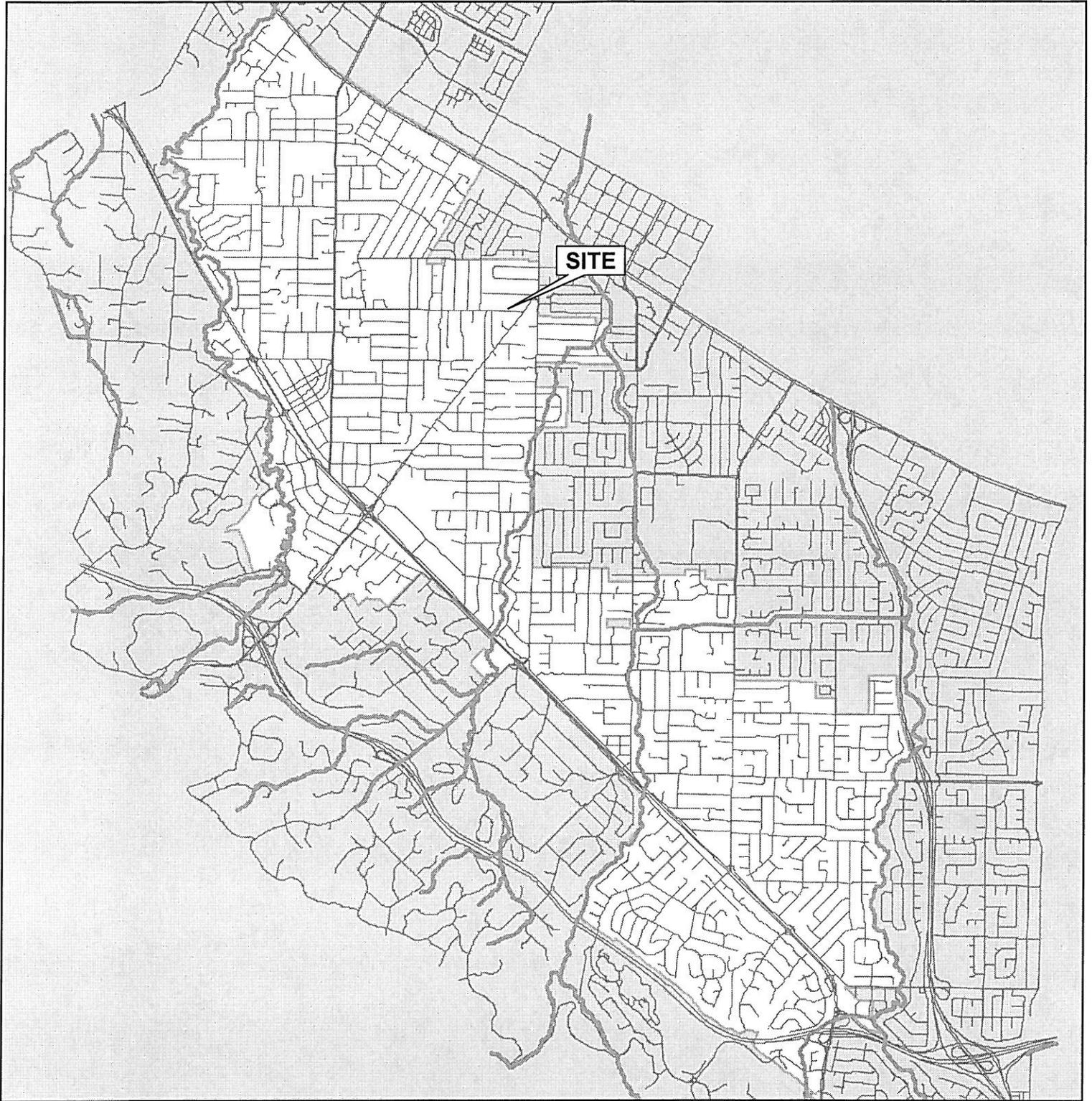
Address: 633 ALMOND AVE (PARCEL A)  
 Date: 7/30/14

### Summary Table

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

Address	Front setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
643 ALMOND AVE	25	Projecting Front	One	16	Wood Shake Wood/Brick	Simple
623 ALMOND AVE	25	Front	One	16	Wood Shake Wood/Brick	Simple
649 ALMOND AVE	25	Projecting Front	One	16	Wood Shake Wood Brick	Simple
646 ALMOND AVE	25	Front	One	16	Wood Shake Wood/Brick	Simple
636 ALMOND AVE	25	Recessed Front	One	16	Wood Shake Wood/Brick	Simple
628 ALMOND AVE	25	Front	One	16	Wood Shake Wood/Brick	Simple
620 ALMOND AVE	25	Projecting Front	Two	24	Comp Roof Stucco/Stone	Simple
607 ALMOND AVE	40	Front	One	16	Wood Shake Wood/Brick	Simple
626 JAY STREET	25	Projecting Front	One	16	Comp Roof Wood/Brick	Simple
634 JAY STREET	25	Front	Two	24	Comp Roof Stucco	Complex

# AREA MAP



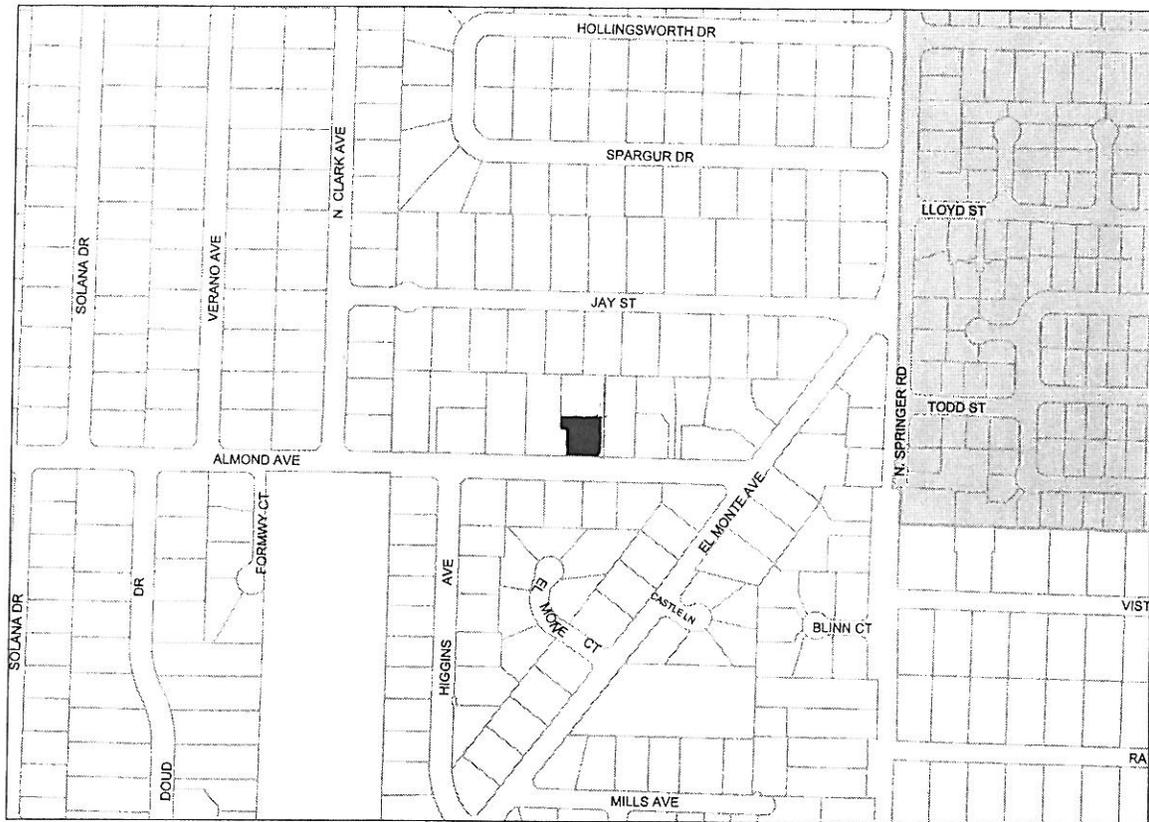
CITY OF LOS ALTOS

**APPLICATION:** 14-SC-28  
**APPLICANT:** A. Bourgan /D. Blackburn  
**SITE ADDRESS:** 633 Almond Avenue, Parcel A

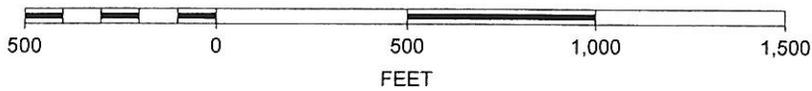


Not to Scale

# VICINITY MAP



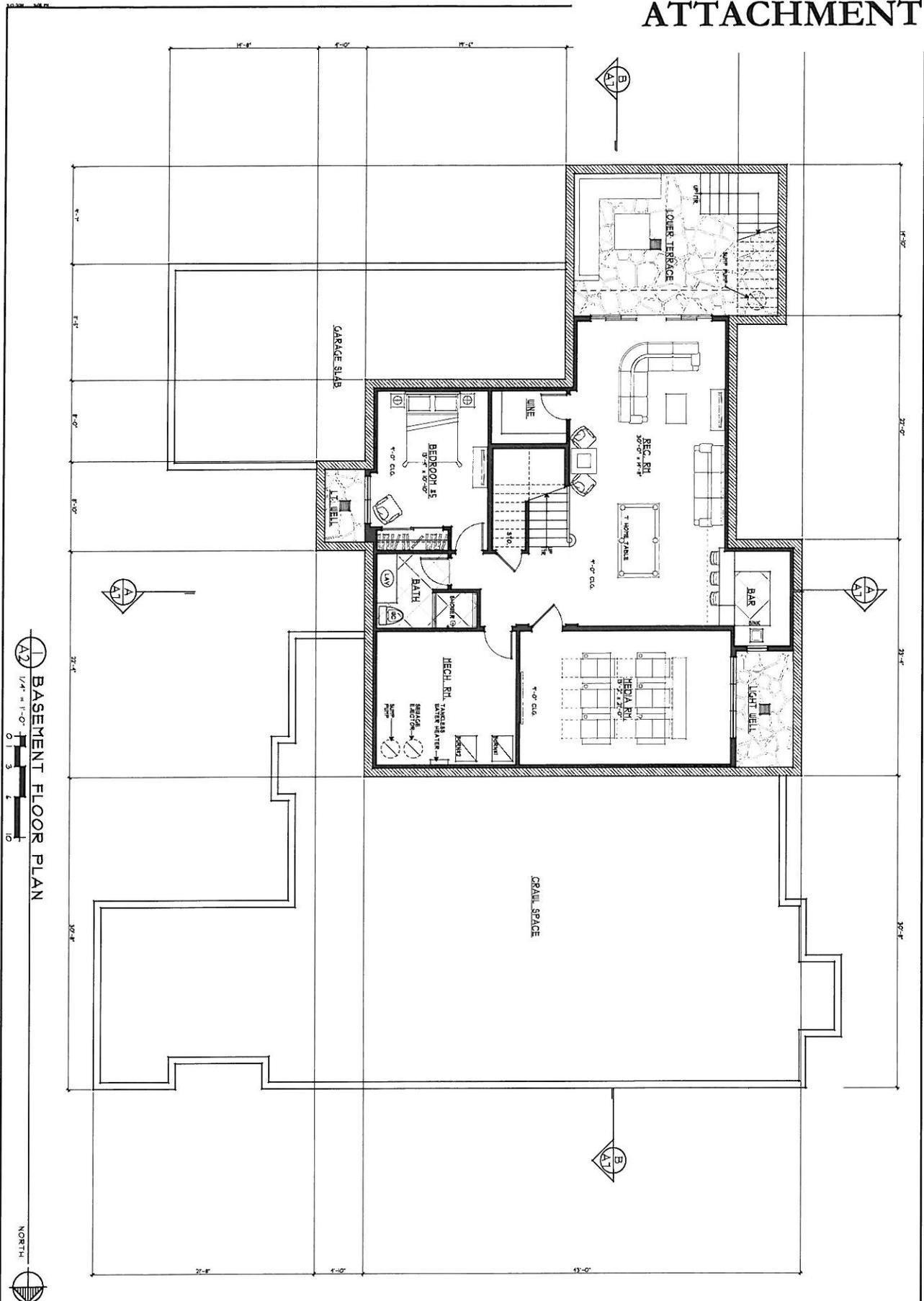
SCALE 1 : 6,000



CITY OF LOS ALTOS

**APPLICATION:** 14-SC-28  
**APPLICANT:** A. Bourgan /D. Blackburn  
**SITE ADDRESS:** 633 Almond Avenue, Parcel A

# ATTACHMENT D



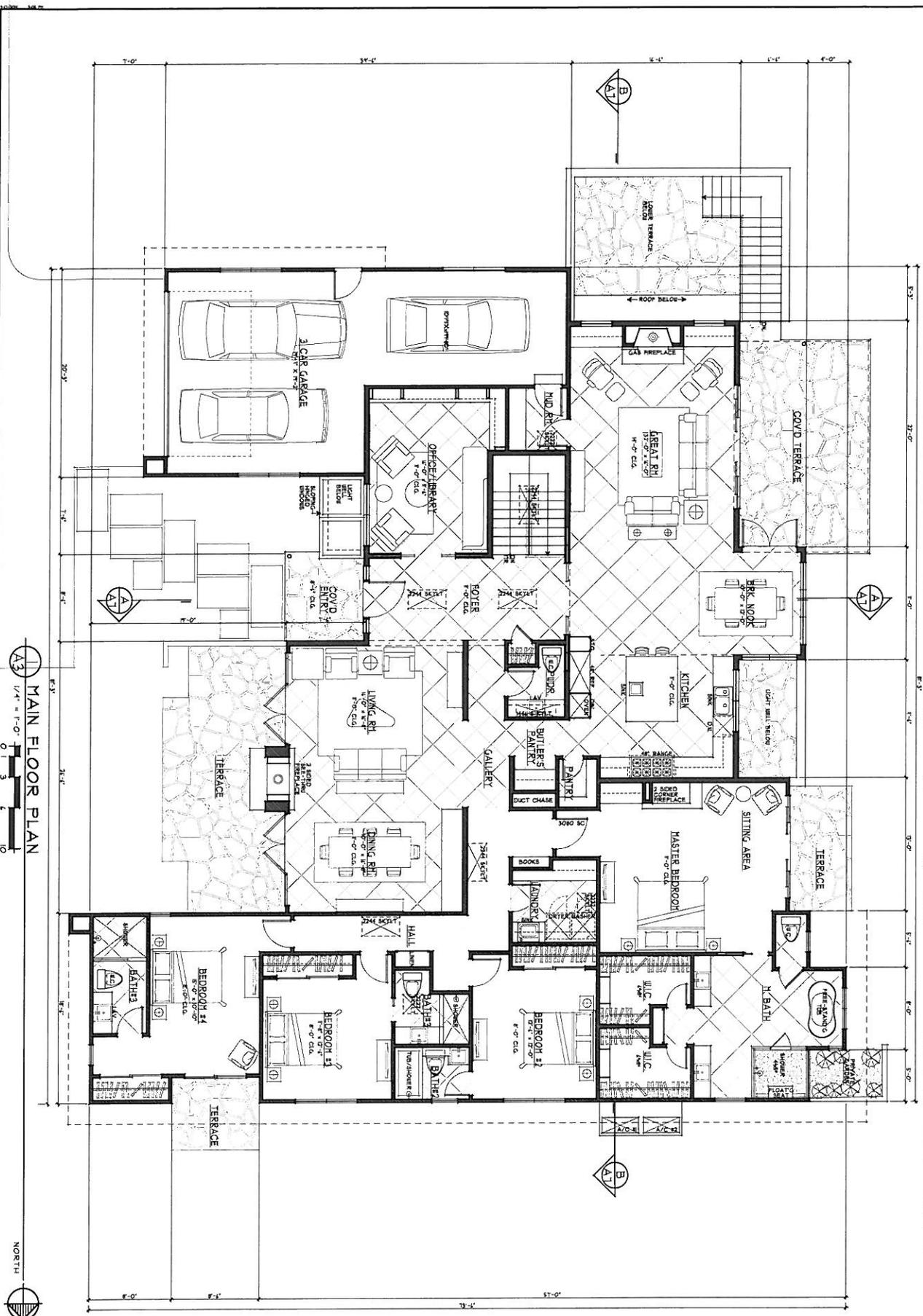
**BASEMENT FLOOR PLAN**  
 1/4" = 1'-0"  
 0 3 6 9 12



sheet number <b>A2</b>	date JUL Y 2014	project number 2210	drawings BASEMENT FLOOR PLAN
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A PROPOSED RESIDENCE FOR:  
**GREEN TEK CONSTRUCTION**  
 633 ALMOND AVE. PARCEL-B LOS ALTOS, CALIFORNIA

**ASSOCIATES**  
 ARCHITECTURE  
 300 BAY STREET  
 ALBANY, CA 94506  
 530.928.5055  
 www.associatesarchitect.com

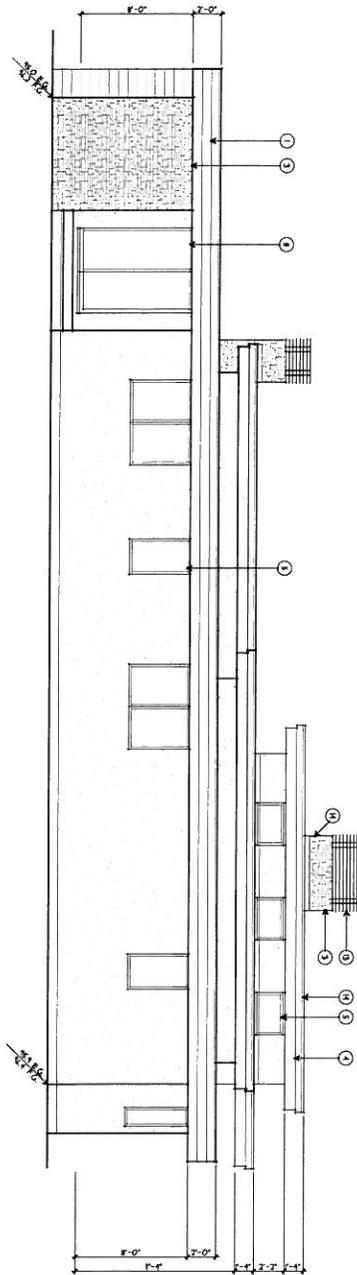


sheet number  
 project number  
 date  
 drawings  
 MAIN FLOOR PLAN

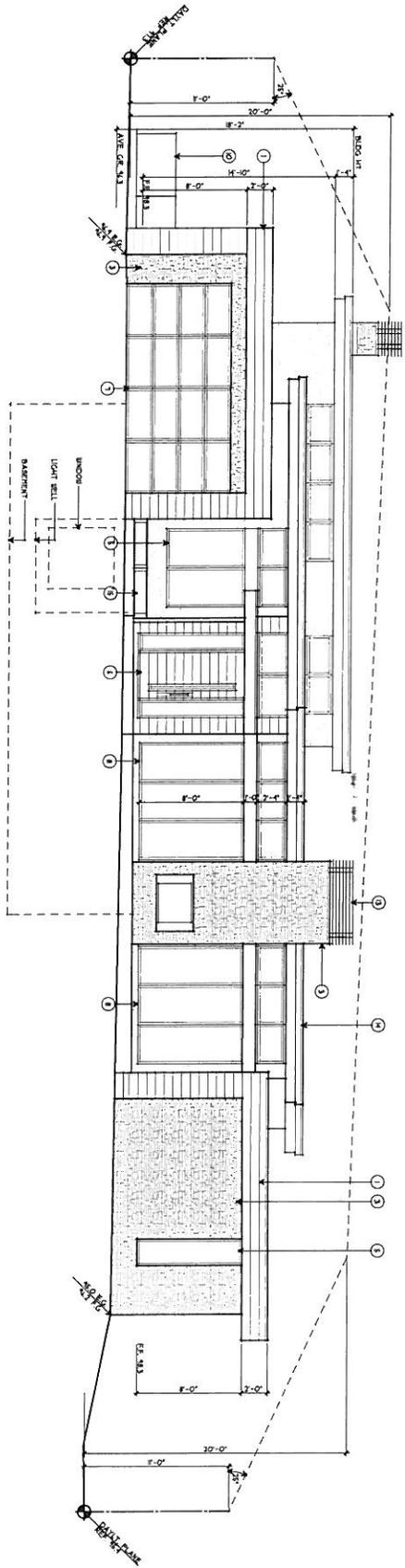
A PROPOSED RESIDENCE FOR:  
**GREEN TEK CONSTRUCTION**  
 633 ALMOND AVE. PARCEL-B LOS ALTOS, CALIFORNIA

**ASSOCIATES ARCHITECTS**  
 2000 AVENUE 108  
 SUITE 100  
 LOS ALTOS, CA 94024  
 TEL: 415.947.8888  
 FAX: 415.947.8889  
 WWW.ASARCHITECTS.COM

**REGISTERED ARCHITECT**  
 STATE OF CALIFORNIA  
 NO. 12345



**NORTH ELEVATION**  
 1/4" = 1'-0"  
 0 1 3 5 7 10



**EAST ELEVATION**  
 1/4" = 1'-0"  
 0 1 3 5 7 10

EXTERIOR FINISH SCHEDULE	
LOCATION	KEYNOTE MATERIAL/COLOR
1	HORIZONTAL WOOD SING
2	STUCCO WITH SMOOTH FINISH 1 BULL NOSE
3	QUARTZITE STONE VENEER
4	WOOD
5	CLAD WOOD BUNGLE - V&B FAIRBANK COLLECTION BY KOLBE 1 KOLBE OR EQ. (WOOD INTERIOR)
6	SOLID WOOD ENTRY DOOR w/ TEMP. GL.
7	ALUMINUM SECTIONAL GARAGE DOOR
8	w/ TEMPERED ONSHORE GLASS COLLECTION BY KOLBE 1 KOLBE OR EQ. (WOOD INTERIOR)
9	CLAD FLUSH PANEL SOLID CORE
10	TEMPERED GLASS
11	ROUND STEEL POST - PAINT
12	STEEL W/BE FLANGE 1 BEAM - PAINT
13	VENETIAN BY CHENEY KING OR EQ.
14	GI FLASHING - PAINT
15	TEMPERED GLASS OVER LIGHT WELL SKYLIGHTS

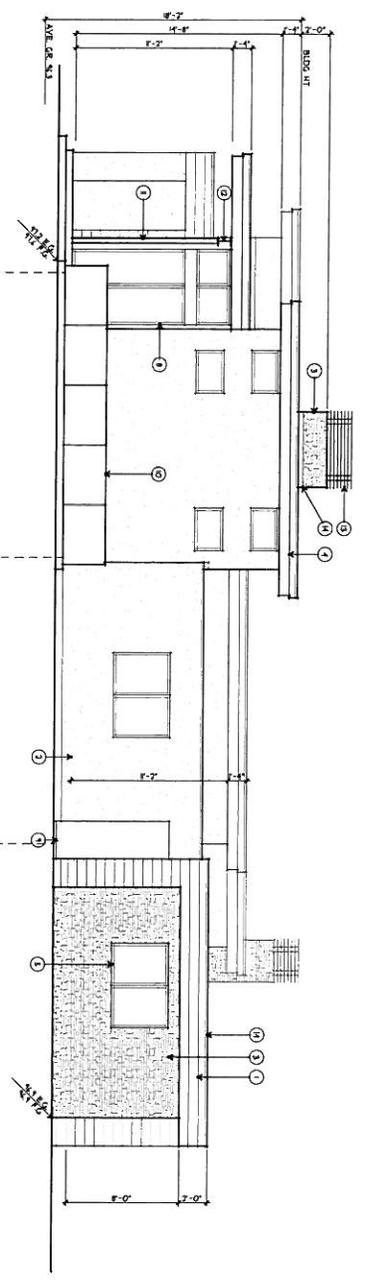
**ASSOCIATES**  
 ARCHITECTS  
 3500 28th Street  
 San Francisco, CA 94118  
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 www.associatesarchitects.com

**A PROPOSED RESIDENCE FOR:**  
**GREEN TEK CONSTRUCTION**  
 633 ALMOND AVE. PARCEL-B LOS ALTOS, CALIFORNIA

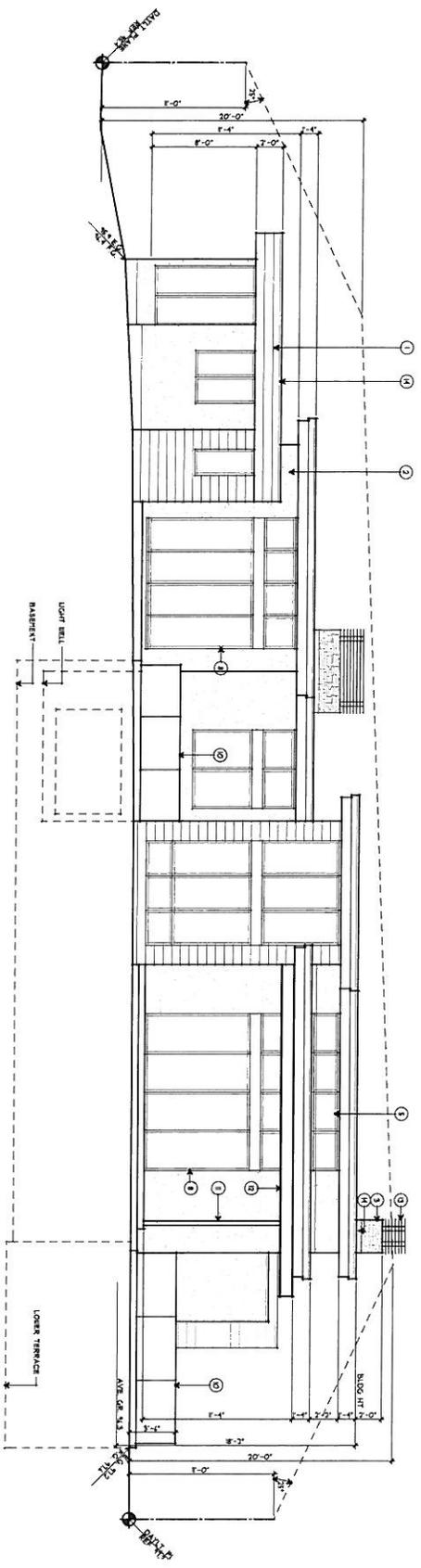
**Drawings**  
 EXTERIOR  
 ELEVATIONS

DATE: JULY 2014  
 PROJECT NUMBER: 2220  
 SHEET NUMBER: 2

**ASB**



**SOUTH ELEVATION**  
 1/4" = 1'-0"  
 0 1 3 6 10



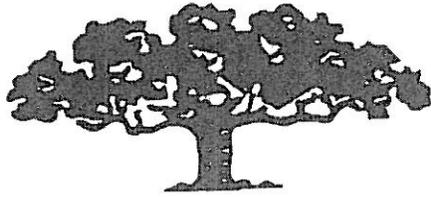
**WEST ELEVATION**  
 1/4" = 1'-0"  
 0 3 6 10

EXTERIOR FINISH SCHEDULE		
LOCATION	KEYNOTE	MATERIAL/COLOR
BALLS	1	HORIZONTAL GOOD BOND
	2	STUCCO WITH SMOOTH FINISH & BULL NOSE
	3	QUARTZITE STONE VENEER
TRIM	4	WOOD
WINDOWS	5	SPY-DROP WINDOW OR VIS FALURE COLLECTION
DOORS	6	SOLID WOOD ENTRY DOOR W/ TEMPE GL
	7	ALUMINUM SECTIONAL GARAGE DOOR W/ TEMPERED OBSOURE GLASS
	8	SPY-DROP DOOR OR VIS FALURE COLLECTION
	9	CLAD FLUSH PANEL SOLID CORE
RAILINGS	10	TEMPERED GLASS
POST	11	ROUND STEEL POST - PAINT
BEAM	12	STEEL WIDE FLANGE I BEAM - PAINT
CHINEL	13	VENETIAN BY CARNIE / KING OR ED
SHROUD	14	CL FLASHING - PAINT
FLASHING	15	TEMPERED GLASS OVER LIGHT WELL
SKYLIGHTS	16	

**ASSOCIATES ARCHITECTS**  
 530-268-3055  
 530-268-3055  
 10000 N. DEER CREEK RD. SUITE 100  
 DUBLIN, CA 94568  
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**A PROPOSED RESIDENCE FOR:**  
**GREEN TEK CONSTRUCTION**  
 633 ALMOND AVE. PARCEL-B LOS ALTOS, CALIFORNIA

DRAWING: EXTERIOR ELEVATIONS  
 REVISIONS:  
 DATE: JULY 2014  
 PROJECT NUMBER: 2320  
 SHEET NUMBER: 1/1



Mayne Tree Expert Company, Inc.

ESTABLISHED 1931 STATE CONTRACTOR'S LICENSE NO. 276793  
CERTIFIED FORESTER • CERTIFIED ARBORISTS • PEST CONTROL • ADVISORS AND OPERATORS

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June 4, 2014

Mr. Abbie Bourgan  
GreenTek Homes, Inc.  
25875 Estacada Wy.  
Los Altos Hills, CA 94022

Dear Mr. Bourgan,

RE: 633 ALMOND AVENUE, LOS ALTOS

At your request, I visited the above site on May 28, 2014. The purpose of my visit was to inspect and comment on the trees located onsite.

**Limitations of this report**

All trees on this report were visually inspected from ground level. Tree #4 is located on the neighboring property and was inspected by looking over the property-line fence. I accept no responsibility for any unseen or unidentified defects associated with the trees on this report.

**Method**

Each tree was identified and given an identification number. This number was scribed onto a metal foil tag and placed at eye level on the trunk of the tree. This number was also placed onto the provided site map to show the approximate locations of the trees on the property. The diameter of each tree was found by measuring forty-eight inches off of the natural grade as described in the Town of Los Altos Heritage Tree Ordinance. The height and canopy spread of each tree have been estimated to show their approximate dimensions. Each tree has been given a condition rating. This rating is based on form and vitality and can be further defined by the following table:

0	-	29	Very Poor
30	-	49	Poor
50	-	69	Fair
70	-	89	Good
90	-	100	Excellent

Lastly, a comments section is provided to give more individual detail for each tree

## Tree Survey

Tree #	Species	Diameter (inches)	Condition (percent)	Height (feet)	Spread (feet)	Comments
1	Canary Island Pine	22.3	50	27	30	Abundance of interior deadwood; codominant top at 18 feet; healthy canopy; slight lean south.
2	Coast Live Oak	19.5	50	35	36	Partially covered root crown; sycamore borer on the trunk; several codominant attachments in the upper canopy; ivy growing up the base; slight lean east; healthy canopy.
3	Apricot	11.9	35	12	15	Root crown covered; three-stem at 5 feet; suppressed by #2; dead top; several stubbed-off limbs present.
3a	Redwood	33.5	85	75	30	Located on the neighbor's property; no tag; within 10 feet of the property line; buttress roots affecting the property line fence; healthy canopy; roots affecting brick pillar; good form.
4	Redwood	33.5	85	75	30	Good form and vigor; within 10 feet of existing home; sprouts around the base; appears to be slightly drought-stressed; roots lifting walkway.
5	Redwood	26.5	85	75	27	Good form and vigor; sprinkler near the base.
6	Albizia	14.7	55	25	33	Root crown covered; codominant at 4½ feet; heavy lateral limbs; several codominant attachments in the upper canopy.
7	California Pepper	35.8	60	25	36	Root crown covered; large burl at the base; codominant at 7 feet with a cavity between the two stems; healthy upper canopy; excess end weight on the lateral limbs; healthy canopy.
8	Redwood	14.4	70	35	21	Thin canopy; appears to be drought-stressed; sprouts around the base; root crown covered; good form; sprinkler head near the base.
9	Redwood	16.6	80	35	19	Root crown covered; healthy canopy; good form.

Tree #	Species	Diameter (inches)	Condition (percent)	Height (feet)	Spread (feet)	Comments
10	Black Acacia	38.6	45	30	60	Abundance of large surface roots; codominant at 8 feet with included bark; cable between the two stems; heavy lateral limbs; thinning upper canopy; sprinkler head near the base.
11	Japanese Privet	7.8	25	10	15	Root crown covered; lower trunk appears to be hollow; large wound on south side of trunk; multi-stem at 6 feet; abundance of interior deadwood; poor health.
12	Japanese Privet	12.3	40	18	21	Root crown covered; codominant at 4½ feet and 6 feet; abundance of interior deadwood; canopy growing through the phone and cable lines; roots lifting the sidewalk.
13	Japanese Privet	14.7	40	25	24	Root crown covered; four-stems at 5 feet; interior deadwood present; growing into the phone and cable lines.
14	Japanese Privet	14.3	40	25	24	Root crown covered; three-stem at 5 feet; abundance of interior deadwood; growing into the phone and cable lines.
15	Japanese Privet	9.0 measured at ground level below the multi-stem attachment; 18.1 when adding the diameters of all stems at 48 inches above grade	50	18	12	Four-stem at 6 inches off of natural grade; these four stems split into eight stems before reaching 4 feet off of natural grade; root crown covered; two sprinkler heads near the base; yellowing upper canopy; this is an overgrown multi-stem shrub.

## Observations

- **Tree #1** is a Canary Island Pine located at the back right corner of the property near the garage. This tree has good vigor with an abundance of interior deadwood and a codominant top at 18 feet. The tree leans slightly to the south due to a competition for light.
  - **Tree #2** is a Coast Live Oak located along the left side of the property near the existing home. This tree has a partially covered root crown, several codominant attachments throughout the canopy, ivy growing up the base, and leans slightly to the east.
  - **Tree #3** is an Apricot tree located near tree #2. This tree is has a dead top, poor form, and several stubbed-off limbs.
  - **Tree #3a** is a large Redwood located on the neighbor's property to the left within 10 feet of the property line. This tree has good form and vigor; some of the tree's roots appear to be affecting the fence and a brick pillar near the fence line.
  - **Tree #4** is medium-sized Redwood located at the front of the home within 5 feet of the existing home. The roots of this tree are affecting the walkway leading to the front of the home. The canopy appears to be drought-stressed.
  - **Tree #5** is a Redwood tree located in the front yard of the home. This tree appears to be healthy and vigorous.
  - **Tree #6** is an Albizia tree located along the front left side of the property. This tree has a full canopy with excess end weight on the lateral limbs. There is a codominant attachment at 4½ feet and several other codominant attachments in the upper canopy.
  - **Tree #7** is a California Pepper tree located in the front of the property. Soil and other organic material cover the root crown of this tree. There is a large burl around the base. I noted a codominant attachment at 7 feet with a small cavity between the two stems. The upper canopy appears to be healthy with excess end weight on the lateral limbs.
  - **Trees #8 and #9** are Redwood trees located in the front of the property. Both of these trees appear to be healthy but are slightly drought stressed
  - **Tree #10** is a large Black Acacia located on the right side of the property near the existing driveway. There is an abundance of large surface roots present and a codominant attachment with included bark at 8 feet. A support cable is installed between the two main stems at 20 feet. I found excess end weight on the lateral limbs and the upper canopy is thinning.
  - **Trees #11-#14** are Japanese privet trees located along the front of the property. These trees are all in different stages of decline. Tree #11 has the worst vigor and appears to be mostly dead. The remaining trees have multi-stem attachments at 5 feet and are growing into the phone and cable lines. All four trees have an abundance of interior deadwood.
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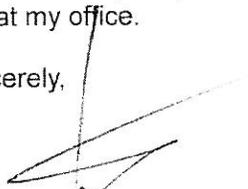
- **Tree #15** is a Japanese Privet located on the left side of the property near the property line fence. I believe this tree to be an overgrown shrub with multiple attachments at 6 inches off of the natural grade. Per City of Los Altos request, I have placed this tree on the report.

**Conclusion**

I recommend removal of trees #3, #10, #11, #12, #13, #14, and #15. All seven of these trees either have poor form, poor vigor, or should be considered hazardous. The remaining trees on site should have routine maintenance that should include deadwood removal, end weight reduction, and root crown excavation.

All tree work performed, as a result of this report, should be accomplished by a qualified, licensed, tree care professional. I believe this report is accurate and based on sound arboricultural principles and practices. If I can be of further assistance, please contact me at my office.

Sincerely,



Jeromey A. Ingalls  
Certified Arborist WE #7076A

JAI:pmd

