



DATE: August 3, 2016

AGENDA ITEM # 3

TO: Design Review Commission
FROM: Sean K. Gallegos, Assistant Planner
SUBJECT: 16-SC-18 – 1325 Concord Avenue

RECOMMENDATION:

Approve design review application 16-SC-18 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for a new two-story house. The project includes 2,658 square feet on the first story and 940 square feet on the second story. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single-family, Residential
ZONING: R1-10
PARCEL SIZE: 10,335 square feet
MATERIALS: Standing seam metal roof, board and batten siding, wood clad aluminum windows and doors, and wood trim

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	1,754 square feet	3,024 square feet	3,100 square feet
FLOOR AREA:			
First floor	1,754 square feet	2,658 square feet	
Second floor	N/A	940 square feet	
Total	1,754 square feet	3,598 square feet	3,617 square feet
SETBACKS:			
Front	39.9 feet	36.25 feet	25 feet
Rear	70.6 feet	52 feet	25 feet
Right side (1 st /2 nd)	8.2 feet/ N/A	6.8 feet/26.75 feet	6.5 feet/11.5 feet
Left side(1 st /2 nd)	7.8 feet/ N/A	9.3 feet/14.2 feet	6.5 feet/11.5 feet
HEIGHT:	14.8 feet	25.5 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located in a Diverse Character Neighborhood, as defined in the City's Residential Design Guidelines. The site is located on the east side of Concord Avenue between Portland Avenue and Eureka Avenue. The houses in this neighborhood tend to have varied architectural styles and massing. However, there are some similar characteristics, such as setbacks, low eave lines and the use of rustic materials, in the neighborhood. The landscaping along Concord Avenue varies; however, portions of the street have a distinct landscape pattern.

Zoning Compliance

The subject property is considered a narrow corner lot, which is defined as a lot that is less than 80 feet in width. For narrow lots, the interior side yard setback is reduced from 10 feet to 10 percent of the width of the lot. When a house has a 35-foot front yard setback, the second story setback may be reduced to five feet. Since the lot is 65 feet in width, the required interior side yard setback is 6 feet, six inches with a second story side yard setback of 11 feet, 6 inches.

DISCUSSION

Design Review

According to the Design Guidelines, in Diverse Character Neighborhoods, good neighbor design has its own design integrity while incorporating some design elements and materials found in the neighborhood.

The structure uses a farmhouse inspired design style with a gabled roof, corbels, board and batten siding, and front porch with columns. The design has integrity as a more modern farmhouse style and incorporates new materials such as a standing seam metal roof to the rustic wood siding and architectural details. The design uses wall articulation on the first story and rustic materials to soften the overall appearance of the home. The smaller single-story elements relate well to the immediate surroundings of the neighborhood. The project incorporates high quality materials that relate well to the existing materials found in the neighborhood. The materials include standing seam metal roof, board and batten siding, aluminum clad windows and wood trim and doors. Overall, the materials are compatible with the surrounding neighborhood and integral to the architectural design of the house.

The proposed project is sensitive to the scale of the neighborhood and incorporates similar forms found within the neighborhood context. The project has low finished floors and nine-foot tall wall plate heights at the first-story and eight-foot tall wall plates at the second-story for an overall height of 25 feet, six inches. The design incorporates simple gable roof forms with a front porch, shed roof and the horizontal eave lines break up the two-story massing of the front elevation and side elevations. The second floor is centered over the first story and visually softened by being recessed within the roofline of the structure. Overall, the project is designed to minimize the perception of bulk and mass, and relate well to the adjacent properties.

Privacy

On the left (north) side elevation of the second story, there are three windows: one egress window in bedroom No. 3 with a three-foot, seven-inch sill height, one small hallway window with a six-foot, sill height, and one egress window in bedroom No. 4 with a three-foot, seven-inch sill height. Due to the placement and sill height of the hallway window, it does not create an unreasonable privacy impact. The bedroom windows may have views of the neighboring property; however, the window sill heights are the maximum allowable for egress. The applicant has worked with staff to incorporate fast growing evergreen screening trees along the left property line to diminish privacy concerns along this property line.

On the right (south) side elevation of the second story, there is one medium-sized dormer window, located above the kitchen, with a 16-foot sill height to the first floor finished floor. Due to the placement and sill heights of the window, it do not create unreasonable privacy impacts.

On the rear (east) elevation of the second story, there are two small windows with six-foot sill heights for bedroom No. 3 and bathroom No. 3. Due to the placement and sill heights of the windows, they do not create unreasonable privacy impacts.

Landscaping

There are 15 trees on the property. The project proposes removal of the nine smaller trees in the front, side and rear yards due to being located in the building footprint or due to their poor condition.

A comprehensive landscaping plan for the property has been provided that incorporates four new trees, front yard landscaping and screening trees. To soften the impact and view from the street, an existing magnolia tree is maintained, and a new Japanese blueberry tree and an eastern redbud tree are proposed in the front yard. Due to house being within the inner two-thirds of the magnolia (No. 5) tree's dripline, an arborist report (Attachment D) evaluates and provides tree protection measures for the tree. The driplines of the remaining trees are not significantly within the footprint of the new house; therefore, the trees are not evaluated in the arborist report. Overall, the project meets the City's landscape regulations and street tree guidelines. Since the project includes a new house and new landscaping areas that exceeds 500 square feet, it is subject to the City's Water Efficient Landscape Ordinance.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act because it involves the construction of a new single-family dwelling in a residential zone.

PUBLIC CONTACT

A public meeting notice was posted on the property and mailed to 11 nearby property owners on Concord Avenue, Sunrise Court and Portland Avenue.

Cc: Dan Rowan and Stephanie Shum, Applicants/Owners
Bronwyn Barry, Architect

Attachments:

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Area, Vicinity and Notification Maps
- D. Tree Survey, Monarch Consulting Arborists LLC

FINDINGS

16-SC-18 – 1325 Concord Avenue

With regard to the design review for the new 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 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 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

16-SC-18 – 1325 Concord Avenue

GENERAL

1. **Approved Plans**

The approval is based on the plans and materials received on July 1, 2016, except as may be modified by these conditions.

2. **Protected Trees**

Trees Nos. 2-4, 6, 10 and 15, the new street trees and the privacy screening trees shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

3. **Encroachment Permit**

An encroachment permit shall be obtained from the Engineering Division prior to doing any work within the public right-of-way including the street shoulder.

4. **Landscaping**

The landscape plan is subject to the City's Water Efficient Landscape Regulations pursuant to Chapter 12.36 of the Municipal Code.

5. **Fire Sprinklers**

Fire sprinklers shall be required pursuant to Section 12.10 of the Municipal Code.

6. **Underground Utilities**

Any new utility service drops shall be located underground from the nearest convenient existing pole pursuant to Chapter 12.68 of the Municipal Code.

7. **Indemnity and Hold Harmless**

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

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

8. **Tree Protection**

Tree protection fencing shall be installed around the dripline, or as required by the project arborist, of trees Nos. 2-4, 6, 10 and 15 as shown on the site plan. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.

PRIOR TO BUILDING PERMIT SUBMITTAL

9. **Conditions of Approval**

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

10. Tree Protection Note

On the grading plan and/or the site plan, show all tree protection fencing and add the following note: "All tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground."

11. Water Efficient Landscape Plan

Provide a landscape documentation package prepared by a licensed landscape professional showing how the project complies with the City's Water Efficient Landscape Regulations.

12. Green Building Standards

Provide verification that the house will comply with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code and provide a signature from the project's Qualified Green Building Professional Designer/Architect and property owner.

13. Underground Utility Location

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

14. Air Conditioner Sound Rating

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

15. Storm Water Management

Show how the project is in compliance with the New Development and Construction Best Management Practices and Urban Runoff Pollution Prevention program, as adopted by the City for the purposes of preventing storm water pollution (i.e. downspouts directed to landscaped areas, minimize directly connected impervious areas, etc.).

PRIOR TO FINAL INSPECTION

16. Landscaping Installation

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

17. Green Building Verification

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

18. Water Efficient Landscaping Verification

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

ATTACHMENT A



CITY OF LOS ALTOS
GENERAL APPLICATION

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

Permit # 1107187

<input type="checkbox"/>	One-Story Design Review	<input type="checkbox"/>	Commercial/Multi-Family	<input type="checkbox"/>	Environmental Review
<input checked="" type="checkbox"/>	Two-Story Design Review	<input type="checkbox"/>	Sign Permit	<input type="checkbox"/>	Rezoning
<input type="checkbox"/>	Variance	<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"/>	Sidewalk Display Permit	<input type="checkbox"/>	Appeal
<input type="checkbox"/>	Historical Review	<input type="checkbox"/>	Preliminary Project Review	<input type="checkbox"/>	Other:

Project Address/Location: 1325 Concord Avenue, Los Altos

Project Proposal/Use: New single-family dwelling Current Use of Property: Single-family dwelling

Assessor Parcel Number(s): 193-34-008 Site Area: 10,335 sf

New Sq. Ft.: 3,592.7 sf Altered/Rebuilt Sq. Ft.: na Existing Sq. Ft. to Remain: 0 sf

Total Existing Sq. Ft.: 1,754 sf Total Proposed Sq. Ft. (including basement): 3,592.7 sf

Applicant's Name: Dan Rowan and Stephanie Shum

Telephone No.: 310-486-1342 Email Address: danjrowan@yahoo.com

Mailing Address: 1408 Knowlton Drive

City/State/Zip Code: Sunnyvale, CA 94087

Property Owner's Name: Dan Rowan and Stephanie Shum

Telephone No.: 310-486-1342 Email Address: danjrowan@yahoo.com

Mailing Address: 1408 Knowlton Drive

City/State/Zip Code: Sunnyvale, CA 94087

Architect/Designer's Name: Bronwyn Barry - One Sky Homes

Telephone No.: 415-819-7978 Email Address: bronwyn@oneskyhomes.com

Mailing Address: 2875 21st Street, Apt.4

City/State/Zip Code: San Francisco, CA 94110

*** 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)

16-SC-18



ATTACHMENT B

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 1325 Concord Avenue, Los Altos

Scope of Project: Addition or Remodel **or New Home**

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

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

Address: 1325 Concord Avenue
Date: April 13, 2016

What constitutes your neighborhood?

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

Streetscape

1. Typical neighborhood lot size*:

Lot area: 13,600 sf _____ square feet

Lot dimensions: Length 180 feet

Width 85 feet

If your lot is significantly different than those in your neighborhood, then note its: area 10,335 sf _____, length 163'-0" _____, and width 65'-0" _____.

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 0 %

Existing front setback for house on left 48'-9" ft./on right 44'-10" 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 11

Garage facing front recessed from front of house face 0

Garage in back yard 0

Garage facing the side 1

Number of 1-car garages 0; 2-car garages 12; 3-car garages 0

Address: 1325 Concord Avenue, Los /
Date: April 13, 2016

4. **Single or Two-Story Homes:**

What % of the homes in your neighborhood* are:
One-story 20%
Two-story 80%

5. **Roof heights and shapes:**

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

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?
Mix of asphalt shingle 80%
If no consistency then explain: Mix of clay tile and wood shake for other 20%.

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: 1325 Concord Avenue, Los /

Date: April 13, 2016

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)

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.)? No consistency.

How visible are your house and other houses from the street or back neighbor's property? All houses are reasonably visible as the side yards are shallow due to relatively narrow lot sizes.

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)?

The front yard has a prominent Magnolia tree that will remain. The rear yard has large Redwoods in the rear corner which will be retained. The sidewalk has an extended asphalt parking space on the street frontage.

10. Width of Street:

What is the width of the roadway paving on your street in feet? 22'-0"

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? Paved.

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 neighborhood has a diverse style of architecture and materials which gives it an eclectic character and enhances the interest and diversity of the street.

General Study

- A. Have major visible streetscape changes occurred in your neighborhood?
 YES NO
- B. Do you think that most (~ 80%) of the homes were originally built at the same time?
 YES NO
- C. Do the lots in your neighborhood appear to be the same size?
 YES NO
- D. Do the lot widths appear to be consistent in the neighborhood?
 YES NO
- E. Are the front setbacks of homes on your street consistent (~80% within 5 feet)?
 YES NO
- F. Do you have active CCR's in your neighborhood? (*p.36 Building Guide*)
 YES NO
- G. Do the houses appear to be of similar size as viewed from the street?
 YES NO
- H. Does the new exterior remodel or new construction design you are planning relate in most ways to the prevailing style(s) in your existing neighborhood?
 YES NO

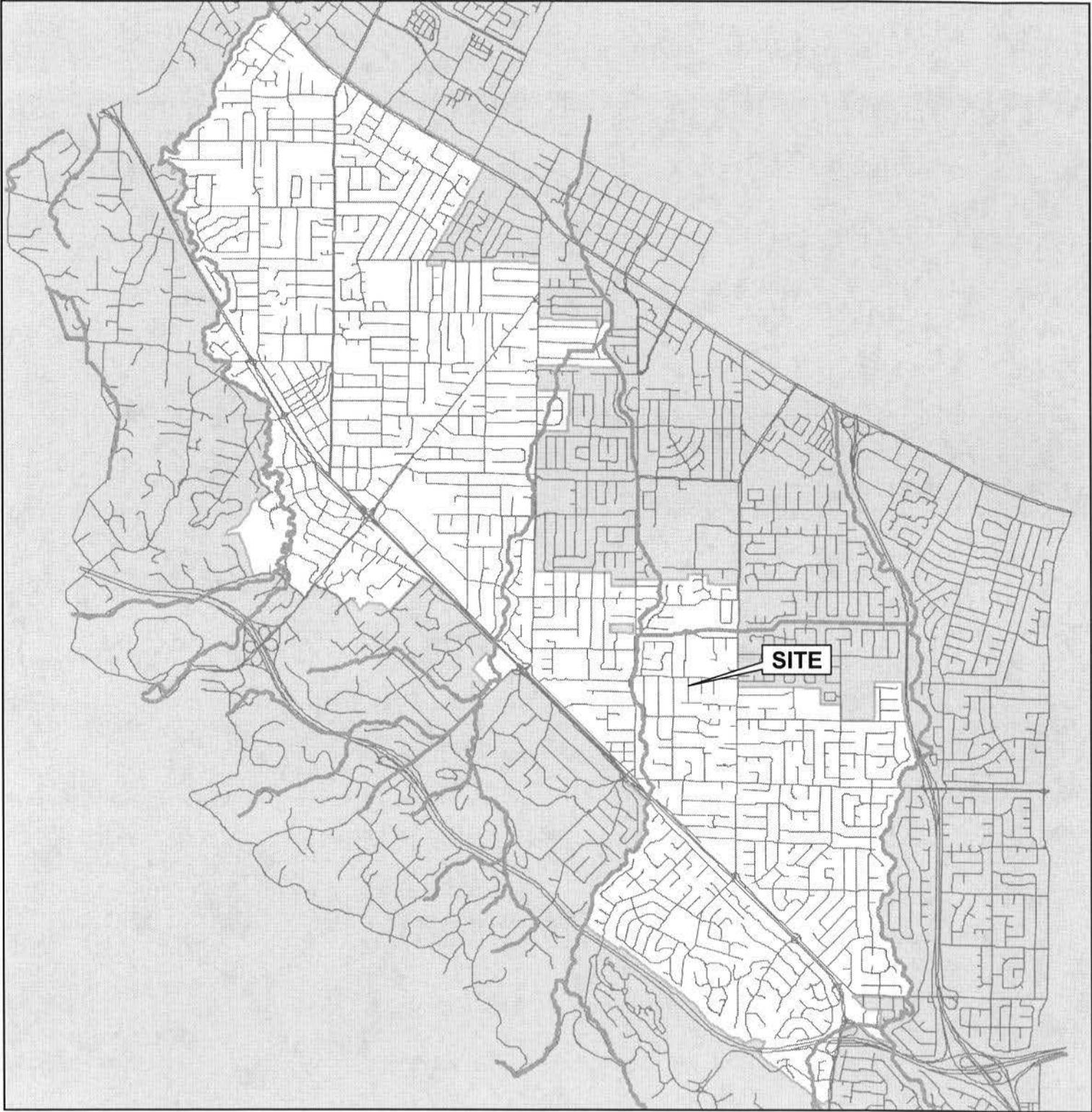
Address: 1325 Concord Avenue, Los /
 Date: April 13, 2016

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)
1160 Portland Avenue	29'	19.5'	front left	one	12'	board & batten	Rancher
1315 Concord Avenue	49'	59'	front left	two	22'	board & batten	Rancher
Existing Home (1325 Concord)	44'	71'	front left	one	12'	stucco	Rancher
1335 Concord Avenue	45'	90.5'	front left	one	12'	siding	Rancher
1345 Concord Avenue	45'	90.5'	front left	two	26'	shingle	Rancher
1150 Portland Avenue	37.5'	36'	front right	two	26'	shingle	Large Ranch
1330 Concord Avenue	33'	111'	front right	two	27'	shingle	Colonial
1340 Concord Avenue	42'	60'	front right	one	12'	stucco	Spanish
1350 Concord Avenue	42'	60'	front right	one	16'	stucco	Simple rancher
1320 Sunrise Court	33.5'	65'	front left	two	22'	Wood siding	Simple hip roof

AREA MAP



CITY OF LOS ALTOS

APPLICATION: 16-SC-18
APPLICANT: D. Rowan and S. Shum
SITE ADDRESS: 1325 Concord Avenue

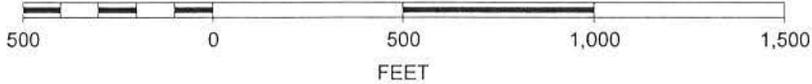


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



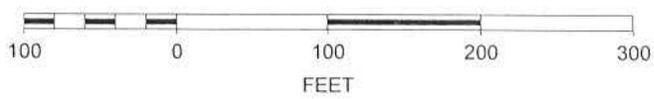
CITY OF LOS ALTOS

APPLICATION: 16-SC-18
APPLICANT: D. Rowan and S. Shum
SITE ADDRESS: 1325 Concord Avenue

1325 Concord Avenue Notification Map



SCALE 1 : 1,500

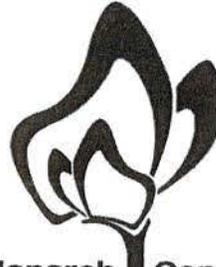


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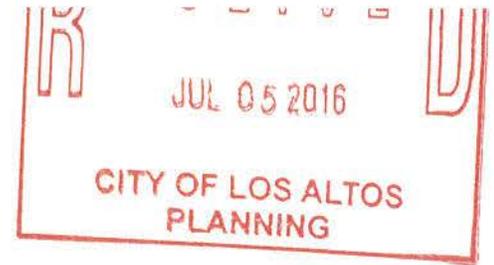


July 2, 2016

Dan Rowan and Stephanie Shum
1325 Concord Avenue
Los Altos, CA 94024



Monarch Consulting Arborists LLC
P.O. Box 1010
Felton, CA 95018
831.331.8982



Summary

The proposed structure encroaches close to the saucer magnolia (*Magnolia x soulangeana*) on 1325 Concord Avenue. The tree is in fair condition with fair suitability for preservation. The magnolia will be moderately impacted by the proposed project and there are two critical processes that need to occur to help ensure the tree's survival which are watering and exclusion from the root area. Encroachment on the side near the construction is at about 12 feet and a critical root zone encroachment of a distance between 7 and 10 feet is acceptable on one side. Placing the fence at 7 feet on the construction side and 15 feet on the remaining sides would allow room to build the house and protect the tree's root zone.

Introduction

Background

The property owners plan on demolishing the existing single story structure and building a new two story house on the property. Assistant Planner Sean Gallegos expressed concerns for the saucer magnolia because a portion of the proposed structure encroaches close to the tree.

Assignment

Provide an arborist's report that includes an assessment of the tree. The assessment is to include the species, size (trunk diameter), condition (health and structure), and suitability for preservation ratings. Provide tree protection specifications and influence ratings.

Limits of the assignment

The information in this report is limited to the condition of the tree during my inspection on June 28, 2016. No other trees protected or otherwise were assessed for this assignment. The plans reviewed for this assignment were as follows: Site plans A1 through A6 dated June 9, 2016 provided by One Sky Homes. No grading, drainage, utility, or landscape plans were assessed or provided.



Purpose and use of the report

The report is intended to address the saucer magnolia within the plan area that could be affected by the project. The report is to be used by the property owner, their agents, and the City of Los Altos as a reference for existing tree conditions and to help satisfy the planning requirements.

Observations

The property is located on the east side of Concord Avenue and contains a single story “L” shaped structure with the garage and driveway to the north and a turf area to the south. Between the driveway and turf is the saucer magnolia with a trunk diameter of 18 inches (56.5 inches in circumference) measured at its smallest point below the three stem bifurcation. The tree has codominant stems with diameters of 10, 7, and 9 inches measured at 48 inches above grade. The crown has normal foliar color and size with somewhat sparse density. The live crown ratio is about 40 percent with the lower branches void of leaves and most of the foliage concentrated at the top and on branch ends (lions-tailed). The scaffold system contains three primary codominant stems spreading about 15 feet in all directions with a short trunk. The trunk flare is partially buried and there are no visible buttressing roots. The area immediately under the tree is covered in large river rock with dying turf to the south and west, the paver stone driveway to the north, and the existing structure and concrete walkway to the east.

The plans for the new structure are largely within the foot print of the existing structure or walkway under the tree. The open part of the “L” shaped house will be consumed by the new structure eliminating the turf and keeping the current setback from the road aligning with the existing garage. The proposed structure is about twelve feet from the tree to the east and the roof overhang extends another two to three feet toward the west.

Discussion

Inventory

The City of Los Altos Tree Ordinance Chapter 11.08 states protection criteria as the following:

1. Any tree that is 48-inches (four feet) or greater in circumference when measured at 48-inches above the ground.

Because the magnolia has a trunk circumference of 56 inches at its smallest point or a combined trunk diameter of 26 inches (82 inches in circumference) if you add the three stems, it is protected by the city ordinance.



Condition

A tree's condition is a determination of its overall health and structure based on five aspects: Roots, trunk, scaffold branches, twigs, and foliage. The assessment considered both the health and structure of the trees for a combined condition rating. The crown, trunk, trunk flare, and above ground roots were inspected from the ground.

- Exceptional = Good health and structure with significant size, location or quality.
- Good = No apparent problems, good structure and health, good longevity for the site.
- Fair = Minor problems, at least one structural defect or health concern, problems can be mitigated through cultural practices such as pruning or a plant health care program.
- Poor = Major problems with multiple structural defects or declining health, not a good candidate for retention.
- Dead/Unstable = Extreme problems, irreversible decline, failing structure, or dead.

The magnolia has good vigor or "health" and fair structure because of its codominant stem nature, low live crown ratio, and lions-tailed branch structure. I would consider the tree to be in fair overall condition.

Suitability for preservation

A tree's suitability for preservation is determined based on its health, structure, age, species characteristics, and longevity using a scale of good, fair, or poor. The following list defines the rating scale (Tree Care Industry Association, 2012):

- Good = Trees with good health, structural stability and longevity.
- Fair = Trees with fair health and/or structural defects that may be mitigated through treatment. These trees require more intense management and monitoring, and may have shorter life spans than those in the good category.
- Poor = Trees in poor health with significant structural defects that cannot be mitigated and will continue to decline regardless of treatment. The species or individual may possess characteristics that are incompatible or undesirable in landscape settings or unsuited for the intended use of the site.

Because of the issues regarding the condition of the tree and according to WUCOLS IV (Water Use Classification of Landscape Species) the species is a moderate water user and somewhat drought intolerant, I considered the tree to have fair suitability for preservation.



Influence level

Influence level defines how a tree may be affected by construction activity and proximity to the tree, and is described as low, moderate, or high. The following scale defines the impact rating:

- Low = The construction activity will have little influence on the tree.
- Moderate = The construction may cause future health or structural problems, and steps must be taken to protect the tree to reduce future problems.
- High = Tree structure and health will be compromised and removal is recommended, or other actions must be taken for the tree to remain. The tree is located in the building envelope.

Because the existing house and the proposed structure are primarily located in the same place with the exception of the new portion south of the existing garage, the influence the project will have on the tree is moderate to low. There are two critical processes that need to occur to help ensure the tree's survival which are watering and protection fence or exclusion from the root area.

Tree protection

The tree protection zone (TPZ) is the defined area in which certain activities are prohibited to minimize potential injury to the tree. The TPZ can be determined by a formula based on species tolerance, tree age, and diameter at breast height (DBH) (Matheny, N. and Clark, J. 1998) or as the drip line in some instances. The City of Los Altos requires fence be installed no closer to the trunk than the drip line.

This would require a fifteen foot tree protection radius around the tree. Encroachment on the side near the construction is at about 12 feet and a critical root zone encroachment of a distance between 7 and 10 feet is acceptable. Placing the fence at 7 feet on the construction side would allow room to build the house and protect the critical root zone area of about 5 times the trunk diameter distance.



Conclusion

Assistant Planner Sean Gallegos expressed concerns for the saucer magnolia because a portion of the proposed structure encroaches close to the tree. The tree has a trunk circumference greater than 48 inches at 48 inches above grade and is protected by the city ordinance. The proposed structure is about twelve feet from the tree to the east and the roof overhang extends another two to three feet toward the west. The magnolia is in fair condition, has good vigor or "health" and fair structure because of its codominant stem nature, low live crown ratio, and lions-tailed branch structure. The tree has fair suitability for preservation and is a moderate water user. The magnolia will be moderately impacted by the proposed project because the existing house and the proposed structure are primarily located in the same place. There are two critical processes needing to occur to help ensure the tree's survival which are as follows: watering and exclusion from the root zone. The City of Los Altos requires fence be installed no closer to the trunk than the drip line which would require a fifteen foot tree protection radius around the tree. Encroachment on the side near the construction is at about 12 feet and a critical root zone encroachment of a distance between 7 and 10 feet is acceptable on one side. Placing the fence at 7 feet on the construction side and 15 feet on the remaining sides would allow room to build the house and protect the critical root zone.

Recommendations

Fence

Place tree protection fence at a 15 foot radius around the tree to the north (over the paver driveway), west, and south into the turf areas. Modify the distance to 7 to 10 feet on the east side to accommodate the construction. Tree protection fence should be established prior to the arrival of construction equipment or materials on site. Fence should be comprised of six-foot high chain link fence mounted on eight-foot tall, 1 7/8-inch diameter galvanized posts, driven 24 inches into the ground (except over the paver driveway) and spaced no more than 10 feet apart. Once established, the fence must remain undisturbed and be maintained throughout the construction process until final inspection.

The fence should be maintained throughout the site during the construction period and should be inspected periodically for damage and proper functions.

Fence should be repaired, as necessary, to provide a physical barrier from construction activities.



Watering and mulching

Place soaker hoses over the river rock or remove the river rock and place 2 to 4 inches of mulch, bark, wood chips or other coarse woody debris on the soil surface within the 15 foot tree protection radius.

Water the tree with a minimum of 180 gallons of water every two weeks during the construction process.

If systematic irrigation is not possible soaker hoses can be placed around the tree and attached to a regular hose and hose bib or quick coupler in the landscape. Irrigation hoses and emitters should be placed under the mulch layer on the soil surface. Timers can be attached to both quick couplers or conventional hose bibs to ensure regular watering. Deep watering should be performed at least twice a month between May and November during construction or until normal rainfall resumes. Watering amounts should be approximately 10 gallons of water per inch trunk diameter every other week.

Monitoring

Any trenching, construction or demolition that is expected to damage or encounter tree roots should be monitored by the project arborist or a qualified ISA Certified Arborist and should be documented.

The site should be evaluated by the project arborist or a qualified ISA Certified Arborist after construction is complete, and any necessary remedial work that needs to be performed should be noted.

Restrictions Within the Tree Protection Zone

No storage of construction materials, debris, or excess soil will be allowed within the Tree Protection Zone. Spoils from the trenching shall not be placed within the tree protection zone either temporarily or permanently. Construction personnel and equipment shall be routed outside the tree protection zones.

Root Pruning

Root pruning shall be supervised by the project arborist. When roots over two inches in diameter are encountered they should be pruned by hand with loppers, handsaw, reciprocating saw, or chain saw rather than left crushed or torn. Roots should be cut beyond sinker roots or outside root branch junctions and be supervised by the project arborist. When completed, exposed roots should be kept moist with burlap or backfilled within one hour.



Tree Pruning and Removal Operations

All tree pruning or removals should be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree pruning should be specified in writing according to ANSI A-300 pruning standards and limitations and adhere to ANSI Z133.1 safety standards.

Tree Protection Signs

All sections of fencing should be clearly marked with signs stating that all areas within the fencing are Tree Protection Zones and that disturbance is prohibited. Text on the signs should be in both English and Spanish.

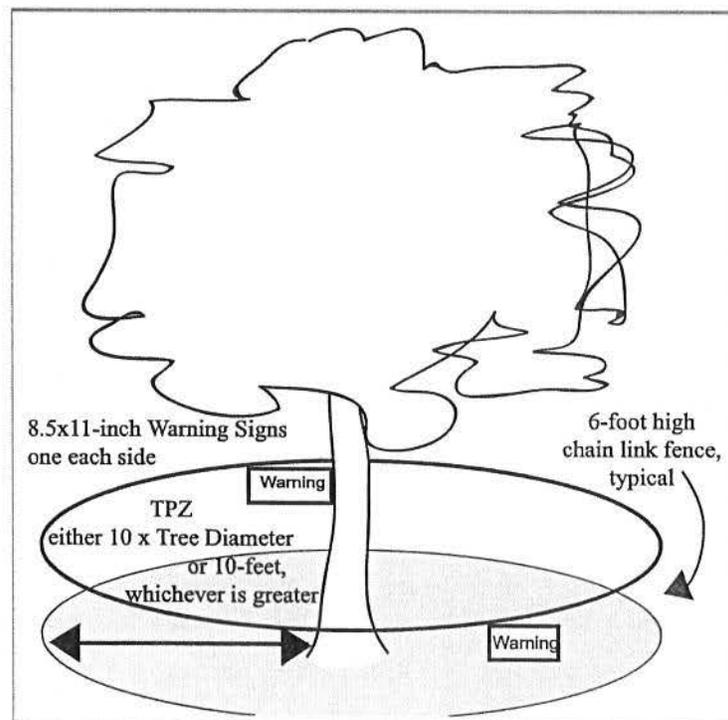


Figure 1: Type I Tree protection with fence placed at a radius of ten times the trunk diameter. Image City of Palo Alto 2006.



Tree Protection Signs
English

WARNING
Tree Protection Zone

**This Fence Shall not be moved without
approval. Only authorized personnel
may enter this area!**

Project Arborist



Spanish

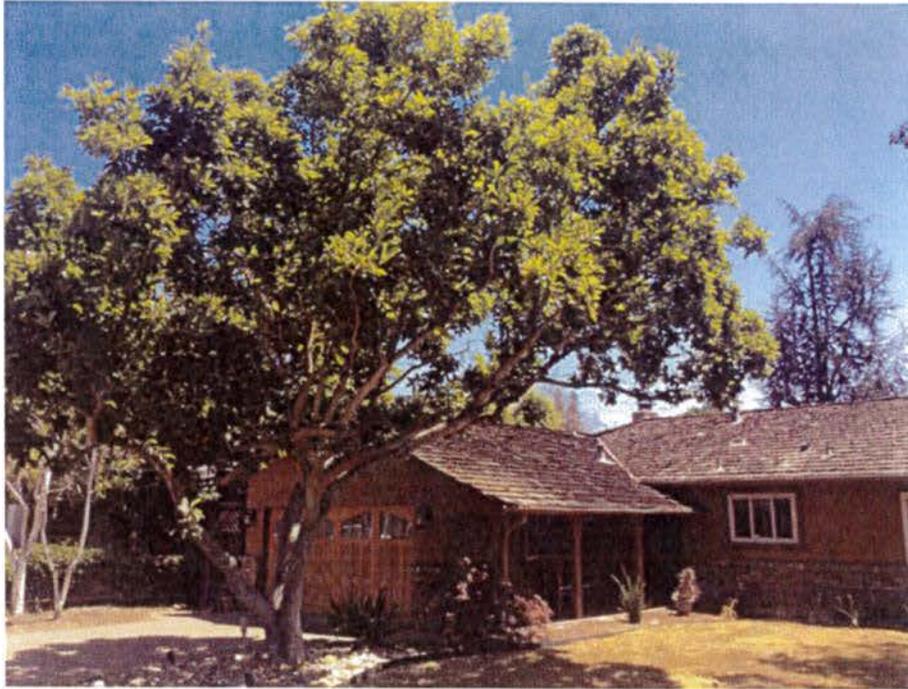
CUIDADO
Zona De Arbol Pretejido

**Esta cerca no sera removida sin
aprobacion. Solo personal autorizado
entrara en esta area!**

Project Arborist



Appendix A: Photographs



Qualifications, Assumptions, and Limiting Conditions

Any legal description provided to the consultant is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the consultant cannot be responsible for the accuracy of information provided by others.

The consultant shall not be required to give testimony or attend meetings, hearings, conferences, mediations, arbitration, or trials by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

This report and any appraisal value expressed herein represent the opinion of the consultant, and the consultant's fee is not contingent upon the reporting of a specified appraisal value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference. Inclusion of said information with any drawings or other documents does not constitute a representation as to the sufficiency or accuracy of said information.

Unless otherwise expressed: a) this report covers only examined items and their condition at the time of inspection; and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of plants or property may not arise in the future.



Certification of Performance

I Richard Gessner, Certify:

That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and/or appraisal is stated in the attached report and Terms of Assignment;

That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

That the analysis, opinions and conclusions stated herein are my own;

That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;

That no one provided significant professional assistance to the consultant, except as indicated within the report.

That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any other subsequent events;

I further certify that I am a Registered Consulting Arborist® with the American Society of Consulting Arborists, and that I acknowledge, accept and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Board Certified Master Arborist®. I have been involved with the practice of Arboriculture and the care and study of trees since 1998.

Richard J. Gessner




ASCA Registered Consulting Arborist® #496
 ISA Board Certified Master Arborist® WE-4341B
 ISA Tree Risk Assessor Qualified

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