TOWN OF LOS GATOS
PLANNING COMMISSION STAFF REPORT
Meeting Date: October 10, 2012

ITEM NO: 3

PREPARED BY: Suzanne Avila, Senior Planner
savila@losgatosca.gov

APPLICATION NO: Architecture and Site Application S-12-074

LOCATION: **109 Spreckles Avenue** (westerly side of Spreckles Avenue, just north of Loma Alta Avenue)

APPLICANT: Gary Kohlsaat, Architect

PROPERTY OWNER: Kelly & Margaret Ryan

CONTACT: Gary Kohlsaat

APPLICATION SUMMARY: Requesting approval to demolish an existing single-family residence and to construct a new residence on property zoned R-1:20. APN 532-30-047.

DEEMED COMPLETE: September 14, 2012
FINAL DATE TO TAKE ACTION: March 14, 2013

RECOMMENDATION: Approval

PROJECT DATA:

General Plan Designation:	Single Family Residential
Zoning Designation:	R-1:20
Applicable Plans & Standards:	Zoning Ordinance General Plan Residential Design Guidelines Hillside Specific Plan
Parcel Size:	53,387 sq. ft.

Surrounding Area:

	Existing Land Use	General Plan	Zoning
North	Single family residential	Low Density Residential	R-1:10
East	Single family residential	Low Density Residential	R-1:8
South	Single family residential	Low Density Residential	R-1:20
West	Single family residential	Low Density Residential	R-1:10

CEQA: This project is categorically exempt pursuant to Section 15303 of the CEQA Guidelines.

FINDINGS:

- As required by Section 15303 of the State Environmental Guidelines as adopted by the Town that this project is Categorically Exempt.
- As required by Section 29.10.09030(e) of the Town Code for the demolition of a single-family residence.
- That the project complies with the Residential Design Guidelines.
- That the project is consistent with the Hillside Specific Plan.

CONSIDERATIONS:

- As required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application.

ACTION: The decision of the Planning Commission is final unless appealed within ten days.

EXHIBITS:

1. Location map (one page)
2. Required findings and considerations (two pages)
3. Recommended conditions of approval (10 pages)
4. Applicant's letter (three pages), received August 8, 2012
5. Project data sheet (one page)
6. Color and material board (one page)
7. Consulting Architect's Report (four pages), received September 27, 2012
8. Arborist Report (34 pages), received September 7, 2012
9. Email correspondence from Ken & Julie Houp (one page), received September 26, 2012
10. Email correspondence from Paul & Marianne Zuhorski (one page), received September 27, 2012
11. Letter from Larry & Becky Wong (three pages), received September 28, 2012
12. Letter from Kenneth & Mabel Lai (four pages), received September 28, 2012
13. Development plans (13 sheets), received September 14, 2012

BACKGROUND:

The subject property is developed with a one-story single-family residence with an attached garage. The house was built in 1949 and is in poor condition. There are a number of trees on the

site, most of which are oaks. The site has approximately 44 feet of frontage on Spreckles Avenue. A short driveway stem provides access to the 1.2 acre parcel.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The project site is located at 109 Spreckles Avenue, on the westerly side of Spreckles Avenue just north of Loma Alta Avenue. Surrounding properties are all developed with single-family homes. Existing home sizes in the immediate area range from 959 to 3,221 square feet.

B. Architecture and Site Approval

Architecture and Site approval is required for the demolition of the existing residence and to construct a new residence. This application was forwarded to the Planning Commission since the proposed residence will be larger than surrounding homes.

C. Zoning Compliance

A single-family residence is a permitted use in the R-1 zone. The project is in compliance with height, setback and building coverage limitations as well as parking requirements.

ANALYSIS:

A. Architecture and Site

The applicant is proposing to demolish an existing single family residence and to construct a new 4,693 square foot two-story residence with a 725 square foot attached garage (5,418 square feet total), a bocce ball court, swimming pool and spa. The Hillside Development Standards and Guidelines (HDS&G) is used to determine the maximum allowable floor area since the lot is larger than 30,000 square feet. Applying the HDS&G slope reduction formula, it was determined that the maximum floor area for the property is 6,400 square feet. Because the lot has an average slope of 17% the HDS&G also applies for consideration of grading, drainage, driveway and parking and retaining walls. The Residential Design Guidelines is otherwise the guiding document for the subject property.

General project data is included in Exhibit 5. The driveway has been designed to provide an emergency vehicle turnaround as required by the Santa Clara County Fire Department. The applicant's project description and letter of justification is attached as Exhibit 4.

The plans were reviewed by staff and the Consulting Architect and determined to be in compliance with the Residential Design Guidelines. The Consulting Architect commented that the proposed house is exceptionally well designed with a strong traditional style that is suitable to the neighborhood and an abundance of appropriate form and detail on all elevations (see Exhibit 7). The Consulting Architect noted that the landscaping and orientation of the building, with the narrower and more articulated face towards the closest neighbors, would mitigate the size of the house. The Architect also noted that views to the house from surrounding properties will be minimal due to topography and mature landscaping on and around the site. Due to the minimal street frontage, the size of the lot and the house being set back substantially from the front property line, the house does not directly relate to the Spreckles Avenue streetscape.

Exhibit 6 shows the proposed colors and materials for the house exterior. The highest ridge of the residence will be just under 29 feet. The shadow study that was prepared for the project shows that winter shadows will not extend beyond the property (see sheet A-9 of the development plans, Exhibit 13).

B. Neighborhood Compatibility

The following table shows house size and FAR, and garage size for properties in the immediate vicinity of the project site. Data was obtained from Town and County records and does not include cellars.

Address	*Lot Size*	*House size*	*House FAR*	*Garage*
105 Spreckles Avenue	12,390	959	.08	228
198 Stacia Street	53,143	1,708	.03	-
251 Loma Alta Avenue	5,000	1,861	.37	445
241 Loma Alta Avenue	6,400	1,701	.27	400
221 Vista Del Mar	11,640	2,256	.19	462
227 Vista Del mar	11,280	2,665	.24	546
231 Vista Del Mar	12,000	2.035	.17	462
128 Vista Del Prado	12,350	2,845	.23	528
211 Vista Del Mar	10,320	3,221	.31	660
109 Spreckles Avenue	**53,387**	**4,693**	**.09**	**725**

The proposed residence would be the largest home in the immediate neighborhood. As the largest property in the area, the project would have only the third largest FAR. While the Residential Design Guidelines specify that residential development shall be similar in mass, bulk and scale to the immediate neighborhood, it is also stated that consideration will be given to the existing FAR's, residential square footages and lot sizes in the neighborhood. Only one abutting parcel is similar in size to the subject property with the

remainder being much smaller. FAR's for the neighboring homes range from .03 to .37. The FAR for the proposed project is .09, and the proposed square footage is almost 1,000 square feet under the allowable floor area.

C. Demolition of Existing Residence

In order to approve the demolition of the existing single-family residence, the Planning Commission must make four findings (see Exhibit 2). The applicant provided a detailed structural report, roof inspection report and termite report documenting the condition of the existing house (available in the project file). The Building Official reviewed the reports and concurred with the findings supporting demolition of the house. The house is in poor condition and has significant termite infestation and dry rot, water damage and cracking in the foundation. The structure does not have any historic or architectural significance.

D. Green Building

The project was reviewed using the Build It Green standards adopted by the Town Council on June 2, 2008. A checklist completed by the applicant shows the house will exceed the minimum number of points (50) needed to achieve green building certification for a new residence with a score of 109. Condition #5 requires the green building certification to be completed.

E. Tree Impacts

The Town's Consulting Arborist, Arbor Resources, visited the site, reviewed the plans and prepared an arborist report (see Exhibit 8). A total of 41 trees were surveyed. Trees that are outside the area of construction were not evaluated. One 18-inch Deodar cedar and one 9-inch privet are proposed to be removed. The privet is in poor condition and the cedar conflicts with the front entry. Two small fruit trees that are noted to be removed in the arborist report are not regulated by the Town's Tree Protection Ordinance. Replacement trees will be planted as shown on the landscape plan (sheet L.1 of the development plans, Exhibit 13). The applicant is proposing to plant more than the required five replacement trees.

The Consulting Arborist also made recommendations for the trees that will be retained. Tree protection measures, including protective fencing, will be required to be implemented prior to issuance of building permits. Tree fencing will remain in place throughout demolition and construction.

F. Geotechnical Review

The applicant submitted a geotechnical investigation and detailed grading and drainage plans that were reviewed by the Town's Geotechnical Consultant, AMEC Environment & Infrastructure, Inc. No geologic constraints to site development were identified. The project geotechnical consultant will complete supplemental evaluations to address undocumented fill and expansive soils prior to issuance of grading or building permits. Conditions of approval have been included requiring compliance with the recommendations of the Geotechnical Consultant. These include review of the construction plans and preparation of a plan review letter, observation and documentation of geotechnical engineering aspects of construction, and preparation of a final construction observation letter by the project consultant.

G. CEQA Determination

The project is categorically exempt pursuant to section 15303 of the California Environmental Quality Act (CEQA) Guidelines which allows construction of one single-family residence.

PUBLIC COMMENTS:

Written notice was sent to property owners and tenants within 300 feet of the property. The property owners had a meeting to share their plans with neighbors. Two adjacent neighbors have expressed a concern about privacy (see Exhibits 11 and 12). Two other neighbors provided comments on the subject (see Exhibits 9 and 10). The adjacent neighbors' primary concern is that a window on the second floor on the east elevation would have a view towards their houses. The neighbors have also expressed concern that a proposed patio off the first floor will be facing their properties.

The second floor window is about 32 feet from the property line and would have an angled view toward the house at 221 Vista Del Mar and a more direct view toward the house at 227 Vista Del Mar. Due to topographic differences between the lots on Vista Del Mar and the subject property the applicant's view from the second story window would be over the roofs of the neighboring homes toward the hillside beyond. There are existing redwood and oak trees between the properties that will be retained and augmented with new landscaping.

In response to the neighbor's privacy concerns the applicant revised the second floor plan to relocate the bedroom that was previously on the east facing side. A bathroom is now in the location where the bedroom was previously proposed, which allowed the window to be reduced in size from 5ft x 5ft, to 2ft-6in x 4ft-0in. Removal of the window entirely would compromise the architecture, and it is needed to provide light and ventilation to the bathroom.

The applicant also reduced the side patio by 3 feet and added landscape screening to the side yard, strategically placed to block views to the neighbors' yards (see sheet L-1 of the development plans, Exhibit 13). The project landscape architect advised that the proposed podocarpus will grow to 20 to 50 feet tall with a 10 to 20 foot spread at maturity.

CONCLUSION AND RECOMMENDATION:

A. Conclusion

The project is in compliance with the Residential Design Guidelines and consistent with the Hillside Specific Plan. The size of the residence is within the allowable floor area for the property, is an appropriate size for the property, is very well designed, and is set back and screened from surrounding homes. Staff recommends that the Planning Commission take the actions in the recommendation section below to approve the Architecture and Site application.

B. Recommendation

The Planning Commission should take the following actions to approve the Architecture and Site application:

1. Make the finding that the project is categorically exempt pursuant to Section 15303 of the CEQA guidelines (Exhibit 2);
2. Make the required findings for demolition of a single family residence (Exhibit 2);
3. Make the findings for consistency with the Residential Design Guidelines and Hillside Specific Plan (Exhibit 2);
4. Make findings that the project is consistent with considerations for the review of Architecture and Site applications (Exhibit2); and
5. Approve Architecture and Site application S-12-074, subject to the conditions in Exhibit 3 and the development plans (Exhibit 13).

Suzanne Avila

Prepared by:
Suzanne Avila, AICP
Senior Planner

Approved by:
Todd Capurso
Acting Director of Community Development

TC:SA:ct

cc: Gary Kohlsaat, Kohlsaat & Associates, 51 University Avenue, Suite L, Los Gatos, CA 95030
Kelly & Margaret Ryan, 1071 Carolyn Avenue, San Jose, CA 95125

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109 Spreckles Avenue

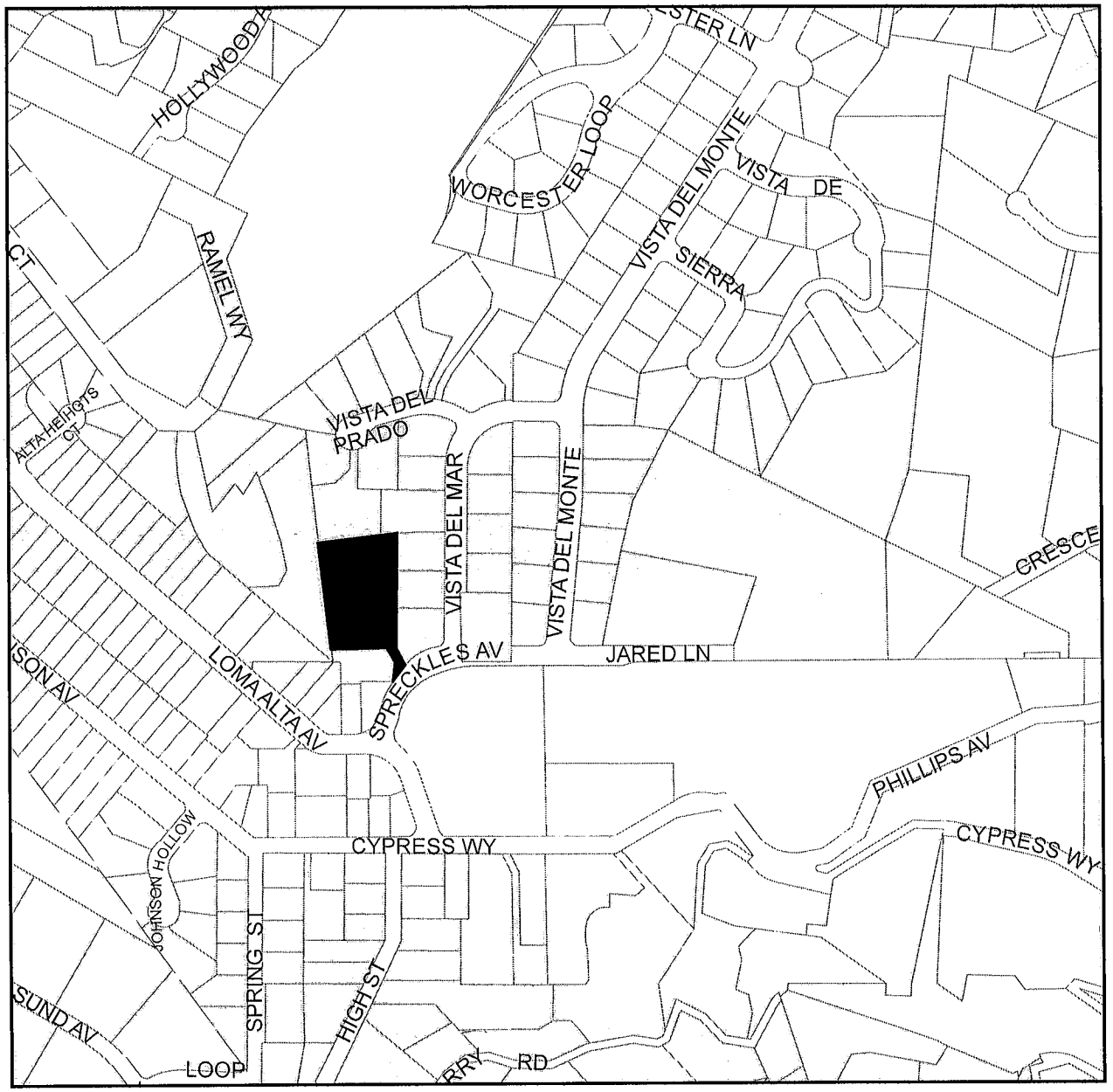

EXHIBIT 1

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PLANNING COMMISSION – OCTOBER 10, 2012
REQUIRED FINDINGS & CONSIDERATIONS FOR:

109 Spreckles Avenue
Architecture and Site Application S-12-074

Requesting approval to demolish and existing single-family residence and to construct a new residence on property zoned R-1:20. APN 532-30-047.
PROPERTY OWNER: Kelly and Margaret Ryan
APPLICANT: Gary Kohlsaat, Architect

FINDINGS:

Required findings for CEQA:

- The project is categorically exempt pursuant to Section 15303 of the State Environmental Guidelines as adopted by the Town in that the project consists of the construction of one single family residence that will be constructed to replace an existing house that will be demolished.

Required finding for the demolition of a single-family residence:

- As required by Section 29.10.09030(e) of the Town Code for the demolition of a single-family residence:

    1. The Town's housing stock will be maintained as the house will be replaced.
    2. The existing structure has no architectural or historical significance.
    3. The property owner does not desire to maintain the structure as it exists.
    4. The economic utility of the structure is poor and the proposed design and site layout cannot be accomplished without demolishing the existing house.

Compliance with Residential Design Guidelines:

- The project was reviewed by staff and the Consulting Architect and determined to be in compliance with the Residential Design Guidelines.

Compliance with Hillside Specific Plan

- The project is in compliance with the Hillside Specific Plan in that it is a single family residence being developed on an existing parcel. The proposed development is consistent with the development criteria included in the specific plan.

CONSIDERATIONS:

Considerations in review of Architecture & Site applications:

- As required by Section 29.20.150 of the Town Code, the considerations in review of an architecture and site application were all made in reviewing this project. The house is an appropriate size for the property, is exceptionally well designed, exterior colors and materials will help blend the building into the site and surroundings, and the house will have good separation and screening from neighboring homes.

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PLANNING COMMISSION – OCTOBER 10, 2012
CONDITIONS OF APPROVAL

109 Spreckles Avenue
Architecture and Site Application S-12-074

Requesting approval to demolish and existing single-family residence and to construct a new residence on property zoned R-1:20. APN 532-30-047.
PROPERTY OWNER: Kelly and Margaret Ryan
APPLICANT: Gary Kohlsaat, Architect

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

Planning Division

1. APPROVAL. This application shall be completed in accordance with all of the conditions of approval listed below and in substantial compliance with the plans approved by the Planning Commission on October 10, 2012, and noted as received by the Town on September 14, 2012. Any changes or modifications to the approved plans shall be approved by the Community Development Director or the Planning Commission, depending on the scope of the changes.
2. EXPIRATION. The Architecture and Site approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval is used prior to expiration.
3. TOWN INDEMNITY. Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement from the Town shall defend, indemnify, and hold harmless the Town and its officials in any action brought by a third party to overturn, set aside, or void the permit or entitlement. This requirement is a condition of approval of all such permits and entitlements whether or not expressly set forth in the approval, and may be secured to the satisfaction of the Town Attorney.
4. RECYCLING. All wood, metal, glass and aluminum materials generated from the demolished structure shall be deposited to a company which will recycle the materials. Receipts from the company(s) accepting these materials, noting type and weight of material, shall be submitted to the Town prior to the Towns demolition inspection.
5. GREEN BUILDING. The new residence shall be designed to achieve compliance with GreenPoint Rated Standards for green building certification. The GreenPoint checklist shall be completed by a Certified Green Building Professional.
6. OUTDOOR LIGHTING. House exterior and landscape lighting shall be kept to a minimum, and shall be down directed fixtures that will not reflect or encroach onto adjacent properties. The outdoor lighting plan will be reviewed during building plan check. Any changes to the lighting plan shall be approved prior to installation.
7. TREE REMOVAL PERMIT. A Tree removal Permit shall be issued for the trees to be removed. Replacement trees shall be planted based on the Canopy Replacement Table in the Tree Protection Ordinance prior to final inspection.
8. TREE FENCING. Protective tree fencing shall be placed at the drip line of the existing trees in the vicinity of construction prior to issuance of any permits and shall remain through all phases of construction. Fencing shall be six foot high cyclone attached to two-inch diameter steel posts drive 18 inches into the ground and spaced no further than 10 feet apart.

9. TREE PRESERVATION. All recommendations of the Town's Consulting Arborist shall be followed throughout all phases of construction. Refer to the report prepared by Arbor Resources dated September 7, 2012 for details. Tree protection specifications shall be printed on the construction plans.
10. STORY POLES. The story poles on the project site shall be removed within 30 days of approval of the Architecture & Site application.

Building Division

11. PERMITS REQUIRED. A demolition permit is required for the demolition of the existing residence and a building permit is required for the construction of the new single family residence. Separate permits are required for the new patio trellis, pool, spa and retaining walls, and for electrical, mechanical and plumbing work as necessary.
12. CONDITIONS OF APPROVAL. The Conditions of Approval must be blue-lined in full on the cover sheet of the construction plans. A compliance memorandum shall be prepared and submitted with the building permit application detailing how the Conditions of Approval will be addressed.
13. SIZE OF PLANS. Four sets of construction plans, maximum size 24" x 36."
14. DEMOLITION REQUIREMENTS. Obtain a Building Division Demolition Application and a Bay Area Air Quality Management Application from the Building Division service counter. Once the demolition form has been completed, all signatures obtained, and written verification from PG&E that all utilities have been disconnected, return the completed from to the Building Division service counter with the J# Certificate, PG&E verification, and three (3) sets of site plans to include all existing structures, existing utility service lines such as water, sewer, and PG&E. No demolition work shall be done without first obtaining a permit from the Town.
15. SOILS REPORT. A soils report, prepared to the satisfaction of the Building Official, containing foundation and retaining wall design recommendations, shall be submitted with the building permit application. This report shall be prepared by a licensed civil engineer specializing in soils mechanics (California Building Chapter 18).
16. FOUNDATION INSPECTIONS. A pad certificate prepared by a licensed civil engineer or land surveyor may be required to be submitted to the project building inspector at foundation inspection. This certificate shall certify compliance with the recommendations as specified in the soils report; and, the building pad elevation, on-site retaining wall locations and elevations are prepared according to approved plans. Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered civil engineer for the following items:
    a. Building pad elevation
    b. Finish floor elevation
    c. Foundation corner locations
    d. Retaining Walls
17. TITLE 24 ENERGY COMPLIANCE. California Title 24 Energy Compliance forms CF-1R, MF-1R, and WS-5R must be blue-lined on the plans.
18. TOWN FIREPLACE STANDARDS. New wood burning fireplaces shall be an EPA Phase II approved appliance as per Town Ordinance 1905. Tree limbs within 10 feet of chimneys shall be cut.

19. RESIDENTIAL TOWN ACCESSIBILITY STANDARDS. The residence shall be designed with adaptability features for single family residences per Town Resolution 1994-61:
    a. Wooded backing (2-inch x 8-inch minimum) shall be provided in all bathroom walls, at water closets, showers, and bathtubs located 34-inches from the floor to the center of the backing, suitable for the installation of grab bars.
    b. All passage doors shall be at least 32-inches wide on the accessible floor.
    c. Primary entrance shall a 36-inch wide door including a 5'x5' level landing, no more than 1-inch out of plane with the immediate interior floor level with an 18-inch clearance at interior strike edge.
    d. Door buzzer, bell or chime shall be hard wired at primary entrance
20. BACKWATER VALVE. The scope of this project may require the installation of a sanitary sewer backwater valve per Town Ordinance 6.50.025. Please provide information on the plans if a backwater valve is required and the location of the installation. The Town of Los Gatos Ordinance and West Valley Sanitation District (WVSD) requires backwater valves on drainage piping serving fixtures that have flood level rims less than 12-inches above the elevation of the next upstream manhole.
21. HAZARDOUS FIRE ZONE. The project requires a Class A roof assembly.
22. WILDLAND URBAN INTERFACE. This project is in a Wildlife Urban Interface Fire Area and must comply with Chapter 7A of the 2007 California Building Code.
23. DEFENSIBLE SPACE. A Defensible Space/Fire Break Landscape plan prepared by a California licensed architect shall be provided. The plan shall be in conformance with the California Public Resources Code 4291 and Calif. Government Code Section 51182.
24. LANDSCAPE CERTIFICATION. A letter from a California licensed landscape architect certifying that landscaping and vegetation clearance requirements have been completed in compliance with California Public Resources Code 4291 and California Government Code Section 51182 shall be provided prior to final inspection.
25. SPECIAL INSPECTIONS. When a special inspection is required by CBC Section 1701, the architect or engineer of record shall prepare an inspection program that shall be submitted to the Building Official for approval prior to issuance of the building permit. The Town Special Inspection form must be completely filled-out, signed by all requested parties, and be blue-lined on the construction plans. Special Inspection forms are available from the Building Division Service Counter or at *www.losgatosca.gov/building*.
26. NONPOINT SOURCE POLLUTION STANDARDS. The Town standard Santa Clara Valley Nonpoint Source Pollution Control Program sheet (or 24x36 Clean Bay sheet) shall be part of the plan submittal as the second page. The specification sheet is available at the Building Division Counter for a fee of $2 or at San Jose Blue Print for a fee.
27. APPROVALS REQUIRED. The project requires the following departments and agencies approval before issuing a building permit:
    a. Community Development - Planning Division: Suzanne Davis (408) 354-6875
    b. Engineering/Parks & Public Works Department: Mazier Bozorginia (408) 395-3460
    c. Santa Clara County Fire Department: (408) 378-4010
    d. West Valley Sanitation District: (408) 378-2407
    e. Local School District: The Town will forward the paperwork to the appropriate school district(s) for processing. A copy of the paid receipt is required prior to permit issuance.
    f. Bay Area Air Quality Management District: (415) 771-6000

TO THE SATISFACTION OF THE DIRECTOR OF PARKS & PUBLIC WORKS:

Engineering Division

28. GENERAL. All public improvements shall be made according to the latest adopted Town Standard Drawings and the Town Standard Specifications. All work shall conform to the applicable Town ordinances. The adjacent public right-of-way shall be kept clear of all job related dirt and debris at the end of the day. Dirt and debris shall not be washed into storm drainage facilities. The storing of goods and materials on the sidewalk and/or the street will not be allowed unless a special permit is issued. The developer's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in the Town performing the required maintenance at the developer's expense.
29. ENCROACHMENT PERMIT. All work in the public right-of-way will require a Construction Encroachment Permit. All work over $5,000 will require construction security. It is the responsibility of the applicant/developer to obtain any necessary encroachment permits from affected agencies and private parties, including but not limited to, Pacific Gas and Electric (PG&E), SBC, Comcast, Santa Clara Valley Water District, California Department of Transportation. Copies of any approvals or permits must be submitted to the Town Engineering Department prior to releasing of any permit.
30. PUBLIC WORKS INSPECTIONS. The developer or representative shall notify the Engineering Inspector at least 24-hours before starting any work pertaining to on-site drainage facilities. Grading or paving, and all work in the public right-of-way. Failure to do so will result in rejection of work that went on without an inspection.
31. RESTORATION OF PUBLIC IMPROVEMENTS. The developer shall repair or replace all existing improvements not designated for re moval that are damaged or removed because of developer's operations. Improvements such as, but not limited to: curbs, gutters, sidewalks, driveways, signs, pavements, raised pavement markers, thermoplastic pavement markings, etc. shall be repaired and replaced to a condition equal to or better than the original condition. Existing improvement to be repaired or replaced shall be at the direction of the Engineering Construction Inspector, and shall comply with all Title 24 Disabled Access provisions. Developer shall request a walk-through with the Engineering Construction Inspector before the start of construction to verify existing conditions.
32. SITE SUPERVISION. The general contractor shall provide qualified supervision on the job site at all times during construction.
33. PLAN CHECK FEES. Plan check fees shall be deposited with the Town prior to plan review at the Engineering Division of the Parks and Public Works Department.
34. INSPECTION FEES. Inspection fees shall be deposited with the Town prior to issuance of any Permit or recordation of the Final Map.
35. DESIGN CHANGES. Any proposed change(s) to the approved plans is/are subject to approval of the Town prior to start of altered work. The project engineer shall notify the Town Engineer in writing at least 72 hours in advance of proposed changes. Any approved changes shall be incorporated in the "as-built" plans.
36. PLANS AND STUDIES. All required plans and studies shall be prepared by a Registered Professional Engineer in the State of California, and submitted to the Town Engineer for review and approval.

37. PARKING. Any proposed parking restriction must be approved by the Town of Los Gatos Community Development Department.
38. GRADING PERMIT. A grading permit is required for site grading and drainage. The grading permit application (with grading plans) shall be made to the Engineering Division of the Parks & Public Works Department located at 41 Miles Avenue. The grading plans shall include final grading, drainage, retaining wall location, driveway, utilities and interim erosion control. Grading plans shall list earthwork quantities and a table of existing and proposed impervious areas. Unless specifically allowed by the Director of Parks and Public Works, the grading permit will be issued concurrently with the building permit. The grading permit is for work outside the building footprint(s). A separate building permit, issued by the Building Division on E. Main Street is needed for grading within the building footprint.
39. DRAINAGE STUDY. Prior to the issuance of any grading permits, the following drainage studies shall be submitted to and approved by the Town Engineer:
    a. A drainage study of the project including diversions, off-site areas that drain onto and/or through the project, and justification of any diversions.
    b. A drainage study evidencing that proposed drainage patterns will not overload existing storm drains.
    c. Detailed drainage studies indicating how the project grading, in conjunction with the drainage conveyance systems including applicable swales, channels, street flows, catch basins, storm drains, and flood water retarding, will allow building pads to be safe from inundation from rainfall runoff which may be expected from all storms up to and including the theoretical 100-year flood.
40. DRAINAGE IMPROVEMENTS. Prior to the recordation of a subdivision map (except maps for financing and conveyance purposes only) or prior to the issuance of any grading/improvement permits, whichever comes first, the applicant shall: a) Design provisions for surface drainage; and b) Design all necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff; and c) provide recorded copy of any required easements to the Town.
41. TREE REMOVAL. Copies of all necessary tree removal permits shall be provided prior to issuance of a grading permit.
42. SURVEYING CONTROLS. Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered civil engineer qualified to practice land surveying, for the following items:
    a. Retaining wall - top of wall elevations and locations
    b. Toe and top of cut and fill slopes
43. PAD CERTIFICATION. A letter from a licensed land surveyor shall be provided stating that the building foundation was constructed in accordance with the approved plans shall be provided subsequent to foundation construction and prior to construction on the structure. The pad certification shall address both vertical and horizontal foundation placement.
44. RETAINING WALLS. A building permit, issued by the Building Department at 110 E. Main Street, may be required for site retaining walls. Walls are not reviewed or approved by the Engineering Division of Parks and Public Works during the grading permit plan review process.

45. PRECONSTRUCTION MEETING. Prior to issuance of any permit or the commencement of any site work, the general contractor shall:
    a. Along with the project applicant, attend a pre-construction meeting with the Town Engineer to discuss the project conditions of approval, working hours, site maintenance and other construction matters.
    b. Acknowledge in writing that they have read and understand the project conditions of approval, and will make certain that all project sub-contractors have read and understand them prior to commencing work and that a copy of the project conditions of approval will be posted on site at all times during construction.
46. SOILS REVIEW. Prior to issuance of any permit, the applicant's soils engineer shall review the final grading and drainage plans to ensure that designs for foundations, retaining walls, site grading, and site drainage are in accordance with their recommendations and the peer review comments. The applicant's soils engineer's approval shall then be conveyed to the Town either by letter or by signing the plans.
47. SOILS ENGINEER CONSTRUCTION OBSERVATION. During construction, all excavations and grading shall be inspected by the applicant's soils engineer prior to placement of concrete and/or backfill so they can verify that the actual conditions are as anticipated in the design-level geotechnical report, and recommend appropriate changes in the recommendations contained in the report, if necessary. The results of the construction observation and testing should be documented in an "as-built" letter/report prepared by the applicants' soils engineer and submitted to the Town before final release of any occupancy permit is granted.
48. SOILS RECOMMENDATIONS. The project shall incorporate the geotechnical and geological recommendations contained in the reports prepared by JF Consulting, Inc. dated June 8, 2012, and any subsequently prepared report or addendum. Subsequent reports or addendums are subject to peer review by the Town's consultant and costs shall be borne by the applicant.
49. UTILITIES. The Developer shall install all new, relocated, or temporarily removed utility services, including telephone, electric power and all other communications lines underground, as required by Town Code Section 27.50.015(b). All new utility services shall be placed underground. Underground conduit shall be provided for cable television service. Applicant is required to obtain approval of all proposed utility alignments from any and all utility service providers. The Town of Los Gatos does not approve or imply approval for final alignment or design of these facilities.
50. UTILITY SETBACKS. House foundations shall be set back from the utility lines a sufficient distance to allow excavation of the utility without undermining the foundation. The Town Engineer shall determine the appropriate setback based on the depth of the utility, input from the soils engineer and the type of foundation.
51. AS-BUILT PLANS. An AutoCAD disk of the approved "as-built" plans shall be provided to the Town prior to issuance of a Certificate of Occupancy. The AutoCAD file shall include only the following information and shall conform to the layer naming convention: (a) Building Outline, Layer: BLDG-OUTLINE; (b) Driveway, Layer: DRIVEWAY; (c) Retaining Wall, Layer: RETAINING WALL; (d) Swimming Pool, Layer: SWIMMING-POOL; (e) Tennis Court, Layer: TENNIS-COURT; (f) Property Line, Layer: PROPERTY-LINE; (g) Contours, Layer: NEWCONTOUR. All as-built digital files must be on the same coordinate basis as the Town's survey control network and shall be submitted in AutoCAD version 2000 or higher.

52. CONSTRUCTION TRAFFIC. All construction traffic and related vehicular routes shall be submitted for review and approval by the Town Engineer prior to issuance of permit.
53. CONSTRUCTION STREET PARKING. No vehicle having a manufacture's rated gross vehicle weight exceeding ten thousand (10,000) pounds shall be allowed to park on the portion of a street which abuts property in a residential zone without prior to approval from the Town Engineer.
54. TRAFFIC CONTROL PLAN. The project sponsor will be required to work with the Engineering Division of the Parks and Public Works Department to develop a traffic control plan for incorporation into the construction bid documents (specifications), and this plan will include, but not be limited to, the following measures:
    a. Construction activities shall be strategically timed and coordinated to minimize traffic disruption for schools, residents, businesses, special events, and other projects in the area. The schools located on the haul route shall be contacted to help with the coordination of the trucking operation to minimize traffic disruption.
    b. Flag persons shall be placed at locations necessary to control one-way traffic flow. All flag persons shall have the capability of communicating with each other to coordinate the operation.
    c. Prior to construction, advance notification of all affected residents and emergency services shall be made regarding one-way operation, specifying dates and hours of operation.
55. HAULING OF SOIL. Hauling of soil on or off-site shall not occur during the morning or evening peak periods (between 7:00 a.m. and 9:00 a.m., and between 4:00 p.m. and 6:00 p.m.). Prior to the issuance of a building permit, the developer shall work with the Town Building and Engineering Inspectors to devise a traffic control plan to ensure safe and efficient traffic flow under periods when soil is hauled on or off the project site. This may include, but is not limited to provisions for the developer/owner to place construction notification signs noting the dates and time of construction and hauling activities, or providing additional traffic control. Coordination with other significant projects in the area may also be required. Cover all trucks hauling soil, sand, and other loose debris or require all trucks to maintain at least two feet of freeboard.
56. CONSTRUCTION NOISE. Between the hours of 8:00 a.m. to 8:00 p.m., weekdays and 9:00 a.m. to 7:00 p.m. weekends and holidays, construction, alteration or repair activities shall be allowed. No individual piece of equipment shall produce a noise level exceeding eighty-five (85) dBA at twenty-five (25) feet. If the device is located within a structure on the property, the measurement shall be made at distances as close to twenty-five (25) feet from the device as possible. The noise level at any point outside of the property plane shall not exceed eighty-five (85) dBA.
57. CONSTRUCTION MANAGEMENT PLAN. The Applicant shall submit a construction management plan that shall incorporate at a minimum the Earth Movement Plan, Traffic Control Plan, Project Schedule, site security fencing, employee parking, construction staging area, construction trailer, and proposed outhouse locations.
58. SANITARY SEWER LATERAL. Sanitary sewer laterals shall be televised by West Valley Sanitation District and approved by the Town of Los Gatos before they are used or reused. A sanitary sewer clean-out shall be installed at the property line.

59. SANITARY SEWER BACKWATER VALVE. Drainage piping serving fixtures which have flood level rims less than twelve (12) inches (304.8 mm) above the elevation of the next upstream manhole and/or flushing inlet cover at the public or private sewer system serving such drainage piping shall be protected from backflow of sewage by installing an approved type backwater valve. Fixtures above such elevation shall not discharge through the backwater valve, unless first approved by the Administrative (Sec. 6.50.025). The Town shall not incur any liability or responsibility for damage resulting from a sewer overflow where the property owner or other person has failed to install a backwater valve, as defined section 103(e) of the Uniform Plumbing Code adopted by section 6.50.010 of the Town Code and maintain such device in a functional operating condition. Evidence of West Valley Sanitation District's decision on whether a backwater device is needed shall be provided prior to issuance of a building permit.
60. BEST MANAGEMENT PRACTICES (BMP's). Best Management Practices (BMPs) shall be placed and maintained for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Temporary removal of BMPs during construction activities shall be placed at the end of each working day.
61. STORMWATER DEVELOPMENT RUNOFF. All new development and redevelopment projects subject to the Stormwater development runoff requirements. Every applicant shall submit a stormwater control plan and implement conditions of approval that reduce stormwater pollutant discharges through the construction, operation and maintenance of treatment measures and other appropriate source control and site design measures. Increases in runoff volume and flows shall be managed in accordance with the development runoff requirements
62. SITE DESIGN MEASURES. All projects must incorporate the following measures to the maximum extent practicable:
    a. Protect sensitive areas and minimize changes to the natural topography.
    b. Minimize impervious surface areas.
    c. Direct roof downspouts to vegetated areas where feasible.
    d. Use permeable pavement surfaces where feasible.
    e. Use landscaping to treat stormwater.
63. DUST CONTROL. Blowing dust shall be reduced by timing construction activities so that paving and building construction begin as soon as possible after completion of grading, and by landscaping disturbed soils as soon as possible. Further, water trucks shall be present and in use at the construction site. All portions of the site subject to blowing dust shall be watered as often as deemed necessary by the Town, or a minimum of three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites in order to insure proper control of blowing dust for the duration of the project. Watering on public streets shall not occur. Streets will be cleaned by street sweepers or by hand as often as deemed necessary by the Town Engineer, or at least once a day. Watering associated with on-site construction activity shall take place between the hours of 8 a.m. and 5 p.m. and shall include at least one late-afternoon watering to minimize the effects of blowing dust. All public streets soiled or littered due to this construction activity shall be cleaned and swept on a daily basis during the workweek to the satisfaction of the Town. Demolition or earthwork activities shall be halted when wind speeds (instantaneous gusts) exceed 25 MPH. All trucks hauling soil, sand, or other loose debris shall be covered.

64. CONSTRUCTION ACTIVITES. All construction shall conform to the latest requirements of the CASQA Stormwater Best Management Practices Handbooks for Construction Activities and New Development and Redevelopment, the ABAG Manual of Standards for Erosion & Sediment Control Measures, the Town's grading and erosion control ordinance and other generally accepted engineering practices for erosion control as required by the Town Engineer when undertaking construction activities.
65. SITE DESIGN MEASURES. All projects must incorporate the following measures to the maximum extent practicable:
    a. Protect sensitive areas and minimize changes to the natural topography.
    b. Minimize impervious surface areas.
    c. Direct roof downspouts to vegetated areas where feasible.
    d. Use permeable pavement surfaces where feasible.
    e. Use landscaping to treat stormwater.
66. SILT AND MUD IN PUBLIC RIGHT-OF-WAY. It is the responsibility of contractor and home owner to make sure that all dirt tracked into the public right-of-way is cleaned up on a daily basis. Mud, silt, concrete and other construction debris SHALL NOT be washed into the Town's storm drains.
67. GOOD HOUSEKEEPING. Good housekeeping practices shall be observed at all times during the course of construction. Superintendence of construction shall be diligently performed by a person or persons authorized to do so at all times during working hours. The storing of goods and/or materials on the sidewalk and/or the street will not be allowed unless a special permit is issued by the Engineering Division. The adjacent public right-of-way shall be kept clear of all job related dirt and debris at the end of the day. Dirt and debris shall not be washed into storm drainage facilities. The storing of goods and materials on the sidewalk and/or the street will not be allowed unless a special permit is issued. The developer's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in the Town performing the required maintenance at the developer's expense.
68. PERMIT ISSUANCE. Permits for each phase of the project (reclamation, landscape and grading) shall be issued simultaneously.
69. COVERED TRUCKS. All trucks transporting materials to and from the site shall be covered.

TO THE SATISFACTION OF THE SANTA CLARA COUNTY FIRE DEPARTMENT:

70. AUTOMATIC FIRE SPRINKLER SYSTEM REQUIRED. An approved automatic fire sprinkler system is required for the new residence, hydraulically designed per National Fire Protection Association (NFPA) Standard #13D. A State of California (C-16) Fire Protection contractor shall submit plans, calculations, a completed permit application and appropriate fees to the Fire Department for approval, prior to beginning their work.
71. POTABLE WATER SUPPLIES. Potable water supplies shall be protected from contamination caused by fire protection water supplies. The applicant shall contact the providing water purveyor and shall comply with all requirements of that purveyor. The fire sprinkler system shall be designed in compliance with water purveyor requirements; final approval of the system will not be granted by the Fire Department until written confirmation is received from the water purveyor.

72. CONSTRUCTION FIRE SAFETY. The construction site shall comply with applicable provisions of the California Fire Code, Chapter 14 and Fire Department Standard Detail and Specification SI-7.

73. PREMISE IDENTIFICATION. Approved addresses shall be placed on all new buildings so they are clearly visible and legible from Spreckles Avenue. Numbers shall be a minimum of four inches high and shall contrast with their background.

N:\DEV\CONDITNS\2012\Spreckles109-A&S.doc

KOHLSAAT & ASSOCIATES

ARCHITECTURE

Development Review Committee
Community Development Department, Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95030

August 7, 2012

Re: The Ryan Residence, 109 Spreckles Avenue
Project Description/ Letter of Justification

To Whom it May Concern:

The proposed project includes the demolition of an existing single story house with an attached two car garage and the construction of a new two story home with a three car garage for Kelly and Margaret Ryan. This letter accompanies the submitted building plans and additional exhibits for the above referenced project, and contains descriptions of the property, the neighborhood, and how it complies with the Residential Development Standards.

PROPERTY DESCRIPTION

The property is located at the bend of Spreckles Avenue, which is a short street that connects Jared Lane to Loma Alta Avenue. There are many single and two story homes in the neighborhood, mostly older, traditional styles with several new craftsman and Mediterranean.

The building site is accessed through a short easement. The 1.2 acre property is a flag lot, so both the existing and proposed homes are not visible from the road. The lot has a 17% average slope going downhill from west to east. The existing home sits on the flatest portion, and the proposed home will sit on the same flat pad. To the left of the house and driveway, the grade slopes up to an undeveloped wooded area. This area will remain undisturbed. To the right and rear, the grade slopes downhill and gets to a near 1-in-1 slope. The site has dozens of oak trees, a few fir trees, and a hand full of redwoods near the Northeast corner. The proposed home and site development only require one deodar cedar tree to be removed.

EXISTING HOUSE DESCRIPTION

The plans call for the existing residence to be demolished. The current home is a 2,580 square foot one story home with an attached two car garage. The house was built around 1949 and there is evidence that some remodeling has been done. It is a simple ranch house with a very low pitched roof with one long, unbroken ridge line and a flat roof at the garage. On the back side of the garage an addition with a low pitched roof was built. The house is lacking style and articulation, leaving it with no redeeming qualities.

In addition, it is obvious that the home has not been maintained in some time. There is overwhelming evidence of termite infestation in the floors and walls. Water damage can be seen near the foundation, because some of it is sitting below grade with wood in direct contact with the

soil. There is water damage at the ceilings and walls from leaks in the roof. In several locations, the wood siding is peeling off the house and exposed beams and wood rafters are decaying with dry rot.

Also evident is the settling of the house. It leans from west to east, as seen in the sloping floors. Cracks as wide as 1/4" can be seen in the concrete foundation. Due to the condition and age, none of the existing foundation is salvageable. Please see attached inspection reports.

COMPLIANCE WITH RESIDENTIAL DEVELOPMENT STANDARDS

The proposed home specifically addresses the Residential Design Guidelines as follows:

SITE/ PLANNING:

- The footprint of the house and garage utilize the existing flat portion of the lot and sit in much the same place as the existing house. The existing driveway will remain essentially as-is except for minor grading and resurfacing. The existing low retaining wall on the left side of the driveway will remain and be repaired as necessary.
- Utilizing a two-story design approach helps reduce the impact on the site in terms of grading, impervious area and general disturbance to the surrounding area. While the front of the garage is within a couple feet of the existing house, the rear setback will nearly double, from 36' to 67'-8". The proposed house will be much farther away from their nearest neighbors to the rear. The existing footprint totaled 2,580 sq. ft. The proposed footprint (including garage) is 4,120 sq. ft. With a 200 sq. ft. covered porch, the total structural coverage is 4,320 sf. ft., less than 1% of the total lot area.

HARMONY/COMPATIBILITY:

- The proposed architecture is in keeping not only with the immediate neighborhood but also reflects on earlier historic Los Gatos homes. The Shingle Style architecture is different yet compatible with the adjacent ranch houses. The proposed cedar shingle siding relates well to the wood siding found on most of these homes, with the detailing kicking it up a notch or two.
- As mentioned earlier, the property is a deep, flag lot, so the home is not visible from any vantage point on the street.

SCALE AND MASS:

- The proposed home is two stories, yet there are few two story faces. The second floor is buried in the roof that starts at the first floor eave line. At the two dominant gables on the front elevation, a flared eave wraps around each gable and breaks the two story walls. This reduces its mass and large overwhelming facades.
- The house is composed of several simple gable forms "pitched" off of varying plate heights. Each elevation has been composed and articulated with one and two story elements. Strategically located dormers scale down large, blank roof elements and provide natural light and headroom. There are gabled, hipped and shed dormers on this house, each one chosen and placed to add character and variety seen often with this style.

EXTERIOR MATERIALS:

- The Shingle style exterior lends itself well to the casual character of the neighborhood as well as to the Town itself. Materials were picked not only to be appropriate for this particular house but also are found throughout Los Gatos. Clear cedar shingles cover the majority of the exterior walls. The trim will be painted a clean, off white color that will highlight and articulate the forms and fenestration. The gray composition shingle roof will help connect it to the surrounding homes. Accents of stone will appear at the fireplaces and chimneys, as well as in the low stacked stone walls that meander through the landscape.

- The windows are wood framed (with clad exteriors for durability). The upper portion of the sashes have divided lites, adding scale, and traditional style to the house while allowing for better views. Window and door trim is wide, simple and appropriately scaled, and will be painted to match the window frames (off white).
- Architectural touches such as flared, soffeted eaves, shaped wooden knee braces, and crown molding add interest and recall traditional architectural detailing. The garage doors are three individual carriage house style doors, with a decorative panel design and high windows. Porch railings become a geometric design feature with their cross bars.

ENERGY CONSERVATION:

- In addition to the inherent passive solar benefits gained from the basic design strategy as described above, the house will employ high quality dual glazed, low E wood windows, ultra-high performance insulation packages and high efficient mechanical systems for heating, cooling and domestic hot water.
- The large number of mature trees to the west of the house will provide afternoon shade and help keep cooling loads to a minimum.

PRIVACY:

- The house has been situated very near the center of the 1.2 acre lot, expanding the rear setback form the existing 36 feet to 68 feet, where there is the closest neighbor. Homes to the west and east are either up hill or down hill between 10 to 15 feet, allowing no direct views from or to adjacent windows. Two of the three second story bedrooms face the rear or front; the one side facing bedroom looks over and through mature trees.
- The perimeter of the property is lined with many mature trees and hedges that screen the house and exterior entertainment areas, providing privacy for all.

LANDSCAPING:

- All proposed landscaping shall comply with the Town's Landscaping Policies
- Proposed plants and hardscape materials have been chosen to enhance both the architecture and the natural setting of the lot.
- There are several trees on the property. The proposal calls for one fir tree to be removed. It is in poor condition and its removal will help enhance the growth of a 24" oak nearby.

GEOLOGICAL:

- There are no significant geological hazards that exist to prevent a safe and secure structure to be constructed on this site. Refer to geotechnical report prepared by JF Consulting Engineer.

CONCLUSION

This house has been conceived from the beginning to be compatible with both the neighborhood and the site. The size, mass, color and exterior style are in keeping with the surrounding properties and enhance the rural character. Grading and impervious coverage have been kept to a minimum, as well as overall disturbance to the natural environment.

Sincerely,

Gary Kohlsaat
Architect C19245

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109 SPRECKLES AVENUE - PROJECT DATA			
	EXISTING CONDITIONS	**PROPOSED PROJECT**	**REQUIRED/ PERMITTED**
Zoning district	R-1:20	same	-
Land use	single family residence	same	-
General Plan Designation	low density residential	same	-
Lot size (sq. ft.)	53,387	same	20,000 sq. ft. minimum
Exterior materials:			
• **siding**	horizontal wood	cedar shingles	-
• **trim**	wood	wood, fieldstone veneer	-
• **windows**	aluminum	aluminum clad wood frame	-
• **roofing**	composition shingle	composition shingle	-
Building floor area:			
• **first floor**	2,200	3,423	-
• **second floor**	-	1,270	-
• **total house size**	2,200	4,693	6,400 sq. ft. maximum
• **garage**	380	725	
Setbacks (ft.):			
• **front**	147'	144'	30 feet minimum
• **rear**	36'	67'	25 feet minimum
• **side**	88'	72'	15 feet minimum
• **side**	21'	15'	15 feet minimum
Maximum height (ft.)	15'	28'11"	30 feet maximum
Building coverage (%)	2,580/4.8%	6,214/11.6%	no maximum
Floor Area Ratio (%)			
• **house**	2,200	4,695	6,400 sq. ft. maximum
• **garage**	380	725	
Parking	2	3 garage, 2 driveway	two spaces minimum
Tree Removals	-	1 – 9" Privet 1 – 18" Cedar	canopy replacement
Sewer or septic	sewer	same	-

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KOHLSAAT & ASSOCIATES

ARCHITECTURE

COLOR SAMPLES BOARD

THE RYAN RESIDENCE

(SAMPLE PICTURE)

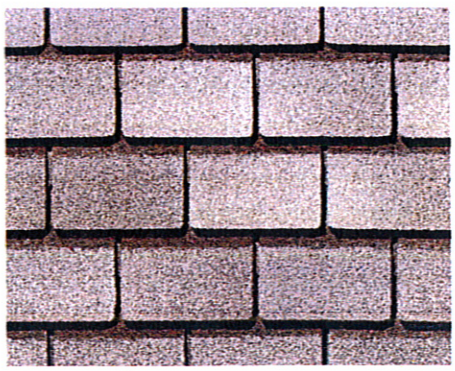
SHINGLES:
CLEAR STAIN CEDAR

WINDOWS: OFF-WHITE

CASING, SILLS, & TRIM:
PAINTED OFF-WHITE

GUTTERS: COPPER

STONE: FIELDSTONE VENEER



ROOFING:
ARCHITECTURAL
COMPOSITION SHINGLE

EXHIBIT 6

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CDG
CANNON
DESIGN
GROUP

ARCHITECTURE PLANNING URBAN DESIGN

September 27, 2012

Ms. Suzanne Avila
Community Development Department
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95031

RE: 109 Spreckles Avenue

Dear Suzanne:

I reviewed the drawings, and visited the site. My comments and recommendations are as follows:

Neighborhood Context

The location is a large site set well back from Spreckles Avenue. Photos of the sites are shown on the following page.

700 LARKSPUR LANDING CIRCLE . SUITE 199 . LARKSPUR . CA . 94939

TEL: 415.331.3795
CDGPLAN@PACBELL.NET

EXHIBIT 7

Existing house on the site

View south down the access driveway

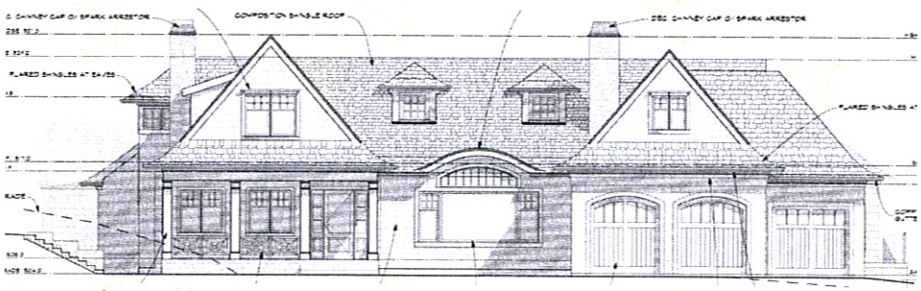
View west

View east

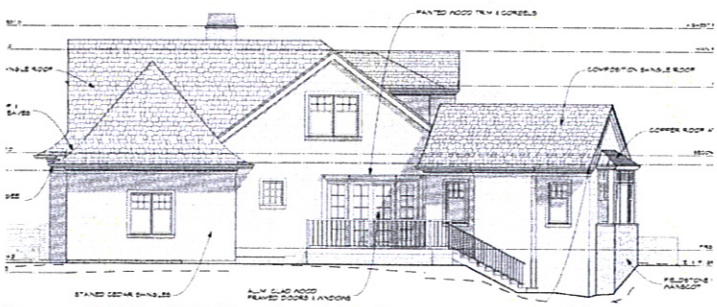
View north from house rear

Concerns and Recommendations

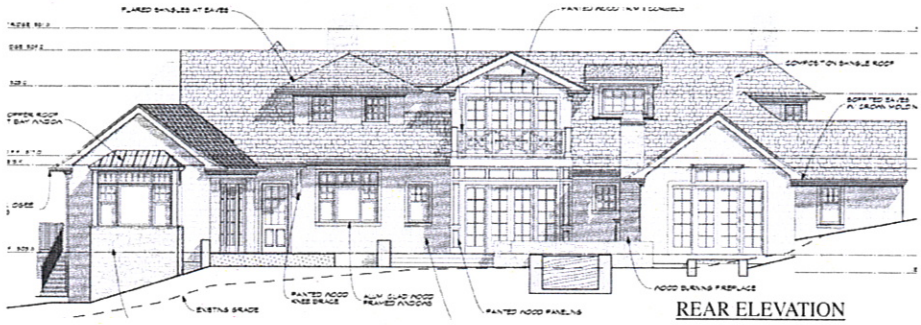
The proposed house is exceptionally well designed with a strong traditional architectural style that is suitable to the neighborhood and an abundance of appropriate form and detail on all elevations. Views to the house from surrounding properties will be minimal due to the topography and substantial mature landscaping on and around the site.
While the statistics show that the proposed house is larger than others nearby, the landscaping and the orientation of the building which is turned to provide a narrower and more articulated face to the closest neighbors would, I believe, mitigate the size of the house. Also, the home will not be seen from Spreckels Avenue in the context of any other adjacent structure. The diagram below shows the proposed home footprint superimposed on an aerial photo of the area.
Because of the above and the very high quality and consistency of the design, I have no recommendations for changes.



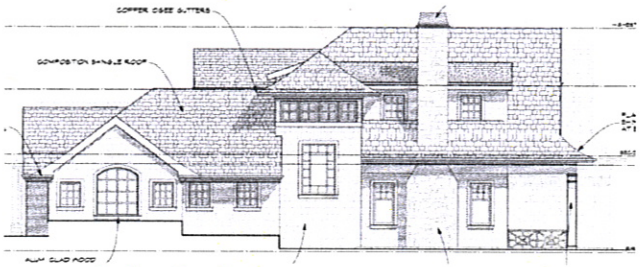
Proposed Front Elevation



Proposed Right Side Elevation (side facing nearest neighbors)



Proposed Rear Elevation



Proposed Left Side Elevation

Suzanne, please let me know if you have any questions, or if there are specific issues of concern that I did not address.

Sincerely,
CANNON DESIGN GROUP

Larry L. Cannon
President

ARBOR RESOURCES
professional consulting arborists and tree care

AN ARBORIST REVIEW OF THE PROPOSED RYAN RESIDENCE 109 SPRECKLES AVENUE LOS GATOS, CALIFORNIA

PROPERTY OWNER: Kelly and Margaret Ryan
APPLICANT: Kohlsaat & Associates
APN 532-30-047

Submitted to:

Suzanne Davis
Community Development Department
Town of Los Gatos
110 East Main Street
Los Gatos, CA 95031

Prepared by:

David L. Babby
Registered Consulting Arborist® #399
Board-Certified Master Arborist #WE-4001B

September 7, 2012

p.o. box 25295, san mateo, california 94402 ▪ email: arborresources@comcast.net
phone: 650.654.3351 ▪ fax: 650.240.0777 ▪ licensed contractor #796763

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2.0	**TREE COUNT AND COMPOSITION**	**2**
3.0	**SUITABILITY FOR PRESERVATION**	**3**
4.0	**POTENTIAL TREE IMPACTS**	**4**
5.0	**TREE PROTECTION MEASURES**	**8**
5.1	Design Guidelines	8
5.2	Before and During Construction	11

EXHIBITS

EXHIBIT	TITLE
A	TREE INVENTORY TABLE (six sheets)
B	SITE MAP (one sheet)
C	PHOTOGRAPHS (eight sheets)

1.0 INTRODUCTION

I have been retained by the Town of Los Gatos Community Development Department to prepare this report in connection with the proposed construction of a new residence at **109 Spreckles Avenue**, Los Gatos. Tasks performed for this review are as follows:

- Visit the site on 9/3/12.
- Identify trees that have trunk diameters ≥four inches at three feet above grade and are situated in proximity to potential impacts, to include both those located onsite or overhanging the site from neighboring properties.
- Measure each tree's trunk diameter at 54 inches above grade or where appropriate for the best representation of trunk size; diameters are recorded to the nearest inch, and trees listed with more than one diameter have multiple trunks.
- Estimate canopy spreads.
- Ascertain each tree's health and structural integrity, and assign an overall condition rating (e.g. good, fair, poor or dead).
- Determine each tree's suitability for preservation (e.g. high, moderate, or low).
- Photograph each inventoried tree; see Exhibit C.
- Identify which are defined as "protected trees"[1] by Town Code.
- Plot the tree numbers on a copy of the *Preliminary Grading and Drainage Plan* (Sheet 4), dated June 2012; see Exhibit B.
- Estimate and plot the approximate trunk locations of trees not shown on plans reviewed.
- Review the following plans to identify potential impacts: L.1 (8/1/12), Sheet 4 (June 2012), and A-1 thru A-9 (8/6/12).
- Prepare measures to help avoid or mitigate anticipated impacts to trees that will be retained or removed.
- Prepare a written report containing the aforementioned information, and submit via email as a PDF document.

[1] Pursuant to Section 29.10.0960 of the Town's Municipal Code, a "protected tree" has a trunk diameter ≥four inches at three feet above grade. Fruit- or nut-bearing trees with trunks less than 18 inches in diameter are exempt (Section 29.10.0970).

2.0 TREE COUNT AND COMPOSITION

Forty-one (41) trees of ten various species were inventoried for this report. They are sequentially numbered as **1 thru 41**, and their names, assigned numbers, counts and percentages are presented in the table below.

NAME	TREE NUMBER(S)	COUNT	% OF TOTAL
Austrian black pine	3, 5	2	5%
coast live oak	1, 6-11, 15, 17-19, 24-26, 28-33, 35, 40	22	54%
coast redwood	12-14	3	7%
Deodar cedar	38	1	2%
Douglas-fir	34	1	2%
privet	27	1	2%
eucalyptus	20	1	2%
myoporum	21-23	3	7%
olive tree	2, 4, 36, 37, 39, 41	6	15%
purple-leaf plum	16	1	2%
	Total	**41**	**100%**

Specific information regarding each tree is presented within the table in **Exhibit A**. The trees' locations and corresponding numbers can be viewed on the map in **Exhibit B**, and photographs are presented in **Exhibit C**.

As illustrated in the above table, the site is populated predominantly by **coast live oak**.

There are a substantial number of **additional existing trees** (mostly all oaks) located on the subject property but beyond the proposed development activities; they are situated near the northwest corner, as well as throughout the entire southwest section of the site.

Due to their size and species, the following **34 trees** are regulated by Town Code and defined as "**protected trees**:" **#1, 3, 5-15, 17-35, 38 and 40**.

Trees #9, 15 and 17 have trunks situated partially or entirely within **adjacent properties**. **Tree #9** is on the neighboring eastern Lai property; **#15** is at the northeast corner of the site, and its trunk spans the property line and extends into the Wong property; and **#17** is within the neighboring northern property (Richard Trust).

The following **nine trees** are not shown on the project plans, and I have added their roughly approximate trunk locations (in blue circles) to the map presented in Exhibit B: **#9, 16, 17, 21-24, 31 and 40**.

I observed more than 18 **stumps** of various sizes and species throughout the surveyed area.

3.0 SUITABILITY FOR TREE PRESERVATION

Each tree has been assigned a "high," "moderate" or "low" suitability for preservation rating as a method to cumulatively measure their health, structural integrity, anticipated life span, location, size and specie type. A description of these ratings are presented below; note that the "high" category comprises **13 trees** (or 32%), the "moderate" category **25 trees** (or 61%), and the "low" category **three trees** (or 7%).

High: These trees exhibit good health, have seemingly stable structures, and appear to have the highest potential of contributing long-term to the site.

- Applies to **trees #6, 8, 15, 17, 25, 26, 28-33 and 35**.

Moderate: These trees contribute to the site but seemingly at insignificant levels. Their longevity and contribution is less than those of high suitability, and more frequent care is needed during their remaining life span.

- Applies to **trees #2-5, 7, 9-14, 18-24, 34 and 36-41**.

Low: These trees are the least suitable for retention due to being predisposed to decline and/or structural defects that are expected to worsen (i.e. beyond repair) regardless of tree care measures employed.

- Applies to **trees #1, 16 and 27**.

4.0 POTENTIAL TREE IMPACTS

Implementation of the proposed design will result in the following:

- **Removals** (four in total): **#16, 27, 34 and 41**.
- **Impacted** at high or severe levels (19 of those retained): **#1, 2, 4, 6, 7, 8, 11, 12, 14, 19, 20, 24, 25, 26, 29, 30, 31, 37 and 40**.

Removals

Based on the species, condition and/or size of **trees #16, 27, 34 and 41**, it is my opinion that their **removal** is highly insignificant and strongly **conforms** to the Town Code.

Tree #16 is a flowering plum in very poor condition; it would be removed to accommodate the proposed pool equipment and foreseeable trenching for gas and plumbing lines. **Tree**

#41 is a small olive that requires removal to accommodate the future wall for the entry gate. Neither **#16 or 41** are regulated by Town Code due to being fruit-bearing and having trunk diameters less than 18 inches.

Tree #27 is a small privet in decline and poor condition; it is situated within or adjacent to the footprint of the proposed home. **Tree #34** is a relatively young Douglas-fir in reasonably good health; its removal is necessary for grading and the front entry design.

Impacted at high or severe levels

Trees #2, 4 and 37 are olives exempt from regulation. In general, olives are fairly tolerant of root loss, and the extent of root and canopy loss incurred will determine their future longevity. **Tree #2** is situated between the driveway expansion to the west, and where the gate wall will be constructed to the east; root damage and canopy loss may warrant removal. **Tree #4** may require large anchor roots being removed to construct the driveway expansion. **Tree #37** is adjacent to where a trench will be dug for the electrical line, and as such, is subject to root and canopy loss during excavation.

For the trees regulated by Town Code, suggested design revisions to reduce the impacts to potentially tolerable levels are as follows:

- **Tree #1**: The footing for the column (pier or otherwise) closest to the trunk must be manually dug to the required or a 24-inch minimum depth (whichever is less). In the event a root of two inches and greater in diameter is encountered during the process, the hole should be shifted over and the process repeated. If the footing is deeper than 24 inches and there is an absence of roots, a mechanical auger can be used to drill the remaining depth. I also recommend the section of wall within 20 feet of the trunk is established on top of existing grade, and any intermediary piers are dug as described for the column.

- **Tree #6**: The proposed curb and driveway should be established at least seven to ten feet from the trunk, and the section within 15 feet established entirely on top of existing soil grade (i.e. a no dig design), including for base material, edging and

forms. For the curb (within 15 feet from the trunk), I recommend a drystack configuration with no footing (and possibly modified to a wall); in the event this is not possible, a pier and beam design is acceptable provided the piers are minimized in diameter and established as far apart as possible, and the spans between them are established on top or above grade. Additionally, overexcavation must be confined to 12 inches east of the wall, and direct compaction of soil grade avoided where within the 15-foot distance (Tensar® Biaxial Geogrid, *www.tensarcorp.com*, could be utilized to help achieve the compaction limitations).

- **Trees #7 and 8**: The same measures as mentioned above for tree #6 should apply for the section of hardscape and wall/curb proposed within 15 feet of their trunks.

- **Tree #11**: Where within 15 feet from the trunk, overexcavation to form, pour and install drainage for the proposed wall and patio should be confined to 12 inches.

- **Tree #12**: The section of staircase, home and wall proposed beyond (east of) the existing wall and 15 feet from the trunk need to be designed and constructed to avoid the loss of major roots serving to anchor the tree into the ground. In doing so, I recommend a pier and above-grade design, excavation for the beams avoided or confined to three to four inches beneath existing grade, and the landing formed and poured on grade. Additionally, the compaction and digging of piers should adhere to recommendations provided for tree #6.

- **Tree #14**: The proposed rock rip-rap must be at least ten feet from the trunk.

- **Tree #19**: Grading should be established at least 10 to 15 feet from the trunk.

- **Tree #20**: Grading should be established at least ten feet from the trunk. Additionally, soil disturbance (i.e. overexcavation, trenching, compaction, etc.) for the path and patio within 20 feet from the trunk should be confined to 24 inches.

- **Tree #24**: The full impact is unknown as the tree is not shown on the project plans. My estimated trunk location identifies it may conflict with the proposed path. If retained and protected, I recommend a minimum protection zone of five feet from the trunk for any soil disturbance.

- **Tree #25**: Grading or other soil/root disturbance west of the existing retaining wall should be omitted where within ten feet from the tree's trunk.
- **Tree #26**: The proposed grading, wall and storm drain should be shifted southeast to the maximum extent possible (preferably to at least six feet from the trunk). Also, grading and the pathway proposed northeast of the trunk should be established at least ten feet away.
- **Tree #29**: A minimum setback of six feet should be established for grading north of its trunk.
- **Trees #30 and 31**: A minimum setback of five to ten feet should established for the wall and grading northeast of its trunk.
- **Tree #40**: The full impact is unknown as the tree is not shown on the project plans. I recommend a minimum setback of five feet for any soil disturbance.

Additional tree protection measures are presented in Section 5.0 of this report, and they should also be carefully followed and incorporated into construction plans to achieve a reasonable assurance of survival for retained trees.

5.0 TREE PROTECTION MEASURES

Recommendations presented in this section are based on my review of plans provided, and are intended to serve as guidelines for mitigating or avoiding impacts to trees being retained or removed, including those inventoried and not inventoried for this report. They are subject to revision upon reviewing any additional or revised plans, and I should be consulted in the event any cannot be feasibly implemented.

5.1 Design Guidelines

1. **Recommendations** presented in **Section 4.0** of this report should be followed and considered part of this section.

2. Per Section 29.10.1000(C.1) of the Ordinance, a copy of this report must be incorporated into the final set of project plans; titled **Sheets T-1, T-2, etc.** ("Tree Protection Instructions"); and referenced on all site-related project plans.

3. For this project, the **Tree Protection Zone (hereinafter "TPZ")** of a particular tree should be the entire unpaved area beneath its canopy, or within those distances identified for specific trees in Section 4.0 of this report. The TPZ is where all grading, overexcavation, soil scraping, trenching and compaction shall be avoided **except where otherwise approved**. In areas where these setbacks are not feasible, and not addressed in this report, I should be consulted to consider mitigation for an alternative TPZ.

4. The project design should consider that **soil disturbance** (e.g. overexcavation, subexcavation, grading, compaction or trenching) beyond a feature to be built shall be **reduced** to the maximum extent possible in the direction of a tree's trunk. Except where otherwise specifically addressed in Section 4.0 of this report, in no instance should disturbance exceed **12 inches** for a curb, concrete pad, walk and drive, or **24 inches** for retaining walls and foundations.

5. Upon availability, the **revised plans** and additional **landscaping plans** (layout, planting and irrigation) should be reviewed for tree-related impacts.

6. **Swales, biowales and biofiltration areas** should be established beyond TPZs.

7. To restrict spoils and runoff from traveling into root zones, the future **erosion control design** should establish any silt fence and/or straw rolls uphill from a tree trunk (but not against it), and as close to the canopy edge as possible. Additionally, where within a TPZ, the material should require a maximum vertical soil cut of two inches for its embedment.

8. All **utilities and services** (e.g. storm drain, electrical, water, sewer, fiber optic, gas, etc.) should be routed beyond TPZs. In the event this is not feasible, the location and proximity to a tree's trunk would dictate which of the following installation methods can offer sufficient mitigation: mechanically excavating, hand-digging, a pneumatic air device (such as an Air-Spade®), or directional boring.

9. **Mitigation** is necessary to compensate for the **loss of regulated trees removed**, and pursuant to Section 29.10.0985 of the Town Code, this shall be determined by the Parks and Public Works Department. The trees shall be planted prior to final inspection, double-staked with rubber tree ties (may not be necessary for trees of 48-inch box size and larger), and all forms of irrigation be of an automatic drip or soaker hose system placed on the soil surface and not in a sleeve. Additionally, to achieve the greatest assurance of proper installation, all new trees shall be installed, including necessary irrigation, by an experienced California State-licensed landscape contractor or a professional tree company.

10. The following **considerations** are suggested for determining the types and locations of trees **to install**: their growth rate, size at maturity, growth habit, suitability for a parking lot environment, anticipated life span, susceptibility to insects and diseases, root invasiveness, and proximity to hardscape and buildings.

11. The proposed **landscape design** should conform to the following additional guidelines:
    a. Turf should be avoided beneath the oak trees.
    b. Plant material installed beneath oak canopies must be drought-tolerant, limited in amount, and planted at least five or more feet from their trunks.
    c. Plant material installed beneath the canopies of all other trees should also be at least 36 inches or more feet from their trunks.
    d. Irrigation can, overtime, adversely impact the oaks and should be avoided. Irrigation for any new plant material beneath an oak's canopy should be low-volume, applied irregularly (such as only once or twice per week) and temporary (such as no more than three years).
    e. Irrigation should not be sprayed within five feet from an oak tree's trunk, or within 12 inches from the trunks of all other trees (existing and proposed).
    f. Irrigation and lighting (including wiring and controllers) installed within a TPZ shall be in a radial direction to a tree's trunk. If this is not possible, the work may need to be performed using a pneumatic air device (such as an Air-Spade®) to avoid unnecessary root damage. Any Netafim tubing used should be placed on grade, and header lines installed as discussed above.
    g. Valve boxes should be established beyond TPZs.
    h. New fencing should be placed no closer than two feet from a tree's trunk.
    i. Ground cover beneath canopies should be comprised of a three- to four-inch layer of coarse wood chips or other high-quality mulch (gorilla hair, bark or rock, stone, gravel, black plastic or other synthetic ground cover should be avoided). Mulch should not be placed against the trees' trunks.
    j. Tilling, ripping, compaction and fine grading within TPZs should be avoided.
    k. Bender board or other edging material proposed beneath the canopies should be established on top of existing soil grade (such as by using vertical stakes).

5.2 Before and During Construction

12. **Tree protective fencing** shall be installed prior to any demolition and grading to restrict access inside the root zones of protected trees being retained. It should be located as delineated on the map in Exhibit B, and established no farther than 12 inches from a curb, pathway and existing/proposed driveway edges; 48 inches from the future home's foundation; and 24 inches from retaining walls. The fencing should consist of five- to six-foot high chain link mounted on eight-foot tall, 1 and 7/8-inch diameter galvanized steel posts that are driven into the ground 24 inches deep, and spaced apart by no more than approximately ten feet. It should remain intact and maintained throughout construction, and only removed upon completion of construction and final inspection.

13. Unless otherwise approved, all construction activities must be **conducted beyond TPZs**, to include, but not limited to, the following: demolition, grading, subexcavation, stripping of topsoil, trenching, equipment cleaning, stockpiling or dumping materials, and equipment/vehicle operation and parking.

14. Prior to construction, a four- to six-inch layer of coarse **wood chips** (similar to what it currently spread among oaks uphill from the driveway) should be manually spread within all other exposed ground areas within a TPZ, including inside and outside the designated-fenced areas. The chips should not be piled against the trunks, and should remain in place throughout construction. I also recommend an eight- to ten-inch deep layer is spread (and possibly covered by plywood to create a sturdy walking surface) between a feature being built and fencing.

15. **Great care** must be taken during demolition of the **existing driveway and wood retaining walls** to avoid excavating into roots and existing grade.

16. The **staging area(s) and routes of access** should be established beyond the TPZs.

17. **Spoils** created during digging shall not be piled or spread on unpaved ground within a TPZ; if necessary, they should be temporarily piled on plywood or a tarp. The spoils around the trunks of trees #9 and 10 should be manually shoveled away. I also suggest shoveling or raking away the mulch (and possibly soil) piled against tree #33's trunk.

18. **Tree trunks** shall not be used as winch supports for moving or lifting heavy loads.

19. Any approved **digging or trenching** within a **TPZ** shall be **manually performed** without heavy equipment or tractors operating on unpaved ground beneath canopies. Access into the fenced areas is permissible, however, should be reestablished (or closed) upon exit.

20. Approved **trenching or excavation** shall not damage, scrape or gouge **roots two inches and greater in diameter**. In the event these roots are encountered, they should be retained, and I can be retained to evaluate. Upon being exposed, they should be either be covered with soil or wrapped in moistened burlap within a few hours of exposure. If burlap is used, it should remain continually moist until the trench or area is backfilled.

21. During **trenching or excavation**, **roots** encountered that have **diameters less than two inches** and require removal can be cleanly severed at right angles to the direction of root growth. In doing so, sharp cutting tools (e.g. loppers or handsaw) shall be used, and the cut should occur against the tree side of the trench.

22. For any **property fence** or **piers** installed within a TPZ, the posts should be situated at least 24 inches from any trunk, and manually dug to the required or a 30-inch depth (whichever is less) using a **post-hole digger**. In the event a root of two inches and greater in diameter is encountered during the process, the hole should be shifted over by about 12 inches and the process repeated.

23. **Supplemental water** must be supplied to impacted trees during the dry months of the year (e.g. May thru October), and at approximate rates of ten gallons per inch of trunk diameter every two to three weeks. Various application methods include flooding the inside of a 12-inch tall berm formed around the canopy perimeter (or as close as possible), using soaker hoses, or through deep-root injection.

24. **Removal** of any vegetation or plants within a TPZ must be manually performed versus being excavated. Additionally, any **stumps** removed within a TPZ shall be ground versus excavated.

25. Great care must be taken by **equipment operators** to position their equipment to avoid the trees' trunks and branches.

26. The **root collars**[2] of all oaks should be cleared to minimize the risk of infection by harmful root-rotting organisms. The work should be carefully performed to avoid damaging the trunks during the process.

27. The **pruning** of trees should be performed prior to the arrival of heavy equipment and grading operations, and in accordance with ANSI A300-2001 standards, by a California state-licensed tree service company (D-49 classification) that has an ISA certified arborist in a supervisory role, carries General Liability and Worker's Compensation insurance, and abides by ANSI Z133.1-2006 (Safety Operations). The **scope** should be limited to building, pedestrian, equipment and vehicular clearance; reduction of heavy limb weight; and removing deadwood ≥one-inch in diameter.

28. The **relocation** of any trees should be performed according to the standards set forth in ANSI A300 (Part 6)-2005 Transplanting, and by a company described above for pruning. All recommendations provided by the company for pre-, during and post-transplant care shall be followed.

[2] A "root collar" is where the buttress roots and main trunk merge, often distinguished by a sizeable swelling at a trunk's base.

29. **Ground compaction** beneath oaks **#18, 19 and 25** should be improved to help promote a favorable root-growing environment. There are various measures in which this can be accomplished, and I recommend consulting with a California state-licensed tree-service company that can assist in the process.

30. **Ivy** must be removed off and two feet from the trunks of all onsite trees.

31. The **disposal** of harmful products (such as cement, paint, chemicals, oil and gasoline) is prohibited beneath canopies or anywhere on site that allows drainage beneath or near TPZs. **Herbicides** should not be used with a TPZ; where used on site, they should be labeled for safe use near trees.

Prepared By: _____ Date: September 7, 2012

David L. Babby
Registered Consulting Arborist® #399
Board-Certified Master Arborist #WE-4001B

EXHIBIT A:

TREE INVENTORY TABLE

(six sheets)

TREE INVENTORY TABLE

TREE NO.	TREE NAME	Trunk Diameter (in.)	Canopy Spread (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)	Suitability for Preservation (High/Moderate/Low)	Removal Required for Proposed Development	Potential Impacts (1=Highest, 5=Lowest)	Protected Tree	Located on Adjacent Property
1	coast live oak (*Quercus agrifolia*)	26, 20, 15	65	40%	40%	Poor	Low	-	2	X	

Comments: Trunk is one-foot from existing driveway edge. Sparse canopy. Partially beneath high-voltage electrical wires. Has a buried root collar. Comprised of three trunks that form a weak attachment. Has two large, decaying wounds at the trunk's base.

2	olive tree (*Olea europaea*)	6, 4	15	80%	70%	Good	Moderate	-	1		

Comments: Beneath tree #1's canopy. Adjacent to driveway.

3	Austrian black pine (*Pinus nigra*)	5	15	80%	80%	Good	Moderate	-	5	X	

Comments: Downhill from driveway.

4	olive tree (*Olea europaea*)	9, 7, 6	25	70%	40%	Fair	Moderate	-	2		

Comments: Formed by three trunks that grow against another. Adjacent to driveway.

5	Austrian black pine (*Pinus nigra*)	5	10	60%	60%	Fair	Moderate	-	5	X	

Comments: Established away from driveway and beneath neighboring oak.

6	coast live oak (*Quercus agrifolia*)	24	35	60%	70%	Fair	High	-	1	X	

Comments: Uphill side of root collar is buried. Along the uphill side of trunk, has staining indicative of possible early stages of root rot infection.

7	coast live oak (*Quercus agrifolia*)	15	20	50%	50%	Fair	Moderate	-	2	X	

Comments: Uphill side of root collar is buried. Crowded growing conditions beneath trees #6 and 8.

8	coast live oak (*Quercus agrifolia*)	26	55	50%	70%	Fair	High	-	1	X	

Comments: Ivy along trunk. Uphill side of root collar is somewhat buried.

TREE INVENTORY TABLE

TREE NO.	TREE NAME	Trunk Diameter (in.)	Canopy Spread (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)	Suitability for Preservation (High/Moderate/Low)	Removal Required for Proposed Development	Potential Impacts (1=Highest, 5=Lowest)	Protected Tree	Located on Adjacent Property
9	coast live oak (*Quercus agrifolia*)	20, 18	45	30%	60%	Poor	Moderate	-	4	X	X

Comments: Not shown on plans. Located on adjacent property, with its trunk approximately 13 feet downhill. Has a very sparse and highly asymmetrical canopy.

10	coast live oak (*Quercus agrifolia*)	21	65	50%	40%	Poor	Moderate	-	3	X	

Comments: Has large deadwood and a buried root collar. Canopy excessively pruned (elevated) many years ago. There is an existing open trench about six feet NW from trunk (storm drain), and there are spoils piled (assumingly from this trench) on the trunk's uphill side.

11	coast live oak (*Quercus agrifolia*)	16	35	40%	60%	Poor	Moderate	-	2	X	

Comments: Has a buried root collar. There is an open trench (storm drain) about three feet west of trunk, and spoils are piled around the trunk. Has deadwood.

12	coast redwood (*Sequoia sempervirens*)	32	40	40%	70%	Fair	Moderate	-	1	X	

Comments: Ivy along trunk.

13	coast redwood (*Sequoia sempervirens*)	19, 16	30	50%	50%	Fair	Moderate	-	4	X	

Comments: Ivy along trunk. Has a sparse canopy. Formed by two trunks that originate near grade.

14	coast redwood (*Sequoia sempervirens*)	14, 12, 12, 10, 10	30	70%	50%	Fair	Moderate	-	1	X	

Comments: Ivy along trunk. The five trunks are spaced apart but share a common stump. The trunks' bases are not visible due to ground cover.

15	coast live oak (*Quercus agrifolia*)	26	60	60%	70%	Fair	High	-	5	X	X

Comments: Structure is formed by a main trunk that divides into three leaders near grade, and one grows through the shared fence and into the subject site. Trunks spans over fence line, and a portion appears to be on the eastern neighboring property (Wong).

TREE INVENTORY TABLE

TREE NO.	TREE NAME	Trunk Diameter (in.)	Canopy Spread (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)	Suitability for Preservation (High/Moderate/Low)	Removal Required for Proposed Development	Potential Impacts (1=Highest, 5=Lowest)	Protected Tree	Located on Adjacent Property
16	purple-leaf plum (*Prunus c*. 'Atropurpurea')	14	25	30%	40%	Poor	Low	X	-		
	Comments: Tree not shown on plans. Comprised of multiple trunks that form a weak attachment. Has ample deadwood and is declining.										
17	coast live oak (*Quercus agrifolia*)	12	20	70%	70%	Good	High	-	3	X	X
	Comments: Trunk is situated on the northern neighboring property, about three feet from the shared fence (or one-foot from property line). Not shown on plans.										
18	coast live oak (*Quercus agrifolia*)	10	25	50%	30%	Poor	Moderate	-	4	X	
	Comments: A previous trunk failed, leaving a decaying wound at the remaining trunk's base. There is also another decaying wound at the trunk's base. Compacted ground beneath canopy.										
19	coast live oak (*Quercus agrifolia*)	15, 14	35	70%	30%	Fair	Moderate	-	2	X	
	Comments: Structure is formed by codominant that create a weak attachment. Has a dead, hanging branch in canopy. Compacted ground beneath canopy.										
20	manna gum (*Eucalyptus viminalis*)	36	70	60%	60%	Fair	Moderate	-	1	X	
	Comments: Past limb failure. Has deadwood. A large eucalyptus.										
21	myoporum (*Myoporum laetum*)	4, 2	25	50%	50%	Fair	Moderate	-	5	X	
	Comments: Tree is not shown on plans.										
22	myoporum (*Myoporum laetum*)	5, 2	10	60%	50%	Fair	Moderate	-	3	X	
	Comments: Trunk grows north into the existing wire fence. Tree is not shown on plans.										
23	myoporum (*Myoporum laetum*)	7, 3	25	60%	50%	Fair	Moderate	-	3	X	
	Comments: Tree is not shown on plans.										

TREE INVENTORY TABLE

TREE NO.	TREE NAME	Trunk Diameter (in.)	Canopy Spread (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)	Suitability for Preservation (High/Moderate/Low)	Removal Required for Proposed Development	Potential Impacts (1=Highest, 5=Lowest)	Protected Tree	Located on Adjacent Property
24	coast live oak (*Quercus agrifolia*)	4	15	70%	50%	Fair	Moderate	-	1	X	

Comments: Tree is not shown on plans. A small tree beneath the large eucalyptus #20.

25	coast live oak (*Quercus agrifolia*)	17	30	80%	50%	Good	High	-	1	X	

Comments: Compacted ground beneath canopy. Trunk is adjacent to a two-foot tall, wood retaining wall that descends to an adjacent, existing concrete path. Some soil has eroded from the downhill (wall) side of the trunk.

26	coast live oak (*Quercus agrifolia*)	13	35	70%	70%	Good	High	-	1	X	

Comments: Has a buried root collar.

27	glossy privet (*Ligustrum lucidum*)	9	20	40%	30%	Poor	Low	X	-	X	

Comments: Adjacent to a large Monterey pine stump. Very sparse, drought-stressed canopy.

28	coast live oak (*Quercus agrifolia*)	23	40	80%	80%	Good	High	-	3	X	

Comments:

29	coast live oak (*Quercus agrifolia*)	14, 12	30	80%	70%	Good	High	-	1	X	

Comments: The two trunks are about ten inches apart.

30	coast live oak (*Quercus agrifolia*)	11	20	70%	60%	Fair	High	-	1	X	

Comments:

31	coast live oak (*Quercus agrifolia*)	10	25	70%	70%	Good	High	-	1	X	

Comments: Tree is not shown on plans.

TREE INVENTORY TABLE

TREE NO.	TREE NAME	Trunk Diameter (in.)	Canopy Spread (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)	Suitability for Preservation (High/Moderate/Low)	Removal Required for Proposed Development	Potential Impacts (1=Highest, 5=Lowest)	Protected Tree	Located on Adjacent Property
32	coast live oak (*Quercus agrifolia*)	9	25	70%	70%	Good	High	-	5	X	
	Comments:										
33	coast live oak (*Quercus agrifolia*)	11	25	60%	70%	Fair	High	-	3	X	
	Comments: Strap from a guy wire or stake has girdled lower trunk (as evidenced by the obvious demarcation around the trunk's entire circumference). Wood chips and soil are piled against the root collar.										
34	Douglas-fir (*Pseudotsuga menziesii*)	17	35	70%	80%	Good	Moderate	X	-	X	
	Comments: Heavy limb weight.										
35	coast live oak (*Quercus agrifolia*)	21	40	70%	50%	Fair	High	-	3	X	
	Comments:										
36	olive tree (*Olea europaea*)	5, 5, 5	20	60%	50%	Fair	Moderate	-	3		
	Comments:										
37	olive tree (*Olea europaea*)	9	20	50%	70%	Fair	Moderate	-	2		
	Comments: Sparse canopy and is adjacent to existing utility pole.										
38	Deodar cedar (*Cedrus deodara*)	23	35	60%	40%	Fair	Moderate	-	4	X	
	Comments: Structure is comprised of codominants that originate at 3' high and are beginning to form included bark.										
39	olive tree (*Olea europaea*)	5, 4	10	80%	50%	Fair	Moderate	-	3		
	Comments: Beneath tree #40's canopy.										

TREE INVENTORY TABLE

TREE NO.	TREE NAME	Trunk Diameter (in.)	Canopy Spread (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)	Suitability for Preservation (High/Moderate/Low)	Removal Required for Proposed Development	Potential Impacts (1=Highest, 5=Lowest)	Protected Tree	Located on Adjacent Property
40	coast live oak (*Quercus agrifolia*)	4	5	70%	50%	Fair	Moderate	-	1	X	

Comments: Tree is not shown on plans.

41	olive tree (*Olea europaea*)	8, 6, 5	20	80%	50%	Fair	Moderate	X	-		

Comments: Beneath tree #1's canopy.

EXHIBIT B:

SITE MAP

(shows tree #s and fencing locations)

109 SPRECKLES AVENUE

Los Gatos, California

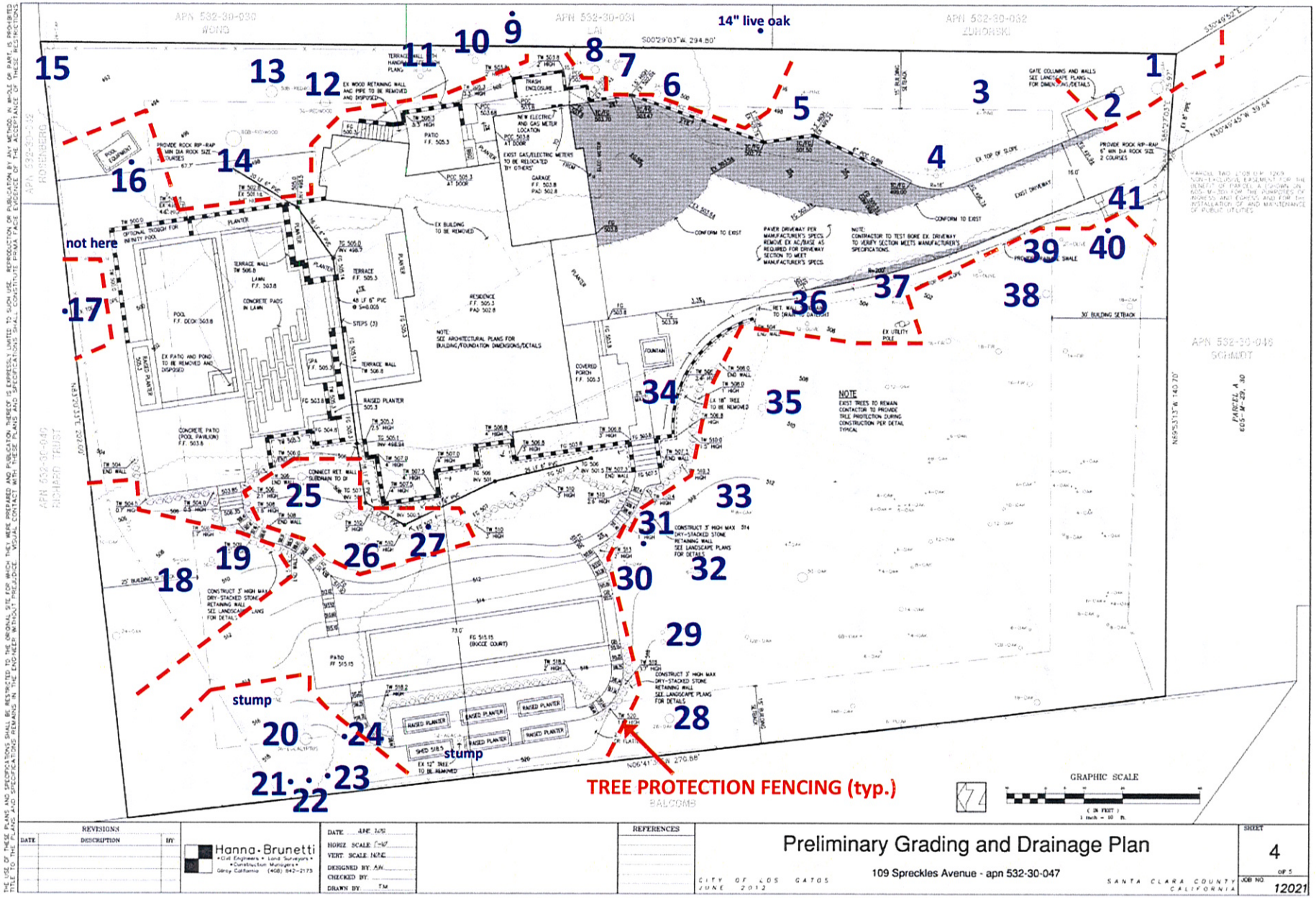

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EXHIBIT C:

PHOTOGRAPHS

(eight sheets)

Photo Index

Page C-1: Trees #1 thru 8

Page C-2: Trees #6 thru 10

Page C-3: Trees #11 thru 14

Page C-4: Trees #15 thru 20

Page C-5: Trees #20 thru 25

Page C-6: Trees #26 thru 31

Page C-7: Trees #32 thru 37

Page C-8: Trees #38 thru 41

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#1


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#9


#9


#10


#10


#11


#11


#12
#13


#13
#12


#14 – five trunks


#14


#15
#15
#15


#15


#16


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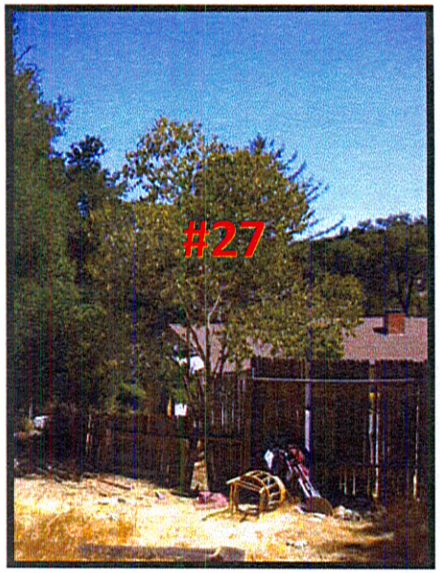
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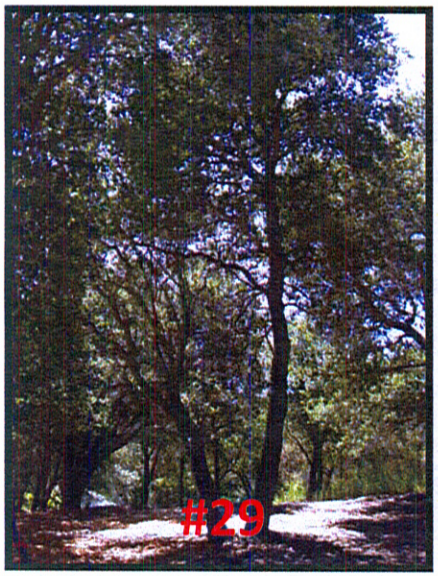
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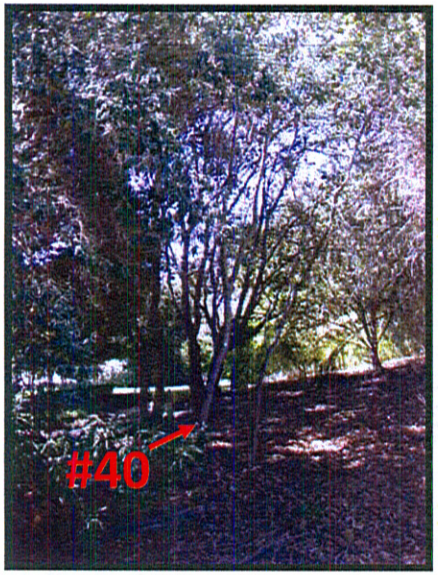
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