



# CITY OF SUNNYVALE REPORT ADMINISTRATIVE HEARING

August 26, 2009

**File Number:** 2009-0571

**Permit Type:** Use Permit and Variance

**Location:** 389 South Pastoria Avenue (near W Iowa Ave.) (APN: 165-11-004)

**Applicant/Owner:** Donna Carrig

**Staff Contact:** Shaunn Mendrin, Senior Planner, (408) 730-7429

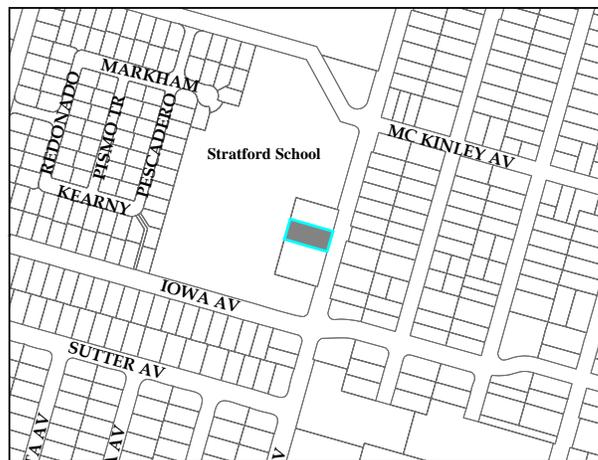
## Project Description:

1. **Variance** from Sunnyvale Municipal Code section 19.34.030 to allow a 10' second-story structure less than 20' from the rear property line, and section 19.40.060 to allow a detached accessory structure greater than 800 square feet, **and**
2. **Use Permit** to allow an approximate 816 square foot detached 3-car garage; **and**
3. **Design Review** for the subject accessory structure and a 654 square foot addition to an existing home.

**Reason for Permit:** A Use Permit and Variance is required for detached accessory utility structures greater than 800 square feet and a reduced rear second story setback of 10'.

**Issues:** Neighborhood Compatibility

**Recommendation:** Approve with Conditions



**PROJECT DESCRIPTION**

	<b>Existing</b>	<b>Proposed</b>
General Plan:	Schools	No Change
Zoning District:	R-2	No Change
Total Sq. Ft. on Site:	1,772	3,505
Parking:	4	5
FAR:	17%	35%

Previous Planning Projects related to Subject Application	<b>No</b>
Neighborhood Preservation Complaints	<b>No</b>
Deviations from Standard Zoning Requirements include a Use Permit and Variance for an accessory utility building greater than 800 square feet and a second variance is needed for a reduced second story setback of 10'.	<b>Yes</b>

**Background:** The subject property is located on Pastoria Drive and currently contains a single-family home located at the front of the site. The site also included two accessory structures, which have recently been removed with building permits. The property is surrounded by residential uses to the north south and east and the Stratford school to the west. The site also contains 3 large Coast Live Oak trees, all over 30' high. Two oaks are located within the rear yard and one in the left side yard.

The proposal includes: A 654 square foot addition to the existing home and the construction of a 1,515 square foot detached garage with a second floor accessory living unit. The architecture of the existing home will be altered to a Craftsman vernacular. The detached structure will be designed to compliment the residence.

**Use Description:** The proposed detached accessory utility building will accommodate 3 covered parking spaces and includes a second floor accessory unit. The proposed structure will be designed to compliment the existing home and is located in a manner that reduces construction impacts to the existing oak trees on site. In addition, the detached structure will have minimal impact since the Stratford School parking lot abuts the rear property line and the property to the south contains a detached accessory structure of approximately 1,800 square feet. The applicant has provided letters in support of the proposal from both adjacent properties (see Attachment D).

**Variance:** The proposed project requires two deviations from the Zoning Code.

**Rear Setback:** A rear setback of 20' is required for a second story, regardless if attached or detached (§19.34.030). The detached utility structure contains a second floor accessory unit located 10' from the rear property line. The second

floor will be located closest to the Stratford School property, minimizing privacy impacts on the two adjacent residential uses. The reduced setback minimizes potential construction related impacts as it moves a majority of the structure out of the dripline and root zone of the oak trees. The structure provides an approximately equal distance between both side setbacks and main living area faces the main residence on the site, minimizing privacy impacts. As noted above, both adjacent properties are in support of the project.

Accessory Utility Building: An additional variance is required for accessory utility buildings exceeding 800 square feet in floor area. The first floor of the detached garage is 816 square feet. The second floor accessory living unit is 699 square feet and is treated separately from the accessory utility buildings. The proposed ground floor will provide covered parking for three automobiles. The additional ground floor space accommodates the footprint of the structure above and provides open space at the second floor for the accessory unit. The proposed structure provides a minimal footprint to reduce impacts on the adjacent oak trees. The accessory living unit size meets the 700 square foot limitation for these types of structures.

**Public Contact:** 9 notices were sent to surrounding property owners and residents adjacent to subject site in addition to standard noticing practice. Staff received two letters in support of the proposed project.

**Environmental Determination:** A Categorical Exemption Class 1 (minor changes in use) relieves this project from CEQA provisions.

### **FINDINGS - VARIANCE**

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In order to approve the Variance the following findings must be made:

1. Because of exceptional or extraordinary circumstances or conditions applicable to the property, or use, including size, shape topography, location or surroundings, the strict application of the ordinance is found to deprive the property owner of privileges enjoyed by other properties in the vicinity and within the same zoning district, **and**

*Preservation of the existing mature oaks has dictated the location of the proposed accessory utility structure and accessory unit above. The proposed 10' setback for the second story allows a majority of the proposed structure to be located out of the drip line of the oak trees, minimizing impacts. The depth of the property allows the structure to be located at the rear of the site, similar to the adjacent property to the south. Although the structure has a second story closer than 20' to the rear property line and exceeds 800 square feet, it is designed to be sensitive to the site and the adjoining uses will not be affected by the structure.*

2. The granting of the variance will not be materially detrimental to the public welfare or injurious to the property, improvements, or uses within the immediate vicinity and within the same zoning district, **and**

*The reduced second floor setback and size of the accessory structure have been designed and located in a manner that reduces impacts to existing oaks tree and adjoining properties. The two adjacent properties have submitted letters in support of the proposed project and the Stratford School parking lot is located to the rear of the property. The resulting project will not be materially detrimental.*

3. Upon granting of the variance, the intent and purpose of the ordinance will still be served and the recipient of the variance will not be granted special privileges not enjoyed by other surrounding property owners within the same zoning district.

*The project applicant will not be granted special privileges in that the location of the structure is similar to the adjacent property to the south and preservation of the existing oaks has required that the structure be located as proposed. The size and depth of the property can accommodate the size of the proposed structure.*

#### **FINDINGS - USE PERMIT**

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In order to approve the Use Permit the following findings must be made:

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale.

*The proposed detached garage is located within the rear yard and provides adequate parking for the existing home and detached accessory dwelling. The location of the structure allows preservation of the existing mature oak trees located on the property. In addition to providing parking, the project provides a new residential unit while maintaining the residential character of the adjacent homes.*

2. The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair the orderly development of, or the existing uses being made of, adjacent properties.

*The project is expected to have minimal impacts on surrounding properties.*

#### **FINDINGS - DESIGN REVIEW**

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In order to approve the Design Review the following finding must be made:

1. The projects design and architecture conform with the Single Family Home Design Techniques.

*Staff was able to make the findings as the design meets the guidelines described above.*

### **ALTERNATIVES:**

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1. Approve the Variances, Use Permit and Design Review with recommended Conditions in Attachment A.
2. Approve the Variances, Use Permit and Design Review with modifications.
3. Deny the Variances, Use Permit and Design Review.

### **RECOMMENDATION**

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Alternative 1. Approve the Variances, Use Permit and Design Review with recommended Conditions in Attachment A.

Reviewed by:

**Andrew Miner**

Principal Planner

Prepared By: Shaunn Mendrin, Senior Planner

Attachments:

- A. Standard Requirements and Recommended Conditions of Approval
- B. Site and Architectural Plans
- C. Letter from the Applicant
- D. Letters in Support of the Proposed Project
- E. Arborist Letter Dated August 11, 2009

## **Standard Requirements**

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The following is a list of standard requirements. This list is intended to assist the applicant and public in understanding basic related requirements, and is not intended as an exhaustive list. These requirements cannot be waived or modified.

- A. **Permit Expiration:** The Use Permit and Variance shall expire if the use is discontinued for a period of one year or more.
- B. **Permit Lapse if not Exercised (Ordinance 2895-09):** The Use Permit and Variances shall be valid for three (3) years from the date of approval by the final review authority (as adopted by City Council on April 21, 2009, RTC 09-094). Extensions of time may be considered, for a maximum of two one year extensions, if applied for and approved prior to the expiration of the permit approval. If the approval is not exercised within this time frame, the permit is null and void.
- C. **Building Permits:** Obtain Building Permits for interior improvements as required by the Building Safety Division.
- D. **Clean Site:** All exterior recycling and solid waste shall be confined to approved receptacles and enclosures.
- E. **Traffic Impact Fee:** Pay Traffic Impact fee estimated at **\$1,257.91** prior to issuance of a Building Permit. (SMC 3.50)

## **Recommended Conditions of Approval**

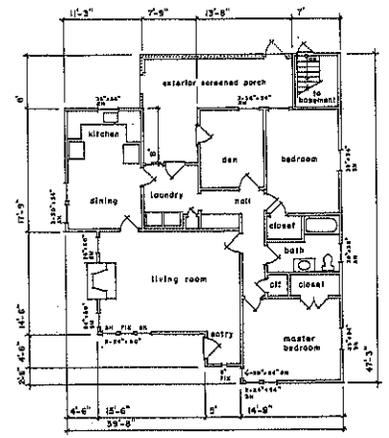
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In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

- 1. **Execute Permit Document:** Execute a Deed Restriction document prior to issuance of the building permit.
- 2. **Project Conformance:** Project shall be in conformance with the plans approved at the public hearing(s). Minor changes may be approved by the Director of Community Development; major changes may be approved at a public hearing.
- 3. **Conditions of Approval on Plans:** The Conditions of Approval shall be reproduced on a page of the plans submitted for a Building permit for this project.
- 4. **Tree Protection:** A tree protection plan consistent with the letter prepared by Ian Geddes dated August 11, 2009 shall be included with

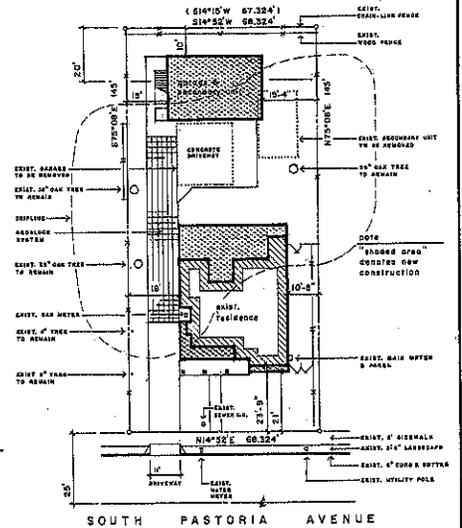
the Building permit submittal. All tree protection measures shall remain in place until final inspection.

5. **Tree Maintenance and Pruning:** The three Oak trees shall be pruned in accordance with the recommendations of the letter from Ian Geddes dated August 11, 2009 and shall be completed prior to final inspection.



EXIST. FIRST FLOOR PLAN  
SCALE 1/4" = 1'-0"

NOTE  
1. ALL EXIST. WINDOWS ARE VINYL CLAD, WHITE COLOR, DOUBLE GLAZED INSULATED GLASS AS MANUFACTURED BY MILGARD.



SOUTH PASTORIA AVENUE  
SITE PLAN  
SCALE 1" = 20'-0"

NOTE  
1. THE EXIST. SITE IS LEVEL, THERE IS NO SIGNIFICANT "CUT" OR "FILL" REQUIRED.  
2. PROVIDE A NEW RESIDENTIAL DRIVEWAY APPROACH IN EXISTING CURB, GUTTER AND SIDEWALK TO THE CITY OF SUNNYVALE STANDARD DETAILS (See: SC-4 CRSD 0-30-00).  
3. AT NEW DRIVEWAY ADJACENT TO EXIST. GARAGE: PROVIDE TIGHTLY SET, POLYMER PAVEMENT SYSTEM, OR EQUAL, AND FILL WITH GARBS.

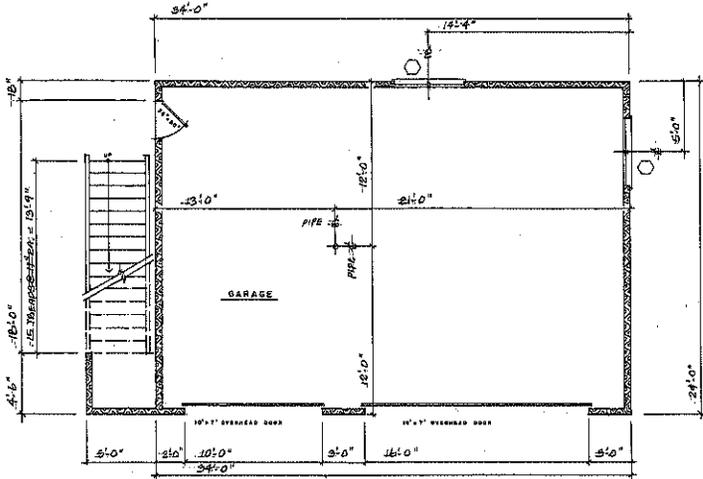
PROJECT DATA

1. APN = 105-11-008
2. site area = 3,905.4 sq.ft. = 0.227 acre
3. zoning is R-2
4. occupancy: R-3 residence, U garage
5. construction: type V-B, non-rated with one hour minimum of garage
6. residence
  - exist. first floor area = 1336.0 sq. ft.
  - proposed first floor area = 1950.0 sq. ft. + 654 sq. ft. addition
7. accessory unit B garage
  - proposed first floor area = 816.0 sq. ft.
  - proposed second floor area = 559.0 sq. ft.
8. exist. accessory unit B garage
  - accessory unit to be removed = 345.5 sq. ft.
  - garage to be removed = 450.5 sq. ft.
9. exist. building(s) site coverage = 22.0 %  
proposed building(s) site coverage = 29.0 %
10. exist. building(s) site coverage (FAR) all floor areas = 22.0 %  
proposed building(s) site coverage (FAR) all floor areas = 35.0 %

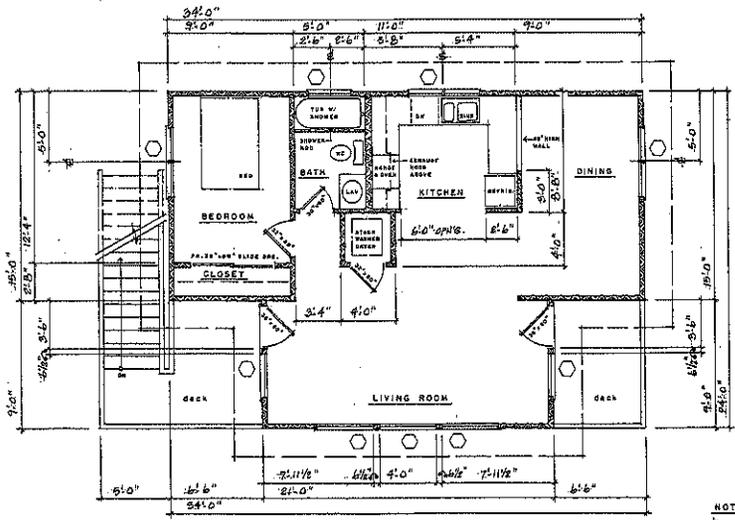
ADDITIONS & ALTERATIONS  
 TO A RESIDENCE & SECONDARY UNIT  
 369 DONNA & THOMAS CARRIO  
 369 SOUTH PASTORIA AVENUE  
 SUNNYVALE, CALIFORNIA 94086

**Lawrence Cook**  
 Architect, Inc. 408 353-1500  
 AIA  
 20081 Old Santa Cruz Highway  
 Los Gatos California 95033

PROJECT NO. 2015  
 DATE 11-11-09



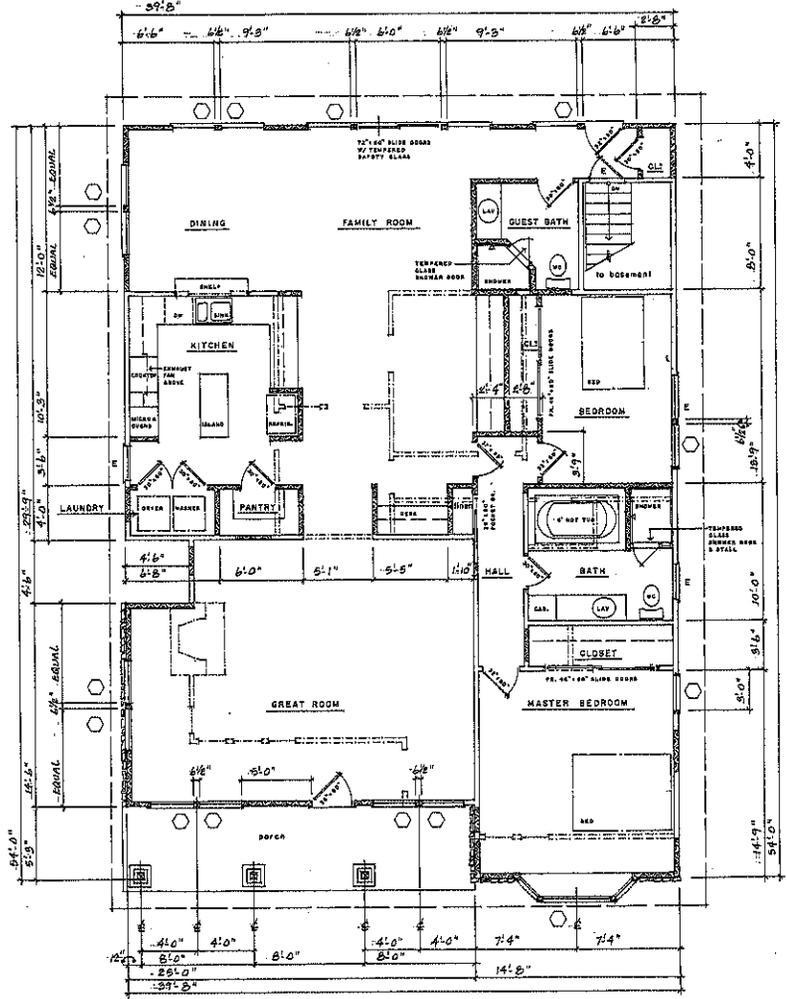
**FIRST FLOOR PLAN**  
 SCALE 1/4" = 1'-0"



**SECOND FLOOR PLAN**  
 SCALE 1/4" = 1'-0"

**NOTE**

1. ALL DIMENSIONS IS INDICATED (GENERALLY) TO FACE OF EXISTING OR NEW STUD CONSTRUCTION, OR TO C. OF OPENINGS.
2. EXISTING PARTIAL STUD WALLS DESIGNATED TO REMAIN, DESIGNATE LOCATION AND IDENTIFICATION ONLY. CONTRACTOR MAY DEMOLISH THESE PARTIAL WALLS ENTIRELY AND CONSTRUCT NEW FRAMING IN ORDER TO SIMPLIFY THE CONSTRUCTION.



**FIRST FLOOR PLAN**  
 SCALE 1/4" = 1'-0"

**LEGEND**

- DENOTES EXIST. WALL CONSTRUCTION TO REMAIN.
- DENOTES EXIST. WALL CONSTRUCTION TO BE REMOVED.
- DENOTES NEW WOOD STUD CONSTRUCTION.
- DENOTES TENANT IMPROVEMENT EQUIPMENT (N.I.E.).
- DENOTES NEW CULTURED STONE VENEER.
- DENOTES EXIST. CONSTRUCTION TO REMAIN.
- DENOTES EXIST. RELOCATED CONSTRUCTION.
- DENOTES WINDOW SIZE - SEE WINDOW SCHEDULE SHEET A.

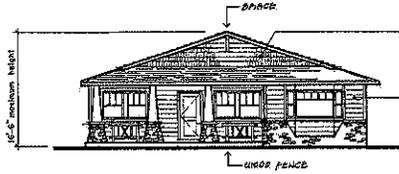
DATE 11-11-09  
**ADDITIONS & ALTERATIONS**  
 TO A RESIDENCE & SECONDARY UNIT  
 FOR DORINA & THOMAS CARRIO  
 388 SOUTH PASTORIA AVENUE  
 SUNNYVALE, CALIFORNIA 94086

**Lawrence Cook**  
 Architect, Inc. 408 353-1500  
 AIA  
 20081 Old Santa Cruz Highway  
 Los Gatos California 95033



EXISTING EAST ELEVATION  
Scale: 1/8" = 1'-0"

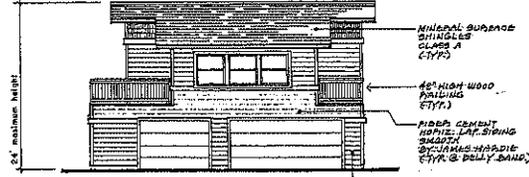
MINERAL SURFACE SHINGLES (TYP.)  
HORIZ. LAPPED VINYL SIDING (TYP.)



PROPOSED EAST ELEVATION

BRACE  
FIBER CEMENT HARDIE SHINGLES STRAIGHT EDGE BY JAMES HARDIE (TYP.)  
HARD CEMENT HARDIE LANDING SELECT CHERRYHILL OULDED HARDIE (TYP.)  
WOOD FENCE

6'-0" maximum height



NEW EAST ELEVATION

MINERAL SURFACE SHINGLES CLASS A (TYP.)  
4" HIGH WOOD PAINTING (TYP.)  
HARD CEMENT HARDIE LANDING SELECT CHERRYHILL OULDED HARDIE (TYP. ABOVE & BELOW BELLY BAND)  
HARD CEMENT HARDIE LANDING SELECT CHERRYHILL OULDED HARDIE (TYP. ABOVE & BELOW BELLY BAND)

6'-0" maximum height



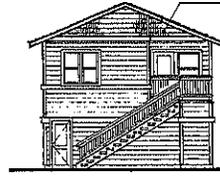
EXISTING SOUTH ELEVATION

BRICK CHIMNEY



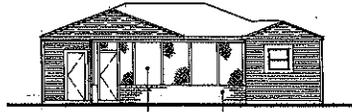
PROPOSED SOUTH ELEVATION

MINERAL SURFACE SHINGLES CLASS A (TYP.)  
CULTURED STONE VENEER, BY OWENS CORNING (TYP.)



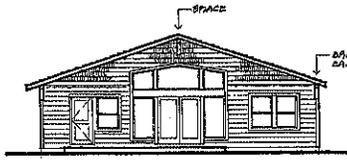
NEW SOUTH ELEVATION

FIBER CEMENT HARDIE SHINGLES STRAIGHT EDGE BY JAMES HARDIE (TYP.)



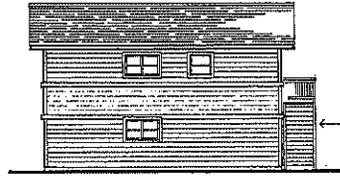
EXISTING WEST ELEVATION

SCREENED PORCH  
BRICK WALL



PROPOSED WEST ELEVATION

BRACE  
BRACE ON END



NEW WEST ELEVATION

WOOD-RAIWAY RAILING SYSTEM



EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION



NEW NORTH ELEVATION

Project Name, Address, City, State, Zip, Date, and other project information.

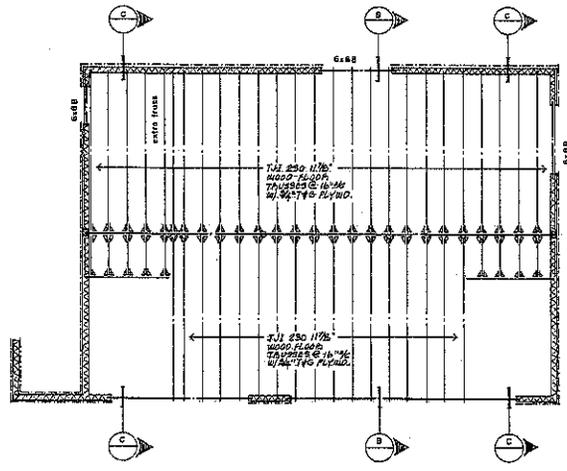
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ADDITIONS & ALTERATIONS  
to a RESIDENCE & SECONDARY UNIT  
167 DONNA & THOMAS CARRIE  
389 SOUTH PASTORIA AVENUE  
SUNNYVALE, CALIFORNIA 94086

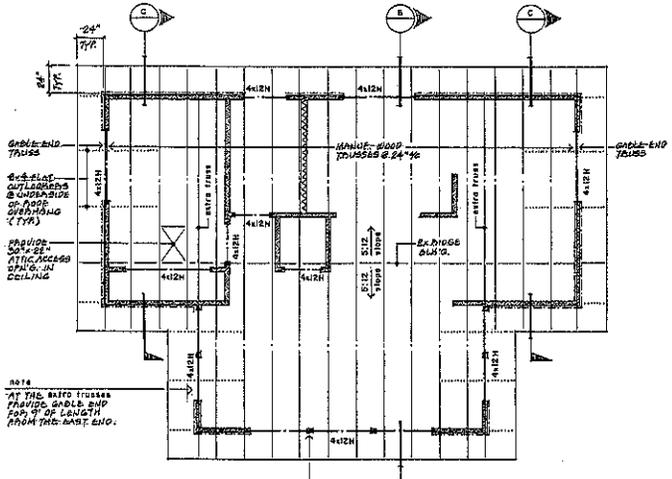
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ATTACHMENT B  
PAGE 4 OF 5

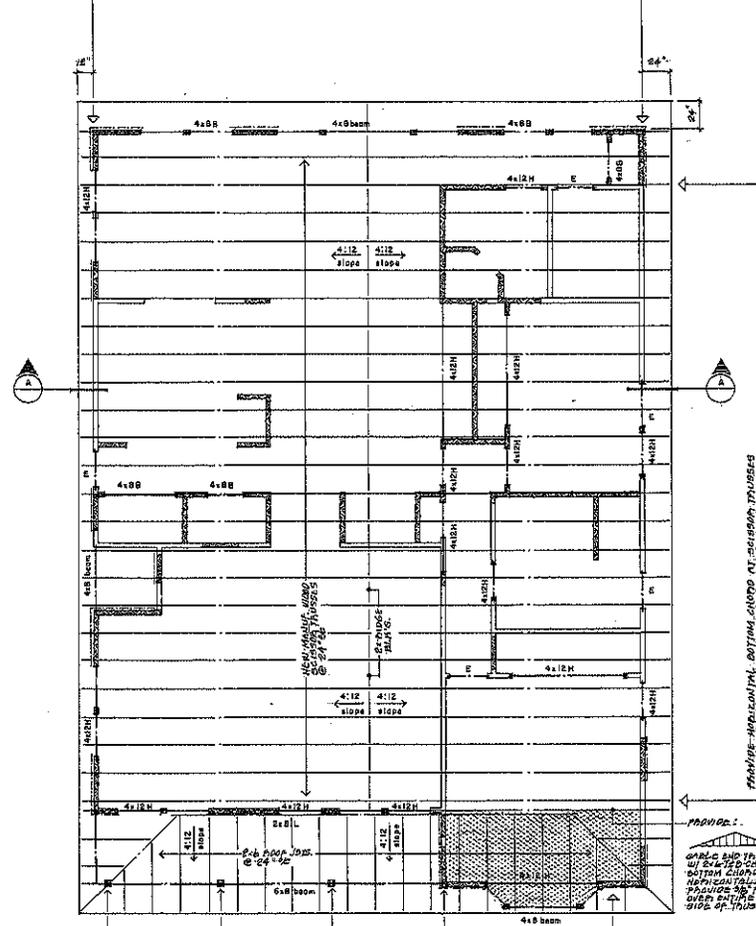


SECOND FLOOR FRAMING PLAN  
scale 1/4" = 1'-0"



ROOF FRAMING PLAN  
scale 1/8" = 1'-0"

AT MOST EXTERIOR WALL PROVIDE CONTINUOUS RISER STUD WALL (WHERE APPLICABLE) TO PLATE AND LOCATED BETWEEN GABLE END TRUSSES.



ROOF FRAMING PLAN  
scale 1/4" = 1'-0"

- LEGEND
- DENOTES EXIST. 2-4 WALL CONSTRUCTION TO REMAIN.
  - DENOTES NEW 2-4 STUD WALL @ 16" OC UNLESS NOTED OTHERWISE.
  - DENOTES NEW 2-4 STUD WALLS @ 16" OC UNLESS NOTED OTHERWISE.
  - E DENOTES EXIST. CONSTRUCTION TO REMAIN.
  - B DENOTES WOOD BEAM W/ STUD WALL ABOVE.
  - H DENOTES CHOPPED WOOD HEADER BEAM W/ 2-4 PLATES CONTINUOUS OVER UNLESS NOTED OTHERWISE.
  - L DENOTES WOOD LEDGER W/ 2x4 STRIP W/ SHEET LA. STD.
  - DENOTES NEW 2x4 CDX WALL PLYWOOD UNLESS NOTED OTHERWISE.

TRUSSES AND WALLS TO BE LOCATED AS SHOWN FROM NORTH END.

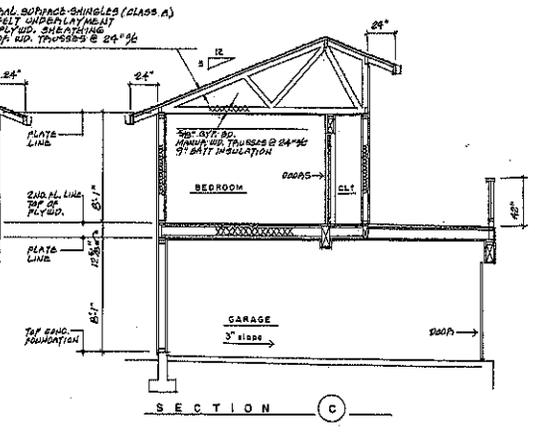
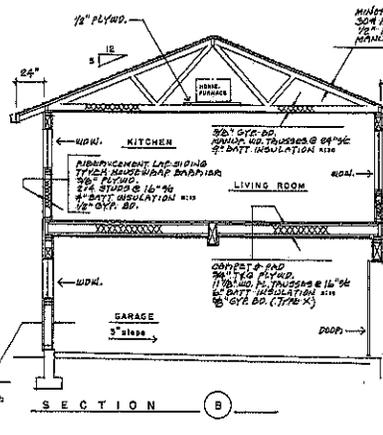
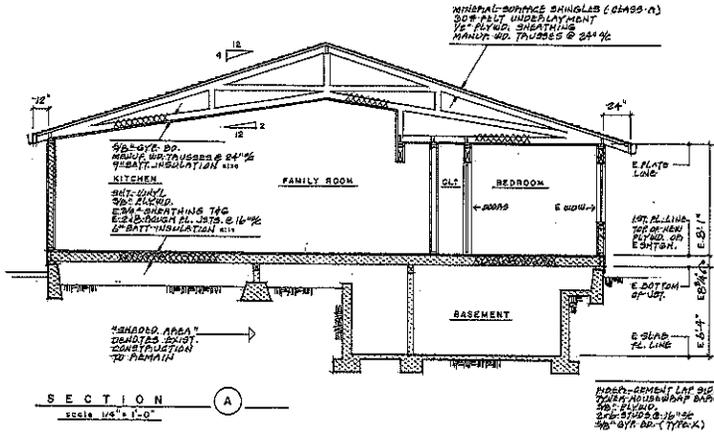
ROOFING:  
GABLE END TRUSSES W/ EXISTING ROOFING. BOTTOM CHORD IS NEW 2x4. PROVIDE 3/8" PLYWOOD OVER ENTIRE EAST SIDE OF TRUSSES.  
SHADED AREA DENOTES 2x4 COLL. JOIST @ 16" OC SPACING EAST-WEST.

DATE: 6-11-09

**ADDITIONS & ALTERATIONS TO A RESIDENCE & SECONDARY UNIT FOR DONNA & THOMAS CARRIG**  
308 SOUTH PASTORIA AVENUE  
SUNNYVALE, CALIFORNIA 94086

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Architect, Inc. 408 383-1500  
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ATTACHMENT B  
 Page 5 of 5



ADDITIONS & ALTERATIONS  
 to a RESIDENCE & SECONDARY UNIT  
 for DONNA & THOMAS CARRIG  
 388 SOUTH PASTORIA AVENUE  
 SUNNYVALE, CALIFORNIA 94086

Lawrence Cook  
 Architect, Inc.  
 AIA  
 20081 Old Santa Cruz Highway  
 Los Gatos, California 95033



Project: 389 S. Pastoria Avenue  
Sunnyvale, CA 94086

Applicants: Thomas and Donna Carrig, Owners

Description of project: Addition of 654 sq ft to existing house, new 3 car garage with 699 sq ft accessory living unit above.

Variance requested: 10' setback from back property line, rather than the 20' required by ordinance.

Findings:

1. Because of exceptional or extraordinary circumstances or conditions applicable to the property, or use, including size, shape topography, location or surroundings, the strict application of the ordinance is found to deprive the property owner of privileges enjoyed by other properties in the vicinity and within the same zoning district.

The property located at 389 S. Pastoria Avenue, has a lot size of 9,906 sq ft, 68' wide and 145' deep. It is located in an R-2 zoning district. The existing house is 1336 sf ft, located 23'9" from the front property line 18' from the south property line and 10'8" from the north property line. There was an unusable accessory living unit and an inaccessible two car garage on the property that have been demolished with permits. There are three very large heritage oak trees on the property, along with various other trees. The trees are located in areas that interfere with the ability of the owners to enlarge the house to accommodate their needs. (See photos 1-3)

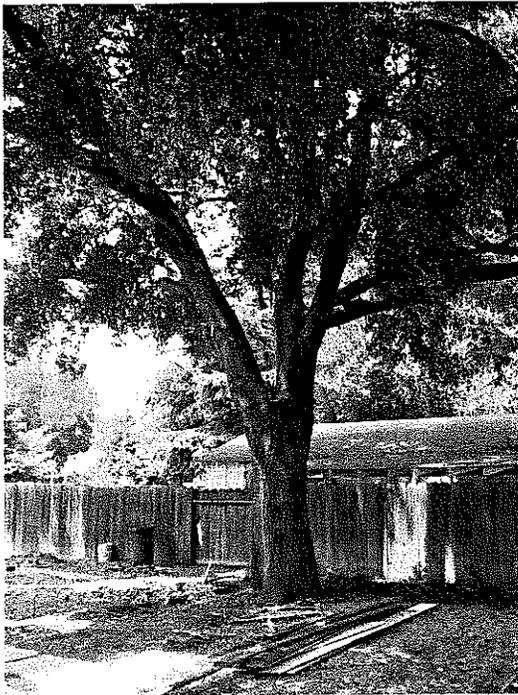
The owners recognize the importance of keeping the heritage oak trees on the property. In order to utilize the property to the fullest extent possible without harming or removing the trees, it was decided that a small single story addition to the existing house and an accessory unit over the garage would be the most practical solution for their living needs. When the plans were developed, it became apparent that a 20' set back from the rear property line would create a problem in terms of landscaping for the back yard. The garage and concrete driveway, if positioned 20' from the rear property line would not allow for any landscaping in front of the garage and a large wasted space behind the garage. This would prevent the owners from utilizing the backyard between the house and the garage, leaving only minimal space for landscaping and enjoyment of the property.

2. The granting of the variance will not be materially detrimental to the public welfare or injurious to the property, improvements, and or uses within the immediate vicinity and within the same zoning district.

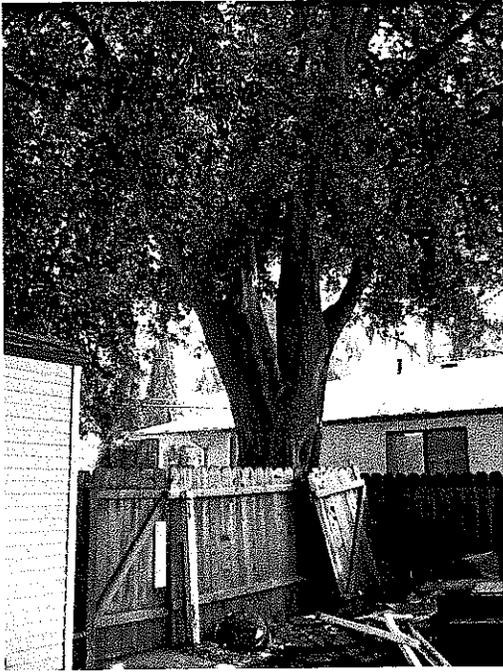
The property is located in front of the parking area for the Sunnyvale School District offices and the old Adair Elementary School. There are no neighbors behind the house that would be affected by the variance requested. The neighbor on the south side of the property has a large building located within 5' feet of the rear property line. This building was a farm building that existed before the current house was built. The north side neighbor has a one story accessory living unit located 20' from the rear property line. Both neighbors have been informed of the plans for the new garage and accessory living unit and are not opposed to the development. (See photos 4-7).

3. Upon granting of the variance, the intent and purpose of the ordinance will still be served and the recipient of the variance will not be granted special privileges not enjoyed by other surrounding property owners within the same zoning district.

The variance will not grant any special privileges to the owners of the property. The variance will give the owners the same rights and privileges that are being enjoyed by the two other neighbors of the subject property. The intent of the request for the variance is to allow the property owners to expand their living areas without doing harm to the heritage oaks that are on the property. If the variance cannot be granted, at least one of the oak trees will have to be removed in order to expand the living space and accommodate the need for backyard landscaping.



Tree #1 located on north side of backyard



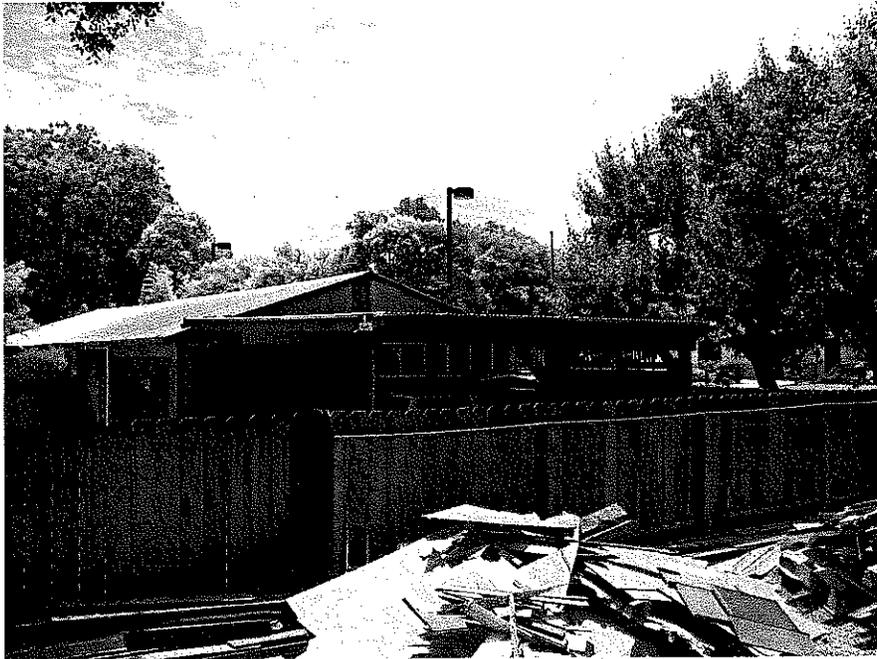
Trees 2 & 3 located on south side of property



Proposed location of new garage and accessory living unit



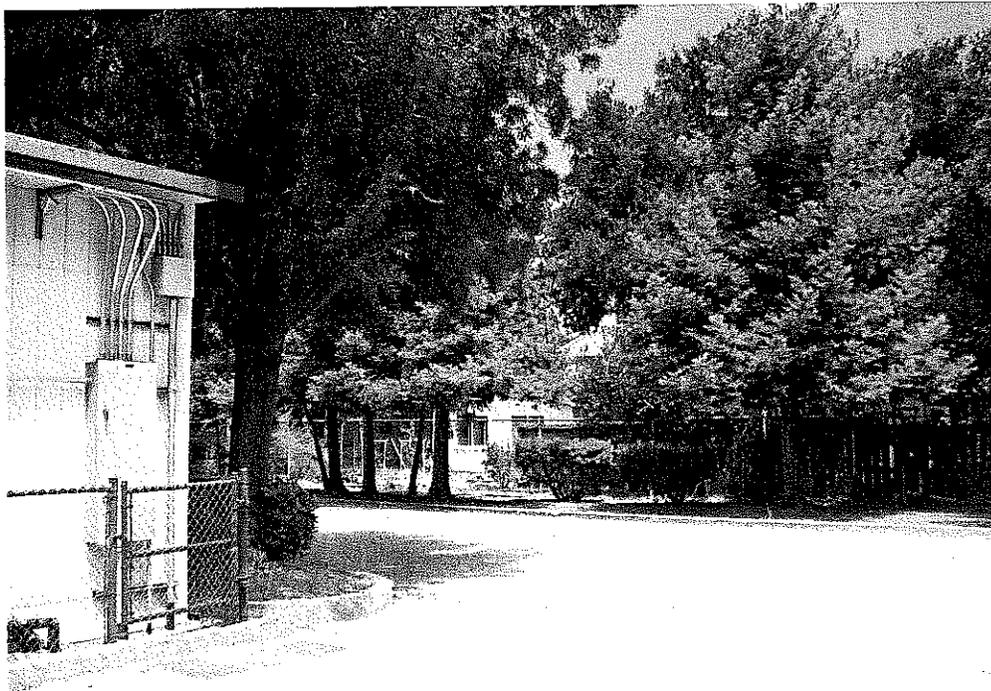
North side neighbor backyard



South side neighbor backyard



Rear yard property



North side rear property



South side rear property

Theresa & Gary Mathews  
385 S. Pastoria Avenue  
Sunnyvale, CA 94086

4 August 2009

Shaunn Mendrin  
City of Sunnyvale  
Dept. of Community Development  
P.O. Box 3707  
Sunnyvale, CA 94088

Mr. Mendrin:

We have reviewed the proposed building plans for 389 S. Pastoria Avenue. We support the remodeling and two story accessory living unit in the rear.

If you have any questions, please feel free to contact me.

Sincerely,



Theresa Mathews  
Property Owner  
385 S. Pastoria Avenue

Richard Duarte  
395 S. Pastoria Avenue  
Sunnyvale, CA 94086

4 August 2009

Shaunn Mendrin  
City of Sunnyvale  
Dept. of Community Development  
P.O. Box 3707  
Sunnyvale, CA 94088

Mr. Mendrin:

We have reviewed the proposed building plans for 389 S. Pastoria Avenue. We support the remodeling and two story accessory living unit in the rear.

If you have any questions, please feel free to contact me.

Sincerely,



Richard Duarte  
Property Owner  
395 S. Pastoria Avenue



ATTACHMENT F

**IAN GEDDES**  
AND ASSOCIATES  
Page 1 of 3

**ARBORICULTURAL CONSULTING**

P.O. Box 2962 • Saratoga, California 95070  
(408) 374-8233 • Fax: (408) 374-8262  
www.drtrees.com

August 11, 2009

Ms. Donna Carrig  
357 E. Washington Ave  
Sunnyvale, CA 94086

RE: 389 S. Pastoria Ave.  
Sunnyvale, CA

Dear Ms. Carrig:

Thank you for the opportunity to assist you with your tree related issue. I met with you, your husband, and your Architect on Thursday August 6, 2009 at the above mentioned address to discuss the affects of construction activities upon three existing Oak trees. I understand per our discussion and the documents you provided the most probable aspects of this project that cause concern are the slightly expanding footprint of the main house, a secondary unit being added in the backyard, and the construction of the new drive way. My observations are as follows.

The trees in question are three maturing Coast Live Oaks (*Quercus agrifolia*.) Two of the trees are located along the southern property line and are 35" and 38" inches in diameter at breast height (DBH); from here on called Trees #1 and #2. The third tree located along the northern property line is 36" DBH; from here on called Tree #3. Measurements were taken from documents supplied by you and your architect. All three have very broad and dense canopies and posses little if any visible decay cavities; no dead, dying, or diseased branches; nor do the trees show any signs of serious health problems associated with pests, pathogens or improper care; all three trees appear structurally and physiologically sound.

The most obvious aspect of the trees on this property is their expansive lateral spread (crown diameter.) All three have conjoined to produce a wonderfully aesthetic and shaded property; the combined driplines of which encompass nearly the entire property. Despite this, I would recommend the trees be pruned prior to construction activities due to the propensity of mature Oak trees to experience very large limbs breaking away from the main trunk. Prudence would dictate that specific pruning techniques be applied to raise the canopies, and also to reduce the end weight of selected limbs. It is possible to reduce the potential for large limb failures and at the same time to maintain the broad canopies and beautiful aesthetics of these trees—a reputable tree contractor should be hired to do the pruning. I will address the pruning specifics later in this report.

We are proud members of the following professional organizations.



National Arborist Association

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Construction and remodeling of structures can cause irreparable damage to existing trees if certain precautions aren't taken prior the commencement of activities. Normally, we would recommend constructing a standard tree protection zone (TPZ) around the base of each tree for your project. TPZ's are fenced areas constructed around trees to protect the roots and soil, and to keep tree branches clear from any construction activities or equipment. A typical TPZ consists of a six foot high fence (preferably chained link) that is securely installed in the ground and around the tree with a radius equal to (or as close as possible) the tree's drip line. A sign stating, "Tree Protection Zone-No Entry" is placed in clear view on the fence. Mulch to a depth of six inches is placed within the TPZ to further protect the roots and soil—do not cover the base of the trunk with the mulch. Storage of construction materials within the TPZ is prohibited, and physical entry is limited to designated personnel (one or two people preferably.) It is my understanding that the City of Sunnyvale has stated that all three trees shall remain on the property (none removed) and each protected in a manner to maintain their good health and condition.

Each of these trees are proper candidates for TPZ's, however, the confined aspect of this construction site and the location of the trees make this standard difficult if not impossible to apply; the movement of materials and personnel dictate significant adjustments be made to how and where the TPZ's are erected. Regarding Trees #1 and #2, these two are the most vulnerable to soil compaction and physical damage but there is no room available to construct a TPZ with any radius. All three probable aspects of concern apply at some level to Trees #1 and #2—the increased footprint (though negligible,) the construction of the secondary unit, and the new drive way. Therefore, each trunk shall be wrapped with a material such as burlap—or other protective material—in a manner that covers the entire circumference of each trunk from ground level up to six feet high and 2 to 3 inches thick. Over the burlap should be a series of six foot long 2x4's spaced 8 inches on center around the entire circumference of each trunk. Place fencing material—preferably chained link—over the 2x4's and around the entire circumference of each trunk; secure everything together in a manner so the structures will support themselves and remain upright, but mostly to protect the trunks from hard impacts (Do not nail or bolt any part of the structures directly to any of the trees.) These materials shall remain in place until the final landscaping phase of the project.

Soil compaction within the drip lines of Tree's #1 and #2 can be minimized by prohibiting vehicle access into the backyard during construction. The movement of construction materials into the backyard will cause the least amount of soil compaction if done by manual labor. Daily access by personnel is best done on the north side of the property. Should storage of construction materials be located in the back yard, those materials should be located in the northwest or southwest corners of the yard and away from the trees' drip lines.

Construction of the new driveway will cause the least amount of damage to trees #1 and #2 if, from the chimney of the main house back to the garage, the construction techniques and materials used are such



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that the least amount of grade change and soil compaction are the highest concern. I would recommend something other than a solid concrete slab or asphalt be used for that portion of the driveway. Should any tree roots larger than 3 inches in diameter be encountered during this phase, I recommend you contact our office for advice on how to proceed.

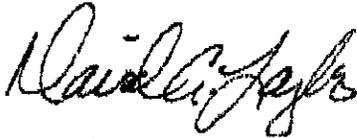
Tree #3 is located in an area of the yard such that a TPZ with a radius of 10 feet will suffice. Follow the parameters discussed earlier relating to a standard TPZ.

My pruning recommendations to help maintain the trees' good health and condition are as follows. All three tree's should be pruned adhering to Best Management Practices as established by the International Society of Arboriculture and ANSI Pruning Standards A300; thin and raise the canopies, reduce the end weight of lateral limbs as needed to reduce the potential for large limb failures at branch attachment points, ok to remove *selected* whole lower lateral limbs.

If the above preservation measures are adhered to, and shared with the personnel that carry out the practical aspects of the project, there is reason to believe that all of the identified trees shall survive the construction phase, and continue contributing to the environment indefinitely.

We have enjoyed the opportunity to assist you with your tree related issue. Please do not hesitate to call our office should you require any further assistance.

Sincerely,



David A. Laczko  
ISA Certified Arborist #PN1233A



IAN GEDDES AND ASSOCIATES.