

ZONING ADMINISTRATOR MEETING AGENDA

4:00 PM - Wednesday, April 16, 2025

Community Meeting Chambers, Los Altos City Hall 1 North San Antonio Road, Los Altos, CA

PARTICIPATION: Members of the public may participate by being present at the Los Altos Community Meeting Chambers at Los Altos City Hall located at 1 N. San Antonio Rd, Los Altos, CA during the meeting. Public comment is accepted in person at the physical meeting location, or via email to **ZAPublicComment@losaltosca.gov**.

REMOTE MEETING OBSERVATION: Members of the public may view the meeting via the link below, but will not be permitted to provide public comment via Zoom or telephone. Public comment will be taken in-person, and members of the public may provide written public comment by following the instructions below.

https://tinyurl.com/z2bcs66e

Telephone: 1-253-215-8782 / Webinar ID: 859 5550 9522 / Passcode: 701956

SUBMIT WRITTEN COMMENTS: Verbal comments can be made in-person at the public hearing or submitted in writing prior to the meeting. Written comments can be mailed or delivered in person to the Development Services Department or emailed to **ZAPublicComment@losaltosca.gov**.

Correspondence must be received by 2:00 p.m. on the day of the meeting to ensure distribution prior to the meeting. Comments provided after 2:00 p.m. will be distributed the following day and included with public comment in the Zoning Administrator packet.

AGENDA

CALL MEETING TO ORDER

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Members of the audience may bring to the Zoning Administrator's attention any item that is not on the agenda. The Zoning Administrator will announce the time speakers will be granted before comments begin. Please be advised that, by law, the Zoning Administrator is unable to discuss or take action on issues presented during the Public Comment Period. According to State Law (also known as "The Brown Act") items must first be noted on the agenda before any discussion or action.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

These items will be considered by one motion unless any member of the Commission or audience wishes to remove an item for discussion. Any item removed from the Consent Calendar for discussion will be handled at the discretion of the Zoning Administrator.

1. Zoning Administrator Meeting Minutes

Approval of the DRAFT minutes of the regular meeting of April 2, 2025.

PUBLIC HEARING

2. SC24-0016 – Jing Quan – 717 Panchita Way

Request for Design Review for the construction of a new 3,567 square foot, two-story home. The property is located on the east side of Panchita Way, between Marich Way and Alvarado Avenue. This project is categorically exempt from environmental review pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA). *Project Planner: Liu*

ADJOURNMENT

SPECIAL NOTICES TO PUBLIC

In compliance with the Americans with Disabilities Act and California Law, it is the policy of the City of Los Altos to offer its programs, services and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact department staff. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

Agendas, Staff Reports and some associated documents for the Zoning Administrator items may be viewed on the Internet at https://www.losaltosca.gov/calendar.

Decisions of the Zoning Administrator are final unless appealed by filing an appeal with the City Clerk within 14 calendar days of the decision. No building permits shall be issued during this 14-day period.



ZONING ADMINISTRATOR MEETING MINUTES

4:00 PM - Wednesday, April 02, 2025

Community Meeting Chambers, Los Altos City Hall 1 North San Antonio Road, Los Altos, CA

CALL MEETING TO ORDER

At 4:00 p.m. the Zoning Administrator called the meeting to order.

ESTABLISH QUORUM

PRESENT: Zoning Administrator Zornes and Development Services Deputy Director Williams

STAFF: Senior Planner Whitehill

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR.

1. Zoning Administrator Meeting Minutes

Approval of the DRAFT minutes of the regular meeting of February 19, 2025.

<u>Action</u>: Zoning Administrator Zornes approved the meeting minutes for the regular meeting of February 19, 2025.

The motion was approved (1-0) by the following vote:

AYES: Zornes NOES: None

PUBLIC HEARING

2. <u>SC24-0008 – HyoJoon Ahn – 1815 Granger A</u>venue

Request for Design Review for the construction of a new 861 square foot, second-story addition and reconfiguration of the first floor of an existing 2,625 square foot, single-story home. The project site is located on the east side of Granger Avenue, between Eva Avenue and Sandalwood Lane. The project is categorically exempt from environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA). *Project Planner: Liu*

STAFF PRESENTATION

Development Services Deputy Director Williams presented the staff report recommending approval of design review application SC24-0008 subject to the listed findings and conditions of approval.

PUBLIC COMMENT

None.

<u>Action</u>: Zoning Administrator Zornes approved design review application SC24-0008 per the staff report findings and conditions.

The motion was approved (1-0) by the following vote:

AYES: Zornes NOES: None

3. SC24-0014 – Steve Collom – 1697 Orr Court

Request for Design Review for the construction of a 3,701 square foot two-story residence with an attached garage. The project site is located within the cul-de-sac or Orr Ct. The project is categorically exempt from environmental review pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA). *Project Planner: Whitehill*

STAFF PRESENTATION

Senior Planner Whitehill presented the staff report recommending approval of design review application SC24-0014 subject to the listed findings and conditions of approval.

PUBLIC COMMENT

A resident provided public comment.

<u>Action</u>: Zoning Administrator Zornes approved design review application SC24-0014 per the staff report findings and conditions.

The motion was approved (1-0) by the following vote:

AYES: Zornes NOES: None

4. SC24-0017 – Steve Collom – 273 Del Monte Avenue

Request for Design Review for the construction of a 2,799 square foot two-story residence with an attached garage. The project site is located at the northeast corner of Del Monte Avenue and Carmel Avenue. The project is categorically exempt from environmental review pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA). *Project Planner: Whitehill*

STAFF PRESENTATION

Senior Planner Whitehill presented the staff report recommending approval of design review application SC24-0017 subject to the listed findings and conditions of approval.

PUBLIC COMMENT

None.

<u>Action</u>: Zoning Administrator Zornes approved design review application SC24-0017 per the staff report findings and conditions.

The motion was approved (1-0) by the following vote:

AYES: Zornes NOES: None

5. <u>SC24-0011 – Jiapan Yan – 1047 Eastwood Drive</u>

Request for Design Review for the construction of a 4,037 square foot two-story home with an attached garage. The project site is located on the west side of Eastwood Drive between Miramonte Avenue and Covington Road. The project is categorically exempt from environmental review pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA). *Project Planner: Whitehill*

STAFF PRESENTATION

Senior Planner Whitehill presented the staff report recommending approval of design review application SC24-0011 subject to the listed findings and conditions of approval.

PUBLIC COMMENT

A resident provided public comment.

<u>Action</u>: Zoning Administrator Zornes approved design review application SC24-0011 per the staff report findings and conditions with the additional condition that the privacy vegetation along the property line be maintained at a heigh of no greater than 12 feet.

The motion was approved (1-0) by the following vote:

AYES: Zornes NOES: None

6. SC25-0002 - Chapman Design Associates - 1932 Alford Avenue

Request for Design Review for the construction of a 1,481 square foot, second-story addition to an existing 2,107 square foot, single-story home. The project site is located on the west side of Alford Avenue between Holt Avenue and Churton Avenue. The project is categorically exempt from environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA). *Project Planner: Whitehill*

STAFF PRESENTATION

Senior Planner Whitehill presented the staff report recommending approval of design review application SC25-0002 subject to the listed findings and conditions of approval.

PUBLIC COMMENT

Three residents provided public comments.

<u>Action</u>: Zoning Administrator Zornes approved design review application SC25-0002 per the staff report findings and conditions.

The motion was approved (1-0) by the following vote:

AYES: Zornes NOES: None

ADJOURNMENT

Zoning Administrator Zornes adjourned the meeting at 4:28 PM.

Niels Zemes

Nick Zornes Zoning Administrator



ZONING ADMINISTRATOR AGENDA REPORT

TO: Nick Zornes, Zoning Administrator

FROM: Jia Liu, Associate Planner

SUBJECT: SC24-0016 – 717 Panchita Way

RECOMMENDATION

Approve Design Review application SC24-0016 for the construction of a new 3,567 square-foot, two-story residence subject to the listed findings and conditions of approval; and find the project categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures).

BACKGROUND

Project Description

- <u>Project Location</u>: 717 Panchita Way, located on the east side of Panchita Way, between Marich Way and Alvarado Avenue
- Lot Size: 10,202 square feet
- General Plan Designation: Single-Family, Medium Lot (SF4)
- Zoning Designation: R1-10
- <u>Current Site Conditions</u>: One-story house

The proposed project includes the demolition of an existing one-story house and replacement with a new two-story house (see Attachment 1 – Project Plans). Compared to the existing home, the proposed residence will be situated on the subject lot that will further expand its footprint to the rear of the property, accessed with a similar vehicular driveway design and pedestrian circulation. The home is designed in a modern farmhouse architectural style, incorporating high-quality materials including a standing seam metal roof, horizontal Hardie Board siding exterior finish with board and batten siding accents, wood posts and rafters, and wood-clad windows and trim.

There are 10 trees on the property, including four protected trees. One of the four protected trees is proposed for removal as part of the project.

ANALYSIS

The proposed home complies with the R1-10 district development standards found in LAMC Chapter 14.06, as demonstrated by the following table:

	Existing	Proposed	Allowed/Required
COVERAGE:	2,078 square feet	2,850 square feet	3,060 square feet
FLOOR AREA: First floor Second floor Total	2,057 square feet 2,057 square feet	2,289 square feet 1,278 square feet 3,567 square feet	3,571 square feet
SETBACKS: Front Rear Right side (1st/2nd) Left side (1st/2nd)	24.92 feet 36.33 feet 9.83 feet/ feet 9.83 feet/ feet	25.00 feet 34.17 feet 10 feet/19.75 feet 14 feet/21.67 feet	25 feet 25 feet 10 feet/17.50 feet 10 feet/17.50 feet
HEIGHT:	14.67 feet	26.05 feet	27 feet

^{*} The project includes an attached ADU, which will be reviewed ministerially as part of the building permit. Pursuant to Los Altos Municipal Code (LAMC) Section 14.14.060, the ADU has not been included in the floor area or lot coverage calculations for the site.

Pursuant to Chapter 14.76 of the LAMC, new two-story residences shall be consistent with policies and implementation techniques described in the Single-Family Residential Design Guidelines. The surrounding neighborhood is considered a Diverse Character Neighborhood according to the Design Guidelines. The immediate neighborhood is comprised of one-story and two-story houses. Homes in the neighborhood exhibit similar front setback patterns, a combination of simple and complex roof forms, and distinctive massing. The horizontal eave lines typically range from approximately eight to nine feet and six inches in height at the first floor and seven feet to eight feet at the second floor. Most of the homes in the neighborhood feature attached garages in the front yard facing the street.

The front elevation of the proposed two-story house is designed in a modern farmhouse architectural style, featuring a combination of hipped and gable roofs with slopes of 3.5:12 over the first floor and 4:12 over the second floor. The facade is designed with balanced fenestrations and traditional exterior finishes, including horizontal siding and board and batten siding. Architectural enhancements, such as wood brackets, trim, and wood-clad windows, are incorporated on all four elevations.

The massing of the proposed new residence is compatible with the immediate neighborhood. The first story features one uniformed plate height of nine feet and six inches while the second story has two plate heights: eight feet nine inches for all the bedrooms and eight feet and one inch for the master bathroom. All design considerations and alignments reflect a thoughtful approach to achieving a harmonious architectural composition within the neighborhood.

There are a total of 10 trees on the property, including four protected trees. One protected Blackwood

Acacia tree is proposed for removal due to poor health and being an invasive species according to the arborist report prepared for the project by David Beckham, Kielty Arborist Services, LLC. The three remaining protected trees will be preserved and protected during construction. To mitigate the loss of the one protected tree proposed for removal, a tree replacement plan including one, 24-inch container box Chinese Pistache tree is included in the landscaping plans.

The proposed landscaping includes one new tree in the back yard and 5 evergreen screening bushes (Pittosporum tenuifolium) along the north side property line of the site which will be integrated with existing vegetation to remain. A variety of ground cover and low shrubs will also be placed in the front yard. The landscaping plan will comply with the Water Efficient Landscape Ordinance, which requires water-efficient landscaping for new residences with landscaping over 500 square feet.

The proposed project meets the development standards in the R1-10 zoning district and complies with the Single-Family Residential Design Guidelines because it is compatible with the character of the neighborhood as the design maintains an appropriate relationship with adjacent structures, minimizes bulk, preserves existing trees, and enhances landscaping to the extent possible.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) because it involves the construction of a single-family dwelling in a residential zone.

PUBLIC NOTIFICATION AND COMMUNITY OUTREACH

A public meeting notice was mailed to property owners within a 300-foot radius and published in the newspaper. The applicant also posted a public notice sign on the property in conformance with the Planning Division posting requirements.

The applicant reached out to nine neighbors by providing hard copies of the project plans and details in the immediate area. No comments from the public have been received by staff as of the writing of this report.

Attachment:

1. Project Plans

Cc: Jing Quan, WEC & Associates, Applicant and Architect David Avny, Property Owner

FINDINGS

SC24-0016 - 717 Panchita Way

With regard to the proposed new two-story residence, the Zoning Administrator finds the following in accordance with Section 14.76.060 of the Municipal Code:

- A. The proposed new two-story residence complies with all provisions of this chapter because the proposed residence is consistent with the development standards of the R1-10 zoning district and policies and implementation techniques described in the Single-Family Residential Design Guidelines.
- B. The height, elevations, and placement on the site of the proposed new house is compatible when considered with reference to the nature and location of residential structures on adjacent lots, and will consider the topographic and geologic constraints imposed by particular building site conditions as the proposed home maintains a similar finished floor elevation and orientation on the lot as the existing home and complies with the allowable floor area, lot coverage, maximum height, and daylight plane requirement pursuant to LAMC Chapter 14.06.
- C. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal. Grade changes shall be minimized because the existing site is relatively level and does not require substantial grading. There are 10 trees on the property, including four protected trees. One protected tree will be removed and replaced with one replacement tree.
- D. The orientation of the proposed new residence in relation to the immediate neighborhood will minimize the perception of excessive bulk and mass because the proposed structure incorporates architectural design features such as moderate scale, horizontal eave lines, building articulation, and roof forms that break up the massing and minimize excessive bulk.
- E. General architectural considerations, including the size and scale, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to ensure the compatibility of the development with its design concept and the character of adjacent buildings. The proposed home complies with the allowable floor area, lot coverage, and height maximums as well as the daylight plane requirement pursuant to LAMC Chapter 14.06 and the design of the home incorporates consistent and compatible features including standing seam metal roof, horizontal Hardie Board siding exterior finish with board and batten siding accents, wood posts and rafters, and wood-clad windows with wood trim.
- F. The proposed new house has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection because the because the site is relatively flat and has incorporated softscape and hardscape surfaces into the plan and proposes a drainage plan to minimize off-site stormwater drainage.

CONDITIONS OF APPROVAL

SC24-0016 – 717 Panchita Way

PLANNING DIVISION

- 1. **Expiration:** The Design Review Approval will expire on April 16, 2027 unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to the procedures and timeline for extensions in the Zoning Code.
- 2. **Approved Plans:** The approval is based on the plans and materials received on February 18, 2025, except as modified by these conditions as specified below.
- 3. **Revisions to the Approved Project:** Minor revisions to the approved plans which are found to be in substantial compliance with the approval may be approved by the Development Services Director.
- 4. **Notice of Right to Protest:** The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), these conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day period in which you may protest these fees, dedications, reservations, and other exactions pursuant to Government Code Section 66020(a) began on the date of approval of this project. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.
- 5. **Indemnity and Hold Harmless:** The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project. The City may withhold final maps and/or permits, including temporary or final occupancy permits, for failure to pay all costs and expenses, including attorney's fees, incurred by the City in connection with the City's defense of its actions.
- 6. **ADU Not Reviewed:** The proposed ADU included in the plan set is not part of this design review application. Prior to commencement of the ADU construction, a separate building permit issued by the Building Division shall be obtained.
- 7. **Protected Trees:** Trees Nos. 4, 6, & 8 shall be protected under this application and cannot be removed without a Tree Removal Permit from the Development Services Director.
- 8. **Tree Removal Approved:** Trees No. 1 shown to be removed on plan Sheet A2 of the approved set of plans are hereby approved for removal. Tree removal shall not occur until a building permit is submitted and shall only occur after the issuance of a demolition permit or building permit. Exceptions to this condition may be granted by the Development Services Director upon submitting written justification.

- 9. **Replacement Trees:** The applicant shall offset the loss of one protected tree with a minimum of one replacement tree. Each replacement tree shall be no smaller than a 24" box and shall be noted on the landscape plan as a replacement tree.
- 10. **Tree Protection Fencing:** The grading and tree or landscape plan of the building permit submittal shall show the required tree protection fencing which shall be installed around the dripline(s), or as required by the project arborist, of trees Nos. 4, 6, & 8. Verification of installation of the fencing shall be submitted to the City prior to building permit issuance. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.
- 11. **Tree Removal and Replacement in Public Right-of-Way**: Proposed removal and replacement of any trees located in the public right-of-way is not part of the design review approval. The applicant shall obtain the Public Work's Department approval prior to the tree removal.
- 12. **Landscaping:** The project shall be subject to the City's Water Efficient Landscape Ordinance (WELO) pursuant to Chapter 12.36 of the Municipal Code. Provide a landscape documentation package prepared by a licensed landscape professional showing how the project complies with the City's Water Efficient Landscape Regulations and include signed statements from the project's landscape professional and property owner.
- 13. **Landscaping Installation and Verification:** All landscaping materials, including plants or trees intended to provide privacy screening, as provided on the approved landscape plans shall be installed prior to final inspection. The applicant shall also provide a landscape Certificate of Completion, signed by the project's landscape professional and property owner, verifying that the trees, landscaping, and irrigation were installed per the approved landscape documentation package prior to final inspection.
- 14. **Mechanical Equipment:** Prior to issuance of a building permit, the applicant shall show the location of any mechanical equipment which complies with the requirements of Chapter 11.14 (Mechanical Equipment) and Chapter 6.16 (Noise Control) of the Los Altos City Code.

BUILDING DIVISION

- 15. **Building Permit:** A building permit is required for the project and building design plans shall comply with the latest applicable adopted standards. The applicant shall submit supplemental application materials as required by the Building Division to demonstrate compliance.
- 16. **Conditions of Approval:** Incorporate the conditions of approval into the building permit submittal plans and provide a letter which explains how each condition of approval has been satisfied and/or which sheet of the plans the information can be found.
- 17. **Reach Codes:** Building permit applications submitted on or after January 1, 2023, shall comply with specific amendments to the 2022 California Green Building Standards for Electric Vehicle Infrastructure and the 2022 California Energy Code as provided in Ordinances No 2022-487 which

amended Chapter 12.22 Energy Code and Chapter 12.26 California Green Building Standards Code of the Los Altos Municipal Code. The building design plans shall comply with the standards and the applicant shall submit supplemental application materials as required by the Building Division to demonstrate compliance.

- 18. **School Fee Payment:** In accordance with Section 65995 of the California Government Code, and as authorized under Section 17620 of the Education Code, the property owner shall pay the established school fee for each school district the property is located in and provide receipts to the Building Division. Payments shall be made directly to the school districts.
- 19. **Payment of Impact and Development Fees:** The applicant shall pay all applicable development and impact fees in accordance with State Law and the City of Los Altos current adopted fee schedule. All impact fees not paid prior to building permit issuance shall be required to provide a bond equal to the required amount prior to issuance of the building permit.
- 20. **Swimming Pools, Water Features, and Outdoor Kitchens:** The proposed pool and associated equipment, water feature, and/or outdoor kitchen require a separate building permit and are subject to the City's standards pursuant to Section 14.06.120 and Chapter 14.15.
- 21. **New Fireplaces:** Only gas fireplaces, pellet fueled wood heaters or EPA certified wood-burning appliances may be installed in all new construction pursuant to Chapter 12.64 of the Municipal Code.
- 22. **Underground Utility and Fire Sprinkler Requirements:** New construction and additions exceeding fifty (50) percent of the existing living area (existing square footage calculations shall not include existing basements) and/or additions of 750 square feet or more shall trigger the undergrounding of utilities and new fire sprinklers. Additional square footage calculations shall include existing removed exterior footings and foundations being replaced and rebuilt. Any new utility service drops are pursuant to Chapter 12.68 of the Municipal Code.
- 23. **California Water Service Upgrades:** The applicant is responsible for contacting and coordinating with the California Water Service Company any water service improvements including but not limited to relocation of water meters, increasing water meter sizing or the installation of fire hydrants. The City recommends consulting with California Water Service Company as early as possible to avoid construction or inspection delays.
- 24. **Green Building Standards:** Provide verification that the house will comply with the California Green Building Standards pursuant to Chapter 12.26 of the Municipal Code and provide a signature from the project's Qualified Green Building Professional Designer/Architect and property owner.
- 25. **Green Building Verification:** Prior to final inspection, submit verification that the house was built in compliance with the City's Green Building Ordinance (Chapter 12.26 of the Municipal Code).
- 26. **Underground Utility Location:** Show the location of underground utilities pursuant to Chapter 12.68 of the Municipal Code. Underground utility trenches shall avoid the driplines of all protected trees unless approved by the project arborist and the Planning Division.

27. **Work Hours/Construction Site Signage:** No work shall commence on the job site prior to 7:00 a.m. nor continue later than 5:30 p.m., Monday through Friday, from 9 a.m. to 3 p.m. Saturday, and no work is permitted on Sunday or any City observed holiday. The general contractor, applicant, developer, or property owner shall erect a sign at all construction site entrances/exits to advise subcontractors and material suppliers of the working hours and contact information, including an after-hours contact.

ENGINEERING DIVISION

- 28. **Encroachment Permit:** An encroachment permit shall be obtained from the Engineering Division prior to doing any work within the public right-of-way including the street shoulder. All work within the public street right-of-way shall be in compliance with the City's Shoulder Paving Policy.
- 29. **Public Utilities:** The applicant shall contact electric, gas, communication, and water utility companies regarding the installation of new utility services to the site.
- 30. **Sewer Lateral:** Any proposed sewer lateral connection shall be approved by the City Engineer. Only one sewer lateral per lot shall be installed. All existing unused sewer laterals shall be abandoned according to the City Standards, cut and cap 12" away from the main.
- 31. **Transportation Permit:** A Transportation Permit, per the requirements specified in California Vehicle Code Division 15, is required before any large equipment, materials or soil is transported or hauled to or from the construction site. The applicant shall pay the applicable fees before the transportation permit can be issued by the City Engineer.
- 32. **Grading and Drainage Plan:** The applicant shall submit detailed plans for on-site and off-site grading and drainage plans that include drain swales, drain inlets, rough pad elevations, building envelopes, and grading elevations for review and approval by the City Engineer prior to the issuance of the building permit.
- 33. **Storm Water Management Plan:** The applicant shall submit a Storm Water Management Plan (SWMP) in compliance with the San Francisco Bay Region Municipal Regional Stormwater (MRP) *National Pollutant Discharge Elimination System (NPDES)* Permit No. CA S612008, Order R2-2022-0018, Provision C.3 dated May 11, 2022. All large single-family home projects that create and/or replace 10,000 sq. ft. or more of impervious surface on the project site and affected portions of the public right-of-way that are developed or redeveloped as part of the project must also complete a C.3. Data Form available on the City's Building Division website.
- 34. **Storm Water Filtration Systems:** Prior to the issuance of the building permit the applicant shall ensure the design of all storm water filtration systems and devices are without standing water to avoid mosquito/insect infestation. Storm water filtration measures shall be installed separately for each lot. All storm water runoff shall be treated onsite. Discharging storm water runoff to neighboring properties or public right-of-way and connections to existing underground storm water mains shall not be allowed.

FIRE DEPARTMENT

- 35. **Applicable Codes and Review**: The project shall comply with the California Fire (CFC) & Building (CBC) Code, 2022 edition, as adopted by the City of Los Altos Municipal Code (LAMC), California Code of Regulations (CCR) and Health & Safety Code Review of this developmental proposal is limited to acceptability of site access, water supply and may include specific additional requirements as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make an application to, and receive from, the Building Department all applicable construction permits.
- 36. **Violations**: This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.1, 105.3.6].
- 37. **Construction Site Fire Safety:** All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chapter. 33.
- 38. **Fire Sprinklers Required:** Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations (Sprinklers noted on sheet A1).
- 39. **Required Fire Flow:** The minimum required fire flow for this project is 875 Gallons Per Minute (GPM) at 20 psi residual pressure. This fire flow assumes installation of automatic fire sprinklers per CFC [903.3.1.3]. Provide a fire flow letter from a local water purveyor confirming the required fire flow of 875 GPM @ 20 psi residual from a fire hydrant located within 600' of the farthest exterior corner of the structure is required. Contact your local water purveyor (California Water) for details on how to obtain the fire flow letter.
- 40. Water Supply Requirements: Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection system, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2019 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.

41. **Address Identification:** New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1.

NEW RESIDENCE

717 PANCHITA WAY, LOS ALTOS, CA



VICINITY MAP PROJECT DIRECTORY

OWNER: DAVID AVNY 111 PANCHITA WAY LOS ALTOS, CA

> ARCHITECT: WEC & ASSOCIATES 2625 MIDDLEFIELD RD, *658 PALO ALTO, CA 94306 TEL: (650) 387-2692

ARBORIST:

KIELTY ARBORIST SERVICES LLC P.O. BOX 6187 SAN MATEO, CA 94403 TEL: 650-532-4418

RECEIVED

Date: 2/18/2025

CITY OF LOS ALTOS PLANNING

717 PANCHITA WAY LOS ALTOS, CA 94022 APN: 170-11-047

NEW

RESIDENCE

& ASSOCIATES

2625 MIDDLEFILED RD #658

LICENSE STAMPS AND SIGNATURE



ISSUI	ED	
No.	Description	Date
	PLANNING SUBMITTAL	10/31/2
	PLANNING RESUBMITTAL	2/18/20
	PLANNING RESUBMITTAL	2/20/20

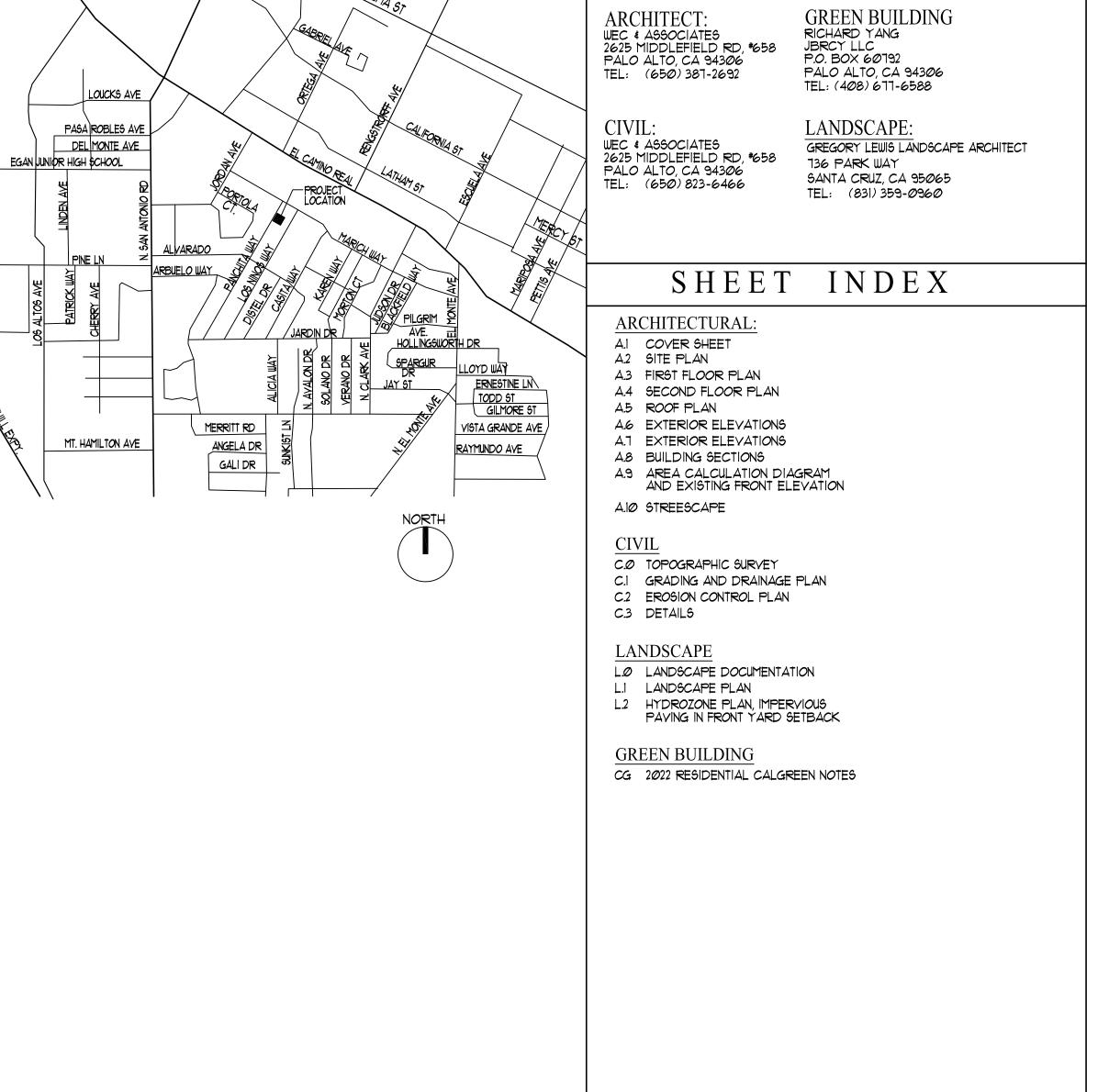
FEB. 18, 2025 AS NOTED DRAWN:

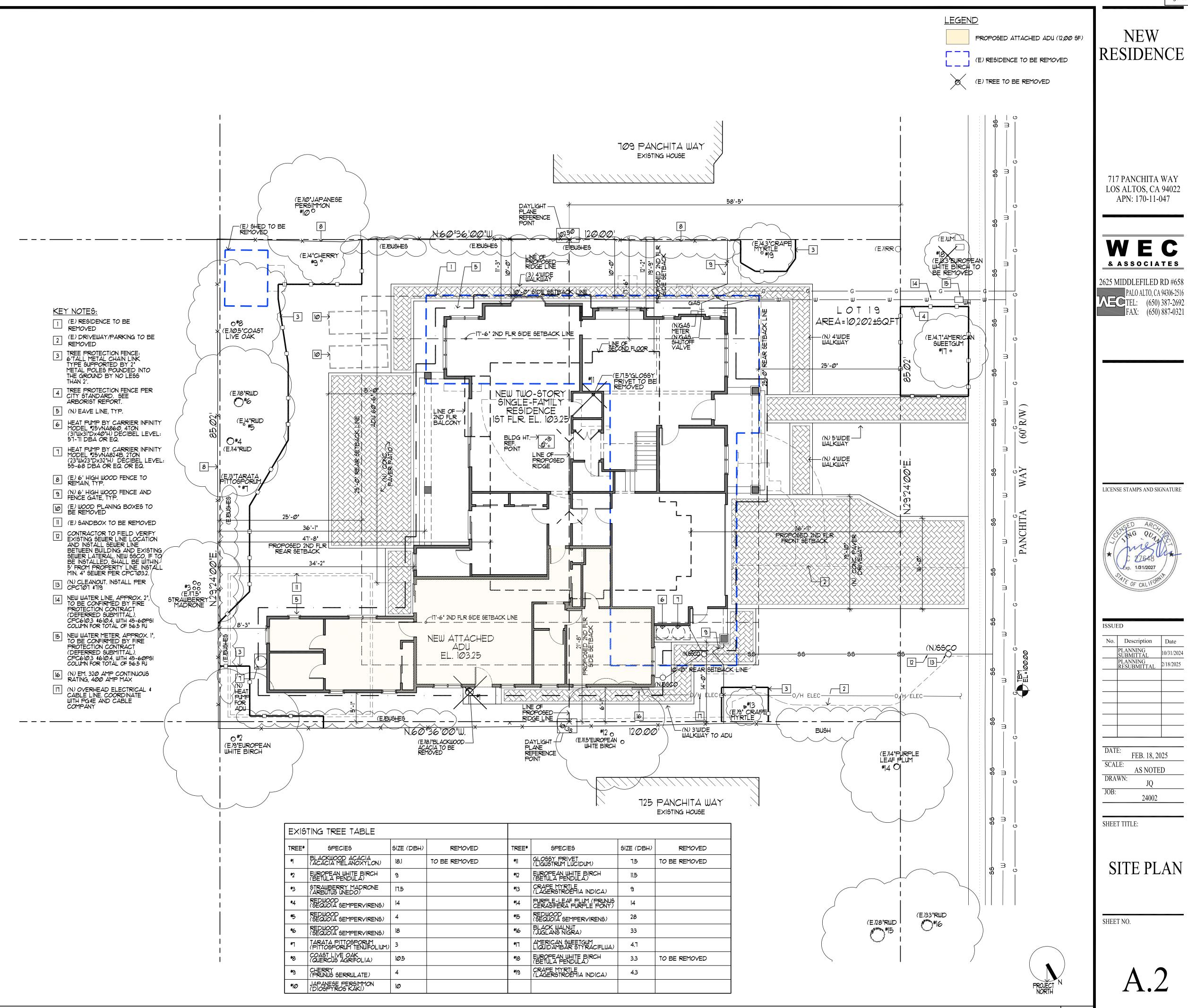
SHEET TITLE:

COVER

SHEET NO.

DESIGN DATA	P	ROJE	ECT DA	T A
2022 CALIFORNIA BUILDING CODE (STRUCTURAL DESIGN)	1. OWNER:	DAVID AVN	Y	
2022 CALIFORNIA RESIDENTIAL CODE (CRC) 2022 CALIFORNIA PLUMBING, ELECTRICAL AND MECHANICAL CODES	2. PROJECT SITE:		'A WAY, LOS ALTOS, CA ILY DWELLING	
2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA GREEN BUILDING CODE 2022 CALIFORNIA FIRE CODE	3. PROJECT DESCRIPTION:	NEW TWO-STO		E-FAMILY RESIDENCE. CONSTRUCT A ENCE WITH ATTACHED TWO-CAR
CITY OF LOS ALTOS MUNICIPAL CODE	4. APN: 5. ZONING:	170-11-047 R1-10		
GENERAL NOTES: I. ALL DETAILS, MATERIALS, FINISHES AND ASSEMBLIES ARE NOT NECESSARILY SHOWN. THESE	6. OCCUPANCY CLASSIFICATION:	•		
FINAL FINISH DÉTAILS INCLÚDING CASEWORK AND MÁTERIAL SELECTIONS WILL BE COORDINÁTED BY THE OWNER	7. CONSTRUCTION TYPE: 7a: STORIES:	V-B 2		
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE, APPLICABLE EDITION, AND ALL OTHER PERTINENT CODES, LAWS AND REQUIREMENTS OF THE LOCAL BUILDING OFFICIALS, WHETHER OR NOT SPECIFICALLY SHOWN ON THESE DOCUMENTS. THESE DOCUMENTS ARE NOT INTENDED TO SHOW EVERY DETAIL OR CONDITION. MANY DETAILS IN RESIDENTIAL CONSTRUCTION ARE BUILT ACCORDING TO PROFESSIONAL CONSTRUCTION	8. LOT SIZE: 9. SETBACK:	FRONT:	25'-Ø" 25'-Ø"	DE MAIN HOUSE MAIN HOUSE 06ED 2ND FLR REQUIRED 2ND FLR RPOSED
PRACTICES, AND ARE THEREFORE NOT DETAILED IN THESE DOCUMENTS, CONTACT WEC. IF CONDITIONS OR OTHER CIRCUMSTANCES REQUIRE CHANGES IN THE WORK SHOWN, OR REQUIRE CLARIFICATION. ALL WORK SHALL BE DONE IN A HIGH QUALITY MANNER, ACCORDING TO THE PREVAILING STANDARDS OF THE INDUSTRY FOR EACH TRADE.	10. BUILDING HEIGHT:	REAR: RIGHT SIDE: LEFT SIDE:	25'-0" 34'-2" 0'-0" 0'-0" 0'-0" 4'-0" 4X HEIGHT: 27'-0" PRO	17'-6" 19'-9" 17'-6" 21'-8" POSED MAIN HOUSE: 25'-11-1/2"
3. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, SUPERVISION AND CLEAN-UP TO ACCOMPLISH ALL OF THE WORK SHOWN, INCLUDING ALL WARRANTIES AND	11. ALLOWABLE FLOOR AREA:		5% = 3,570.7 SF	-05ED 1-1AIN HOUSE: 25 -11-1/2
INSTRUCTIONS, TO PROVIDE A COMPLETE WORKING INSTALLATION, AND TO LEAVE THE OWNER WITH AN APPROVED PRODUCT.	12. ALLOWED/REQUIRED LOT COVERAGE:	10,202 SF x 30	0% = 3,060.6 SF	
4. CONTRACTOR SHALL ASSUME COMPLETE AND SOLE RESPONSIBILITY FOR MEANS AND METHODS OF CONSTRUCTION, AND FOR ALL SAFETY MEASURES TO PROTECT ALL PROPERTY, PERSONNEL AND THIRD PARTIES FROM DAMAGE OR INJURY. THIS RESPONSIBILITY SHALL BE	13. FLOOR AREA CALCULATION:	a. GARAGE: b. FIRST FLOC c. SECOND FL	00R:	429.8 SF 1,859.0 SF 1,278.0 SF
CONTINUOUS AND NOT SOLELY DURING WORKING HOURS. CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS WEC AND RELATED ENGINEERS FROM ANY CLAIMS OF LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF HIS WORK ON THIS PROJECT, EXCEPTING		TOTAL FLOOP d. ACCESSORY	R AREA: DWELLING: UNIT FL <i>OO</i> R ARE	3,566.8 SF < 3,570.7 SF :A: 1200.0 SF
FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF WEC. AND RELATED ENGINEERS. 5. THESE DOCUMENTS DO NOT CONTAIN PROVISIONS FOR THE HANDLING OR REMOVAL OF ANY HAZARDOUS MATERIALS. SHOULD ANY SUCH MATERIALS BE SUSPECTED OR ENCOUNTERED,		(a+b+c+d): TOTAL HABITAE	AREA(MAIN HOUSE AND ADI BLE LIVING AREA	1): 4,766.8 SF 4,337.0 SF
9PECIALISTS SHALL BE CALLED IN TO MAKE RECOMMENDATIONS. 6. PROVIDE ALL MANDATORY FEATURES REQUIRED BY THE T-24 ENERGY CODE, INCLUDING WEATHER-STRIPPING, BUILDING INSULATION, PIPE INSULATION, LIGHTING AND APPLIANCE MEASURES, AND OTHER FEATURES REQUIRED BY TITLE 24 OR OTHER STATE, FEDERAL OF LOCAL	14. BLDG. SITE COVERAGE CALCULATION:	GARAGE: FIRST FLOOR:	AND ADU b+c+d): 429.8 SF 1,859.0 SF H: 115.4 SF	
CODES. 1. NO PERSON SHALL ERECT (INCLUDING EXCAVATION AND GRADING), DEMOLISH, ALTER OR REPAIR ANY BUILDING OR STRUCTURE OTHER THAN BETWEEN THE HOURS PERMITTED BY THE LOCAL JURISDICTION.		FRONT PORCE SIDE PORCH REAR PORCH SECOND FLOOI FIRE PLACE	: 51.3 SF H: 233.6 SF R OVERHANG: 130.5 SF 1.9 SF	
	15. INSTALL AUTOMATIC SPRINKLER S' ADU AND ACCESSORY STRUCTURE AND LOCAL REQUIREMENTS. (INCL	IN ACCORDANC	RED IN THE MAIN HOUSE IE WITH NEPA 13d AND STAI	< 3,570.7 SF TE YES
	16. EV CHARGER REQUIRE A SEPARA		<u> </u>	CURRENT PERMIT.
	17. REQUIRED PARKING SPACES: 2 18. PERCENT OF PERMEABILITY IN FRO	ONT SETBACK (5		RKING SPACE: 2
	ZONING COMPLIANCE			
		EXISTING	PROPOSED	ALLOWED/REQUIRED
	1. LOT COVERAGE: (LAND AREA COVERD BY ALL STRUCTURAS TAHT AREA OVER 6' IN HT)	2,Ø78 SF (2Ø.3%)	2,849.9 SF (27.9%)	10,2026Fx0.30=3,060.66F (30%)
	2. FLOOR AREA: MEASURED TO THE OUTSIDE EXTERIOR WALLS			
	FIRST FLOOR: TOTAL	2,Ø51 SF 2Ø.2%	3,566.8 SF 34.96%	3,57 <i>0</i> .7 SF (35, <i>0</i> %)
	3. SETBACK: FRONT	24'-11"	25'-@"	25'-Ø"
	REAR	36'-4"	MAIN HOUSE: 34'-2"	MAIN HOUSE: 25'-@"
	RIGHT SIDE	9'-10"	MAIN HOUSE 15T FLR: 10'- MAIN HOUSE 2ND FLR: 19'	·9" MAIN HOUSE 2ND FLR: 17'-6"
	LEFT SIDE	9'-10"	MAIN HOUSE IST FLR: 14'- MAIN HOUSE 2ND FLR: 21'-	8" MAIN HOUSE 2ND FLR: 17'-6"
	4. HEIGHT	±14'-8"	26'-1/2"	יד2'-@'
	SQUARE FOOTAGE BREAK	(DOWN EXISTING	CHANGE IN	TOTAL PROPOSED
	HABITABLE LIVING AREA (INCLUDING HABITAL	1,678 SF	2,549,0 SF	TOTAL PROPOSED 4,331 SF
	BASEMENT AREA: NON-HABITAL LIVING AREA:	400 SF	29.8 SF	429.8 SF
	LOT CALCULATIONS	~ ~	1 232 31	
	NET LOT AREA: FRONT YARD HARDSCAPE ARE	-Δ.		10,202 SF
	HARDSCAPE AREA IN THE FRONT Y	ARD SETBACK S		760 SF 35.7%
	Ni	XISTING SOFTSC EW SOFTSCAPE (APE AREA (EXISTING AND CAPE (UNDISTURBED) AR NEW OR REPLACED LAND E SHOULD EQUAL THE SITE	EA: 3,692 SF 6CAPING) AREA: 1,201 SF



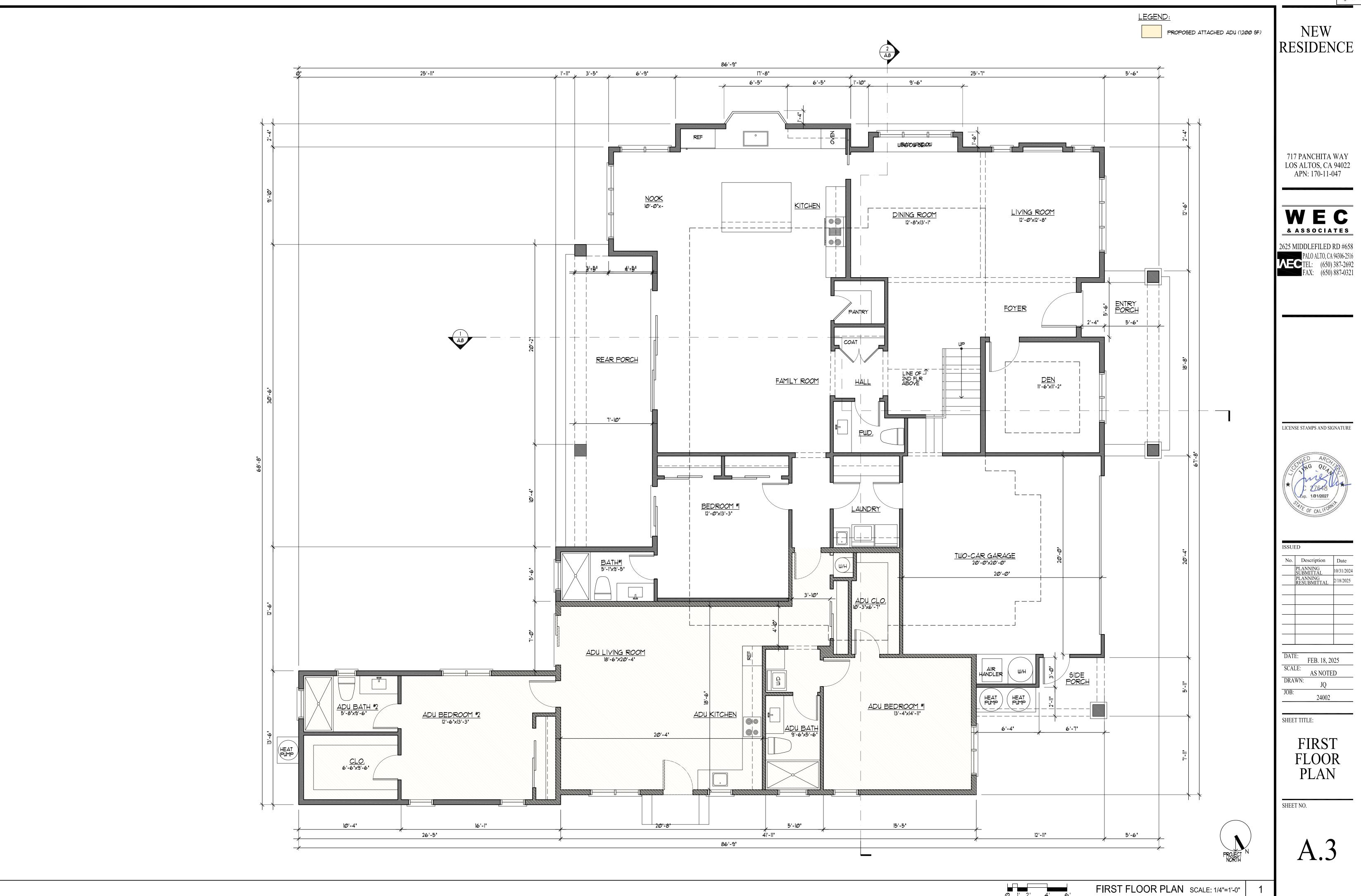


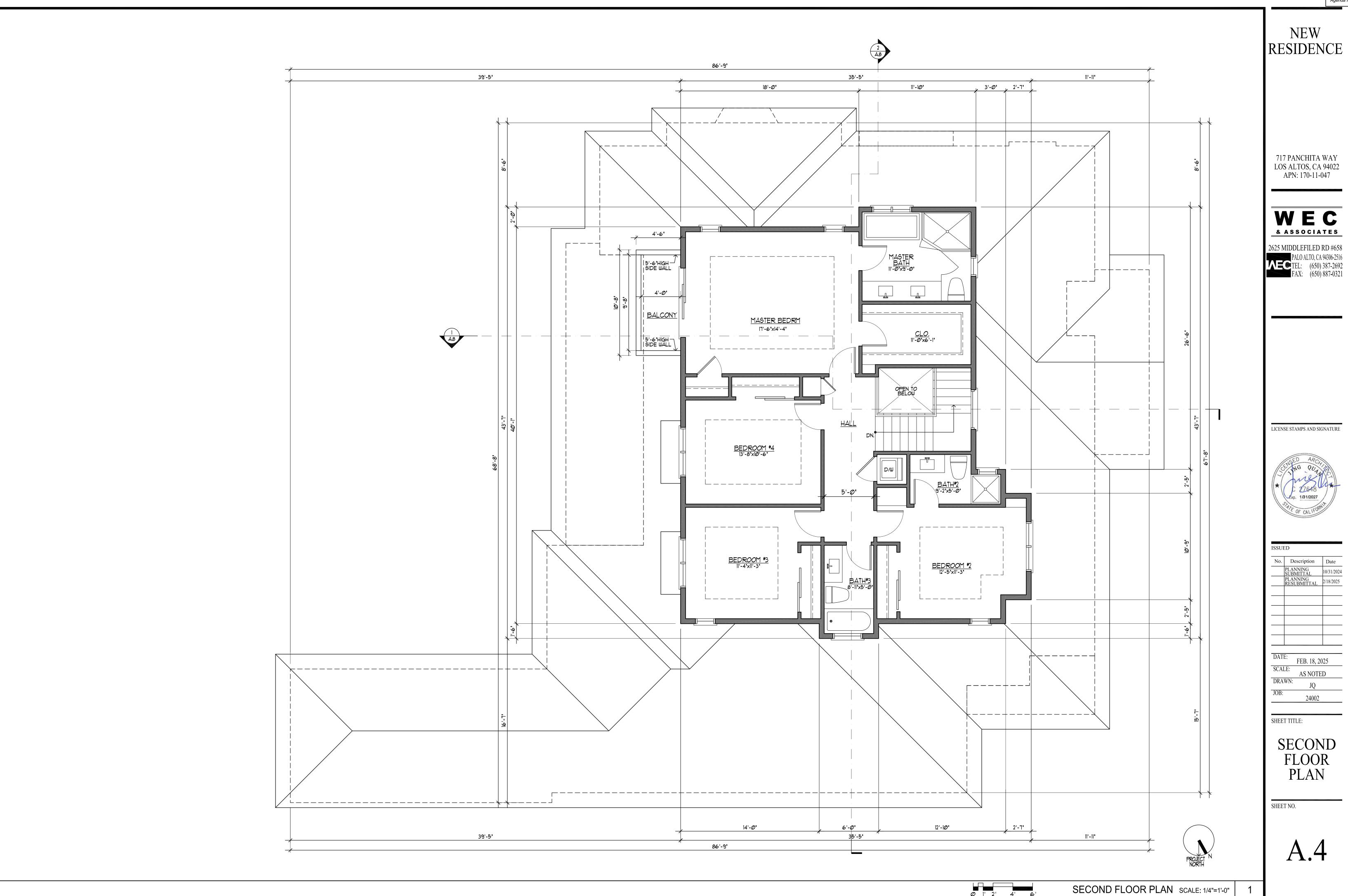
18

0 2' 4' 8' 12'

SITE PLAN SCALE: 1/8"=1'-0"

19





NEW RESIDENCE

717 PANCHITA WAY LOS ALTOS, CA 94022 APN: 170-11-047

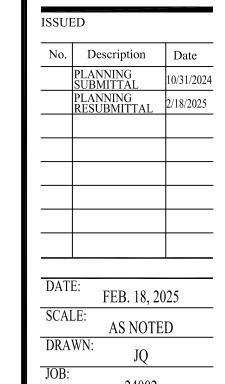
T.O. RIDGE

WEC & ASSOCIATES

2625 MIDDLEFILED RD #658 PALO ALTO, CA 94306-2516 TEL: (650) 387-2692 FAX: (650) 887-0321

LICENSE STAMPS AND SIGNATURE



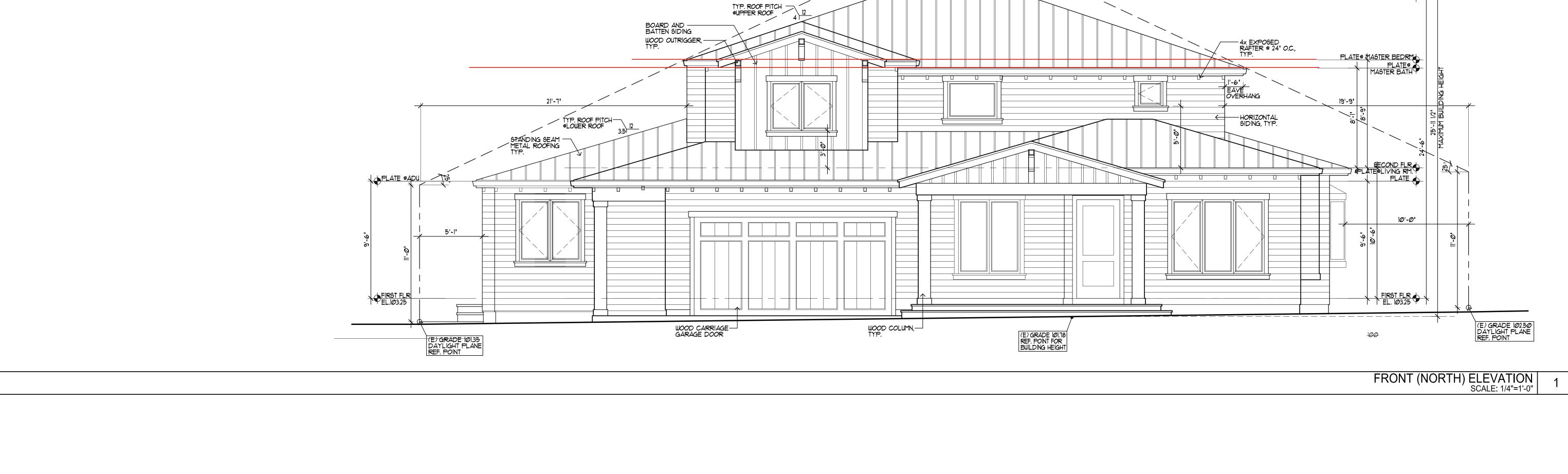


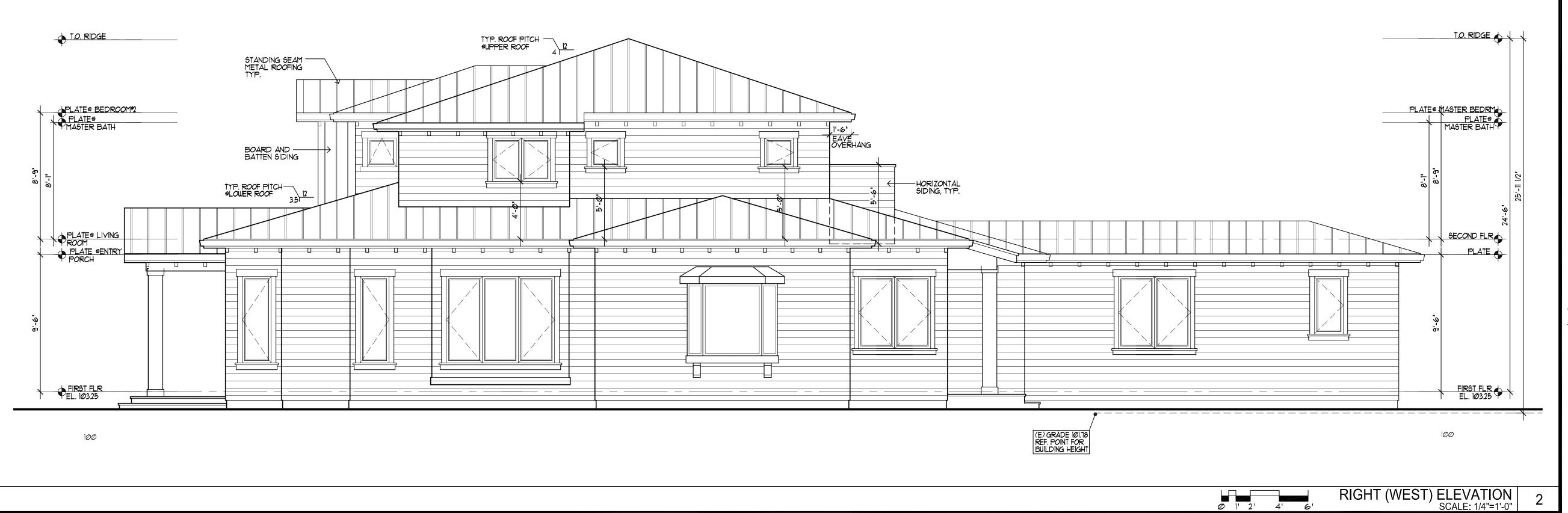
SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NO.

22





____27'-**@"** MAX. HEIGHT



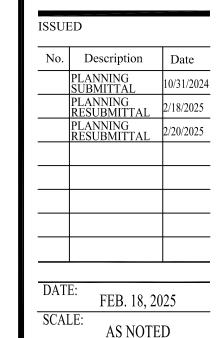
717 PANCHITA WAY LOS ALTOS, CA 94022 APN: 170-11-047

WEC & ASSOCIATES

2625 MIDDLEFILED RD #658
PALO ALTO, CA 94306-2516
TEL: (650) 387-2692
FAX: (650) 887-0321

LICENSE STAMPS AND SIGNATURE





DRAWN: JQ

JOB: 24002

SHEET TITLE:

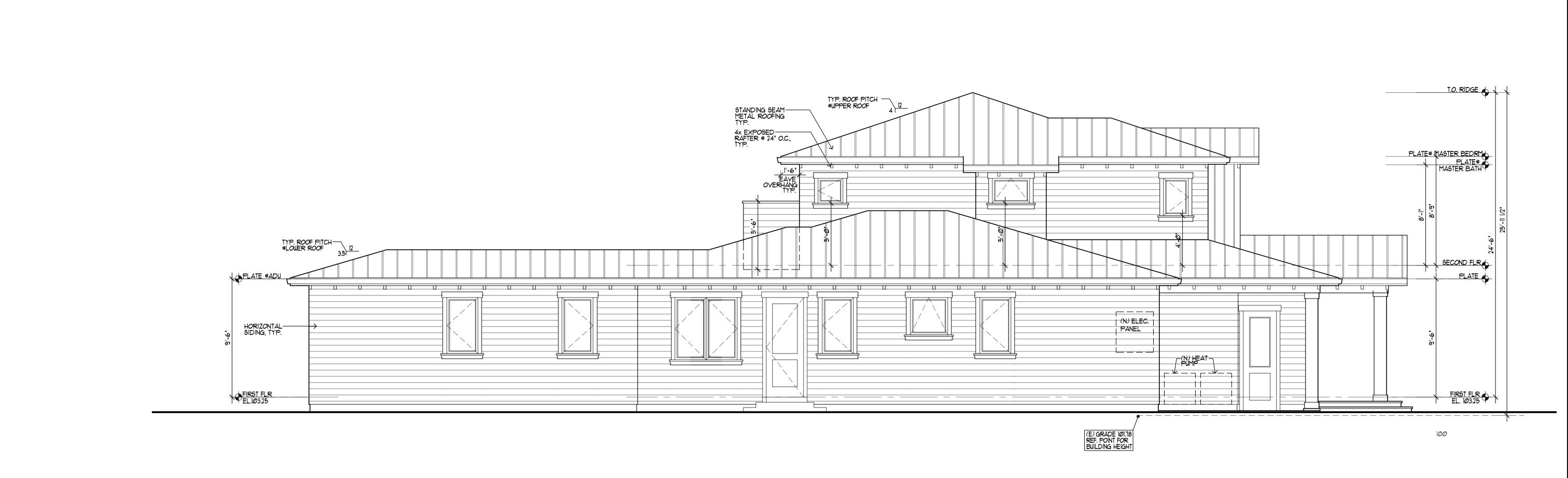
EXTERIOR ELEVATIONS

SHEET NO.

LEFT (EAST) ELEVATION SCALE: 1/4"=1'-0" **A.**7

23





NEW RESIDENCE

717 PANCHITA WAY LOS ALTOS, CA 94022 APN: 170-11-047

& ASSOCIATES

2625 MIDDLEFILED RD #658 PALO ALTO, CA 94306-2516 TEL: (650) 387-2692 FAX: (650) 887-0321

LICENSE STAMPS AND SIGNATURE

T.O. RIDGE

SECOND FLR

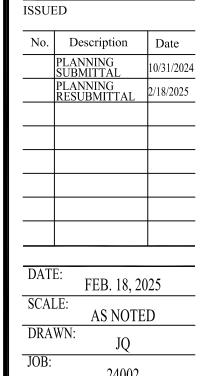
BUILDING SECTION SCALE: 1/4"=1'-0"

PLATE® MASTER BEDRY
PLATE®
MASTER BATH

ADU BEDROOM #

0 1' 2' 4' 6'



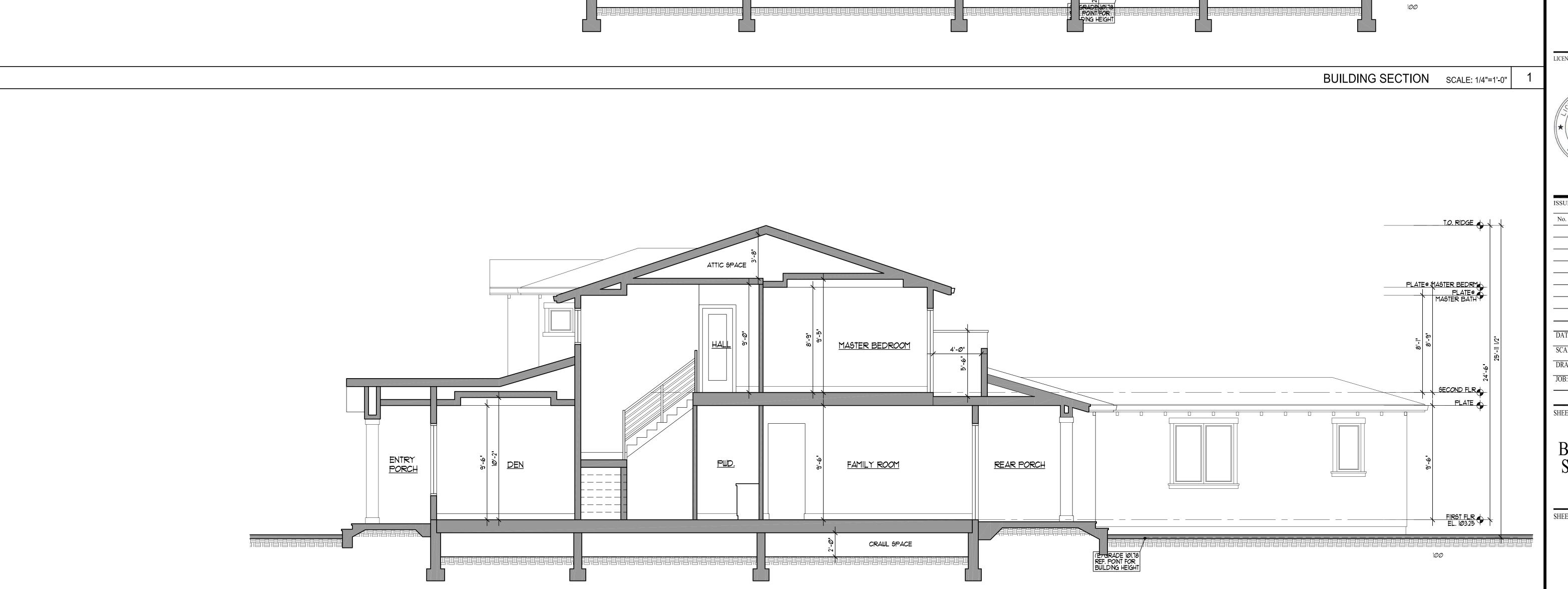


SHEET TITLE:

BUILDING SECTIONS

SHEET NO.

24



MASTER BEDRY

DINING ROOM

ATTIC SPACE

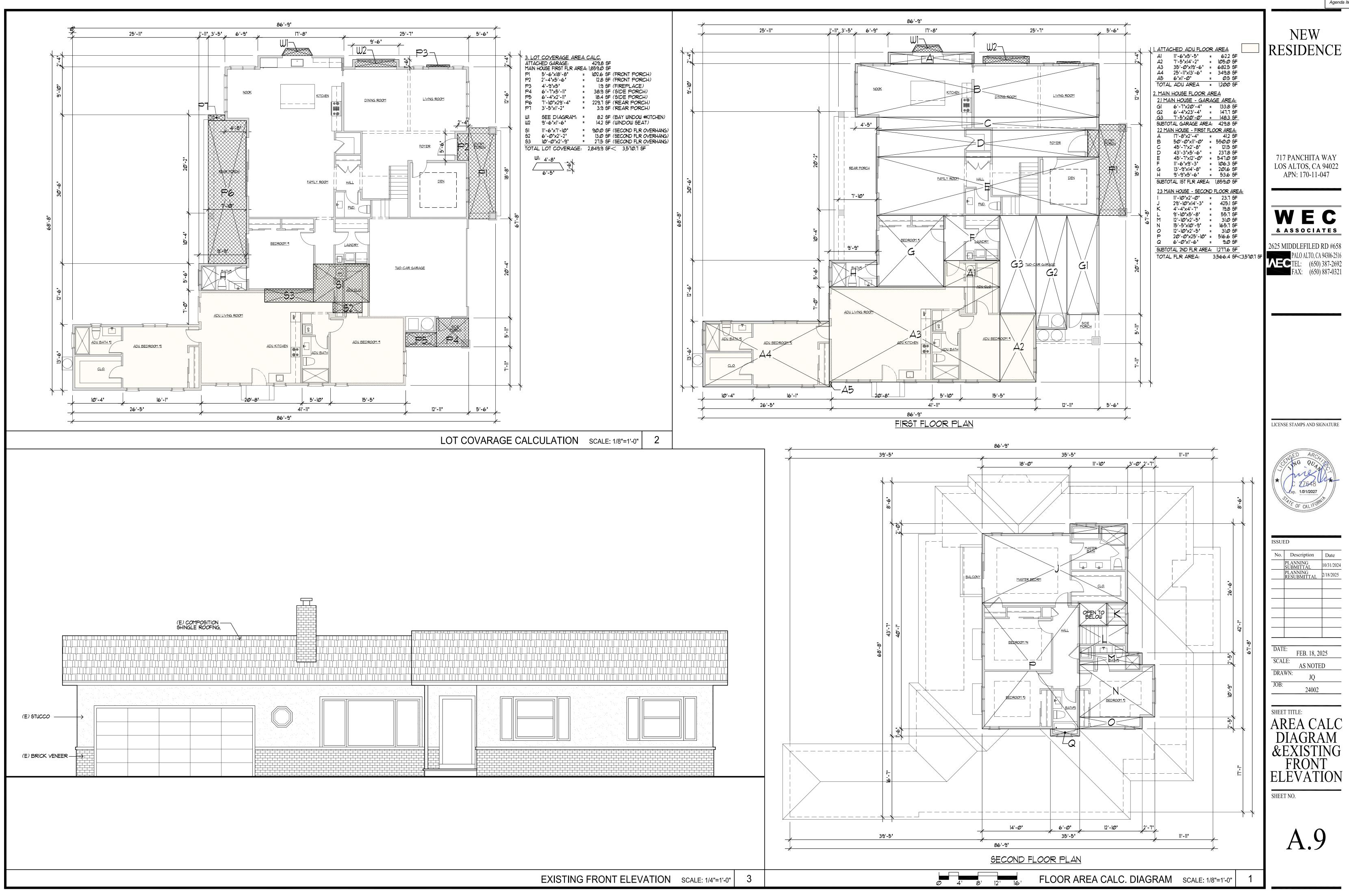
LAUNDRY

<u>PWD.</u>

BATH#3

ADU CLO.

CRAWL SPACE



25



NEW RESIDENCE

717 PANCHITA WAY LOS ALTOS, CA 94022 APN: 170-11-047

WEC & ASSOCIATES

2625 MIDDLEFILED RD #658
PALO ALTO, CA 94306-2516
TEL: (650) 387-2692
FAX: (650) 887-0321

LICENSE STAMPS AND SIGNATURE



No. Description Date PLANNING SUBMITTAL PLANNING RESUBMITTAL 2/18/2025

DATE: FEB. 18, 2025
SCALE: AS NOTED

DRAWN: JQ

JOB: 24002

SHEET TITLE:

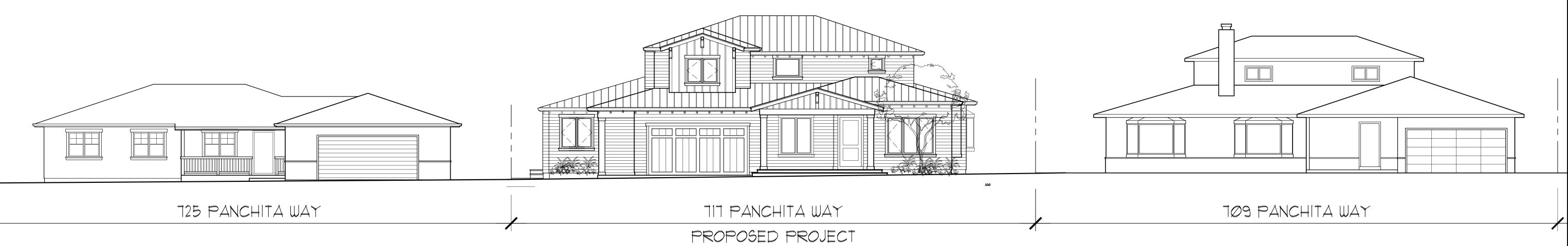
STREETSCAPE

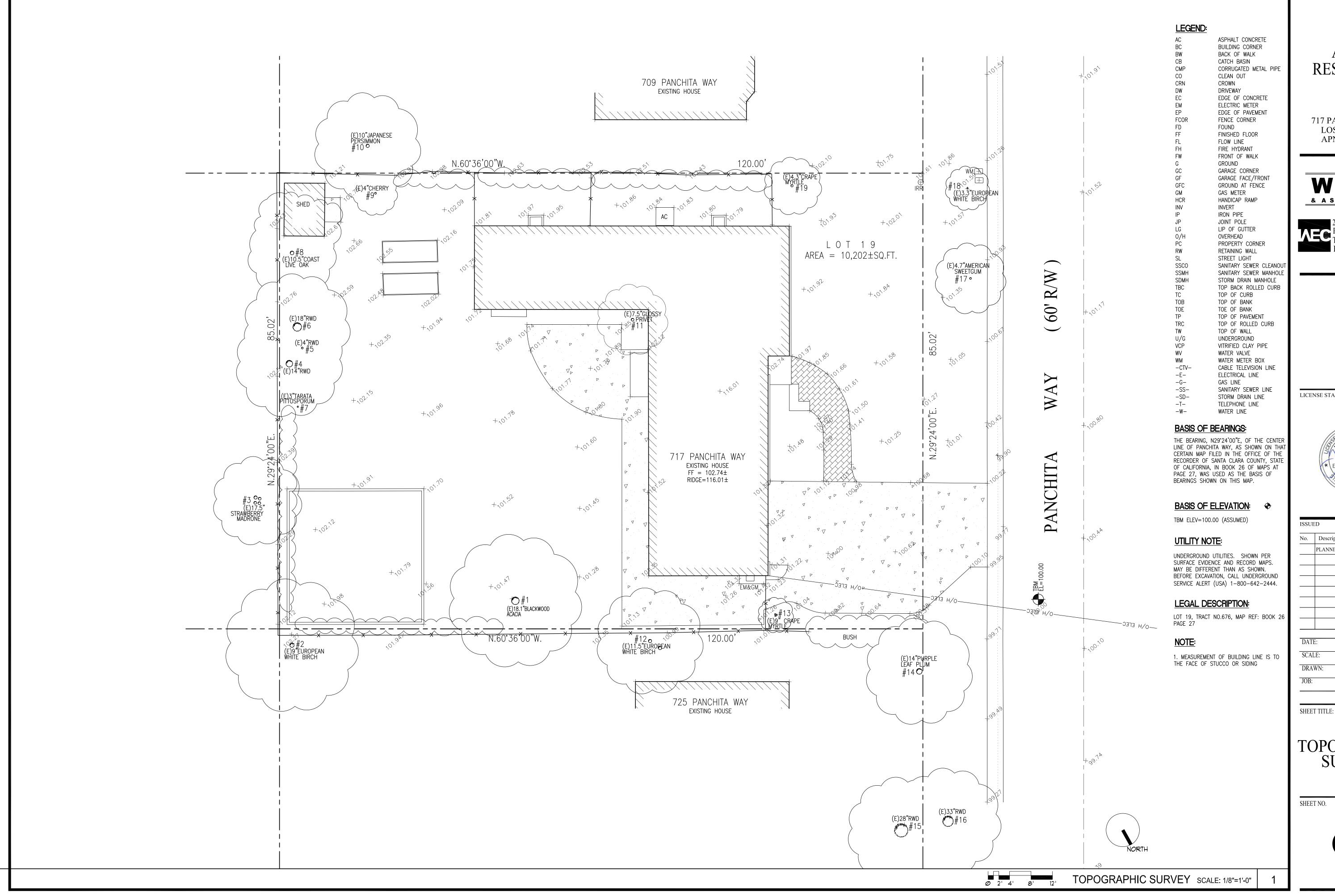
SHEET NO.

A.10

26

STREETSCAPE SCALE: 1/8"=1'-0"





AVNY RESIDENCE

717 PANCHITA WAY LOS ALTOS, CA APN: 170-11-047

& ASSOCIATES



PALO ALTO, CA 94306 TEL: (650) 823-6466 FAX: (650) 887-1294

LICENSE STAMPS AND SIGNATURE



ISSU	ED	
No.	Description	Date
	PLANNING RESUBMITTAL	2/18/2025
		1
DAT	JULY 6, 2023	
SCA	LE: 1/8"=1'-0"	
DRA	WN:	
JOB:	10078	

TOPOGRAPHIC SURVEY

SHEET NO.

GRADING AND DRAINAGE NOTES:

1. CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS WITH ARCHITECTURAL PLANS AND SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS. THEY SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING. VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES BEFORE STARTING CONSTRUCTION. ANY SITE WORK THAT DEVIATES FROM WHAT IS SHOWN ON THE PLANS SHALL HAVE THE ENGINEER'S APPROVAL PRIOR TO PROCEEDING WITH THE DEVIATING WORK ITEM. CONTRACTOR SHALL CALL "UNDERGROUND SERVICE ALERT" (800) 642-2444 PRIOR TO EXCAVATION.

2. THE SITE SHALL BE FINE GRADED TO PROVIDE A MINIMUM OF 5% ACROSS VEGETATED OR DIRT AREA AND 2% ACROSS HARDSCAPED AREA, AWAY FROM THE BUILDING PERIMETER. EXISTING DRAINAGE COMING FROM ADJACENT PROPERTIES SHALL BE MAINTAINED. IN NO CASE SHALL THE FINAL GRADING INCREASE SHEET FLOW ONTO ADJACENT PROPERTIES.

3. UNLESS SHOWN ON THE PLAN OTHERWISE, HOUSE AND GARAGE MUST HAVE DOWN SPOUTS THAT ARE DIRECTED TO SPLASH BLOCKS (2 FEET LONG) THAT DEFLECT THE WATER AWAY FROM BUILDING FOUNDATION BY SURFACE DRAINAGE. ALL DOWNSPOUT AND GUTTER SHALL BE GALV. SHEET METAL.

4. AN ENCROACHMENT PERMIT IS REQUIRED FOR WORK IN THE PUBLIC RIGHT OF WAY IN THE CITY OF LOS ALTOS. CONTRACTOR SHALL OBTAIN A STREET WORK PERMIT FROM PUBLIC WORKS ENGINEERING FOR ANY PROPOSED CONSTRUCTION WHICH WILL IMPACT THE USE OF THE SIDEWALK, STREET AND ALLEY OR ON THE PROPERTY IN WHICH THE CITY HOLDS AN INTEREST.

5. ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF WAY MUST HAVE AN APPROVED PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET PRIOR TO COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY.

6. IF GROUNDWATER OR RUNOFF WATER IS ENCOUNTERED AND REQUIRES REMOVAL FROM THE EXCAVATION AREA, ALL EXCAVATION AND/OR BUILDING ACTIVITIES MUST IMMEDIATELY STOP. THE PLAN FOR THE DEWATERING OF THE EXCAVATION MUST BE DESIGNED AND SUBMITTED FOR APPROVAL TO THE PUBLIC WORKS-ENGINEERING DIVISION. ONCE APPROVAL OF THE PLAN DESIGN HAS BEEN RECEIVED, IMPLEMENTATION OF THE PLAN IS REQUIRED PRIOR TO THE COMMENCEMENT OF THE EXCAVATION AND/OR BUILDING ACTIVITIES.

GENERAL NOTES

AGGREGATE BASE GB GRADE BREAK ASPHALT CONCRETE GM GAS METER AREA DRAIN GR GRATE ELEVATION BOTTOM OF WALL HP HIGH POINT CB CATCH BASIN CIP CAST IRON PIPE CL CENTER LINE CONC CONCRETE CRAWL SPACE ELEV. DECK DRAIN (N) NEW

DIP DUCT IRON PIPE DS DOWNSPOUT DWY DRIVEWAY EXISTING EXISTING GRADING ELECTRICAL METER EDGE OF PAVEMENT FINISH FLOOR ELEVATION FINISHED GROUND ELEV. FP FINISHED PAVEMENT

FS FINISH SURFACE ELEV

INV INVERT ELEVATION JT JOINT TRENCH JP JOINT POLE LD LANDSCAPE DRAIN LF LINEAR FEET RIM RIM ELEVATION S SLOPE

SDCO STORM DRAIN CLEANOUT SDFM STORM DRAIN FORCED MAIN SS SANITARY SEWER SSCO SANITARY SEWER CLEANOUT TW TOP OF WALL ELEVATION TYP TYPICAL W DOMESTIC WATER LINE WM WATER METER

SD STORM DRAIN LINE

ABBREVIATION

———SS——— SANITARY SEWER ——SL—— STREET LIGHT ----IRR----- IRRIGATION — X — FENCE — JT — JOINT TRENCH — 0/H— OVERHEAD WIRES × 16.07 (E) SPOT ELEVATION (N) SPOT ELEVATION

——FM—— FORCE MAIN —SPLASH BLOCK, MIN. 2 FEET LONG DEFLECT THE WATER AWAY FROM BOTH BLDG. -DOWNSPOUT

LEGEND

EATHWORK QUANTITIES: CUT(OUTSIDE BLDG FOOTPRINT) 210 C.Y. CUT(INSIDE BLDG FOOTPRINT) 25 C.Y. 205 C.Y. BALANCE

EARTHWORK QUANTITIES SHOWN ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK QUANTITY CALCULATION AND USE THEIR CALCULATION FOR BIDDING AND COST ESTIMATING PURPOSES.

CUT AND FILL EST.

KEY NOTES:

1 INFILTRATION DEVICE, 6'X4', 3' DEEP, GR=101.7, SEE 4/C.3

NOTE:

1) ANY DAMAGED RIGHT OF WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB AND GUTTER SHALL

> 717 PANCHITA WAY LOS ALTOS, CA 94022 APN: 170-11-047

NEW

& ASSOCIATES

2625 MIDDLEFILED RD #658 PALO ALTO, CA 94306-2516 TEL: (650) 387-2692 FAX: (650) 887-0321

LICENSE STAMPS AND SIGNATURE



No. Description PLANNING RESUBMITTAL 2/18/2025

> DATE: FEB. 18, 2025 SCALE: AS NOTED

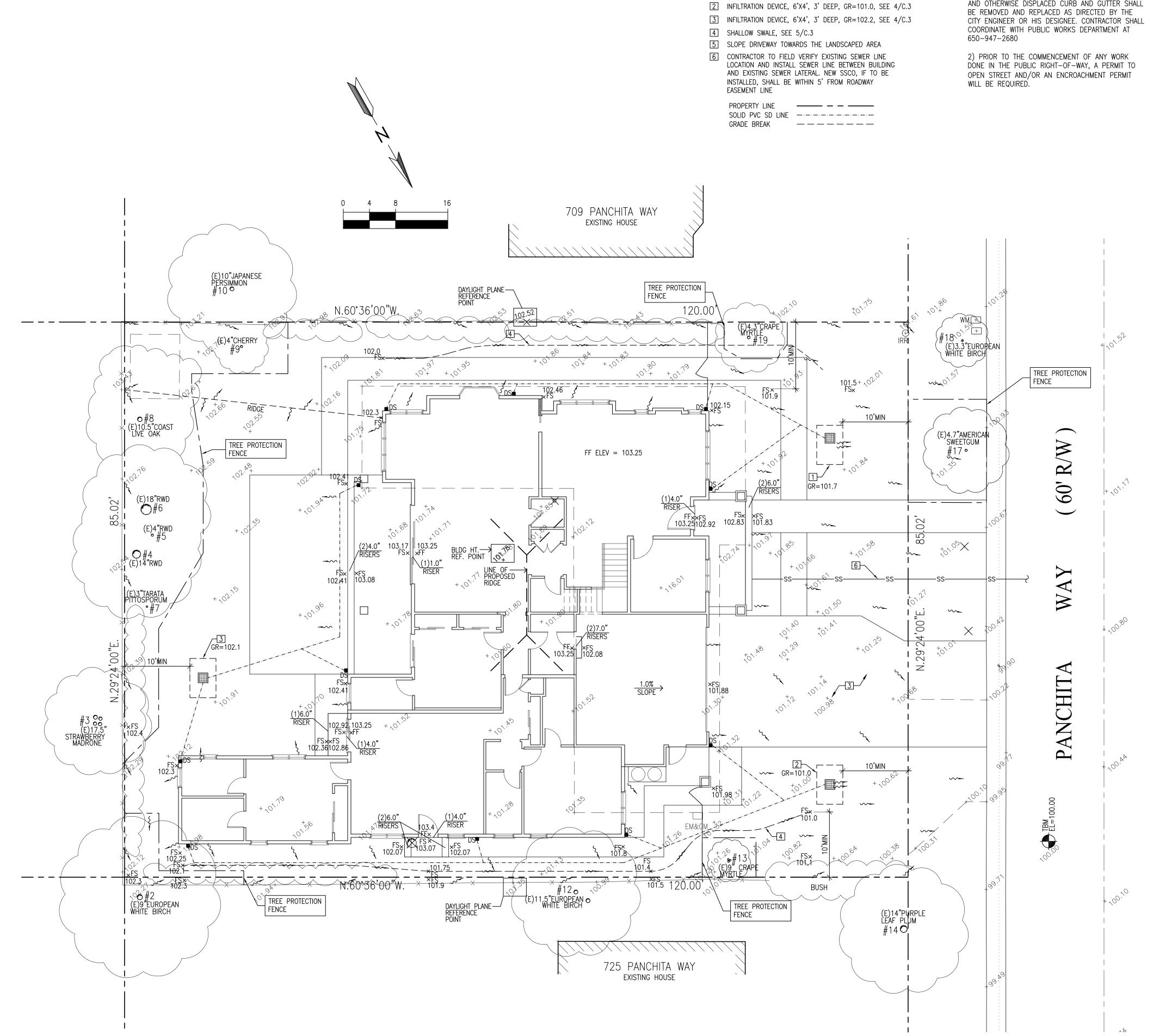
SHEET TITLE:

DRAWN:

GRADING & DRAINAGE PLAN

SHEET NO.

GRADING AND DRAINAGE PLAN SCALE: 1/8"1'-10"



EROSION CONTROL AND BEST MANAGEMENT PRACTICE:

1. CONTRACTOR SHALL ASSUME THE CONCEPTS ON THE EROSION CONTROL PLAN/NOTES, IF PROVIDED, ARE MINIMUM REQUIREMENTS, THE FULL EXTENTS OF WHICH ARE TO BE DETERMINED BY CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR THE EXACT DESIGN AND EXTENT OF CONTRACTOR'S INTENDED USE AND MANAGEMENT OF THE CONSTRUCTION SITE.

2. ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED BY THE CONTRACTOR AND REPAIRED AS REQUIRED AT THE CONCLUSION OF EACH WORKING DAY DURING THE RAINY SEASON. REPAIRS TO DAMAGED FACILITIES SHALL BE MADE IMMEDIATELY

3. THE CONTRACTOR SHALL REMOVE ANY ACCUMULATION OF SILT OR DEBRIS FROM THE EROSION CONTROL SEDIMENT BASINS FOLLOWING EACH STORM AND SHALL CLEAR THE OUTLET PIPES OF ANY BLOCKAGE.

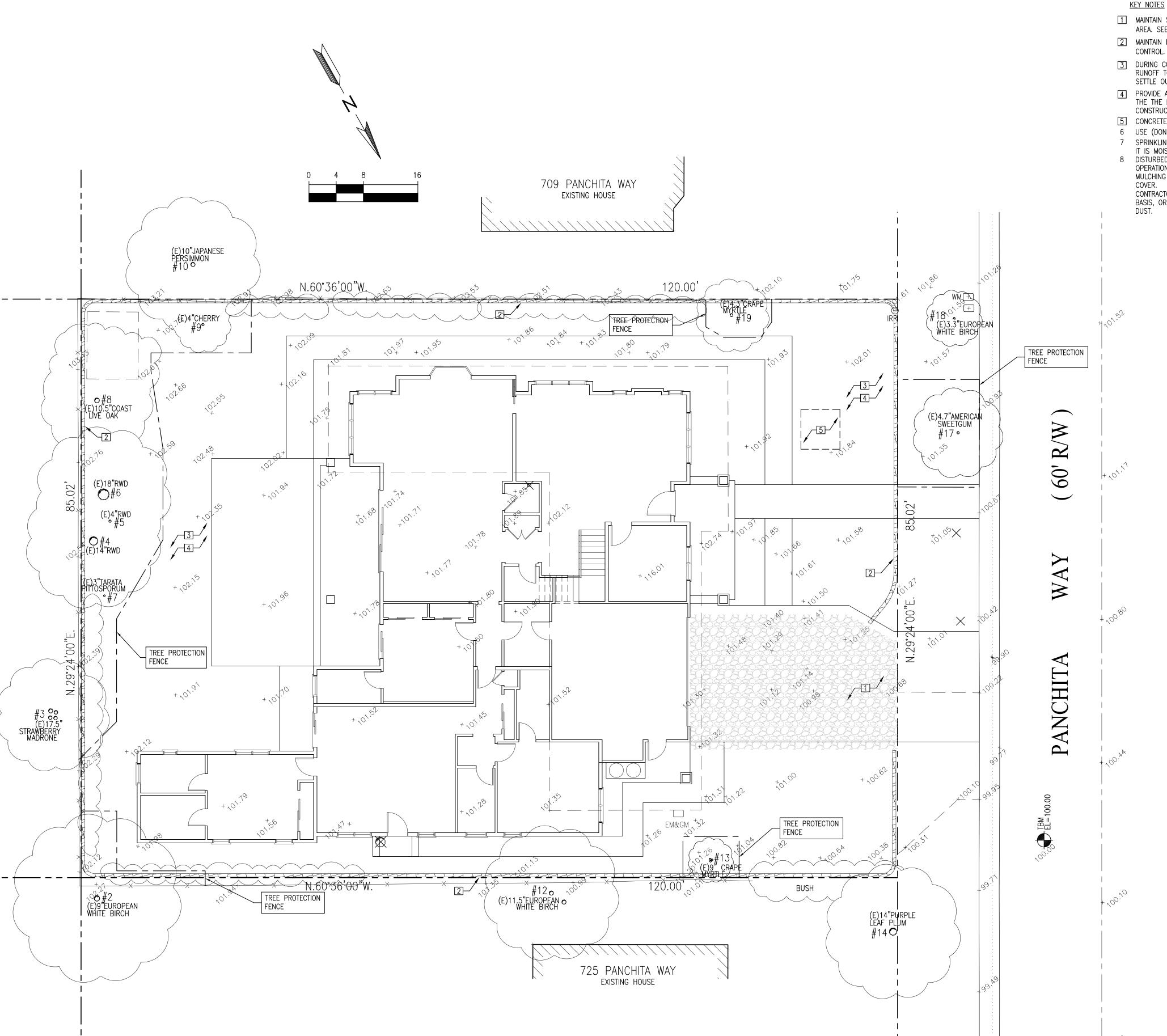
4. STOCKPILED MATERIAL SHALL BE COVERED WITH VISQUEEN OR TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT MAY BE SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.

5. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTER, DIKES, MULCHING OR OTHER MEASURES AS APPROPRIATE.

6. CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN, DUST FREE AND SANITARY CONDITION AT ALL TIMES. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THEIR CONSTRUCTION. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE PUBLIC RIGHT-OF WAY IS

7. PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY DRAINAGE SWALES, SILT FENCES, EARTH BERMS, STORM DRAIN INLET FILTERS AND/OR STRAW BALES USED ONLY IN CONJUNCTION WITH PROPERLY INSTALLED SILT FENCES. PROVIDE ROCKED DRIVEWAY FOR SITE ACCESS DURING CONSTRUCTION.

GENERAL NOTES



NEW RESIDENCE

1 MAINTAIN STABILIZED CONSTRUCTION AREA. SEE DETAIL 2/C.3

2 MAINTAIN FIBER ROLL FOR EROSION

CONTROL. SEE DETAIL 1/C.3 3 DURING CONSTRUCTION ALLOW SEDIMENT-LADEN RUNOFF TO FORM PONDING AND ALLOW SEDIMENTS TO

SETTLE OUT PRIOR TO DISCHARGE 4 PROVIDE AND MAINTAIN VEGETATION COVERAGE AROUND THE THE EXTEND OF THE DISTURBED AREA DURING

CONSTRUCTION UNTIL PHASED GRADING ACTIVITIES 5 CONCRETE WASHOUT AREA, SEE DETAIL 3/C.3

6 USE (DON'T OVERUSE) WATER FOR DUST CONTROL. 7 SPRINKLING THE GROUND SURFACE WITH WATER UNTIL IT IS MOIST BEFORE GRADING ACTIVITIES. 8 DISTURBED SOIL NOT INCLUDED IN IMMEDIATE

OPERATIONS MUST BE PROTECTED BY VEGETATION, MULCHING OR OTHER EFFECTIVE MEANS OF GROUND CONTRACTOR SHALL SWEEP THE STREET ON A WEEKLY

LOS ALTOS, CA 94022 APN: 170-11-047 BASIS, OR ADDITIONALLY AS NEEDED TO CONTROL

& ASSOCIATES

717 PANCHITA WAY

2625 MIDDLEFILED RD #658 PALO ALTO, CA 94306-2516 TEL: (650) 387-2692 FAX: (650) 887-0321

LICENSE STAMPS AND SIGNATURE



No. Description PLANNING RESUBMITTAL 2/18/2025

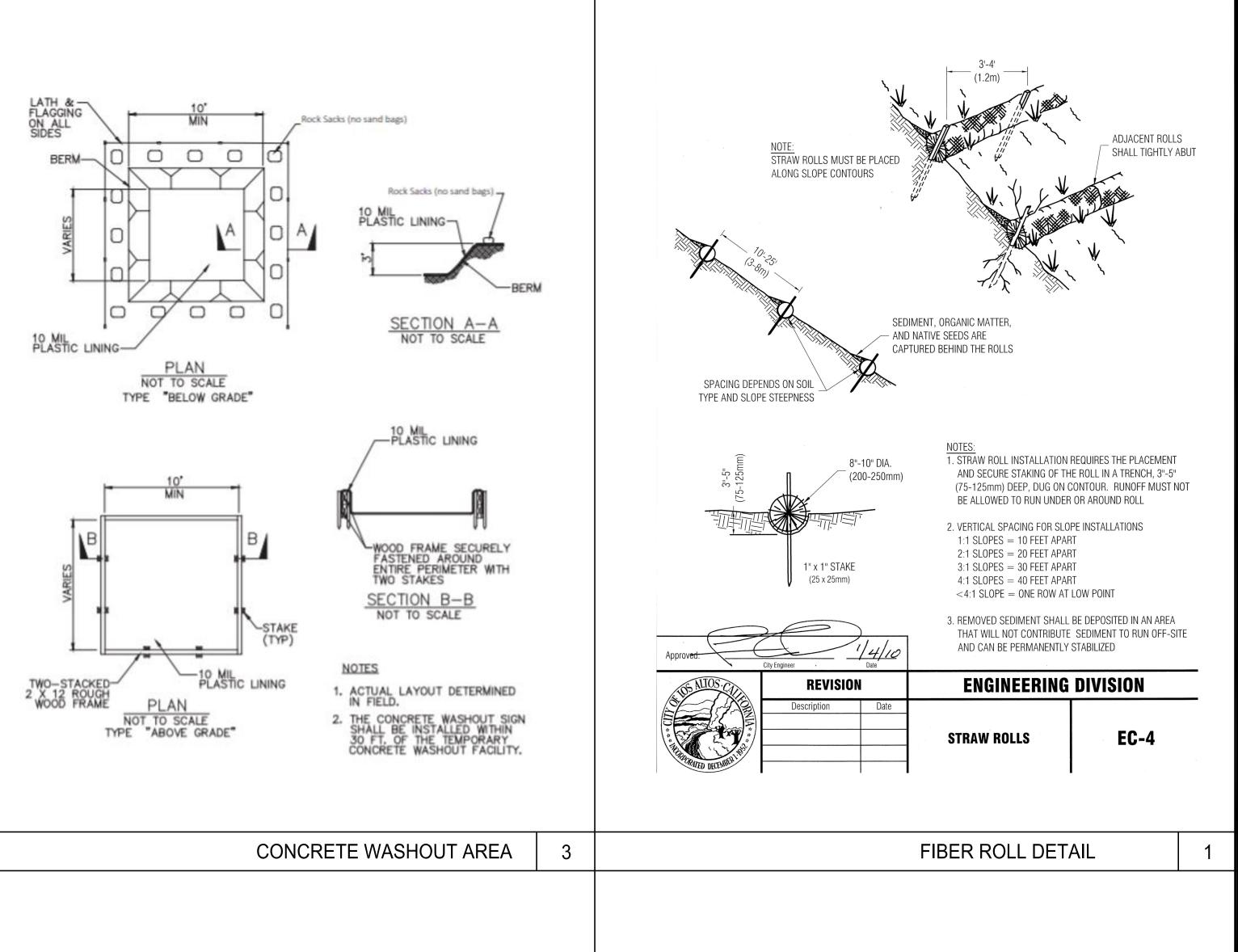
FEB. 18, 2025

SCALE: DRAWN:

SHEET TITLE:

EROSION CONTROL PLAN

SHEET NO.



NEW RESIDENCE

> 717 PANCHITA WAY LOS ALTOS, CA 94022 APN: 170-11-047

WEC & ASSOCIATES

2625 MIDDLEFILED RD #658
PALO ALTO, CA 94306-2516
TEL: (650) 387-2692
FAX: (650) 887-0321

LICENSE STAMPS AND SIGNATURE



OF CALIFORNIA

No.	Description	Date
	PLANNING SUBMITTAL	10/31/2024
	PLANNING RESUBMITTAL	2/18/2025

DATE: FEB. 18, 2025

SCALE: AS NOTED

DRAWN: IO

SHEET TITLE:

DETAILS

SHEET NO.

ENGINEERING DIVISION

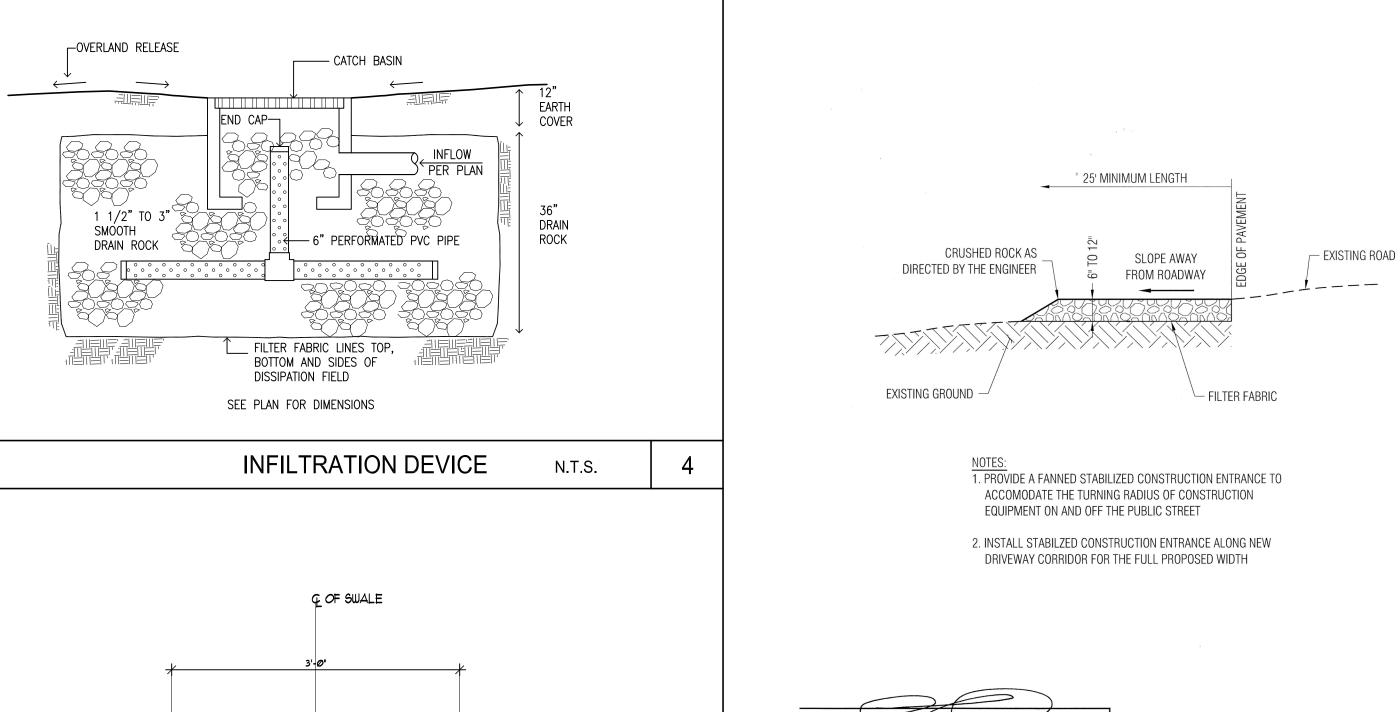
EC-2

STABILIZED

CONSTRUCTION SITE ENTRANCE

STABILIZED CONTRUCTION ENTRANCE

C.3



SHALLOW SWALE

N.T.S.

CERTIFICATE OF COMPLETION

This certificate is to be filled out by the project applicant and signed by the property owner and landscape installer upon completion of the landscape project.

Part 1. PROJECT INFORMATION

Date			
Project Name			
Name of Project Applicant	Telephone No.		
	Fax No.		
Title	Email Address		
Company	Street Address		
City	State	Zip Code	

Project Address and Location:

	Parcel, tract or lot number, if available.	3
	Latitude/Longitude (optional)	
Zip Code		
	Zip Code	Latitude/Longitude (optional)

operty Owner:

Name	Telephone No.		
	Fax No.		
Title	Email Address		
Company	Street Address		
City	State	Zip Code	

"I/we certify that I/we have received copies of all the documents within the Landscape Documentation Package and the Certificate of Completion and that it is our responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule."

Property Owner Signature	Date

PART 2. CERTIFICATION OF INSTALLATION ACCORDING TO THE LANDSCAPE DOCUMENTATION PACKAGE

Landscape Architect or Designer:

Name	Telephone No.	
	Fax No.	
Title	Email Address	
License No. or Certification No.	<u>.</u>	
Company	Street Address	
City	State	Zip Code

Landscape Installer:

Landscape Installer Signature

Telephone No.		
Fax No.		
Email Address		
Street Address		
State	Zip Code	
	Fax No. Email Address Street Address	

"I/we certify that based upon periodic site observations, the work has been completed in accordance with the ordinance and that the landscape planting and irrigation installation conform with the criteria and specifications of the approved Landscape Documentation Package."

Part 3. LANDSCAPE IRRIGATION AUDIT REPORT

Attach a Landscape Irrigation Audit Report per Section 492.12. The Landscape Irrigation Audit Report is intended to ensure that the subject irrigation system is functioning as designed and should address the following topics:

- Confirmation that all elements of the system were inspected;
- Outline any system tune-ups that were necessary to ensure that the system is functioning as
- designed;
 Confirmation that the system was tested for distribution uniformity, overspray and runoff that causes
- Preparation of an irrigation schedule that includes configuring irrigation controllers with application rate, soil types, plant factors, slope, exposure and any other factors necessary for accurate
- Provide additional information as necessary to confirm that the subject irrigation system is functioning as designed

Date:	2/7/2025	ATER EFFICIENT							
Project	Single Family Residence			Tota	l Planted	Area (sq.ft.)	4,954		
	717 Panchita Way, Los Altos			1014	i i idiliod /	104 (04.11.)	4,004		
adiroco.	The following tray, 2007 ties								
	Reference Eva	apotranspiration (Eto):	43	Palo Alto	o/Los Alto	S			
HYDRO	VALVES	HYDRO	Plant	Irrig.	Irrig.	ETAF	LDSCP AREA	ETAF x Area	Estimated
ZONE		ZONE	Factor	Method	Efficiency	PF/IE	Square Feet		Total
NO.		DESC.	PF		IE				Water
									Use (Gal.)
Regular	Landscape Areas								(Gai.)
1	0	Drip,low water,shrub	0.25	Drip	0.81	0.3086	3,789	1169.44	31,17
2	0	Drip,Med. water shrub	0.5	Drip	0.81	0.6173	570	351.85	9,380
3	0	Spray, high water, lawn	0.8	Drip	0.75	1.0667	320	341.33	9,100
4	0	Drip, med water tree	0.5	Drip	0.81	0.6173	200	123.46	3,29
5		Drip low water tree	0.25	Drip	0.81	0.3086	75	23.15	617
6		·							
7									
8									
						Totals	4,954	2,009	53,565
Special	Landscape Areas								
						1	0		
						1			
						1			
						Totals	0		(
								ETWU Total	53,56
					Maxim	um Allowed	d Water Allowa	nce (MAWA)	72,64
Reside	ential ETAF for MAWA calc.	0.55	MAWA (A	nnual Ga	illons Allo	wed) = (Eto) (0.62) [(ETAF)	(LA) + ((1-ETAF) x SLA)]
ETAF Ca	alculations								
Regular	Landscape Areas								
	AF x Area	2,009							
Total Are		4,954							
Average	ETAF	0.41							
All Lans	cape Areas								
	ΛΕχ Area	2,000							

4,954

0.41

Average total ETAF must be .55 or less for residential

Total ETAF x Area

Total Area

Sitewide ETAF

Landscape Documentation Package Checklist

LANDSCAPE DOCUMENTATION PACKAGE CHECKLIST 1 - PROJECT INFORMATION

- 1 PROJECT INFORMATIO
 - a Date 2/7/25
 - b Applicant Greg Lewis Landscape Architectc Project Address 717 Panchita Way., Los Altos
 - d Total Landscape Area 4954 sf
 - e Type of project -single family residential
 - g Checklist of all documents in package see this page
 - Contacts of Applicant Gregory Lewis Landscape Architect lewislandscape@sbcglobal.net
 Owner David Avny 3194 Stelling Dr., Palo Alto
 - i "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package"



2 | 7 | 25

Applicant's Signature

Do

A. APPENDIX **B** - WATER EFFICIENT LANDSCAPE WORKSHEET - SEE SHEET LO

B. APPENDIX C - LANDSCAPE (PLANTING) PLAN - SEE SHEET L1 AND IRRIGATION PLAN - SEE SHEET L2, L3, L4,L5

GRADING PLAN - see civil engineers drawings

All landscaping and irrigation specified in the approved landscape documentation package shall be installed before a building permit can be signed-off and finalized. To verify that the landscaping and irrigation was installed per the approved plans, a certificate of completion shall be submitted to the City.

"I have complied with the criteria of the Water Conservation in Landscaping Ordinance and applied them for the efficient use of water in the landscape design plan"

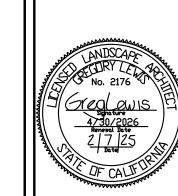
Greglawis

Gregory Lewis - Landscape Architect Lic. #2176 2/7/25

RCHITECT #211

Revision

ORY LEWIS LANDSCAPE ARCHITI 736 Park Way Santa Cruz, CA 95065 (831) 359-(lewislandscape@sbcglobal.net



New Residence
717 Panchita Way, Los Altos, CA

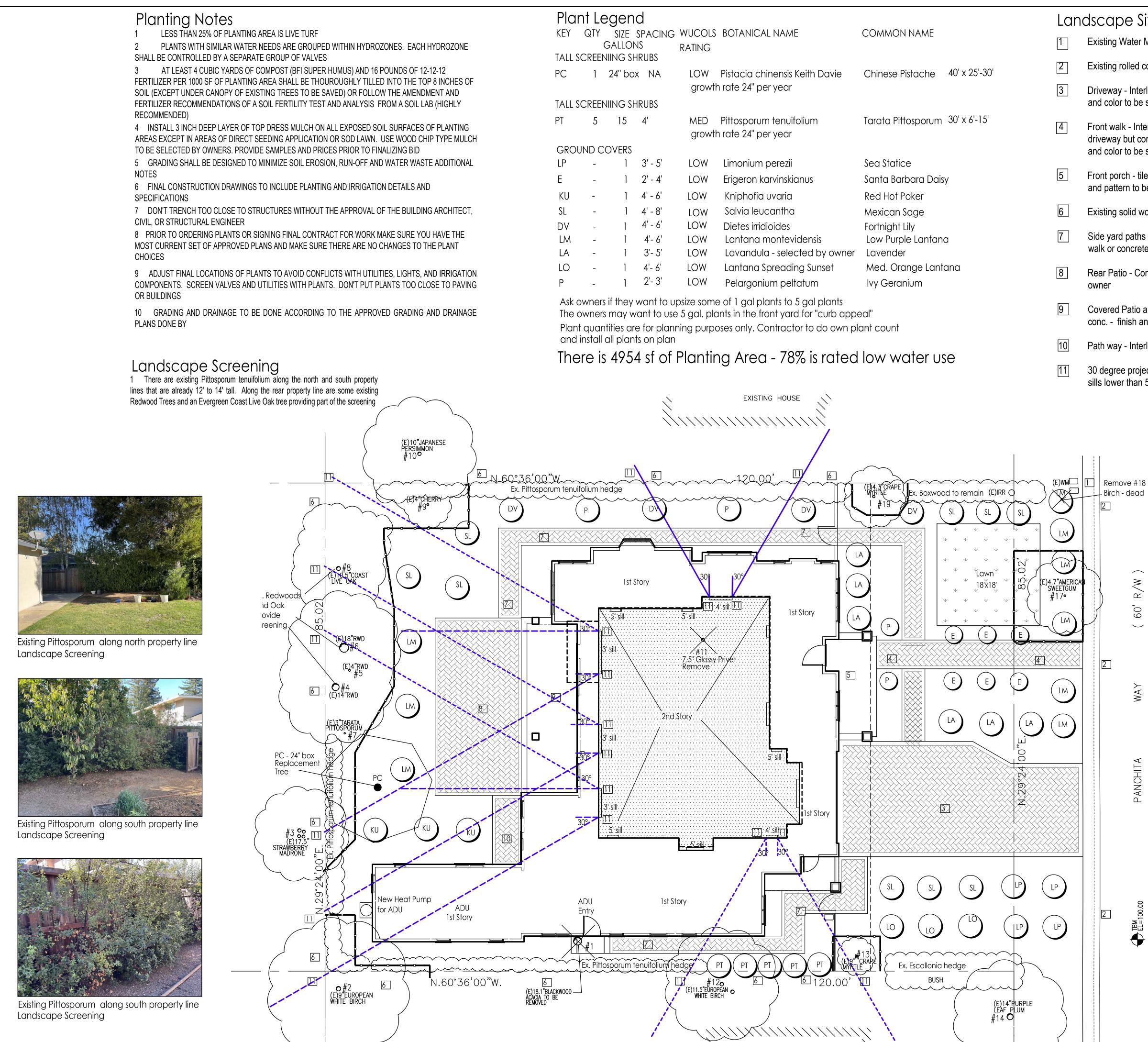
LANDSCAPE DOCUMENTATION

ate 1/27/23

As Noted

Grea

of 3



JOE DANGUITA WAY

Landscape Site Legend

- **Existing Water Meter**
- Existing rolled conc. curb
- Driveway Interlocking pavers manuf., style, pattern, and color to be selected by owners
- Front walk Interlocking pavers a little different than driveway but complimentary to it- manuf., style, pattern, and color to be selected by owners
- Front porch tile on concrete base or plain conc. finish and pattern to be selected by owner
- Existing solid wood fences in good condition
- Side yard paths Interlocking pavers same as front walk or concrete
- Rear Patio Conc. interlocking pavers to be selected by
- Covered Patio and Steps tile on concrete base or plain conc. - finish and pattern to be selected by owner
- Path way Interlocking pavers same as patio

Birch - dead

30 degree projection lines from 2nd story windows with sills lower than 5' from finish floor



Evergreen Oak along east property line Landscape Screening



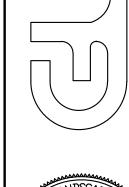
Redwoods along east property line Landscape Screening

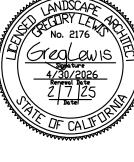


Pittosporum along east property line Landscape Screening

Revision

GREGORY LEWIS 1



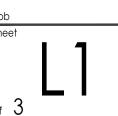


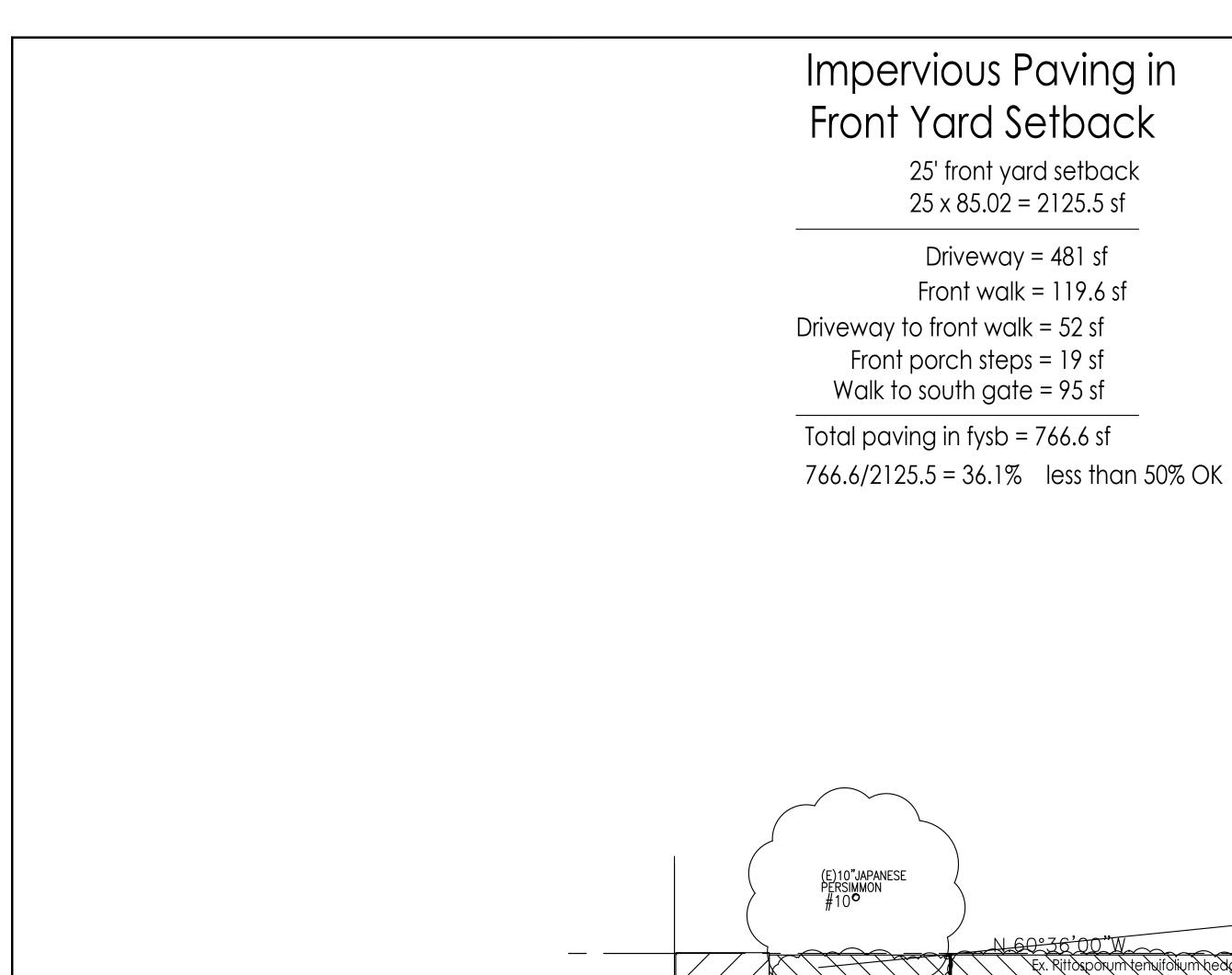
Altos, esidena Los Way, Panchita Δ

1/8" = 1'-0" 0' 4' 8'

LANDSCAPE SITE PLAN PLANTING & SCREENING PLAN

2/7/25 As Noted Greg





Hydrozone Summary Sheet

Medium Water Use

Low Water Use

TOTAL

, , , ,

	,		
VALVES	IRRIG. METHOD	AREA (Sq.Ft.)	% of NEW LANDSCAP
_	Drip	3789	76%
-	Drip	570	12%
-	Spray	320	6%
-	Drip	200	4%
_	Drip	75	2%
		4954	100%
SUMMARY by HYDROZONE High Water Use			% of LANDSCAPE
	-	- Drip - Spray - Drip Drip	- Drip 3789 - Drip 570 - Spray 320 - Drip 200 - Drip 75

770

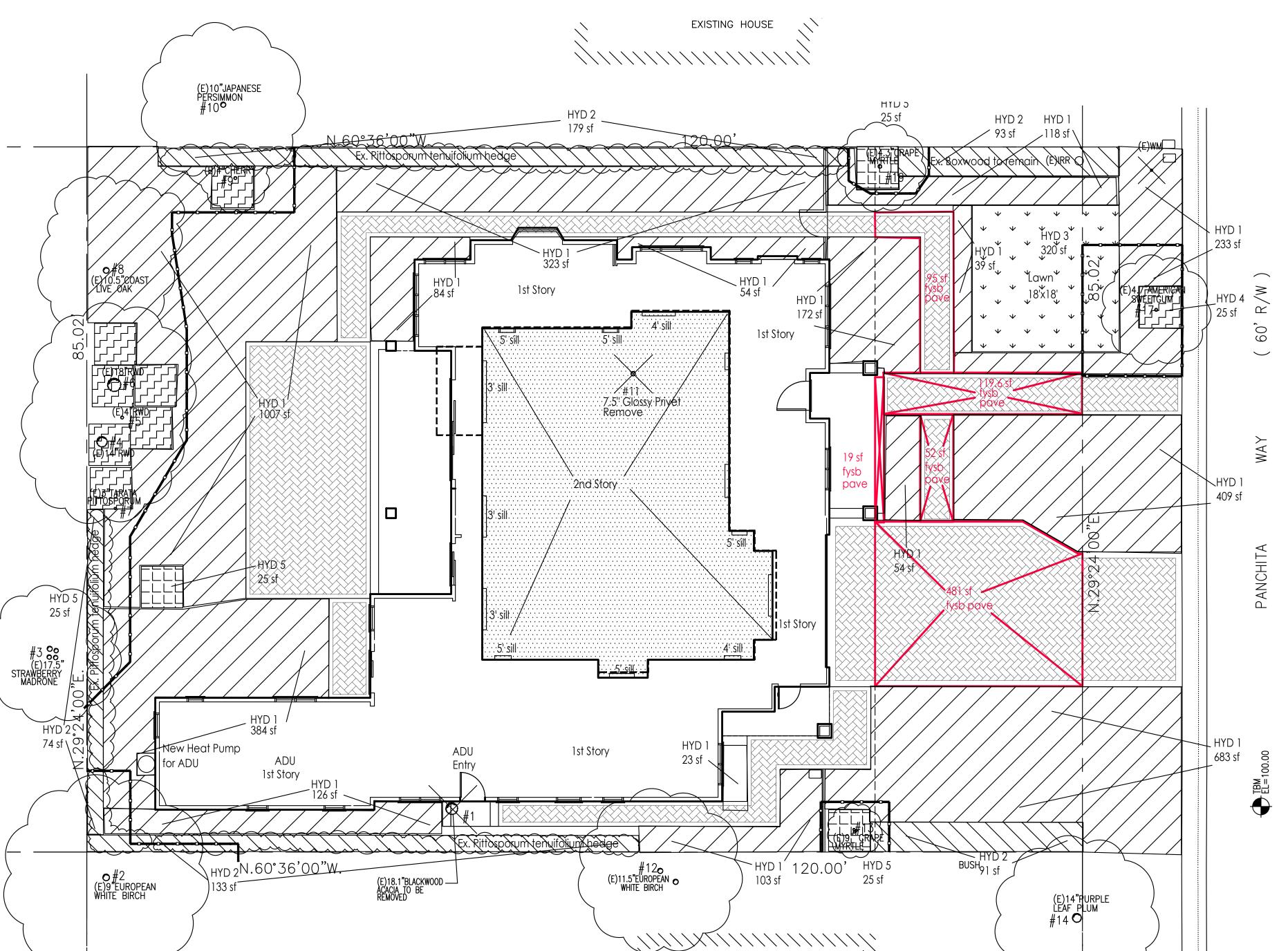
3864

4954

16%

78%

100%



JOE DANIOUTA WAY

Revision Agenda Item 2.

GREGORY LEWIS LANDSCAPE ARCHITECT 736 Park Way Santa Cruz, CA 95065 (831) 359-0960 lewislandscape@sbcglobal.net



Los Altos, esidenc Panchita Way,

HYDROZONE PLAN IMPERVIOUS PAVING IN FRONT YARD SETBACK ate 2/7/25

CALGREEN BUILDING NOTE

4.106.2 Storm water drainage and retention during construction. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.1.) Retention basins of sufficient size shall be utilized to retain storm water on the site. 2.) Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency. 3.) Compliance with a lawfully enacted storm water management ordinance. Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil. (Website: https://www.waterbaords.ca.gov/water_issues/programs/storwater/construction.html)

4.106.3. Grading and paving. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following: 1.) Swales
2.) Water collection and disposal systems 3.) French drains 4.) Water retention gardens
5.) Other water measures which keep surface water away from buildings and aid in groundwater recharge. Exception: Additions and alterations not altering the drainage path.

4.106.4.1 New one- and two-family dwellings and town- houses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code.

4.201.1 Building meets or exceeds the requirements of the California Building Energy Efficiency Standards.

4.303.1 Water conserving plumbing fixtures and fittings. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with Sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a non compliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type Toilets. **Note:** The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush

4.303.1.3 Showerheads.

4.303.1.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time. **Note:** A hand-held shower shall be considered a showerhead.

4.303.1.4.1 Residential lavatory faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory faucets in common and public use areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi. **Note**: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code.

4.304.1 Outdoor potable water use in landscape areas. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent. **Notes:** The Model Water Efficient Landscape Ordinance (MWELO) is located in California Code of Regulation, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including a water budget calculator, are available at: https://www.water.ca.gov.

4.406.1 Rodent proofing. Annular spaces around pipes, electric cables, conduits, or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.

4.408.1 Construction waste management. Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance. **Exceptions:** 1.) Excavated soil and land-clearing debris. 2.) Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite. 3.) The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 Construction waste management plan. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency. 1) Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale. 2.) Specify if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream). 3.) Identify diversion facilities where the construction and demolition waste material will be taken. 4.) Identify construction methods employed to reduce the amount of construction and demolition waste generated. 5.) Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 Waste management company. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1. **Note:** The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.5 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4. **Note:** 1.) Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at http://www.hcd.ca.gov/building-standard/calgreen/cal-greenform.html may be used to assist in documentation compliance with this section. 2.) Mixed construction and demolition debris (C&D) processors can be located at California Department of Resources Recycling and Recovery (CalRecycle).

4.410.1 Operation and maintenance manual. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building: 1.) Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure. 2) Operation and maintenance instructions for the following: a.) Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, waterheating systems and other major appliances and equipment. b.) Roof and yard drainage, including gutters and downspouts. c.) Space conditioning systems, including condensers and air filters. d.) Landscape irrigation systems. e.) Water reuse systems. 3.) Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations. 4) Public transportation and/or carpool options available in the area. 5.) Educational material on the positive impacts of an interior relative humidity between 30–60 percent and what methods an occupant may use to maintain the relative humidity level in that range. 6) Information about water-conserving landscape and irrigation design and controllers which conserve water. 7) Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation. 8.) Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc. 9) Information about state solar energy and incentive programs available. 10.) A copy of all special inspection verifications required by the enforcing agency or this code. 11.) Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures. 12.) Information and/or drawings identifying the location of grab bar reinforcements.

4.410.2 Recycling by occupants. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and is identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive. **Exception:** Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

4.503.1 Fireplace. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504.1 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris, which may enter the system.

4.504.2 Finish material pollutant control. Finish materials shall comply with this section.

Table 4 504 2 S	ealant VOC Limit				
(Less Water and Less Exempt Compounds in Grams per Liter)					
SEALANTS	CURRENT VOC LIMIT				
Architectural	250				
Marine Deck	760				
Nonmembrane Roof	300				
Roadway	250				
Single-Ply Roof Membrane	450				
Other	420				
SEALANT PRIMERS					
Architectural					
Non Porous	250				
Porous	775				
Modified Bituminous	500				
Marine Deck	760				
Other	750				

4.504.2.1 Adhesives, sealants and caulks. Adhesives, sealants and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply: 1.) Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below. 2.) Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with Section 94507.

(Less Water and Less Exempt Compounds in Grams per Liter)				
ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT			
Indoor Carpet Adhesives	50			
Carpet Pad Adhesives	50			
Outdoor Carpet Adhesives	150			
Wood Flooring Adhesive	100			
Rubber Floor Adhesives	60			
Subfloor Adhesives	50			
Ceramic Tile Adhesives	65			
VCT and Asphalt Tile Adhesives	50			
Drywall and Panel Adhesives	50			
Cove Base Adhesives	50			
Multipurpose Construction Adhesives	70			
Structural Glazing Adhesives	100			
Single-Ply Roof Membrane Adhesives	250			
Other Adhesive not specifically listed	50			
SPECIALTY APPLICATIONS				
PVC Welding	510			
CPVC Welding	490			
ABS Welding	325			
Plastic Cement Welding	250			
Adhesive Primer for Plastic	550			
Contact Adhesive	80			
Special Purpose Contact Adhesive	250			
Structural Wood Member Adhesive	140			
Top and Trim Adhesive	250			
SUBSTRATE SPECIFIC APPLICATIONS				
Metal to Metal	30			
Plastic Foams	50			
Porous Material (except wood)	50			
Wood	30			
Fiberglass	80			

4.504.2.2 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

(Grams of VOC per Liter of Coating, Less Water	1
COATING CATEGORY	G/L
Flat coatings	50
Nonflat coatings	100
Nonflat - high gloss coatings	150
Specialty Coatings	
Aluminum roof coatings	400
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry fog coatings	150
Faux finishing coatings	350
Fire resistive coatings	350
Floor coatings	100
Form-release compounds	250
Graphic arts coatings (sign paints)	500
High temperature coatings	420
Industrial maintenance coatings	250
Low solids coatings1	120
Magnesite cement coatings	450
Multicolor coatings	250
Pretreatment wash primers	420
Primers, sealers, and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Rust preventative coatings	250
Shellacs	
Clear	730
Opaque	550
Specialty primers, sealers, and undercoaters	100
Stains	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tub and tile refinish coatings	420
Waterproofing membranes	250
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	340

4.504.2.3 Aerosol paints and coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following: 1.) Manufacturer's product specification. 2.) Field verification of on-site product containers.

4.504.3 Carpet systems. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350) See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx..

4.504.4 Resilient flooring systems. Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350) See California Department of Public Health's website for certification programs and testing labs.

hhtps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx..

4.504.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

Table 4.504.5 Formaldehyde Limits¹ Maximum Formaldehyde Emissions in Parts per Million				
PRODUCT	CURRENT LIMIT			
Hardwood plywood veneer core	0.05			
Hardwood plywood composite core	0.05			
Particleboard	0.09			
Medium density fiberboard	0.11			
Thin medium density fiberboard ²	0.13			

4.505.2 Concrete slab foundations. Concrete slab foundations required to have a vapor retarder by the California Building Code, Chapter 19 or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following: 1.) A 4-inch (101.6 mm) thick base of ½ inch (12.7 mm) or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06. 2.) Other equivalent methods approved by the enforcing agency. 3.) A slab design specified by a licensed design professional.

4.505.3 Moisture content of building materials. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following: 1.) Moisture content shall be determined with either a probe-type or a contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.2.) Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece to be verified. 3) At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following: 1.) Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. 2.) Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control. a.) Humidity controls shall be capable of adjustment between a relative humidity range of ≤ 50 percent to a maximum of 80 percent. A humidity control may utilize manual or automatic means of adjustment. b.)A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in).**Notes:** 1.) For the purposes of this section, a bathroom is a room which contains a bathtub, shower, or tub/shower combination. 2.) Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.

4.507.2 Heating and air-conditioning system design. Heating and air-conditioning systems shall be sized, designed and have their equipment selected using the following methods: 1.)The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J—2016 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods. 2.)Duct systems are sized according to ANSI/ACCA 1 Manual D—2016 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.3.)Select heating and cooling equipment according to ANSI/ACCA 3 Manual S—2014 (Residential Equipment Selection) or other equivalent design software or methods. **Exception**: Use of alternate design temperatures necessary to ensure the systems function are acceptable.

702.1 Installer training. HVAC system installers shall be trained and certified in the proper installation of HVAC systems, including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include, but are not limited to the following: 1.) State certified apprenticeship programs. 2.) Public utility training programs. 3.) Training programs sponsored by trade, labor or statewide energy consulting or verification organizations. 4.) Programs sponsored by manufacturing organizations. 5.) Other programs acceptable to the enforcing agency.

702.2 Special inspection. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or the duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualification acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector. 1.) Certification by a national or regional green building program or standard publisher. 2) Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors. 3) Successful completion of a third party apprentice training program in the appropriate trade. 4.) Other programs acceptable to the enforcing agency.

703.1 Documentation. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified in the application checklist.





PROJECT: 717 Panchita Way, Los Altos, CA 9402; APN: 170-11-047

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