

DESIGN REVIEW COMMISSION MEETING AGENDA

7:00 PM - Wednesday, November 02, 2022

Telephone/Video Conference Only

Please Note: Per California Executive Order N-29-20, the Commissions will meet via teleconference only. Members of the Public may call (253) 215-8782 to participate in the conference call (Meeting ID: 836 2706 2541 or via the web at <https://tinyurl.com/2p9a49sb> with

Passcode: 769819). Members of the Public may only comment during times allotted for public comments. Public testimony will be taken at the direction of the Commission Chair and members of the public may only comment during times allotted for public comments. Members of the public are also encouraged to submit written testimony prior to the meeting at DRCPublicComment@losaltosca.gov. Emails received prior to the meeting will be included in the public record.

ESTABLISH QUORUM

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Members of the audience may bring to the Commission's attention any item that is not on the agenda. Please complete a "Request to Speak" form and submit it to the Staff Liaison. Speakers are generally given two or three minutes, at the discretion of the Chair. Please be advised that, by law, the Commission 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 noticed 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 Chair.

1. Design Review Commission Minutes

Approve minutes of the regular meeting of October 19, 2022.

PUBLIC HEARING

2. V21-0003 & DR22-0067 – California Water District – 10900 Beechwood Lane

Request for a Variance for a 10-foot front yard setback, where a 25-foot setback is required in the R1-10 Zoning District and design review applications for an emergency generator in a sound attenuating accessory structure for a pre-existing community facility, an existing potable water pump station at 10900 Beechwood Lane. No other improvements are proposed for the site. The project is exempt from environmental review pursuant to Section 15301 of the California Environmental Quality Act Guidelines, as amended because it involves an existing facility of a

public utility service. The project was continued from July 6, 2022 DRC meeting. *Project Planner: Gallegos*

3. V22-0003 & SC22-0019 – John Aldrich – 562 University Avenue

Request for a Variance for an 18.3-foot-tall pergola, where a 12-foot height is permitted in the R1-10 Zoning District and design review application for a new second story deck with pergola at 562 University Avenue. The project is exempt from environmental review pursuant to Section 15301 of the California Environmental Quality Act Guidelines, as amended because it involves an addition to an existing single-family house. *Project Planner: Gallegos*

DISCUSSION

4. SC22-0014 – Joseph Xu – 1074 Riverside Drive

Design Review for a new two-story house. The project includes 2,005 square feet at the first story and 1,692 square feet at the second story. A 779 square foot attached accessory dwelling unit (ADU) is also proposed, but not subject to design review. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. *Project Planner: Liu*

COMMISSIONERS' REPORTS AND COMMENTS

POTENTIAL FUTURE AGENDA ITEMS

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. The City ADA Coordinator can be reached at (650) 947-2607 or by email: ada@losaltosca.gov.

Agendas, Staff Reports and some associated documents for Design Review Commission items may be viewed on the Internet at <http://losaltosca.gov/meetings>.

If you wish to provide written materials, please provide the Commission Staff Liaison with 10 copies of any document that you would like to submit to the Commissioners in order for it to become part of the public record.

For other questions regarding the meeting proceedings, please contact the City Clerk at (650) 947-2720.



**DESIGN REVIEW COMMISSION
MEETING MINUTES**
7:00 PM - Wednesday, October 19, 2022
Telephone/Video Conference Only

CALL MEETING TO ORDER

At 7:00 p.m. Chair Blockhus called the meeting to order.

ESTABLISH QUORUM

PRESENT: Chair Blockhus, Vice-Chair Ma, Commissioners Harding, Klein and Mantica
STAFF: Interim Planning Services Manager Golden, Senior Planner Gallegos, and Associate Planner Liu

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

ITEMS FOR CONSIDERATION/ACTION

SPECIAL ITEM

1. Election of Chair and Vice-Chair

Action: Upon a motion by Vice-Chair Ma, the Commission voted to elect Commissioner Harding as the new Chair

The motion was approved (5-0) by the following vote:

AYES: Blockhus, Harding, Ma, Mantica, and Klein

NOES: None

Chair Harding took over the virtual gavel for the rest of the meeting.

Action: Upon a motion by Commissioner Harding, the Commission voted to re-elect Vice-Chair Ma as the Vice-Chair.

The motion was approved (5-0) by the following vote:

AYES: Blockhus, Harding, Ma, Mantica, and Klein

NOES: None

CONSENT CALENDAR

2. Design Review Commission Minutes

Approve minutes of the regular meeting of September 21, 2022.

Action: Upon a motion by Vice-Chair Ma, seconded by Commissioner Blockhus, the Commission

approved the minutes of the regular meeting of September 21, 2022 as written.

The motion was approved (3-0-2) by the following vote:

AYES: Harding, Ma, and Blockhus

NOES: None

ABSTAINED: Mantica and Klein

DISCUSSION

3. SC22-0018 and ADU22-0064 – Francis Pham – 530 Valencia Drive

Design Review for a new 4,060 square-foot two-story house. The project includes 2,679 square feet at the first story and 1,381 square feet at the second story with a 2,137 square-foot basement. The project includes an 848 square-foot attached accessory dwelling unit, which is not part of the design review application. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. This project was continued to the October 19, 2022 DRC meeting because the public notification requirements were not satisfied per the Municipal Code Section 14.76.080. *Project Planner: Gallegos*

STAFF PRESENTATION

Senior Planner Gallegos presented the staff report recommending continuance of design review application SC22-0018 subject to the listed findings and conditions and answered questions from Commissioner Blockhus.

APPLICANT PRESENTATION

Project applicant/architect Peter Baltay with Topos Architects presented the project and answered questions from Vice-Chair Ma, Commissioners Blockhus, Klein, Mantica, and Chair Harding.

Property owners Shobita Thomas and Esteban Kozak spoke about their project and answered a question from Vice-Chair Ma on the need for two balconies.

PUBLIC COMMENT

None.

Chair Harding closed the public comment period.

Commissioner discussion then proceeded.

Action: Upon a motion by Vice-Chair Ma, seconded by Commissioner Klein, the Commission approved design review application SC22-0018 subject to the listed findings and conditions, with the following direction to modify the design:

- The common space on the left side and front side shall be lowered to a nine-foot six-inch wall plate height, stepped back at a one-to-one proportion, and every foot of recess can increase the height by one foot;
- Reduce the rear balcony to 2 feet wide by six feet deep;
- Reduce the side balcony to be aligned with the wall at 10 feet wide by four feet deep; and
- Raise the sill height of the window in bedroom #2 to four feet six inches minimum (window 1.2).

The motion was approved (5-0) by the following vote:

AYES: Blockhus, Harding, Ma, Mantica, and Klein

NOES: None

4. SC21-0029 - Eric Keng - 5633 Arboretum Drive

Design review application for a new 5,135 square foot two-story single-family residence with 3,518 square feet on the first story and 1,617 square feet on the second story. An 848 square-foot attached accessory dwelling unit (ADU) is also proposed, but not subject to design review. A categorical exemption under Section 15303 of the California Environmental Quality Act Guidelines will be considered for this project. *Project Planner: Golden*

STAFF PRESENTATION

Interim Planning Services Manager Golden presented the staff report recommending approval of design review application SC21-0029 subject to the listed findings and conditions and answered a question from Commissioner Mantica regarding the color of the exterior.

APPLICANT PRESENTATION

Project applicant/architect Eric Keng presented the general architectural features of the proposal and answered questions from Commissioners Blockhus and Mantica, and Vice-Chair Ma.

PUBLIC COMMENT

None.

Chair Harding closed the public comment period.

Commissioner discussion then proceeded.

Action: Upon a motion by Vice-Chair Ma, seconded by Commissioner Klein, the Commission approved design review application SC21-0029 subject to the listed findings and conditions, with the following additional conditions:

- Reduce the game room one additional foot in height; and
- Incorporate the window and eave details into the plans for staff to review.

The motion was approved (5-0) by the following vote:

AYES: Harding, Ma, Blockhus, Mantica, and Klein

NOES: None

Commissioner Klein left the meeting at 9:36 PM.

5. SC22-0012 - Parthiv and Kajal Pate - 1370 Ensenada Way

Design Review for a two-story addition to an existing two-story house. The project includes 126 square-foot additions at the first story and 806 square-foot additions at the second story. An attached accessory dwelling unit of 588 square feet is also included in the project, but it is not part of the design review application. The project is categorically exempt from environmental review under Section 15301 of the California Environmental Quality Act. *Project Planner: Liu*

STAFF PRESENTATION

Associate Planner Liu presented the staff report recommending approval of design review application SC22-0012 subject to the listed findings and conditions.

APPLICANT PRESENTATION

Property owners Parthiv and Kajal Pate introduced themselves to the Commission and provided some project background.

Project architect William McIntosh presented the project.

PUBLIC COMMENT

None.

Chair Harding closed the public comment period.

Commissioner discussion then proceeded.

Action: Upon a motion by Commissioner Blockhus, seconded by Commissioner Mantica, the Commission approved design review application SC22-0012 subject to the listed findings and conditions.

The motion was approved (4-0) by the following vote:

AYES: Harding, Ma, Blockhus and Mantica

NOES: None

6. SC22-0006 - Matt Wiebe - 240 Alta Vista Avenue

Design Review for a new two-story house with a basement. The project includes 4,220 square feet at the first story and 1,648 square feet at the second story with a 2,437 square-foot basement. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. *Project Planner: Liu*

STAFF PRESENTATION

Associate Planner Liu presented the staff report recommending approval of design review application SC22-0006 subject to the listed findings and conditions and answered clarifying questions from Chair Harding and Commissioner Blockhus.

APPLICANT PRESENTATION

Project architect Timothy Chappelle of Arcanum Architecture, Inc. presented the project.

Property owners Karim and Alissa Faris introduced themselves to the Commission.

Landscape architect Dustin Moore introduced himself to the Commission and answered a question from Chair Harding regarding a large Oak tree in the rear yard.

PUBLIC COMMENT

None.

Chair Harding closed the public comment period.

Commissioner discussion then proceeded.

Action: Upon a motion by Commissioner Kirik, seconded by Commissioner Harding, the Commission approved design review application SC22-0006 subject to the listed findings and conditions.

The motion was approved (4-0) by the following vote:

AYES: Harding, Ma, Blockhus and Mantica

NOES: None

COMMISSIONERS' REPORTS AND COMMENTS

Chair Harding reported on updates received via email by the City Attorney regarding the Brown Act.

POTENTIAL FUTURE AGENDA ITEMS

Senior Planner Gallegos stated that the next meeting would be on November 2, 2022 and there are three items on the agenda.

ADJOURNMENT

Chair Harding adjourned the meeting at 10:36 PM.

Sean Gallegos
Senior Planner



DATE: November 2, 2022
AGENDA ITEM # 2

TO: Design Review Commission
FROM: Sean K. Gallegos, Senior Planner
SUBJECT: V21-0003 & DR22-0067 – 10900 Beechwood Lane

RECOMMENDATION:

Approve variance application V21-0003 and design review application DR22-0067 subject to the listed findings and conditions

PROJECT DESCRIPTION

This item was continued from the July 6, 2022 Design Review Commission meeting.

This is an application for a Variance for a 10-foot front yard setback, where a 25-foot setback is required in the R1-10 Zoning District, a design review application for an emergency generator in a sound attenuating accessory structure for a pre-existing community facility, and an existing potable water pump station at 10900 Beechwood Lane. No other improvements are proposed for the site. The following table summarizes the project’s technical details:

GENERAL PLAN DESIGNATION: Single-Family, Residential
ZONING: R1-20
PARCEL SIZE: 26,555 square feet (net)
MATERIALS: Metal exterior

	Existing	Proposed	Allowed/Required
COVERAGE:	251 square feet	351 square feet	6,390 square feet
FLOOR AREA:			
Buildings	251 square feet	251 square feet	
Generator Enclosure	-	100 square feet	
Total	251 square feet	351 square feet	5,350 square feet
SETBACKS:			
Front	50 feet	13.5 feet	30 feet
Rear	25 feet	145.6 feet	35 feet
Right side	25 feet/25 feet	74 feet/-	25 feet/25 feet
Left side	35 feet/35 feet	43 feet/-	25 feet/25 feet
HEIGHT:	27 feet	11.52 feet	12 feet

BACKGROUND

Design Review Commission Action

At their meeting on July 6, 2022, the Design Review Commission considered the proposed project. Following input from the applicant and public comments, the Commission discussed the proposed project and voted (3-1), to continue the project with the following direction:

1. Applicant shall conduct direct outreach to each adjacent property owner including the owners across the street.
2. The applicant shall return with an operational schedule for testing between 10:00 a.m. to 2:00 p.m., Tuesday through Thursday, except holidays.
3. Encourage the applicant to reduce the pad elevation to avoid looming over the street level.
4. Provide a rendering of the structure from the street frontage to provide clarification on the aesthetics and acoustical.

The July 6, 2022 Design Review Commission agenda report and meeting minutes are attached for reference (Attachments A and B).

DISCUSSION

Variance and Design Review

In response to the Commission's direction, the applicant revised the project design as follows.

1. In response to the Commission's direction to conduct direct outreach to each adjacent property owner including the owners across the street, Cal Water District Superintendent Melinda Schmidt spoke with 10850, 10905, 10945 and 10950 Beechwood Avenue, Los Altos Hills and left a door hanger for 10855 Beechwood Avenue, Los Altos Hills
2. In response to the Commission's direction applicant shall return with an operational schedule for testing between 10:00 a.m. to 2:00 p.m., Tuesday through Thursday, except holidays, the applicant's neighbor outreach determined the ideal time for the neighbors would be to test the generator on Wednesdays between 1:00 am to 2:00 pm, except for holidays. Staff recommends the adoption of Condition No. 3, which requires that all generator testing will occur between 1:00 am to 2:00 pm on Wednesdays and the maximum testing period shall be 15 minutes. No testing shall occur on holidays. The applicant's letter provides a detailed response to the direction, and it is provided as attachment D.
3. In response to the Commission's direction to encourage the applicant to reduce the pad elevation to avoid looming over the street level, the applicant determined that excavating on the downhill side of the existing retaining wall zone of influence would be detrimental to the stability of the wall that is supporting the site including the existing water tank. Due to the side property setback requirements and the front property fence, there is nowhere to shift the generator pad, so it is far enough away from the existing wall to excavate without impacting the stability of the existing wall.

4. In response to the Commission's direction to provide a rendering of the structure from the street frontage to provide clarification on the aesthetics and acoustical, the applicant provided a rendering, and it is provided as attachment E.

For reference, and to better understand the design revisions, the original plans that were reviewed by the Commission on July 6, 2022 are included as Attachment C.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act because it involves the construction of an accessory structure and under Section 15301 due to negligible expansion of an existing facility of a public utility service.

PUBLIC CONTACT

For this meeting, a public hearing notice was published in the *Town Crier*, a public meeting notice was posted on the property and mailed to 13 nearby property owners on Beechwood Lane, Sycamore Court, and Aspen Drive. An example of the Notification Map is included in Attachment B. The applicant has provided response letter that outlines public outreach, and it is provided as Attachment D. The applicant also posted the public notice sign (24" x 36") in conformance with the Planning Division posting requirements, as shown in Attachment F.

Cc: California Water Service, Applicant, Engineer and Owners

Attachments:

- A. Design Review Commission Minutes, July 6, 2022
- B. Design Review Commission Agenda Report with Attachments, July 6, 2022
- C. Design Review Commission Project Plans, July 6, 2022
- D. Applicant Response Letter
- E. Renderings
- F. Public Notice Sign
- G. Project Plans, October 26, 2022

FINDINGS

V21-0003 and DR22-0067 – 10900 Beechwood Lane

1. With regard to the front setback variance for a ten-foot front setback, the Design Review Commission finds the following in accordance with Section 14.76.070 of the Municipal Code:
 - a. The granting of the variance is consistent with the objectives of the zoning plan set forth in Article 1 of Chapter 14.02 because maintaining the encroachment into the yard areas would still ensure the Zoning Code’s objective of a harmonious, convenient relationship among the adjacent residential properties which have existed in this location since 1948; the modified structure will maintain the existing exterior wall setbacks at the front, left, and right side yard areas; The proposed emergency generator will be located in a 11.3-foot-tall sound attenuating accessory structure proposes a ten-foot front setback, 74-foot right side setback, 43-foot left side setback and 150-foot rear setback. The side and rear yard complies with the setback requirements of the R1-20 District. With approval of the variance for a reduced front yard setback of ten feet, where a 30-foot front setback required, the proposed generator and enclosure will comply with the Zoning Ordinance; and
 - b. The granting of the variance will not be detrimental to the health, safety, or welfare of persons living or working in the vicinity or injurious to property or improvements in the vicinity because section 6.16.090.A of the Noise Ordinance exempts the generator from the Noise Ordinance standards when the utilities activities are associated with the emission of sound in the performance of emergency work, such as the operation of a back-up power generator during an emergency, when commercial power is unavailable. Therefore, the generator noise levels are permissible for a public utility site under the performance of emergency work, which would occur if the site lost commercial power; and after the installation of the generator, the generator will be tested intermittently for 15 minutes per week. The generator custom outdoor enclosure meets the City’s daytime limit of 60dbA for short-duration noise in a residential area.
 - c. There is a special circumstance applicable to the property due to the existing location of the tank and ancillary structure for the potable water pump station, which constrains or limits the potential alternative locations on the subject site. The strict application of the provisions of the chapter would require the generator be installed at the rear of the site, which create potential noise impacts to five adjacent properties. The proposed generator location reduces potential noise impacts to the street frontage and limits potential noise impacts to two adjoining properties.
2. With regard to the accessory structure (generator), the Design Review Commission finds the following in accordance with Section 14.76.060 of the Municipal Code:
 - a. The proposed accessory structure complies with all provision of this chapter;
 - b. The height, elevations, and placement on the accessory structure, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid

unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;

- c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;
- d. The orientation of the proposed accessory structure in relation to the immediate neighborhood will minimize the perception of excessive bulk and mass;
- e. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and
- f. The proposed accessory structure has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

V21-0003 and DR22-0067 – 10900 Beechwood Lane

GENERAL

1. Expiration

The Design Review Approval will expire on November 2, 2024 unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

2. Approved Plans

The approval is based on the plans and materials received on July 6, 2022 and October 26, 2022, except as may be modified by these conditions and specifically as follows:

3. Generator Testing

All generator testing will occur between 1:00 am to 2:00 pm on Wednesdays and the maximum testing period shall be 15 minutes. No testing shall occur on holidays.

4. Protected Trees

Trees Nos. 306 to 343 shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director. Trees Nos. 301 to 305 shall be removed as part of this design review permit.

5. Tree Removal Approved

Trees Nos. 301 to 305 shown to be removed on plan Sheet LAS9-3575-C0-00c 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 issuance of a demolition permit or building permit. Exceptions to this condition may be granted by the Community Development Director upon submitting written justification.

6. 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.

7. Landscaping

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

8. Underground Utilities

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

9. Fire Sprinklers

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

10. 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.

INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

11. Conditions of Approval

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

12. Tree Protection Note

On the grading plan and/or the site plan, show all tree protection fencing for the tree Nos. 306 to 314, and 334 to 342 and also for trees on neighboring properties where dripline areas encroach into the subject site and add the following note: “All tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground.”

13. Underground Utility Location

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

14. Storm Water Management

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

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

15. Tree Protection

Tree protection fencing shall be installed around the driplines of tree Nos. 306 to 314, and 334 to 342 and for trees on neighboring properties where dripline areas encroach into the subject site. 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.



DESIGN REVIEW COMMISSION MEETING MINUTES

7:00 PM - Wednesday, July 6, 2022

Telephone/Video Conference Only

CALL MEETING TO ORDER

At 7:02 p.m. Chair Blockhus called the meeting to order.

ESTABLISH QUORUM

PRESENT: Chair Blockhus, Commissioners Bishop, Harding and Kirik
ABSENT: Vice-Chair Ma
STAFF: Senior Planner Gallegos and Associate Planner Liu

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

1. **Design Review Commission Minutes**
Approve minutes of the regular meeting of June 15, 2022.
2. **SC33-0021 – Dominique Price – 2161 Via Escalera**
Design review application for modifications to existing second-story windows along the front elevation of an existing two-story residence. This project is categorically exempt from environmental review under Section 15301 of the Environmental Quality Act because it involves exterior alterations to an existing structure. *Planner: Liu*

Action: Upon a motion by Commissioner Harding, seconded by Commissioner Bishop, the Commission approved the two consent calendar items.

The motion was approved (4-0) by the following vote:

AYES: Blockhus, Bishop, Harding, and Kirik

NOES: None

ABSENT: Ma

PUBLIC HEARING

3. **V21-0003 & DR22-0067 – California Water District – 10900 Beechwood Lane**
Request for a Variance for a 10-foot front yard setback, where a 25-foot setback is required in the R1-10 Zoning District and design review applications for an emergency generator in a sound attenuating accessory structure for a pre-existing community facility, an existing potable water

pump station at 10900 Beechwood Lane. No other improvements are proposed for the site. The project is exempt from environmental review pursuant to Section 15301 of the California Environmental Quality Act Guidelines, as amended because it involves an existing facility of a public utility service. *Project Planner: Gallegos*

STAFF PRESENTATION

Senior Planner Gallegos presented the staff report recommending approval of variance and design review applications V21-0003 and DR22-0067 subject to the listed findings and conditions and answered questions from Commissioner Kirk.

APPLICANT PRESENTATION

Representatives for the applicant California Water Service in attendance were Mandy Mactiag, Melinda Schmidt, Gurkiran Kaur, and Dawn Smithson. They did not provide a project presentation, but answered clarifying questions from Commissioners Bishop, Kirik, and Chair Blockhus.

PUBLIC COMMENT

None.

Chair Blockhus closed the public comment period.

Commissioner discussion then proceeded.

Action: Upon a motion by Commissioner Kirik, seconded by Commissioner Harding, the Commission continued variance and design review applications V21-0003 and DR22-0067 with the following direction:

- Applicant shall conduct direct outreach to each adjacent property owner including the owners across the street.
- The applicant shall return with an operational schedule for testing between 10:00 a.m. to 2:00 p.m., Tuesday through Thursday, except holidays.
- Encourage the applicant to reduce the pad elevation to avoid looming over the street level.
- Provide a rendering of the structure from the street frontage to provide clarification on the aesthetics and acoustical.

The motion was approved (3-1) by the following vote:

AYES: Blockhus, Harding, and Kirik

NOES: Bishop

ABSENT: Ma

DISCUSSION ITEMS

4. SC21-0047 – Amandeep Dulay – 265 Mt. Hamilton Avenue

Design Review for a 199 square-foot first story and 89 square-foot second story addition to an existing two-story house. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. *Project Planner: Gallegos*

STAFF PRESENTATION

Senior Planner Gallegos presented the staff report recommending approval of design review application SC21-0047 subject to the listed findings and conditions and answered a question from Commissioner Kirik.

APPLICANT PRESENTATION

Applicant/designer Amandeep Dulay did not provide a project presentation but made himself available for questions.

Property owner Brad Kashani stated that they are reconfiguring the second floor and first story, and this is not a major remodel.

Applicant/designer Amandeep Dulay shared a rendering of the project and material details.

PUBLIC COMMENT

None.

Chair Blockhus closed the public comment period.

Commissioner discussion then proceeded.

Action: Upon a motion by Commissioner Harding, seconded by Commissioner Bishop, the Commission approved design review application SC21-0047 subject to the staff report findings and conditions.

The motion was approved (4-0) by the following vote:

AYES: Blockhus, Bishop, Harding, and Kirik

NOES: None

RECUSED: Ma

5. **SC21-0053 – Nick McCracken – 1848 Fallen Leaf**

Design Review for a 14 square-foot first story and 440 square-foot second story addition to an existing one-story house. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. *Project Planner: Gallegos*

STAFF PRESENTATION

Senior Planner Gallegos presented the staff report recommending approval of design review application SC21-0053 subject to the listed findings and conditions and answered a question from Chair Blockhus.

APPLICANT PRESENTATION

Property owner Priyanka Roshyan did not provide a project presentation, but answered questions from Commissioners Kirik, Bishop, and Chair Blockhus.

PUBLIC COMMENT

None.

Chair Blockhus closed the public comment period.

Commissioner discussion then proceeded.

Action: Upon a motion by Commissioner Kirik, seconded by Commissioner Harding, the Commission approved design review application SC21-0053 subject to the listed findings and conditions with the following modification:

- Revise condition 2a to state that the balcony can remain as designed, but the applicant must add a six-foot solid screen wall that is seven to nine feet long and measured from the height of the balcony deck to the edge of the bathroom 2 water closet out to the face of the primary bedroom.

The motion was approved (4-0) by the following vote:

AYES: Blockhus, Bishop, Harding, and Kirik

NOES: None

ABSENT: Ma

COMMISSIONERS' REPORTS AND COMMENTS

Commissioner Harding reported on an email that he and the other DRC members received from Open Voices that seemed to be spam.

POTENTIAL FUTURE AGENDA ITEMS

Senior Planner Gallegos announced that the July 20, 2022 DRC meeting is cancelled and the next scheduled meeting will be held on August 3, 2022.

ADJOURNMENT

Chair Blockhus adjourned the meeting at 8:48 PM.

Sean Gallegos
Senior Planner



DATE: July 6, 2022

AGENDA ITEM # 3

TO: Design Review Commission

FROM: Sean K. Gallegos, Senior Planner

SUBJECT: V21-0003 & DR22-0067 – 10900 Beechwood Lane

RECOMMENDATION:

Approve variance application V21-0003 and design review application DR22-0067 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is an application for a Variance for a 10-foot front yard setback, where a 25-foot setback is required in the R1-10 Zoning District and design review applications for an emergency generator in a sound attenuating accessory structure for a pre-existing community facility, an existing potable water pump station at 10900 Beechwood Lane. No other improvements are proposed for the site. The following table summarizes the project’s technical details:

GENERAL PLAN DESIGNATION: Single-Family, Residential

ZONING: R1-20

PARCEL SIZE: 26,555 square feet (net)

MATERIALS: Metal exterior

	Existing	Proposed	Allowed/Required
COVERAGE:	251 square feet	351 square feet	6,390 square feet
FLOOR AREA:			
Buildings	251 square feet	251 square feet	
Generator Enclosure	-	100 square feet	
Total	251 square feet	351 square feet	5,350 square feet
SETBACKS:			
Front	50 feet	13.5 feet	30 feet
Rear	25 feet	145.6 feet	35 feet
Right side	25 feet/25 feet	74 feet/-	25 feet/25 feet
Left side	35 feet/35 feet	43 feet/-	25 feet/25 feet
HEIGHT:	27 feet	11.52 feet	12 feet

BACKGROUND

The project site, which is located at 10900 Beechwood Lane, is designated as a “Single Family (2 du/net acre)” land use in the General Plan and is in the Single-Family (R1-20) District.

Prior to the incorporation of the City of Los Altos, Santa Clara County approved the steel tank for water storage, tank for hydropneumatic pressure, and a booster pumping station enclosed within a one-story structure that currently exists at the site. The site is enclosed with a six-foot tall chain link fence along the street frontage and a six-foot tall wood fence along the side and rear property lines. The site is located adjacent to a single-family residence (10950 Beechwood Lane) to the north, a single-family residence (10850 Beechwood Lane) to the south, two single-family residences (2244 Sycamore Court and 2254 Sycamore Court) to the east, and the Beechwood Lane right-of-way is located to the west along its front property line.

Application History

The existing facility has non-conforming 23.6-foot rear setback, where a 35-foot setback is required in the R1-10 Zoning district. The setback encroachment was created at the time of construction of the potable water pump facility, and it is therefore considered to be a legal nonconforming structure. Since the project will not eliminate or replace more than 50 percent of the pump facility, the non-conforming setback can be maintained.

DISCUSSION

Variance

The applicant is seeking a variance for a ten-foot front yard setback, where 30 feet is required by the Zoning Code. A variance justification letter from the applicant that provides additional information about the variance requests is included in Attachment A.

In order to approve a variance, the Commission must make three positive findings pursuant to Section 14.76.070 of the Zoning Code:

1. The granting of the variance will be consistent with the objectives of the City’s zoning plan;
2. That the granting of the variance will not be detrimental to the health, safety, or welfare of persons living or working in the vicinity or injurious to property or improvements in the vicinity; and
3. Variances from the provisions of this chapter shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the provisions of this chapter deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classifications.

The granting of the variance is consistent with the objectives of the zoning plan because maintaining the encroachment into the yard areas would still ensure the Zoning Code’s objective of a harmonious, convenient relationship among the adjacent residential properties which have existed in this location since 1948.

The proposed emergency generator will be located in a 11.3-foot-tall sound attenuating accessory structure with a ten-foot front setback, 74-foot right side setback, 43-foot left side setback and 150-foot rear setback. The side and rear yard complies with the setback requirements of the R1-20 District.

The site plan shows a new proposed six-foot tall solid fence with two feet of lattice, with a six-foot tall wood fence along all property lines. The 35-foot front yard is landscaped with 15 trees, which include 12 Silver Wattle (*Acacia Delbata*) trees and three willow peppermint (*Eucalyptus Nicholii*) trees, and side and rear yards are planted with 28 trees of various species. The applicant proposes to remove four silver wattle trees due to conflicting with the footprint of the generator and accessory structure. The tree removals are consistent with the tree removal criteria (Section 11.08.090) under the Tree Protection Ordinance.

The variance will not be detrimental to persons living or working in the vicinity or injurious to any properties in the vicinity because the proposed accessory structure and generator will not further impact the relationship of the structure to surrounding properties and the persons living in those houses, and it will comply with the City's Noise Ordinance.

The generator will be placed inside a custom enclosure specifically built to reduce the sound pressure level. Hammett & Edison, Inc., Consulting Engineers performed a noise study, which is provided as Attachment C. The Noise Study found the maximum calculated noise levels at the surrounding parcels to the north, west, and south are 50.9, 51.2, and 55.0 dBA. The projected noise levels would exceed the maximum permitted noise level of 45 dBA between 10:00 pm to 7:00 am. However, Section 6.16.090.A of the Noise Ordinance exempts the generator from the Noise Ordinance standards when the utilities activities are associated with the emission of sound in the performance of emergency work, such as the operation of a back-up power generator during an emergency, when commercial power is unavailable. Therefore, the generator noise levels are permissible for a public utility site under the performance of emergency work.

After the installation of the generator, the generator will be tested intermittently for 15 minutes per week. The noise study found the generator custom outdoor enclosure, meets the City's daytime limit of 60dbA for short-duration noise in residential areas. Therefore, the custom-built reduced-noise generator complies with Section 6.16.050A.2.B of the Noise Ordinance. Condition No. 3 requires that all generator testing will occur between 7:30 am to 3:30 pm and the maximum testing period shall be 15 minutes.

Variations from the provisions of this chapter shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the provisions of this chapter deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classifications

There is a special circumstance applicable to the property due to the existing location of the tank and ancillary structure for the potable water pump station, which constrains or limits the potential alternative locations on the subject site. The strict application of the provisions of the chapter would require the generator be installed at the rear of the site, which create potential noise impacts to five adjacent properties. The proposed generator location reduces potential noise impacts to the street frontage due to limiting potential noise impacts to two adjoining properties, and it is consistent with City's Noise Ordinance.

Staff recommends approval of the variance application subject to the findings and conditions attached to the agenda report.

Design Review

A generator is proposed at the subject site, and it will be located in a 11.52-foot-tall noise attenuating accessory structure with a depth of five feet and width of 18.5 feet. As noted on Sheet LAS9-3575-C-004, the structure will be painted an earth tone color to improve its screening from public view.

Procedurally, the Community Development Director typically acts on design review applications for accessory structures (generator and generator enclosure). Since the generator and enclosure requires a variance application, the review was referred to Design Review Commission.

The proposed structure or alteration complies with all provisions of the Zoning Ordinance and Noise Ordinance. On the cover sheet in the project plans, the Zoning Compliance table indicates the site exceeds the maximum permissible floor area and lot coverage for the R1-20 zoning district. However, the applicant incorrectly counted the water tank as a building. Under the building code, a water tank is neither a non-habitable or habitable building or structure. Therefore, the water tank does not count toward the floor area or coverage for the site. The proposed emergency generator will be in a 11.3-foot-tall sound attenuating accessory structure with propose a ten-foot front setback, 74-foot right side setback, 43-foot left side setback and 150-foot rear setback. The side and rear yard complies with the setback requirements of the R1-20 District. With approval of the variance for a reduced front yard setback of ten feet, where a 30-foot front setback required, the proposed generator and enclosure will comply with the Zoning Ordinance.

As discussed above, Section 6.16.090.A of the Noise Ordinance exempts the generator from the Noise Ordinance standards when the utilities activities are associated with the emission of sound in the performance of emergency work, such as the operation of a back-up power generator during an emergency, when commercial power is unavailable. Therefore, the generator noise levels are permissible for a public utility site under the performance of emergency work, which would occur if the site lost commercial power.

After the installation of the generator, the generator will be tested intermittently for 15 minutes per week. The generator in the custom enclosure meets the City’s daytime limit of 60dbA for short-duration noise in residential areas. Therefore, the custom-built reduced-noise generator complies with Section 6.16.050A.2.B of the Noise Ordinance. Condition No. 3 requires that all generator testing will occur between 7:30 am to 3:30 pm and the maximum testing period shall be 15 minutes.

The height, elevations, and placement on the site of the generator structure, when considered with reference to the nature and location of residential structures on adjacent lots, will not create unreasonable interference with views and privacy and its finished floor height and structure’s overall height considers the topographic constraints imposed by site conditions.

The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas. The 35-foot front yard is landscaped with 15 trees, which include 12 Silver Wattle

(Acacia Delbata) trees and three willow peppermint (Eucalyptus Nicholii) trees, and side and rear yards are planted with 28 trees of varies species. The applicant proposes to remove four silver wattle trees due to conflicting with the footprint of the generator and accessory structure. The tree removals are consistent with the tree removal criteria (Section 11.08.090) under the Tree Protection Ordinance. The development does not create significant grade changes for the proposed generator, and it is in keeping with the general appearance by painting the structure an earth tone color to blend into the environment. The generator will be screened from public view by a six-foot tall solid fence with two-feet of lattice, and four new 15-gallon evergreen screening trees (prunus caroliana or podocarpus gracilior) along the street front and the existing mature landscaping that exists between the existing fence and street.

General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings. The 100-square foot generator enclosure has a maximum height of 11.52 feet, which is below the maximum permitted 12-foot height for an accessory structure. The structure size and overall height reduces the overall appearance of size and scale. The metal building will be painted an earth tone color to be consistent with surrounding neighborhood, and the structure will be screened by fencing and evergreen screening vegetation. The generator enclosure has a similar architectural design style and shares similar architectural elements of existing on-site structures. Pursuant to the Zoning Code, the generator enclosure meets the specific site development and objective design standards in the Municipal Code.

The proposed addition has been designed to follow the natural contours of the site with minor grading to reduce the overall height of the structure, and 100 square-foot footprint of the structure minimizes impacts to impervious cover and does not create greater erosion protection.

Landscaping

The 35-foot front yard is landscaped with 15 trees, which include 12 Silver Wattle (Acacia Delbata) trees and three willow peppermint (Eucalyptus Nicholii) trees, and side and rear yards are planted with 28 trees of varies species. The applicant proposes to remove four silver wattle trees due to conflicting with the footprint of the generator and accessory structure. The tree removals are consistent with the tree removal criteria (Section 11.08.090) under the Tree Protection Ordinance.

The applicant proposes four new 15-gallon evergreen screening trees (prunus caroliana or podocarpus gracilior) along the street frontage. The landscaping is taller than the top of the generator.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act because it involves the construction of an accessory structure and under Section 15301 due to negligible expansion of an existing facility of a public utility service

PUBLIC CONTACT

For this meeting, a public hearing notice was published in the *Town Crier*, a public meeting notice was posted on the property and mailed to 13 nearby property owners on Beechwood Lane, Sycamore Court, and Aspen Drive. The Notification Map is included in Attachment B. The applicant has provided an outreach letter, and it is provided as Attachment C. The applicant also posted the public notice sign (24" x 36") in conformance with the Planning Division posting requirements, as shown in Attachment d.

Cc: California Water Service, Applicant, Engineer and Owners

Attachments:

- A. Justification Letter
- B. Notification Map
- C. Noise Study
- D. Proof of Public Notice

FINDINGS

V21-0003 and DR22-0067 – 10900 Beechwood Lane

1. With regard to the front setback variances for a ten-foot front setback, the Design Review Commission finds the following in accordance with Section 14.76.070 of the Municipal Code:
 - a. The granting of the variance is consistent with the objectives of the zoning plan set forth in Article 1 of Chapter 14.02 because maintaining the encroachment into the yard areas would still ensure the Zoning Code’s objective of a harmonious, convenient relationship among the adjacent residential properties which have existed in this location since 1948; the modified structure will maintain the existing exterior wall setbacks at the front, left, and right side yard areas; The proposed emergency generator will be located in a 11.3-foot-tall sound attenuating accessory structure proposes a ten-foot front setback, 74-foot right side setback, 43-foot left side setback and 150-foot rear setback. The side and rear yard complies with the setback requirements of the R1-20 District. With approval of the variance for a reduced front yard setback of ten feet, where a 30-foot front setback required, the proposed generator and enclosure will comply with the Zoning Ordinance; and
 - b. The granting of the variances will not be detrimental to the health, safety, or welfare of persons living or working in the vicinity or injurious to property or improvements in the vicinity because section 6.16.090.A of the Noise Ordinance exempts the generator from the Noise Ordinance standards when the utilities activities are associated with the emission of sound in the performance of emergency work, such as the operation of a back-up power generator during an emergency, when commercial power is unavailable. Therefore, the generator noise levels are permissible for a public utility site under the performance of emergency work, which would occur if the site lost commercial power; and after the installation of the generator, the generator will be tested intermittently for 15 minutes per week. The generator custom outdoor enclosure meets the City’s day time limit of 60dbA for short-duration noise in a residential area.
 - c. There is a special circumstance applicable to the property due to the existing location of the tank and ancillary structure for the potable water pump station, which constrains or limits the potential alternative locations on the subject site. The strict application of the provisions of the chapter would require the generator be installed at the rear of the site, which create potential noise impacts to five adjacent properties. The proposed generator location reduces potential noise impacts to the street frontage and limits potential noise impacts to two adjoining properties.
2. With regard to one-story addition and remodel of the existing residence, the Design Review Commission finds the following in accordance with Section 14.76.060 of the Municipal Code:
 - a. The proposed addition complies with all provision of this chapter;
 - b. The height, elevations, and placement on the site of the addition, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid

unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;

- c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;
- d. The orientation of the proposed addition in relation to the immediate neighborhood will minimize the perception of excessive bulk and mass;
- e. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and
- f. The proposed addition has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

V21-0003 and DR22-0067 – 10900 Beechwood Lane

GENERAL

1. Expiration

The Design Review Approval will expire on July 6, 2024 unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

2. Approved Plans

The approval is based on the plans and materials received on June 6, 2022, except as may be modified by these conditions and specifically as follows:

3. Generator Testing

All generator testing will occur between 7:30 am to 3:30 pm and the maximum testing period shall be 15 minutes.

4. Protected Trees

Trees Nos. 306 to 343 shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director. Trees Nos. 301 to 305 shall be removed as part of this design review permit

5. Tree Removal Approved

Trees Nos. 301 to 305 shown to be removed on plan Sheet LAS9-3575-C0-00c 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 issuance of a demolition permit or building permit. Exceptions to this condition may be granted by the Community Development Director upon submitting written justification.

6. 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.

7. Landscaping

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

8. Underground Utilities

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

9. Fire Sprinklers

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

10. 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.

INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

11. Conditions of Approval

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

12. Tree Protection Note

On the grading plan and/or the site plan, show all tree protection fencing for the tree Nos. 306 to 314, and 334 to 342 and also for trees on neighboring properties where dripline areas encroach into the subject site and add the following note: “All tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground.”

13. Underground Utility Location

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

14. Storm Water Management

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

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

15. Tree Protection

Tree protection fencing shall be installed around the driplines of tree Nos. 306 to 314, and 334 to 342 and for trees on neighboring properties where dripline areas encroach into the subject site. 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.



CALIFORNIA WATER SERVICE

Los Altos District 949 B Street
Los Altos, CA 94024 Tel: (650) 917-0152

ATTACHMENT A

Agenda Item 13.

October 8, 2021

Design Review Commission
Los Altos City Hall
1 North San Antonio Road
Los Altos, CA 94022

Re: Generator Installation at Pump Station 9 (10900 Beechwood Lane)

Dear Design Review Commission,

This is a variance/use permit justification letter regarding California Water Service (Cal Water) installing a 125 kW emergency generator at pump station 9 (10900 Beechwood Lane, Los Altos, CA 94024). The generator would provide backup power to the pump that provides potable drinking water and fire protection to several hundred homes. This emergency backup generator also would provide power to the on-site radio communication equipment that is necessary to control the water pump. The variance being requested is regarding the front setback, lot coverage, and floor area as discussed below.

Front Setback

The generator is in the front yard of the station and is considered a detached accessory structure. The generator distance from the nearest station property line meets the standard distance according to National Fire Protection Association (NFPA) 30, which is a minimum of 10 feet distance from the property line. However, the generator location does not meet 30 feet setback required by the R1-20 zoning requirements (14.10.080). Cal Water proposes this location as it complies with NFPA 30 regulations, is constructible, free of underground utilities, and complies with the City noise ordinance. Three other locations on the property were studied but these locations did not comply with NFPA 30 or the city noise ordinance. Therefore, Cal Water is requesting a variance on the front yard setback.

We understand there may be concern about how the generator will affect the visual aesthetic of the neighborhood and how noisy it will be if it is installed in the front yard setback. More information on these items is included below.

Screening. The generator will be screened from public view by the existing mature landscaping that exists between the existing fence and street. The landscaping is taller than the top of the generator would be. The existing landscaping is shown in Figure 1.



CALIFORNIA WATER SERVICE

Noise. The generator will be placed inside a custom enclosure specifically built to reduce the sound pressure level. This generator custom enclosure sound rating is 65dbA at 23 feet. H&E performed a noise study, refer exhibit A. This study shows that the generator custom outdoor enclosure, meets the City’s daytime limit of 60dbA for short-duration noise in residential areas. Therefore, the custom-built reduced-noise generator meets municipality code 6.16.050A.2.B. After installation is complete, the generator will be tested by operating it for 15 minutes every week. All generator testing would be done between 7:30 a.m. and 3:30 p.m.



Figure 1. 10900 Beechwood Existing Landscaping Looking North

Lot Coverage and Floor Area

The existing potable water storage tank has a 27% lot coverage which exceeds the less than 25% lot coverage requirement for the R1-20 zoning. The generator does not add much footprint, so the site coverage would remain at 27% after the generator is installed. Furthermore, the floor area is at 27% percent with the tank and the zoning requires it to be less than 21%. The generator does not add much footprint, so the floor area would remain at 27% after the generator is installed.

City comments shown in bold are addressed below.

- 1. That the proposed location of the conditional use is desirable or essential to the public health, safety, comfort, convenience, prosperity, or welfare;**



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Continuous operation of the pump is essential to provide potable drinking water and fire protection to several hundred homes. The pump needs electricity that would be provided by the generator when grid power is not available.

2. That the proposed location of the conditional use is in accordance with the objectives of the zoning plan as stated in Chapter 14.02 of this title;

The zoning plan objectives include the following.

A. To guide community growth along sound lines;

This project does not affect this objective.

B. To ensure a harmonious, convenient relationship among land uses;

Potable water is essential to the surrounding land uses. During an emergency, having the installed generator will make this neighborhood more resilient.

C. To promote a safe, workable traffic circulation system;

This project does not affect this objective.

D. To provide appropriate locations for needed community facilities;

This project does not affect this objective.

E. To promote business activities of appropriate types;

This project does not affect this objective.

F. To protect and enhance real property values within the city; and

Having a robust water supply is a benefit to the neighborhood.

G. To conserve the city's natural beauty, to improve its appearance, and to preserve and enhance its distinctive physical character.

As requested by the City, a solid fence with lattice is provided to screen the generator. There is also existing mature vegetation that would screen the generator.

3. That the proposed location of the conditional use, under the circumstances of the particular case, will not be detrimental to the health, safety, comfort, convenience, prosperity, or welfare of persons residing or working in the vicinity or injurious to property or improvements in the vicinity.

This project is not detrimental to the health, safety, comfort, convenience, prosperity, or welfare of persons residing or working in the vicinity or injurious to property or improvements in the vicinity. The project benefits health and safety as potable water would be able to continue to be



CALIFORNIA WATER SERVICE

provided during a power outage. The generator noise has been mitigated as discussed in this letter and is not considered detrimental to the neighbors.

4. That the proposed conditional use will comply with the regulations prescribed for the district in which the site is located and the general provisions of Chapter 14.02.

This project will comply with the regulations and general provisions of Chapter 14.02 of the Los Altos Municipal Code as listed in the answer to Question 2. The variance being requested in this letter is regarding the requirements for front setback, lot coverage, and floor area.

5. The variance(s) shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the provisions of the Zoning Ordinance deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zoning classifications.

This application is unique as the property is used to provide a safe and reliable water supply to the neighboring properties.

Protecting customer health and safety is Cal Water's highest priority. This water system upgrade will help ensure that we can continue providing both a reliable supply of high quality water to our neighbors in this portion of Los Altos and sufficient fire protection for first responders in emergencies. If you have any questions, please contact the project engineer, Mandy Macatiag, at (408) 828-0522.

Sincerely,

A handwritten signature in blue ink that reads "Dawn Smithson".

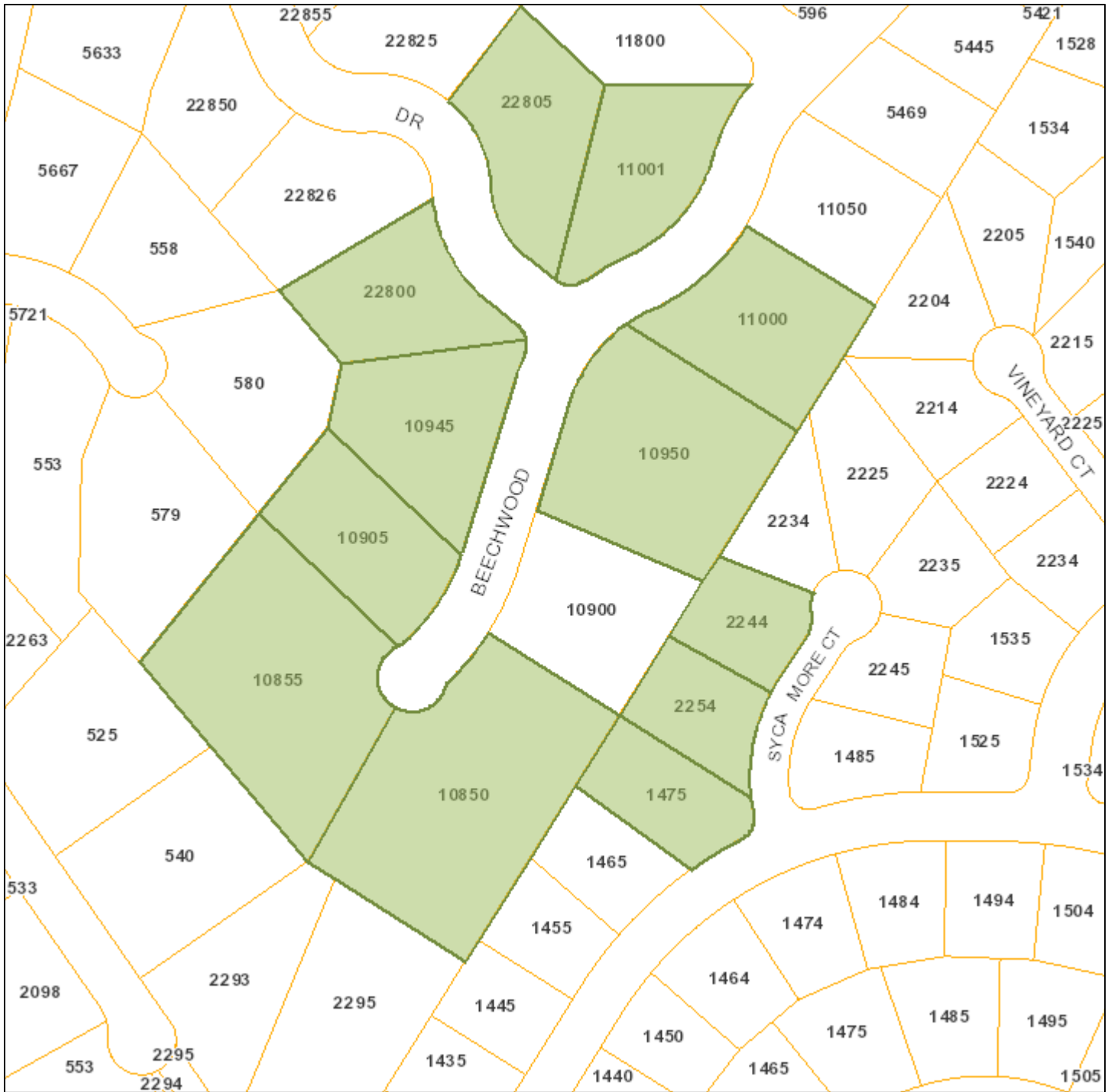
Dawn Smithson, P.E.
District Manager

Attachments
Exhibit A
Drawings
Arborist Report

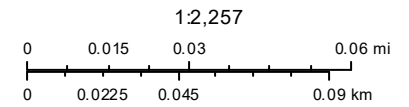
ATTACHMENT B






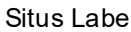

Notification Map

Agenda Item 2.



Print Date: July 15, 2021



-  Schools
-  Park and Recreation Areas
-  City Limit
-  Road Names
-  Waterways
-  Situs Label
-  TaxParcel

The information on this map was derived from the City of Los Altos' GIS. The City of Los Altos does not guarantee data provided is free of errors, omissions, or the positional accuracy, and it should be verified.

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

**California Water Service Company • Los Altos Station 9
10900 Beechwood Lane • Los Altos, California**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of the California Water Service Company to evaluate the proposed installation of a generator at “Los Altos Station 9,” located at 10900 Beechwood Lane in Los Altos, California, for compliance with appropriate guidelines limiting sound levels from the installation.

Executive Summary

CalWater proposes to install a generator at its facility at 10900 Beechwood Lane in Los Altos. Noise levels from the generator operation can comply with the City’s permitted limits.

Prevailing Standard

The City of Los Altos sets forth limits on sound levels in Table 1 of Section 6.16.050 “Exterior Noise Limits” of its Municipal Code, including the following limits for noise lasting more than 30 minutes in any hour in the indicated zones:

Zone	“Day”	“Night”
	7 am to 10 pm	10 pm to 7 am
R-1	55 dBA	45 dBA
R-3/PCF	55	50
OA	60	55
C	65	60

The more restrictive noise limits apply whenever adjacent parcels have different zoning. Higher levels are allowed for shorter time periods, including an increase of 5 dBA for noise lasting no more than 15 minutes within any hour.

Section 6.16.090.A exempts from the above standard those activities associated with the emission of sound in the performance of emergency work, such as the operation of a back-up power generator during an emergency, when commercial power is unavailable; nevertheless, for the purpose of this study, the generator’s operation during periodic, no-load testing* is evaluated for compliance.

Figure 1 attached describes the calculation methodology used to determine applicable noise levels for evaluation against the prevailing standard.

* Back-up power generators are typically exercised for a 15-minute period once a week during daytime hours on a non-holiday weekday.



Site & Facility Description

Based upon information provided by CalWater, including drawings dated October 10, 2019, and April 2022, it is proposed to install a Caterpillar Model C7.1 125 kW back-up diesel power generator, configured with a custom sound-reducing enclosure, at its facility at 10900 Beechwood Lane in Los Altos. The surrounding area is zoned R-1 and includes residential parcels to the north, west, and south, approximately 72, 69, and 45 feet from the generator, respectively.

Study Results

Caterpillar reports[†] that the maximum noise level from its generator as configured is 60.8 dBA, measured at a reference distance of 23 feet. On the day the generator is tested, the maximum calculated noise levels at the surrounding parcels to the north, west, and south are 50.9, 51.2, and 55.0 dBA, respectively, all meeting the City’s daytime limit of 60 dBA for short-duration noise in residential areas.

Conclusion

Based on the information and analysis above, it is the undersigned’s professional opinion that operation of the back-up power generator proposed to be installed at the CalWater facility located at 10900 Beechwood Lane in Los Altos, California, can comply with that City’s requirements for limiting acoustic noise emission levels.

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2023. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.



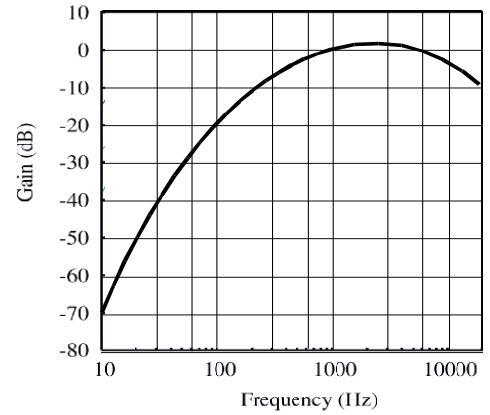
William F. Hammett

William F. Hammett, P.E.
707/996-5200

May 16, 2022

[†] See attached three-page description from Caterpillar.

Most municipalities and other agencies specify noise limits in units of dBA, which is intended to mimic the reduced receptivity of the human ear to Sound Pressure (“L_p”) at particularly low or high frequencies. This frequency-sensitive filter shape, shown in the graph to the right as defined in the International Electrotechnical Commission Standard No. 179, the American National Standards Institute Standard No. 5.1, and various other standards, is also incorporated into most calibrated field test equipment for measuring noise levels.



30 dBA	library
40 dBA	rural background
50 dBA	office space
60 dBA	conversation
70 dBA	car radio
80 dBA	traffic corner
90 dBA	lawnmower

The dBA units of measure are referenced to a pressure of 20 μPa (micropascals), which is the threshold of normal hearing. Although noise levels vary greatly by location and noise source, representative levels are shown in the box to the left.

Manufacturers of many types of equipment, such as air conditioners, generators, and telecommunications devices, often test their products in various configurations to determine the acoustical emissions at certain distances. This data, normally expressed in dBA at a known reference distance, can be used to determine the corresponding sound pressure level at any particular distance, such as at a nearby building or property line. The sound pressure drops as the square of the increase in distance, according to the formula:

$$L_p = L_K + 20 \log(D_K/D_p),$$

where L_p is the sound pressure level at distance D_p and L_K is the known sound pressure level at distance D_K.

Individual sound pressure levels at a particular point from several different noise sources cannot be combined directly in units of dBA. Rather, the units need to be converted to scalar sound intensity units in order to be added together, then converted back to decibel units, according to the formula:

where L_T is the total sound pressure level and L₁, L₂, etc are individual sound pressure levels.

$$L_T = 10 \log (10^{L_1/10} + 10^{L_2/10} + \dots),$$

Certain equipment installations may include the placement of barriers and/or absorptive materials to reduce transmission of noise beyond the site. Noise Reduction Coefficients (“NRC”) are published for many different materials, expressed as unitless power factors, with 0 being perfect reflection and 1 being perfect absorption. Unpainted concrete block, for instance, can have an NRC as high as 0.35. However, a barrier’s effectiveness depends on its specific configuration, as well as the materials used and their surface treatment.

Cat C7.1 DIESEL GENERATOR SETS

Standby & Prime: 60 Hz, 480V



Engine Model	Cat [®] C7.1 In-line 6, 4-cycle diesel
Bore x Stroke	105mm x 127mm (4.1in x 5.0 in)
Displacement	7.01 L (428 in ³)
Compression Ratio	16.7:1
Aspiration	Turbocharged Air-to-Air-Aftercooled
Fuel Injection System	Electronic, Common Rail

Standby	Prime	Performance Strategy
125 ekW	114 ekW	EPA TIER III

PACKAGE PERFORMANCE

Performance	Standby		Prime	
Genset power rating	156.3 kVA		142.5 kVA	
Genset power rating with fan @ 0.8 power factor	125 ekW		114 ekW	
Performance number	P4392A-00		P4392C-00	
Fuel Consumption				
100% Load with fan	37.8 L/hr	10.0 g/hr	35.2 L/hr	9.3 g/hr
75% Load with fan	30.3 L/hr	8.0 g/hr	28.2 L/hr	7.4 g/hr
50% Load with fan	21.9 L/hr	5.8 g/hr	20.3 L/hr	5.4 g/hr
Cooling System¹				
Radiator air flow restriction (system)	0.12 kPa	0.48 in Water	0.12 kPa	0.48 in Water
Engine coolant capacity	9.5 L	2.5 gal	9.5	L 2.5 gal
Radiator coolant capacity	11.5 L	3.0 gal	11.5	L 3.0 gal
Total coolant capacity	21.0 L	5.5 gal	21.0 L	L 5.5 gal
Inlet Air				
Combustion air inlet flow rate	14.4 m ³ /min	508.5 cfm	13.9 m ³ /min	490.9 cfm
Max. allowable combustion air inlet temp	51°C, 124°F			
Exhaust System				
Exhaust stack gas temperature	450°C	843°F	439°C	822°F
Exhaust gas flow rate	29.9 m ³ /min	1056 cfm	28.8 m ³ /min	1017 cfm
Exhaust system backpressure (maximum allowable)	15.0 kPa	60.2 in water	15.0 kPa	60.2 in water
Exhaust flange size (internal diameter)	89.0 mm	3.5 in	89.0 mm	3.5 in
Heat Rejection				
Heat rejection to Coolant (total)	75.0 kW	4368 Btu/min	69.0 kW	3924 Btu/min
Heat rejection to Exhaust (total)	128.0 kW	7496 Btu/min	120.0 kW	6796 Btu/min
Heat rejection to Aftercooler	32.0 kW	2138 Btu/min	30.0 kW	1689 Btu/min
Heat rejection to Atmosphere from Engine	28.0 kW	1649 Btu/min	26.0 kW	1496 Btu/min
Heat rejection from alternator	9.8 kW	557.3 Btu/min	8.8 kW	500.4 Btu/min
Lube System				
Sump refill with filter	17.5 L	4.6 gal	17.5 L	4.6 gal

Emissions (Nominal) ²	Standby		Prime	
NOx + HC	4.0 g/kW-hr		4.0 g/kW-hr	
CO	1.0 g/kW-hr		1.0 g/kW-hr	
PM	0.2 g/kW-hr		0.2 g/kW-hr	
Alternator ³				
Voltages	480V		480V	
Motor starting capability @ 30% Voltage Dip	363 skVA		363 skVA	
Frame Size	LC3114G		LC3114G	
Excitation	Self Excited		Self Excited	
Temperature Rise	130°C	234°F	105°C	189°F

DEFINITIONS AND CONDITIONS

¹ For ambient and altitude capabilities consult your Cat dealer. Air flow restriction (system) is added to existing restriction from factory.

² The nominal emissions data shown is subject to instrumentation, measurement, facility and engine to engine variations. Emissions data is based on 100% Prime load. This information should not be used for permitting purposes and is subject to change without notice. Contact your Caterpillar dealer for further details.

³ Generator temperature rise is based on a 40°C (104°F) ambient per NEMA MG1-32

APPLICABLE CODES AND STANDARDS:

AS1359, CSA C22.2 No 100-04, UL142, UL489, UL601, UL869, UL2200, NFPA 37, NFPA 70, NFPA 99, NFPA 110, IBC, IEC60034-1, ISO3046, ISO8528, NEMA MG 1-22, NEMA MG 1-33, 72/23/EEC, 98/37/EC, 2004/108/EC.

PRIME: Output available with varying load for an unlimited time. Average power output is 70% of the prime power rating. Typical peak demand is 100% of prime rated kW with 10% overload capability for emergency use for a maximum of 1 hour in 12. Overload operation cannot exceed 25 hours per year.

STANDBY: Output available with varying load for the duration of the interruption of the normal source power. Average power output is 70% of the standby power rating. Typical operation is 200 hours per year, with maximum expected usage of 500 hours per year.

Ratings are based on SAE J1349 standard conditions. These ratings also apply at ISO3046 standard conditions.

Fuel Rates are based on fuel oil to specification EPA 2D 89.330-96 with a density of 0.845 – 0.850 kg/L (7.052 – 7.094 lbs/U.S. gal.) @ 15°C (59°F) and fuel inlet temperature 40°C (104°F). Additional ratings may be available for specific customer requirements, contact your Cat representative for details.

LEHE1582-00 (03/18)



BUILT FOR IT.™

* CUSTOMER: Peterson Power

* QUOTATION #: 0

* PROJECT NAME: California Water

* DATE: 07/01/2021

* SKIDED GEN-SET SIZE CAT C7.1 125kW 0

		Octave Band Center Frequency (Hz.)								
		31.5	63	125	250	500	1000	2000	4000	8000
Step	Description:									
1	GEN-SET Casing PWL	92.8	93.7	97.2	104.1	100.2	98.0	96.1	93.2	91.0
2	SILENCER D.I.L. (36")	-5.3	-7.9	-10.5	-15.1	-26.7	-37.2	-37.2	-29.3	-16.1
3	NO Discharge Elbow	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
4	Distance Attenuation	-21.0	-21.0	-21.0	-21.0	-21.0	-21.0	-21.0	-21.0	-21.0
5	SPL @ Distance (dB)	66.5	64.8	65.7	68.0	52.5	39.8	37.9	42.9	53.9
6	"A"-Weighting	-39.0	-26.0	-16.0	-9.0	-3.0	0.0	1.0	1.0	-1.0
7	SPL @ Distance (dBA)	27.5	38.8	49.7	59.0	49.5	39.8	38.9	43.9	52.9

PERFORMANCE: 65.0 dBA AT 23.0 FEET = 7.0 Meters

Baffle Panels: 36.0 " Deep

ACTUAL PERFORMANCE: 60.8 dBA AT 23.0 FEET = 7.0 Meters



NOTICE OF DEVELOPMENT PROPOSAL

125kW Back-up Generator – 10900 Beechwood Ln



Project Description:

Variance for a 30-foot front yard setback, where a 25-foot setback is required in the R-30 Zoning District and Design Review for the installation of a 125kW Diesel Emergency Back-up Generator.

Applicant:

Sean Smithson
9542 390-0284
ssmithson@cutwater.com

Property Owner:

California Water Service
(408) 367-8200

Project Planner:

To submit comments or get additional information, please contact:
Sean Gallagher
(619) 347-3440
sgallagher@csd.org

Public Meeting Dates (as scheduled below):

Design Review
Commission Meeting
July 6, 2022

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ATTACHMENT C

CALIFORNIA WATER SERVICE

LOS ALTOS STATION 9 GENERATOR PROJECT 10900 BEECHWOOD LANE LOS ALTOS, CALIFORNIA 94024 VOLUME 1 – DRAWINGS

ENGINEERING



DEPARTMENT

REVISIONS:

NO.	DATE	DESCRIPTION

DISTRIBUTION MAP DATE: INT:

PLAT SHEET

SYSTEM SCHEMATIC

STATION SCHEMATIC

PLAT SHEET NO.:

SCALE: NONE

DRAWN BY: BT

DESIGNED BY:

TECH REVIEW: DATE:

CHECKED BY: DATE:

APPROVED BY: DATE:

ENGINEERING DEPARTMENT PROJECT: 00117411

INDEX TO DRAWINGS

DRAWING NUMBER	TITLE
G-001	COVER, VICINITY MAP AND LOCATION MAP
U-001	NEIGHBORHOOD CONTEXT MAP
C-001	SITE PLAN WITH GENERATOR PROJECT OVERVIEW AND KEY MAP
C-002	GRADING AND DRAINAGE MAP
C-003	SECTIONS
C-004	ELEVATIONS
C-005	SITE PLAN WITH ALL TREES AND DEMOLITION PLAN
C-006	TREE PROTECTION PLAN

ZONING COMPLIANCE

	Existing	Proposed	Allowed/Required
LOT COVERAGE: <i>Land area covered by all structures that are over 6 feet in height</i>	6,857_square feet (.27%)	6,970_square feet (.27%)	6,390_square feet (.25%)
FLOOR AREA: <i>Measured to the outside surface of exterior walls</i>	1st Flr: 6,857_sq ft 2nd Flr: NA_sq ft Total: 6,857_sq ft (.27%)	1st Flr: 6,970_sq ft 2nd Flr: NA_sq ft Total: 6,970_sq ft (.27%)	5,305_square feet (.21%)
SETBACKS:			
TO TANK	50_feet	10_feet	30_feet
Front	25_feet	150_feet	35_feet
Right side (1st/2nd)	25_feet/25_feet	74_feet/NA_feet	20_feet/NA_feet
Left side (1st/2nd)	35_feet/35_feet	43_feet/NA_feet	20_feet/NA_feet
HEIGHT:	27_feet	8.5_feet	27_feet

SQUARE FOOTAGE BREAKDOWN

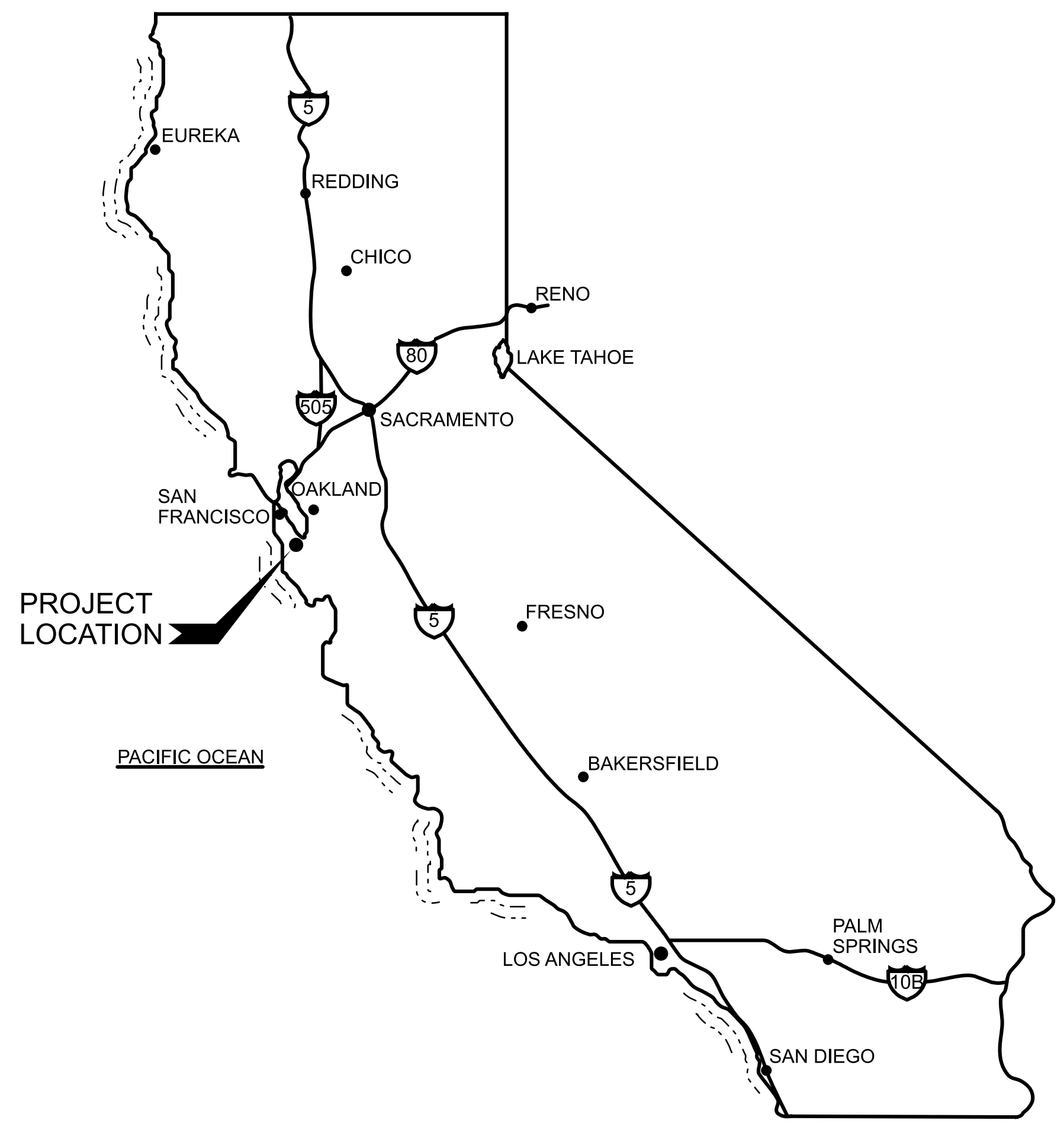
	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: <i>Includes habitable basement area</i>	NA_square feet	NA_square feet	NA_square feet
NON-HABITABLE AREA: <i>Does not include covered porches or open structures</i>	6,857_square feet	113_square feet	6,970_square feet

LOT CALCULATIONS

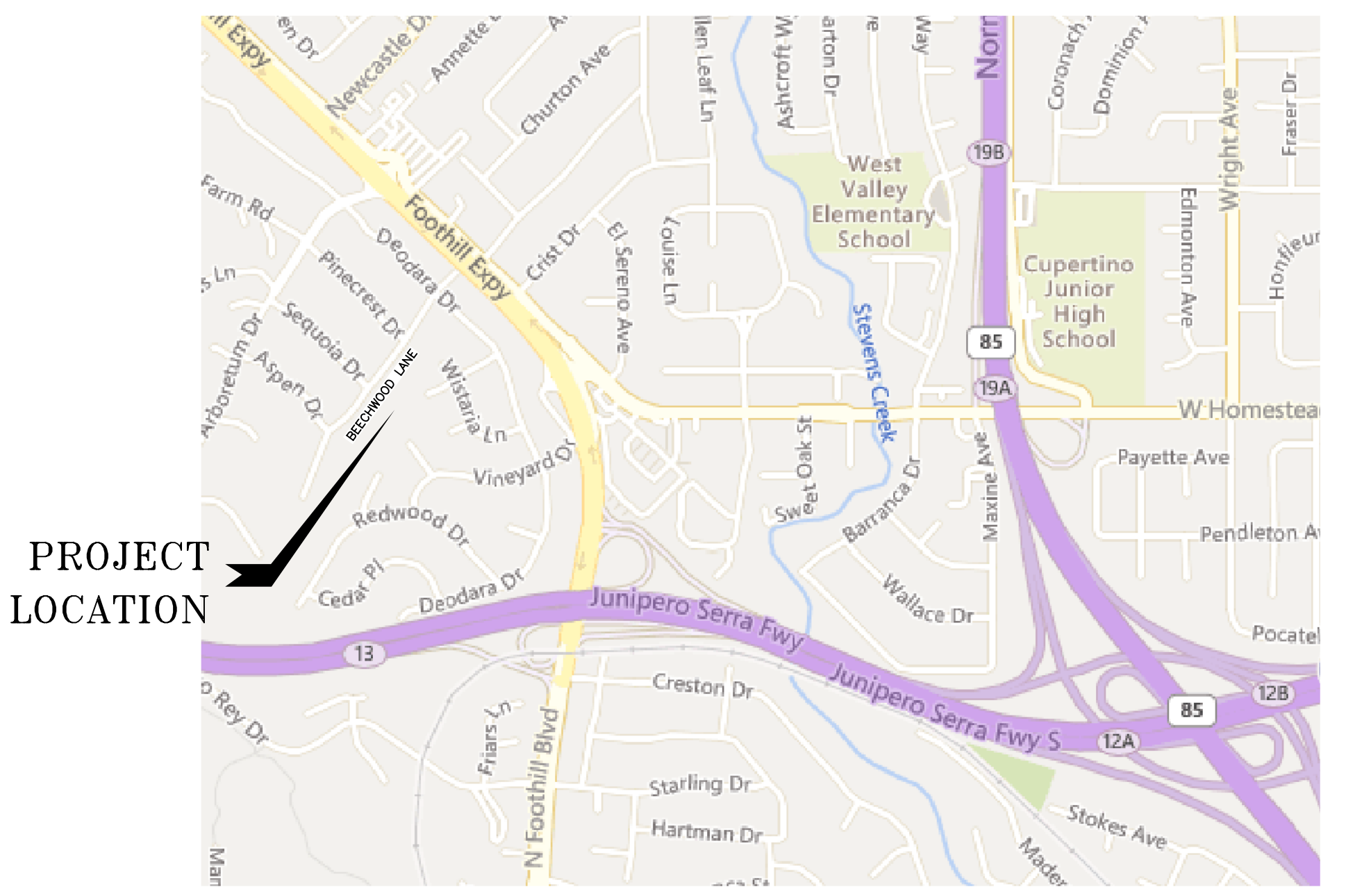
NET LOT AREA:	25,555_square feet
FRONT YARD HARDSCAPE AREA: <i>Hardscape area in the front yard setback shall not exceed 50%</i>	808_square feet (.3%)
LANDSCAPING BREAKDOWN:	
Total hardscape area (existing and proposed):	2,148_sq ft
Existing softscape (undisturbed) area:	16,178_sq ft
New softscape (new or replaced landscaping) area:	375_sq ft
<i>Sum of all three should equal the site's net lot area</i>	

PROJECT SUMMARY TABLE

PROJECT DESCRIPTION: INSTALLING 125 kW GENERATOR FOR PUMP STATION
 ZONING: "R-1" SINGLE FAMILY RESIDENTIAL
 GENERAL PLAN LAND USE: SINGLE FAMILY LARGE LOT
 OWNER: CALIFORNIA WATER SERVICE
 ENGINEER: WATER WORKS ENGINEERS



VICINITY MAP
NTS



LOCATION MAP
NTS

TITLE: LOS ALTOS STATION 9 GENERATOR PROJECT
COVER, VICINITY MAP AND LOCATION MAP

DISTRICT: LOS ALTOS

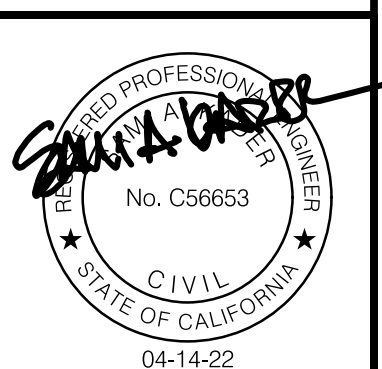
DATE: APRIL 2022
 PROJECT ID: 00117411
 DRAWING NO.: LAS9-3575-G-001
 SHEET 1 OF 8



WATERWORKS ENGINEERS

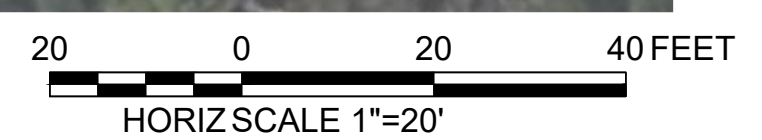
DRAWN BY: BGT
 DESIGNED BY: SAK/AL

CHECKED BY: DATE:
 APPROVED BY: DATE:






PRELIMINARY NOT FOR CONSTRUCTION



ENGINEERING



DEPARTMENT

REVISIONS:

DISTRIBUTION: DATE: INT:

MAP SHEET:

SYSTEM SCHEMATIC:

STATION SCHEMATIC:

PLAT SHEET No.:

SCALE:

1"=20'

DRAWN BY: **MDT**

DESIGNED BY: **PMW**

TECH REVIEW: DATE:

CHECKED BY: DATE:

CVB

APPROVED BY: DATE:

SAK

TITLE: **LOS ALTOS STATION 9 GENERATOR PROJECT**

CIVIL

NEIGHBORHOOD CONTEXT MAP

DISTRICT: **LOS ALTOS**

DATE: **APRIL 2022**

PROJECT ID: **00117411**

DRAWING No.: **LAS9-3575-U-001**

SHT 2 OF 8



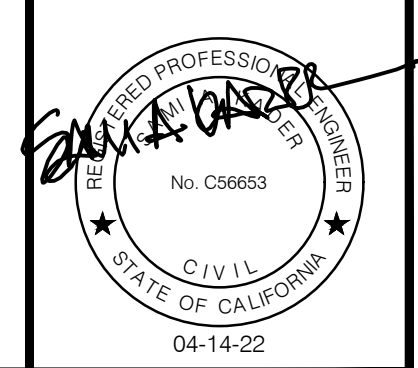
WATERWORKS ENGINEERS

DRAWN BY: **MDT**

DESIGNED BY: **SAK/PW**

CHECKED BY: DATE:

APPROVED BY: DATE:



ENGINEERING



DEPARTMENT

REVISIONS:

NO.	DATE	DESCRIPTION

- DISTRIBUTION MAP
- PLAT SHEET
- SYSTEM SCHEMATIC
- STATION SCHEMATIC

PLAT SHEET No.:

SCALE:

1" = 10'

DRAWN BY:

MDT

DESIGNED BY:

PMW

TECH REVIEW: DATE:

CHECKED BY: DATE:

CVB

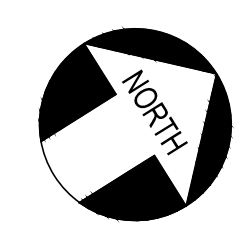
APPROVED BY: DATE:

SAK

TITLE: LOS ALTOS STATION 9 GENERATOR PROJECT
 CIVIL
 SITE PLAN WITH GENERATOR
 PROJECT OVERVIEW AND KEY MAP

DISTRICT: LOS ALTOS

DATE: APRIL 2022
 PROJECT ID: 00117411
 DRAWING No.: LAS9-3575-C-001
 SHEET 3 OF 8

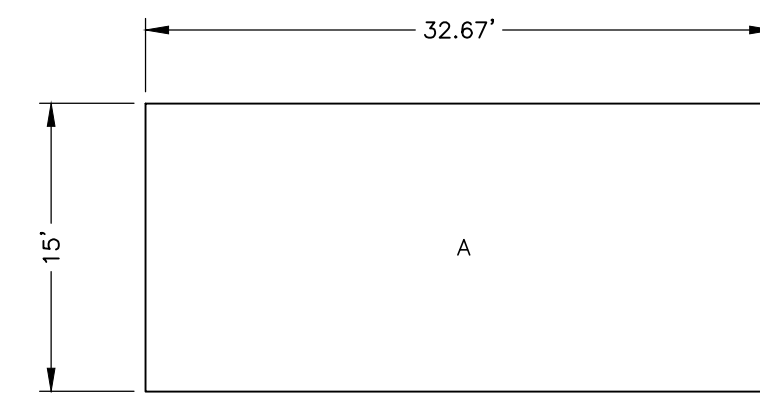


NOTES:
 1. THE EXISTING IRRIGATION SYSTEM SHALL BE MODIFIED TO IRRIGATE THE NEW PLANTS WITH AN INDUSTRY STANDARD AUTOMATIC IRRIGATION SYSTEM

POINT #	ELEVATION	NORTHING	EASTING	DESCRIPTION
1	300.06	1948868.78	6104148.65	CP NS
2	287.08	1949097.64	6104227.61	CP NS
3	303.12	1948867.93	6104187.57	CP NS
4	316.61	1948862.02	6104283.19	CP NS
5	325.88	1948771.13	6104313.71	CP PEG
6	326.00	1948737.27	6104236.77	
7	315.14	1948779.57	6104185.76	

NOT SHOWN

NOT SHOWN



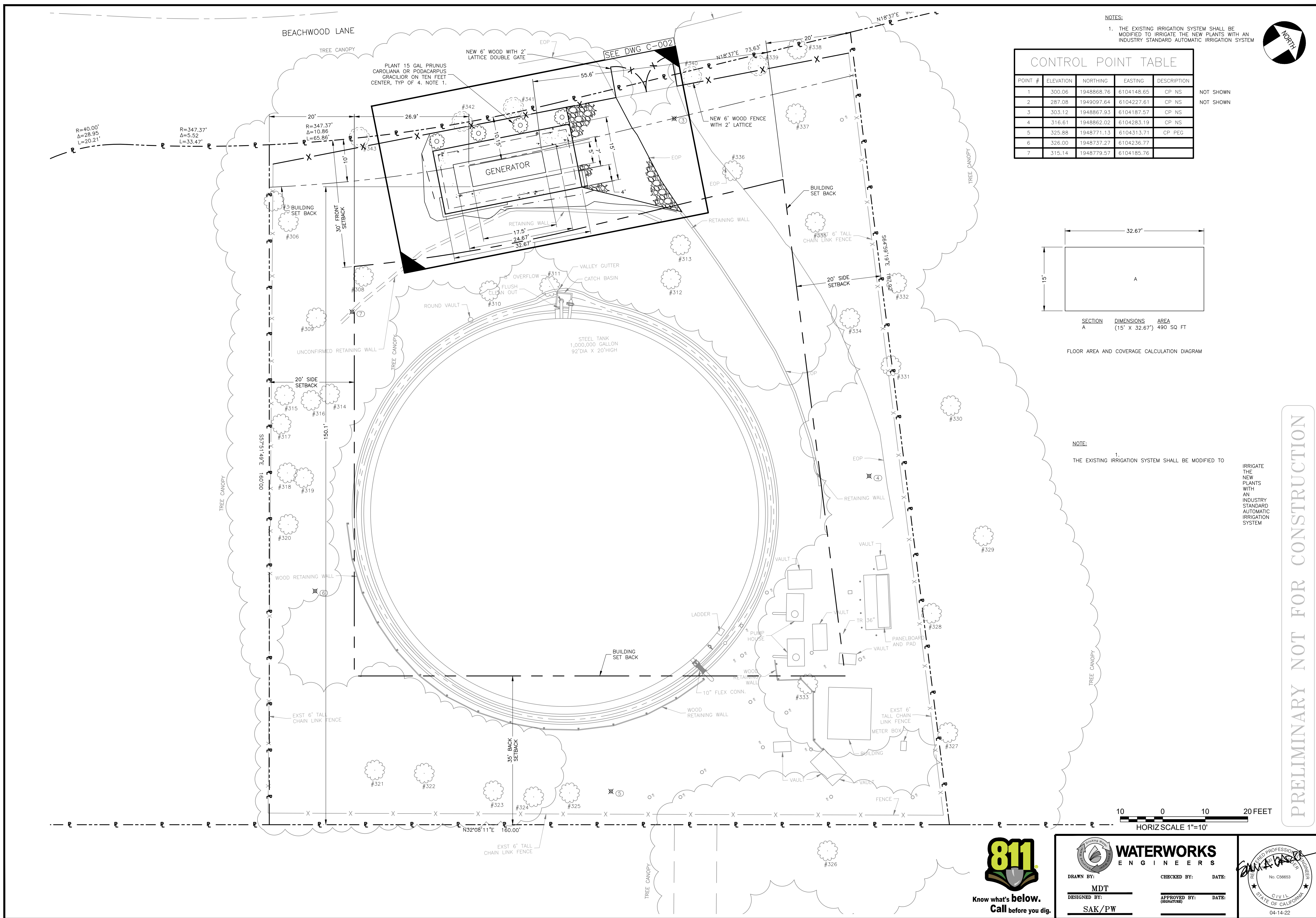
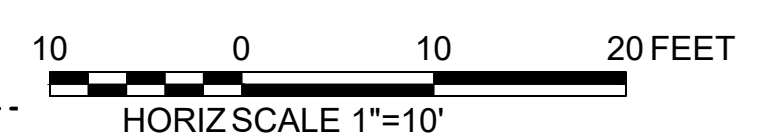
SECTION	DIMENSIONS	AREA
A	(15' X 32.67')	490 SQ FT

FLOOR AREA AND COVERAGE CALCULATION DIAGRAM

NOTE:
 1. THE EXISTING IRRIGATION SYSTEM SHALL BE MODIFIED TO

IRRIGATE THE NEW PLANTS WITH AN INDUSTRY STANDARD AUTOMATIC IRRIGATION SYSTEM

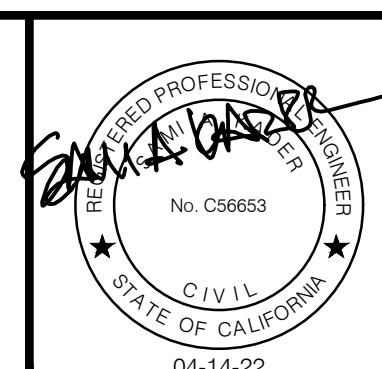
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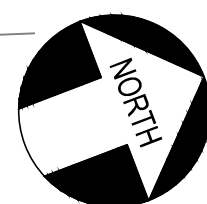


WATERWORKS ENGINEERS

DRAWN BY: MDT
 DESIGNED BY: SAK/PW

CHECKED BY: DATE: _____
 APPROVED BY: DATE: _____





ENGINEERING



DEPARTMENT

REVISIONS:

DISTRIBUTION MAP

PLAN SHEET

SYSTEM SCHEMATIC

STATION SCHEMATIC

PLAT SHEET NO.:

SCALE:

1"=5'

DRAWN BY:

MDT

DESIGNED BY:

PMW

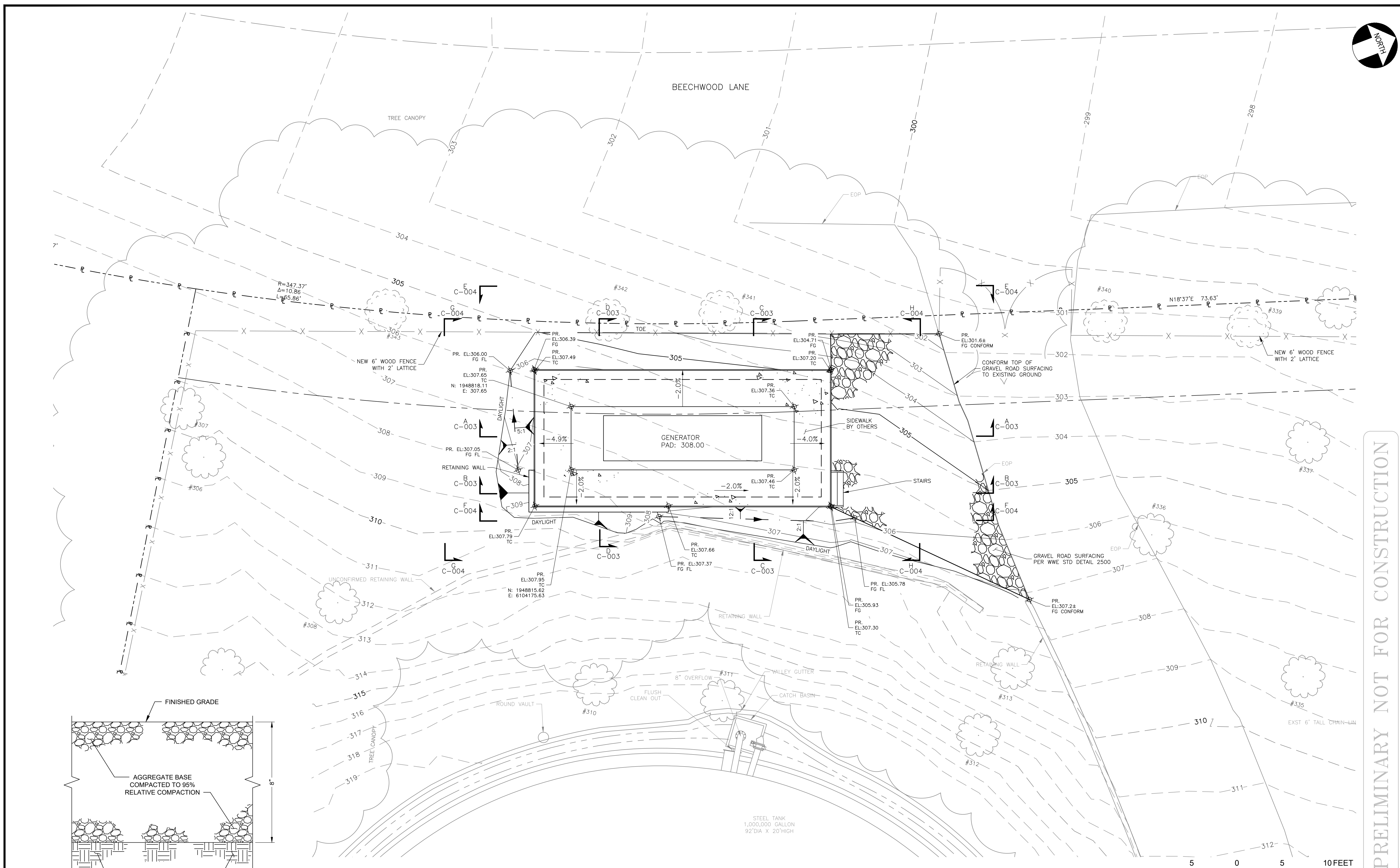
TECH REVIEW: DATE:

CHECKED BY: DATE:

CVB

APPROVED BY: DATE:

SAK

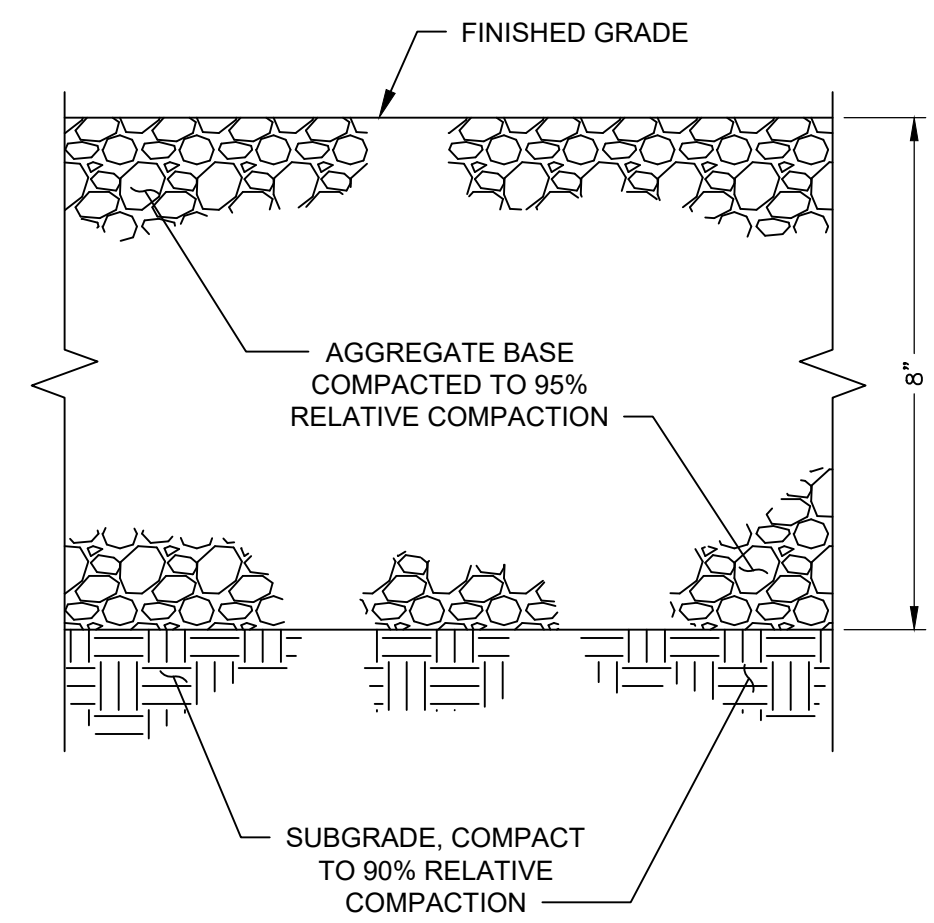


PRELIMINARY NOT FOR CONSTRUCTION

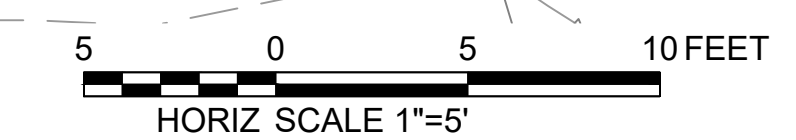
TITLE: LOS ALTOS STATION 9 GENERATOR PROJECT
 CIVIL
 GRADING AND DRAINAGE PLAN

DISTRICT: LOS ALTOS

DATE: APRIL 2022
 PROJECT ID.: 00117411
 DRAWING NO.: LAS9-3575-C-002
 SHEET 4 OF 8



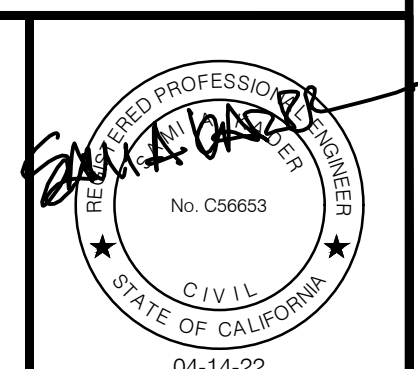
GRAVEL ROAD SURFACING 2500
 NTS



WATERWORKS ENGINEERS

DRAWN BY: MDT
 DESIGNED BY: SAK/PW

CHECKED BY: DATE: _____
 APPROVED BY: DATE: _____



ENGINEERING



DEPARTMENT

REVISIONS:

DISTRIBUTION MAP

PLAT SHEET

SYSTEM SCHEMATIC

STATION SCHEMATIC

PLAT SHEET NO.:

SCALE: 1"=2'

DRAWN BY: MDT

DESIGNED BY: PMW

TECH REVIEW: DATE:

CHECKED BY: DATE:

APPROVED BY: CVB DATE:

APPROVED BY: SAK DATE:

APPROVED BY: SAK DATE:

APPROVED BY: SAK DATE:

APPROVED BY: SAK DATE:

APPROVED BY: SAK DATE:

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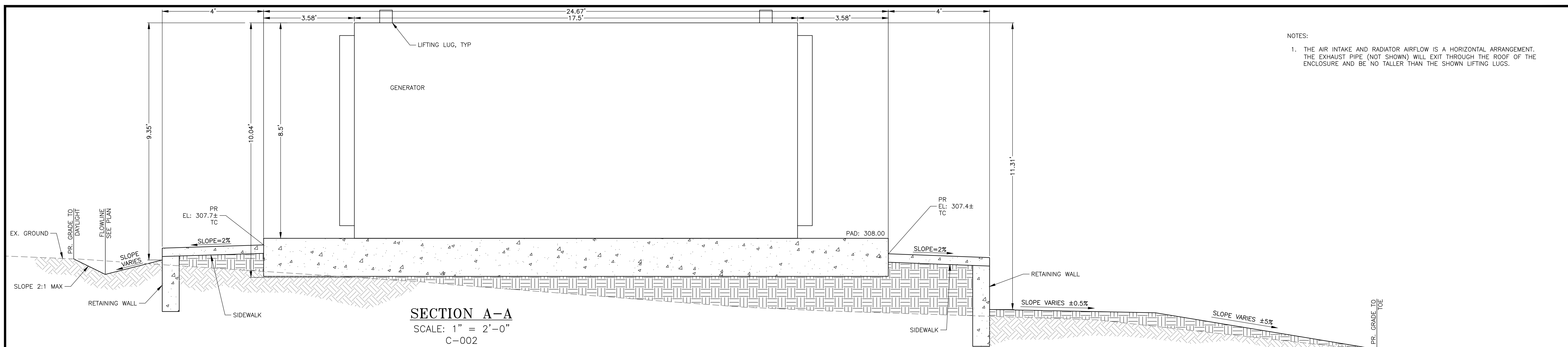
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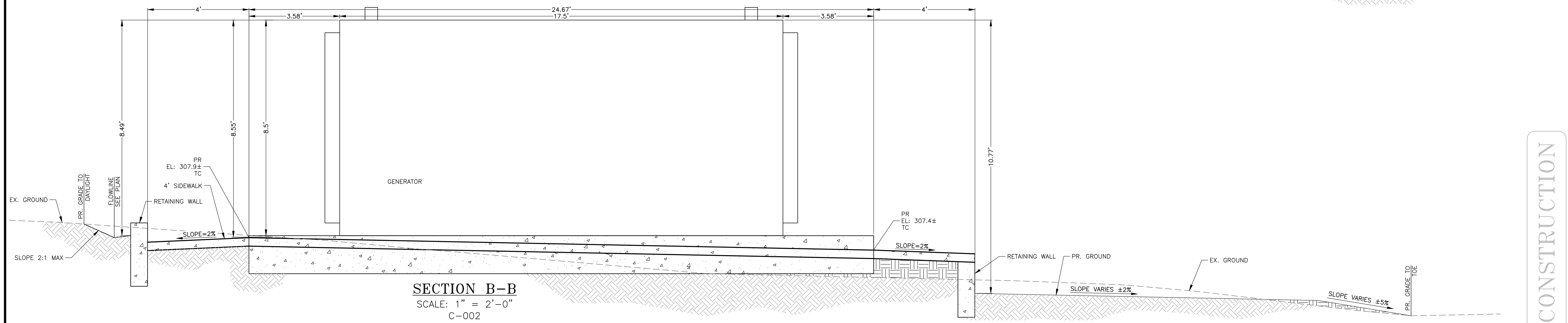
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NOTES:

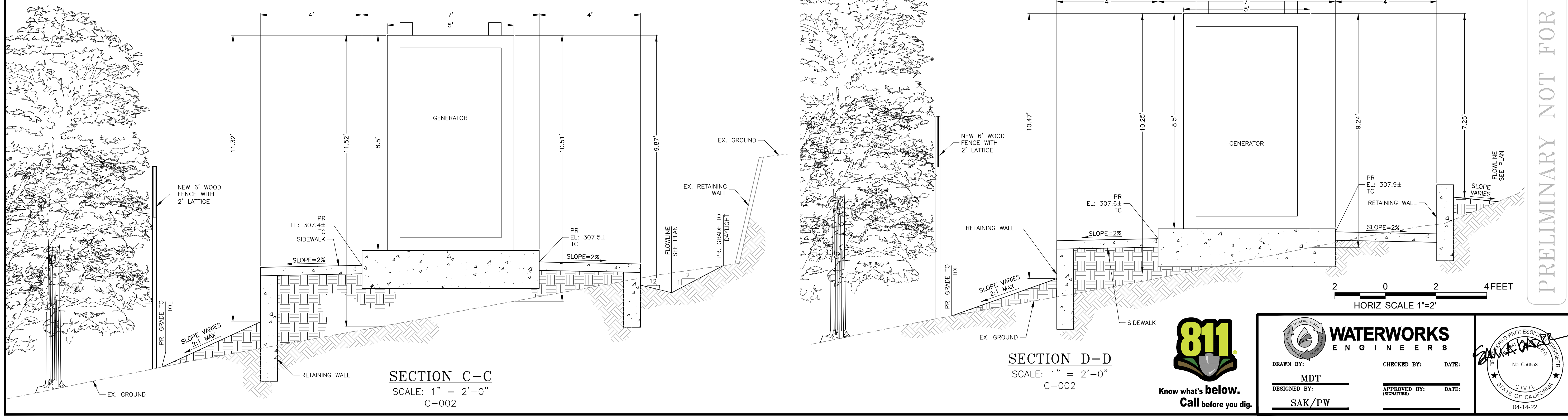
1. THE AIR INTAKE AND RADIATOR AIRFLOW IS A HORIZONTAL ARRANGEMENT. THE EXHAUST PIPE (NOT SHOWN) WILL EXIT THROUGH THE ROOF OF THE ENCLOSURE AND BE NO TALLER THAN THE SHOWN LIFTING LUGS.



SECTION A-A
SCALE: 1" = 2'-0"
C-002



SECTION B-B
SCALE: 1" = 2'-0"
C-002



SECTION C-C
SCALE: 1" = 2'-0"
C-002

SECTION D-D
SCALE: 1" = 2'-0"
C-002

2 0 2 4 FEET
HORIZ SCALE 1"=2'

PRELIMINARY NOT FOR CONSTRUCTION

TITLE: LOS ALTOS STATION 9 GENERATOR PROJECT
DISTRICT: LOS ALTOS
CIVIL SECTIONS

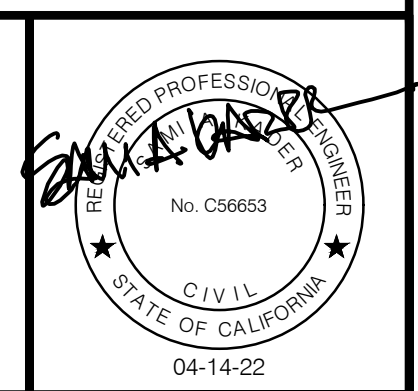
DATE: APRIL 2022
PROJECT ID: 00117411
DRAWING NO.: LAS9-3575-C-003
SHEET 5 OF 8



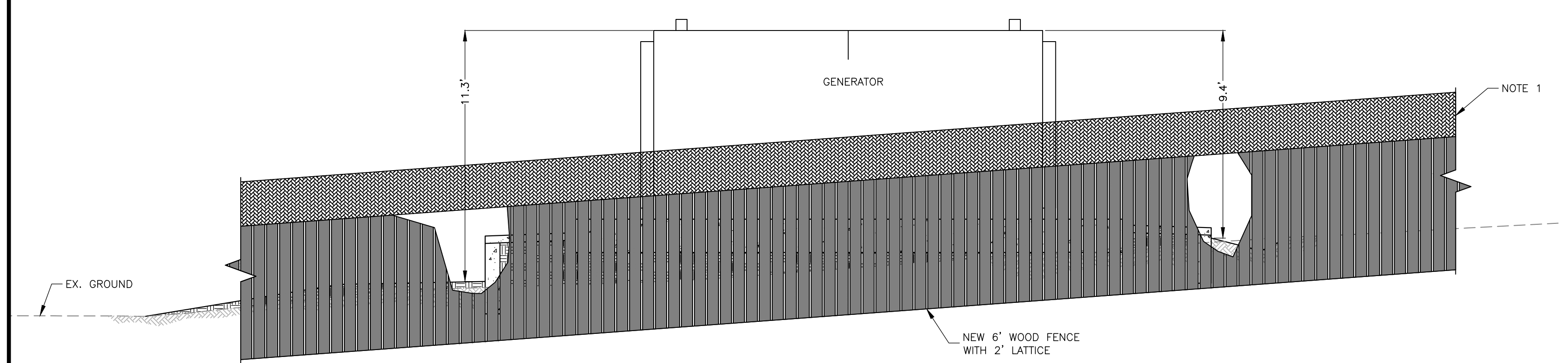
WATERWORKS ENGINEERS

DRAWN BY: MDT
DESIGNED BY: SAK/PW

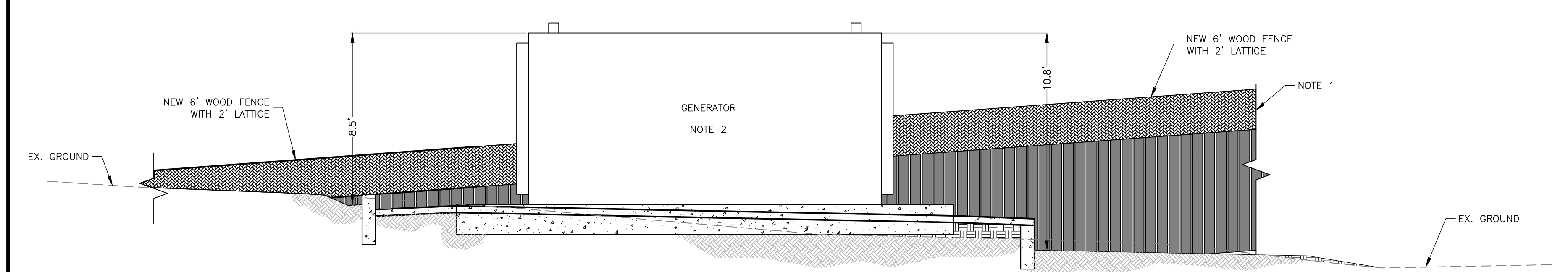
CHECKED BY: DATE:
APPROVED BY: DATE:



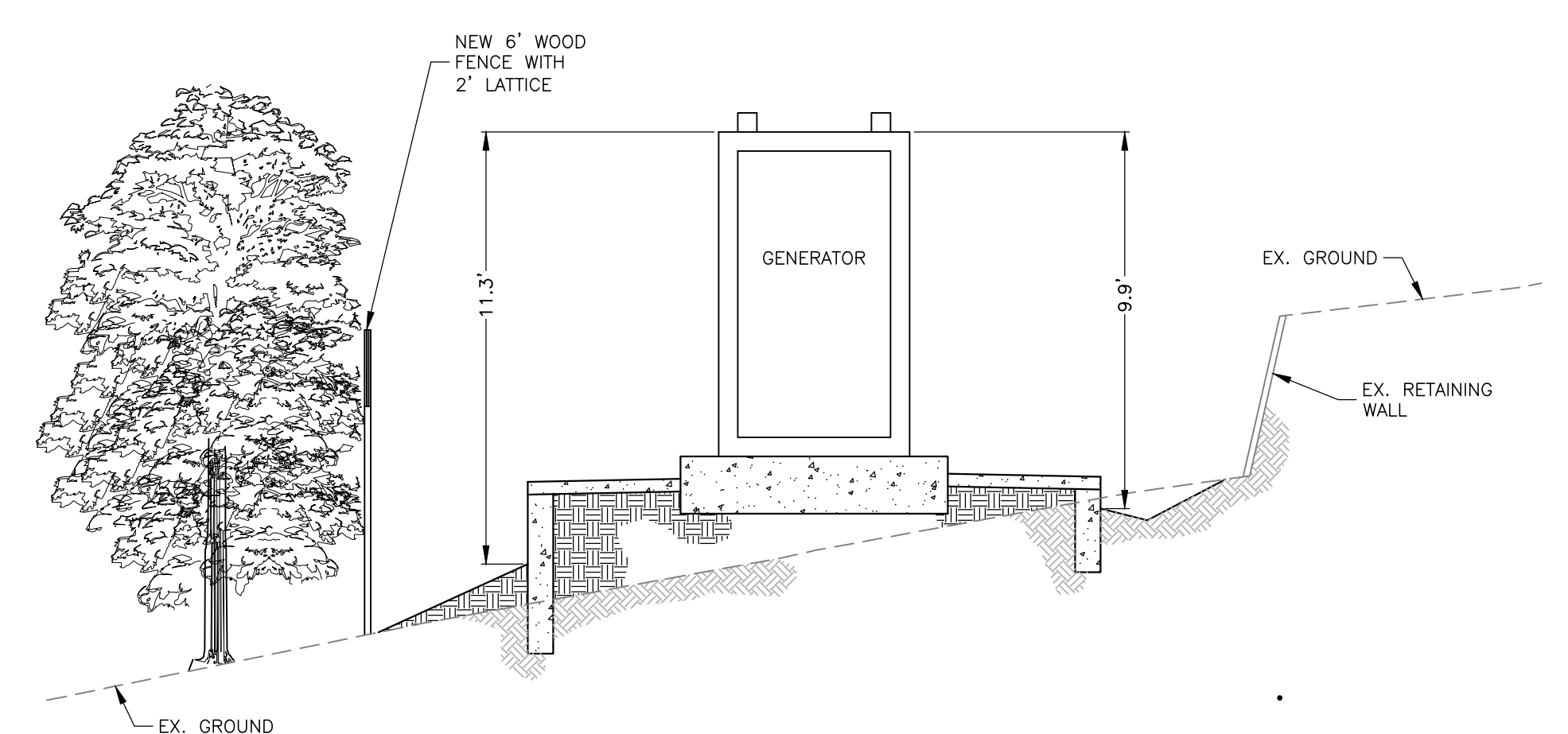
- NOTE:
- EXISTING TREES ARE NOT SHOWN.
 - GENERATOR ENCLOSURE TO BE PAINTED IN AN EARTHTONE COLOR.



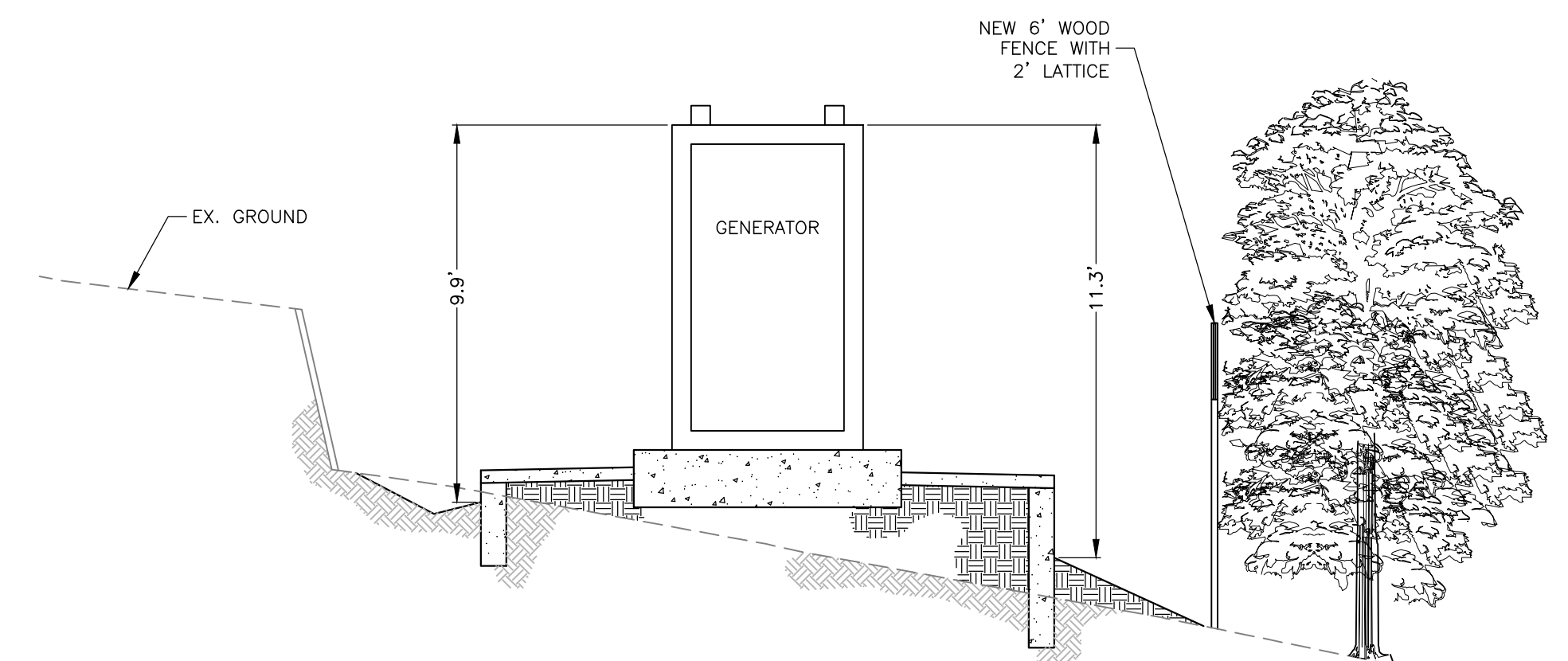
SECTION E-E FRONT ELEVATION
SCALE: 1" = 4'-0"
C-002



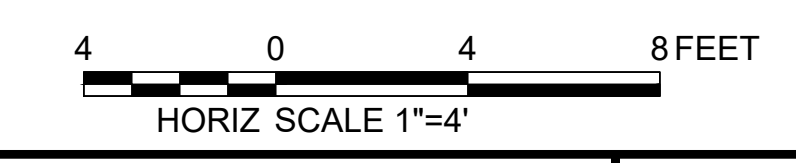
SECTION F-F REAR ELEVATION
SCALE: 1" = 4'-0"
C-002



SECTION G-G RIGHT ELEVATION
SCALE: 1" = 4'-0"
C-002



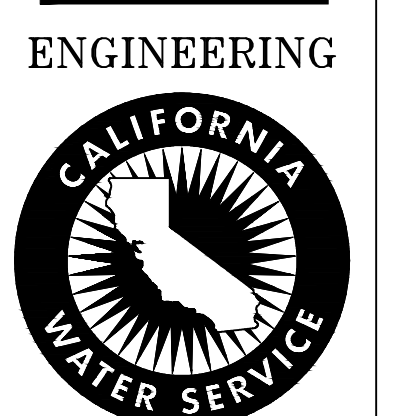
SECTION H-H LEFT ELEVATION
SCALE: 1" = 4'-0"
C-002



PRELIMINARY NOT FOR CONSTRUCTION

TITLE: **LOS ALTOS STATION 9 GENERATOR PROJECT**
DISTRICT: **LOS ALTOS**
CIVIL ELEVATIONS

DATE: **APRIL 2022**
PROJECT ID.: **00117411**
DRAWING No.: **LAS9-3575-C-004**
SHT 6 OF 8



REVISIONS:

DISTRIBUTION MAP DATE: INT:

PLAT SHEET

SYSTEM SCHEMATIC

STATION SCHEMATIC

PLAT SHEET No.: _____

SCALE: **1"=4'**

DRAWN BY: **MDT**

DESIGNED BY: **PMW**

TECH REVIEW: _____ DATE: _____

CHECKED BY: _____ DATE: _____

APPROVED BY: **CVB** DATE: _____

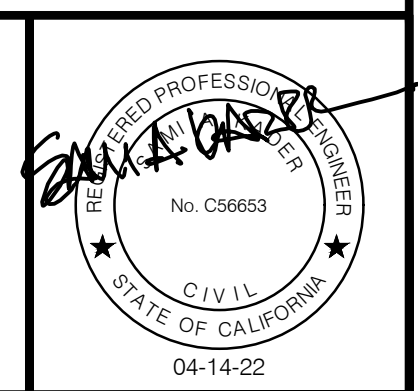
SAK

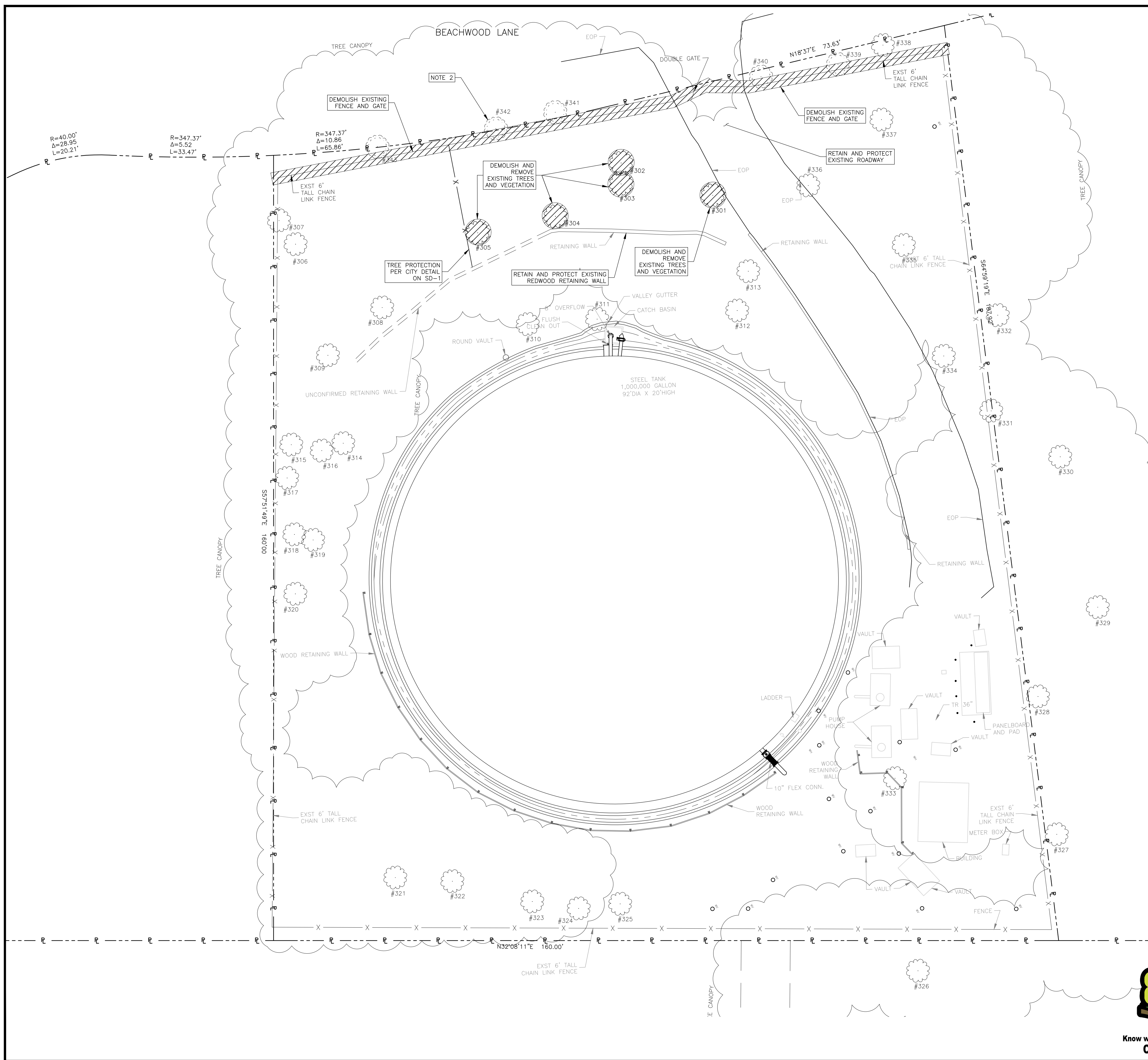


WATERWORKS ENGINEERS

DRAWN BY: **MDT** CHECKED BY: _____ DATE: _____

DESIGNED BY: **SAK/PW** APPROVED BY: _____ DATE: _____





LEGEND:
 EXISTING SCREENING TREE
 EXISTING TREE

NOTE:
 1. PRIOR TO CONSTRUCTION, CONTRACTOR TO ENGAGE THE SERVICES OF AN ARBORIST TO OBTAIN TREE REMOVAL PERMIT FROM THE CITY OF LOS ALTOS FOR THE REMOVAL THE TREES INDICATED FOR DEMOLITION AND REMOVE THOSE TREES PER THE REQUIREMENTS OF THAT PERMIT PRIOR TO CONSTRUCTION.
 2. EXISTING SCREENING TREES 339, 340, 341, 342, AND 343 SHALL NOT BE TRIMMED OR REMOVED.

TREE REMOVAL TABLE				
TAG NO.	SPECIES	DIAMETER (IN)	HEIGHT (FT)	RETAIN/REMOVE
301	ACACIA DEALBATA	7.2	45	REMOVE
302	EUCALYPTUS NICHOLII	20	50	REMOVE
303	EUCALYPTUS NICHOLII	17	50	REMOVE
304	ACACIA DEALBATA	5.7	35	REMOVE
305	EUCALYPTUS NICHOLII	16.5, 4.7, 2.7	50	REMOVE
306	ACACIA DEALBATA	11.1	30	RETAIN
307	ACACIA DEALBATA	10.5, 4.0, 4.0	35	RETAIN
308	ACACIA DEALBATA	18.4	50	RETAIN
309	ACACIA DEALBATA	8.2	35	RETAIN
310	ACACIA DEALBATA	8.6	30	RETAIN
311	ACACIA DEALBATA	11.8	40	RETAIN
312	ACACIA DEALBATA	15.8	40	RETAIN
313	ACACIA DEALBATA	9.6	50	RETAIN
314	ACACIA DEALBATA	14.6	45	RETAIN
315	ACACIA DEALBATA	10.5	40	RETAIN
316	ACACIA DEALBATA	7.2	30	RETAIN
317	ACACIA DEALBATA	12	40	RETAIN
318	ACACIA DEALBATA	11.7	50	RETAIN
319	ACACIA DEALBATA	14.3	40	RETAIN
320	ACACIA DEALBATA	17.6	20	RETAIN
321	ACACIA DEALBATA	13.9	35	RETAIN
322	EUCALYPTUS SIDEROXYLON	26.9	55	RETAIN
323	ACACIA DEALBATA	13.1	20	RETAIN
324	EUCALYPTUS SIDEROXYLON	28.3	60	RETAIN
325	ACACIA DEALBATA	7.5	20	RETAIN
326	QUERCUS AGRIFOLIA	5	20	RETAIN
327	OLEA EUROPAEA	7, 4, 3	25	RETAIN
328	QUERCUS AGRIFOLIA	20	40	RETAIN
329	QUERCUS AGRIFOLIA	12	40	RETAIN
330	QUERCUS AGRIFOLIA	16, 12	45	RETAIN
331	ACACIA DEALBATA	5	20	RETAIN
332	ACACIA DEALBATA	16	50	RETAIN
333	QUERCUS AGRIFOLIA	22	35	RETAIN
334	QUERCUS AGRIFOLIA	23.5	35	RETAIN
335	ACACIA DEALBATA	11.6	30	RETAIN
336	ACACIA DEALBATA	10.7	25	RETAIN
337	QUERCUS AGRIFOLIA	18.7	25	RETAIN
338	CUPRESSUS SP.	5.5, 5.0	20	RETAIN
339	QUERCUS AGRIFOLIA	6.5	20	RETAIN
340	QUERCUS AGRIFOLIA	5	15	RETAIN
341	ACACIA DEALBATA	15.5	35	RETAIN
342	ACACIA DEALBATA	9.4	35	RETAIN
343	ACACIA DEALBATA	16.2	3	RETAIN

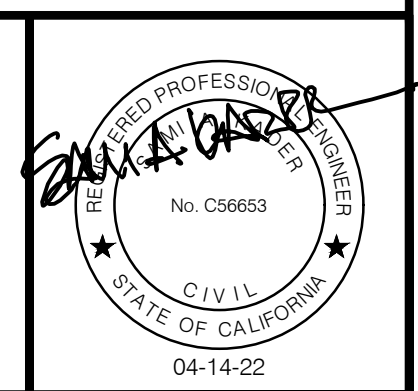
*TREE INFORMATION PER AUGUST 31, 2021 ARBORIST REPORT PREPARED BY HELIX ENVIRONMENTAL PLANNING.



WATERWORKS ENGINEERS

DRAWN BY: **MDT**
 DESIGNED BY: **SAK/PW**

CHECKED BY: _____ DATE: _____
 APPROVED BY: _____ DATE: _____



DATE: **APRIL 2022**
 PROJECT ID: **00117411**
 DRAWING NO.: **LAS9-3575-C-005**
 SHEET **7** OF **8**

PRELIMINARY NOT FOR CONSTRUCTION

TITLE: **LOS ALTOS STATION 9 GENERATOR PROJECT**
 DISTRICT: **LOS ALTOS**

CIVIL
 SITE PLAN WITH ALL TREES
 AND DEMOLITION PLAN

ENGINEERING

DEPARTMENT

REVISIONS:

DISTRIBUTION MAP: _____ DATE: _____
 PLAT SHEET: _____
 SYSTEM SCHEMATIC: _____
 STATION SCHEMATIC: _____
 PLAT SHEET NO.: _____

SCALE:
1" = 10'
 DRAWN BY: _____
MDT
 DESIGNED BY: _____
PMW
 TECH REVIEW: _____ DATE: _____
 CHECKED BY: _____ DATE: _____
CVB
 APPROVED BY: _____ DATE: _____
SAK

ENGINEERING



DEPARTMENT

REVISIONS:

NO.	DATE	BY

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PLAT SHEET	<input type="checkbox"/>		
SYSTEM SCHEMATIC	<input type="checkbox"/>		
STATION SCHEMATIC	<input type="checkbox"/>		

PLAT SHEET NO.:

SCALE:

1" = 10'

DRAWN BY:

MDT

DESIGNED BY:

PMW

TECH REVIEW: DATE:

CHECKED BY: DATE:

CVB

APPROVED BY: DATE:

SAK

TITLE: LOS ALTOS STATION 9 GENERATOR PROJECT
CIVIL
TREE PROTECTION PLAN

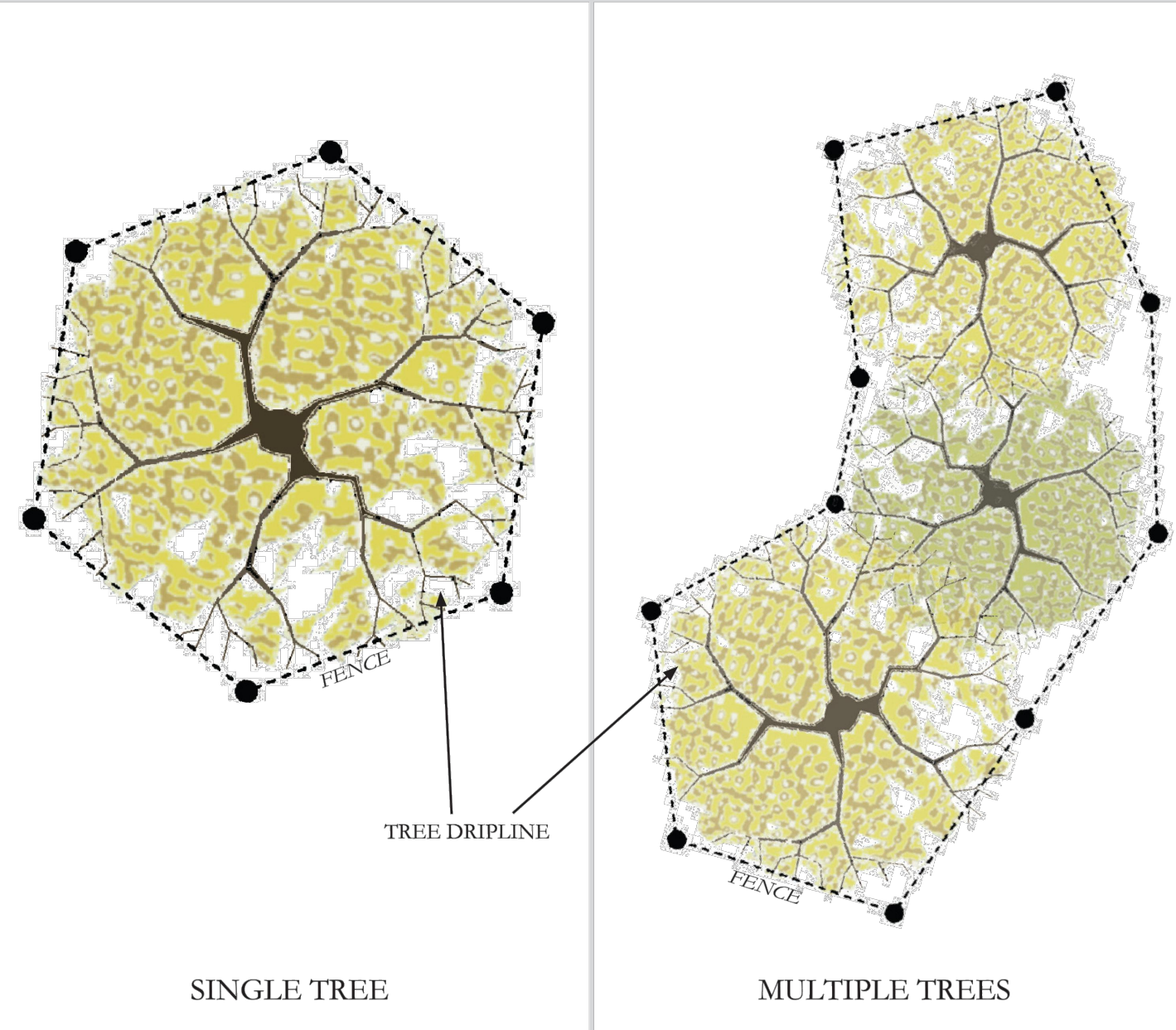
DISTRICT:
LOS ALTOS

DATE:
APRIL 2022
PROJECT ID:
00117411

DRAWING NO.:
LAS9-3575-C-006
SHT 8 OF 8

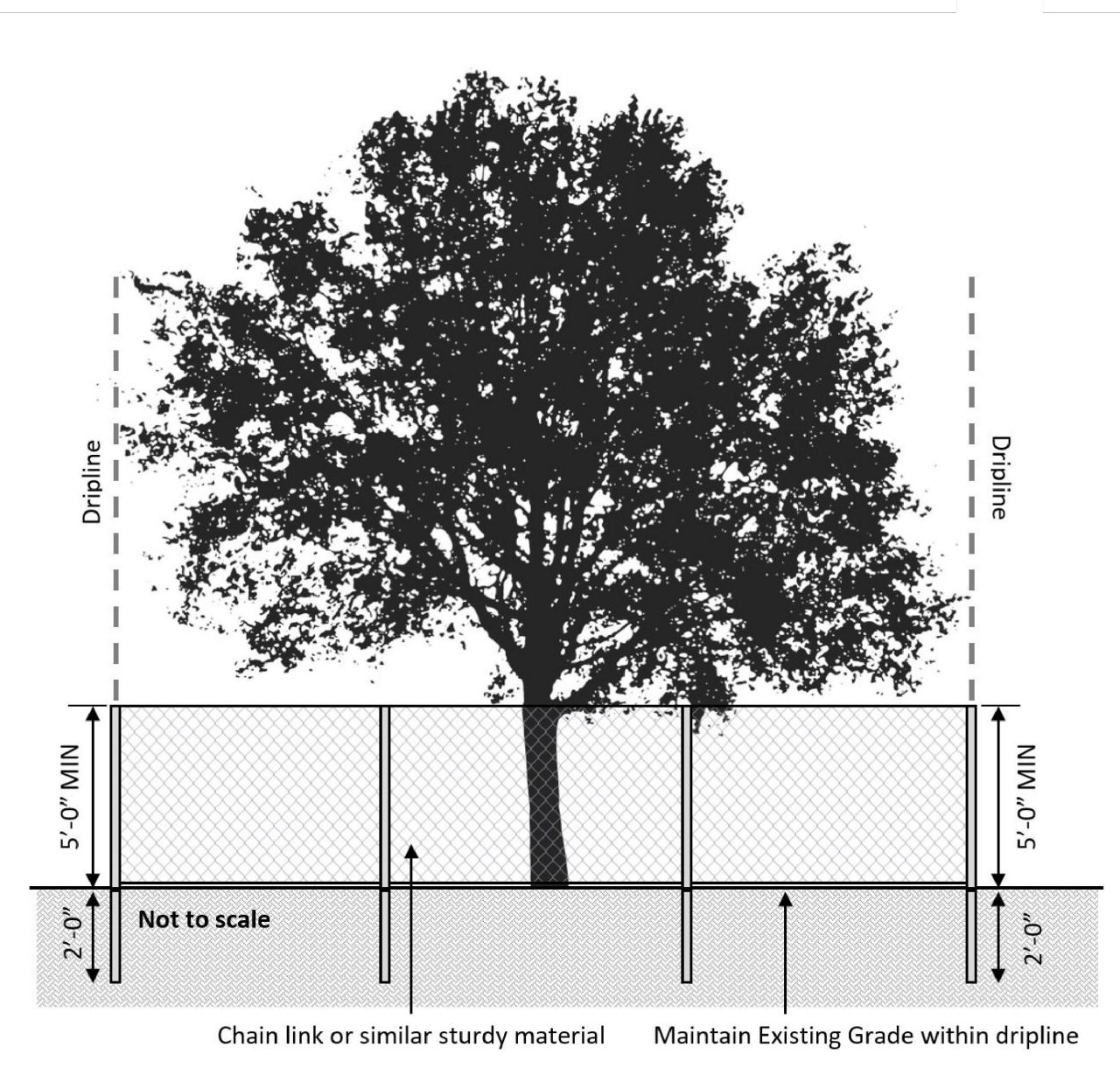
TREE PROTECTION REQUIREMENTS:

- PRIOR TO ANY GRADING, MOVEMENT OF HEAVY EQUIPMENT, OR OTHER CONSTRUCTION ACTIVITIES, TREE PROTECTION FENCING (TPF), CONSISTING OF A MINIMUM FOUR-FOOT TALL HIGH-VISIBILITY FENCE (ORANGE PLASTIC SNOW FENCE OR SIMILAR), SHOULD BE INSTALLED AT THE EDGE OF EXISTING PLANTING AREA AROUND TREES TO BE PRESERVED. IF PERMANENT IMPROVEMENTS (E.G., PAVING, STRUCTURES) WILL BE CONSTRUCTED WITHIN THE EXISTING PLANTING AREA, THEN PLACE TPF ONE-FOOT OUTSIDE OF LIMIT OF WORK. FENCING SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.
- WHENEVER POSSIBLE, FENCE MULTIPLE TREES TOGETHER IN A SINGLE TPF ZONE.
- NO PARKING, PORTABLE TOILETS, DUMPING OR STORAGE OF ANY CONSTRUCTION MATERIALS, INCLUDING OIL, GAS, OR OTHER CHEMICALS, OR OTHER INFRINGEMENT BY WORKERS OR DOMESTICATED ANIMALS IS ALLOWED IN THE TPF.
- DO NOT PLACE OR STORE ANY EQUIPMENT OR CONSTRUCTION MATERIALS INTO OR ALLOW FLOW OF ANY OIL, FUEL, CONCRETE MIX, OR OTHER DELETERIOUS SUBSTANCE WITHIN THE TPF.
- ALL PRESERVED TREES LOCATED WITHIN 25-FOOT OF STRUCTURES SHOULD BE PROTECTED FROM STUCCO AND/OR PAINT DURING CONSTRUCTION.
- GRADING SHOULD BE DESIGNED TO AVOID PONDING AND ENSURE PROPER DRAINAGE WITHIN DRIPLINES OF ALL PRESERVED TREES.
- MINIMIZE DISTURBANCE TO THE EXISTING GROUND SURFACE UNDER PRESERVED TREES TO THE GREATEST EXTENT FEASIBLE.
- AVOID TRENCHING, GRADING, PAVING, OR OTHERWISE DAMAGING OR DISTURBING ANY ROOTS WITHIN THE TPF TO THE GREATEST EXTENT FEASIBLE.
- IF UNDERGROUND UTILITIES AND/OR IRRIGATION TRENCHING IS REQUIRED THAT WILL ENCROACH WITHIN THE TPF, THEY SHOULD BE BORED OR DRILLED UNDER THE ROOT SYSTEM TO THE EXTENT FEASIBLE. IF BORING OR DRILLING IS NOT FEASIBLE, REQUIRED TRENCHING SHOULD BE COMPLETED BY HAND TOOLS, AIR SPADES, OR OTHER ACCEPTABLE MEASURES UNDER THE SUPERVISION OF AN ISA-CERTIFIED ARBORIST. BORING MACHINERY, BORING PITS, AND SPOILS SHOULD BE SET OUTSIDE OF THE TPF.
- ALL REQUIRED TREE WORK SHOULD CONFORM TO THE MOST CURRENT AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) TREE CARE STANDARDS.
- ALL TREE PRUNING SHOULD BE PERFORMED BY A LANDSCAPE CONTRACTOR THAT IS CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE AS A CERTIFIED TREE TRIMMER OR CERTIFIED ARBORIST OR OTHER QUALIFIED TREE EXPERT. TREE PRUNING IS LIMITED TO THE FOLLOWING: REMOVE DEAD WOOD AND DISEASED, CROWDED, AND WEAKLY ATTACHED TRUNKS AND BRANCHES WHICH CREATE A HAZARD TO PRIVATE PROPERTY AND CITIZENS.
- PROVIDE ADEQUATE CLEARANCE AND VISIBILITY FOR SAFE USE OF PARKING STALLS, TRAVEL WAYS, AND WALKWAYS FOR THE PASSAGE OF PERSONS AND VEHICLES.
- REMOVE VISIBILITY OBSTRUCTION OF TRAFFIC SIGNS.
- PROVIDE ADEQUATE VISIBILITY FOR SECURITY PATROLS.
- REPAIR SPLIT TREES AND LIMBS IN ORDER TO SAVE THE TREE AND ITS APPEARANCE.
- REMOVE OR SEVER ROOTS OF TREES WHICH ARE CAUSING DAMAGE TO PUBLIC OR PRIVATE PROPERTY SUCH AS CURBS, GUTTERS, SIDEWALK, DRAINAGE LINES, AND PARKING LOT SURFACES.
- PROVIDE VISIBILITY FOR MERCHANT SIGNAGE AND INCREASE PARKING LOT LIGHTING ONLY WHEN THE AESTHETICS OF THE TREE AND THE PARKING LOT SHADING REQUIREMENTS WILL NOT BE REDUCED.
- AVOID CUTTING MAJOR ROOTS (ONE-INCH OR GREATER IN DIAMETER) TO THE GREATEST EXTENT FEASIBLE. CUT ALL ROOTS, REGARDLESS OF SIZE, CLEANLY AT THE EDGE OF GROUND DISTURBANCE WITH PRUNING INSTRUMENTS AND KEEP ROOTS MOIST UNTIL COVERED WITH SOIL.
- PRUNING OF LIVING LIMBS OR ROOTS SHOULD BE DONE UNDER THE SUPERVISION OF AN ISA-CERTIFIED ARBORIST. ALL PRUNING SHOULD BE DONE BY HAND, IN ACCORDANCE WITH ISA STANDARDS USING TREE MAINTENANCE BEST PRACTICES. CLIMBING SPIKES SHOULD NOT BE USED ON LIVING TREES. LIMBS SHOULD BE REMOVED WITH CLEAN CUTS JUST OUTSIDE THE BRANCH COLLAR.
- ALL EXPOSED ROOTS SHOULD BE COVERED WITH PROTECTIVE MATERIAL (E.G., DAMP BURLAP) DURING CONSTRUCTION TO PREVENT DRYING OUT.
- NO SIGNS, ROPES, CABLES, OR ANY OTHER ITEM SHOULD BE ATTACHED TO A TREE.
- NO BURNING OR USE OF EQUIPMENT WITH AN OPEN FLAME SHOULD OCCUR NEAR OR WITHIN THE TPF. APPROPRIATE FIRE PREVENTION TECHNIQUES SHOULD BE EMPLOYED AROUND ALL TREES TO BE PRESERVED. THIS INCLUDES CUTTING TALL GRASS, REMOVING FLAMMABLE DEBRIS WITHIN THE TPF, AND PROHIBITING THE USE OF TOOLS THAT MAY CAUSE SPARKS, SUCH AS METAL BLADE TRIMMERS OR MOWERS.

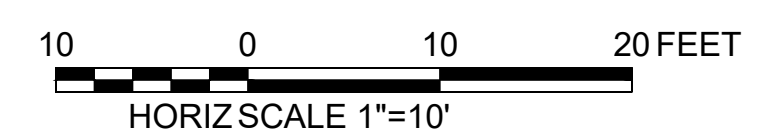
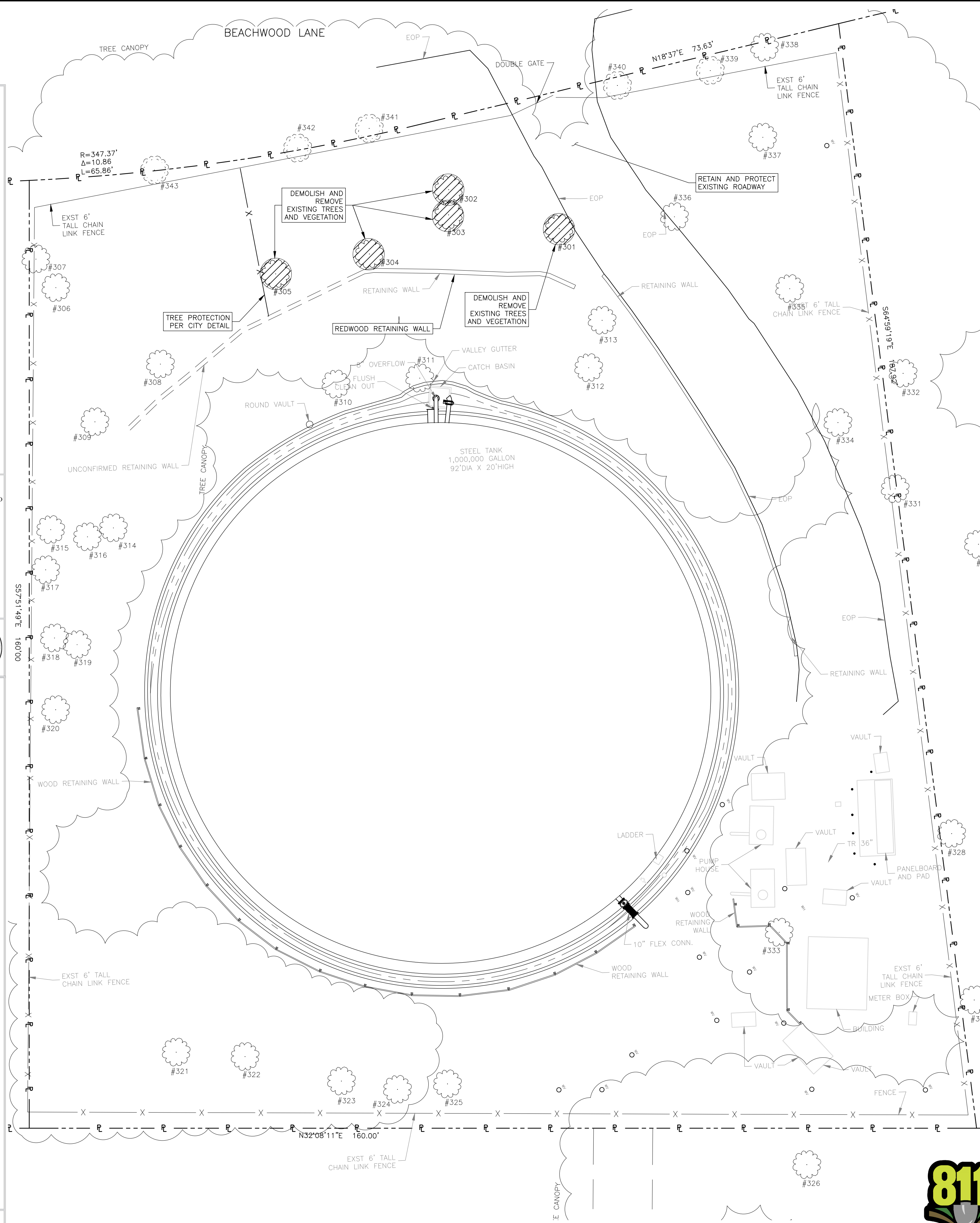


- Notes per Section 11.08.120 of the Municipal Code:
- Protective fencing shall be installed no closer to the trunk than the dripline, and far enough from the trunk to protect the integrity of the tree.
 - The fence shall be chain link and a minimum of five feet in height. Fence shall be supported by vertical posts driven 2 feet (min) into the ground.
 - The existing grade level around a tree shall normally be maintained out to the dripline of the tree. No signs, wires, or any other object shall be attached to the tree.
 - Trees that have been damaged by construction shall be repaired in accordance with accepted arboriculture methods

TREE PROTECTION FENCE DETAIL
PLAN VIEW



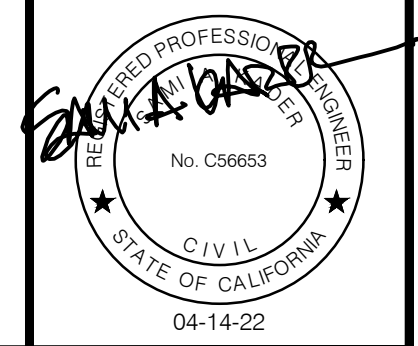
TREE PROTECTION FENCE DETAIL
ELEVATION VIEW



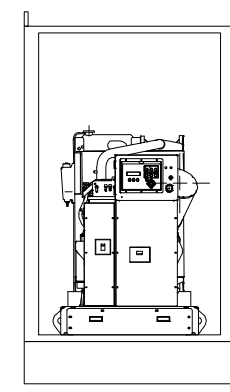
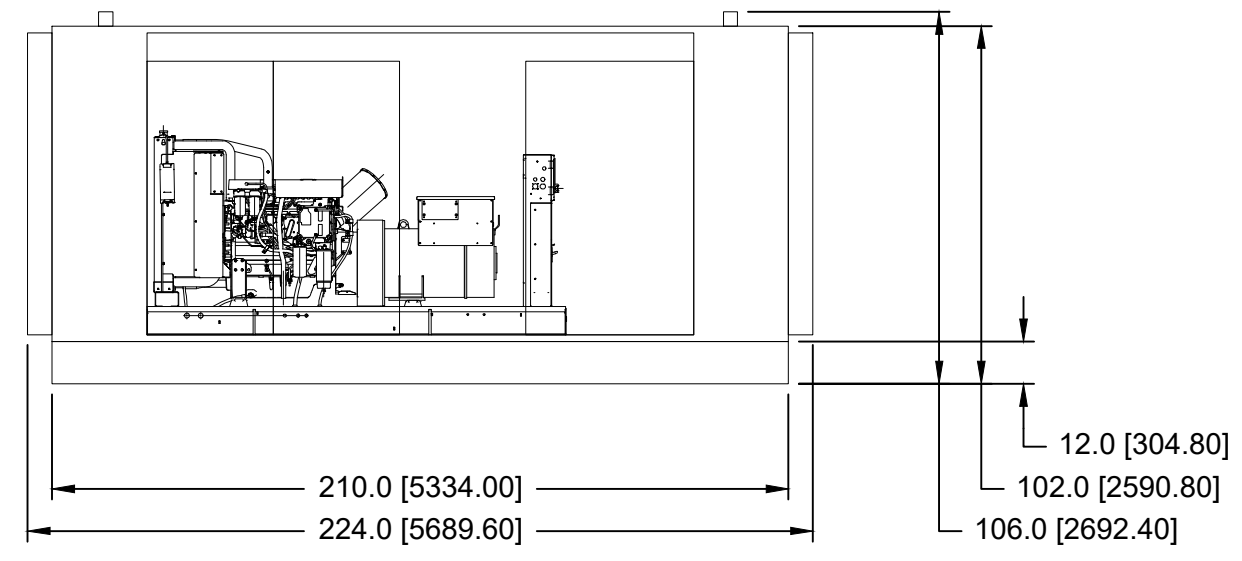
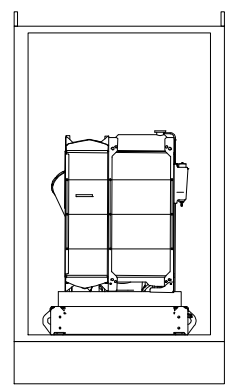
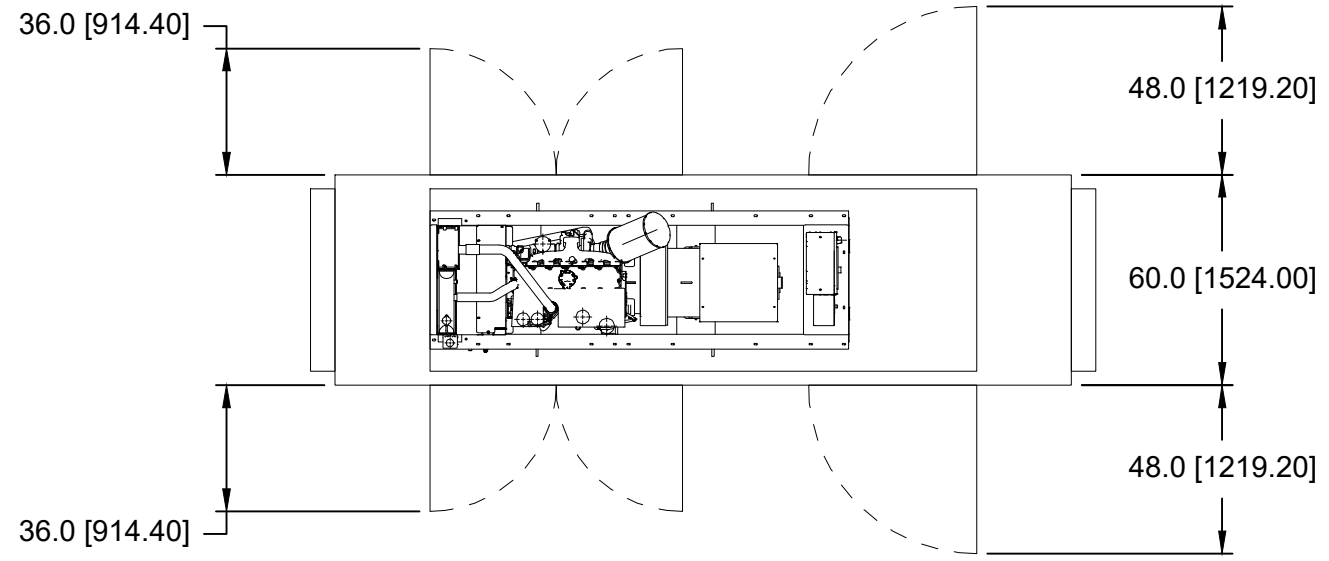
WATERWORKS ENGINEERS

DRAWN BY: MDT
DESIGNED BY: SAK/PW

CHECKED BY: DATE:
APPROVED BY: DATE:



PRELIMINARY NOT FOR CONSTRUCTION



CA WATER LAS9

DESCRIPTION:
 C7.1 125KW CUSTOM 65DBA ENCLOSURE
 300 GALLON UL 142 TANK
 HORIZONTAL RADIATOR DISCHARGE
 REFERENCE DRAWINGS:
 4600863

DRAWING STATUS:
PRELIMINARY NOT FOR CONSTRUCTION

DRAWN BY: MRH	PROJECT NUMBER: N/A
CHECKED BY: N/A	DATE: 4/11/22
APPROVED BY: N/A	REV #: -
OVERALL LENGTH: N/A	WET WEIGHT: N/A
OVERALL WIDTH: N/A	DRY WEIGHT: N/A
OVERALL HEIGHT: N/A	SCALE: NONE

NOTES:
 -ALL OVERALL DIMENSIONS ARE NOMINAL WITH ± 1"
 -TOLERANCE SEE DRAWING FOR ALL DETAILED COMPONENT DIMENSIONS CONSULT FACTORY FOR QUESTIONS AND/OR DISCREPANCIES FOUND
 -ALL MEASUREMENTS ARE DISPLAYED IN INCHES
 -CENTER OF GRAVITY IS FOR WET WEIGHT

DRAWING NUMBER:
CA WATER LAS9
 SHEET NUMBER: 1 OF 1

DATE	DESCRIPTION	REV BY
XX/XX/XX	XXX	X



31 10:14AM



31 10:16 AM

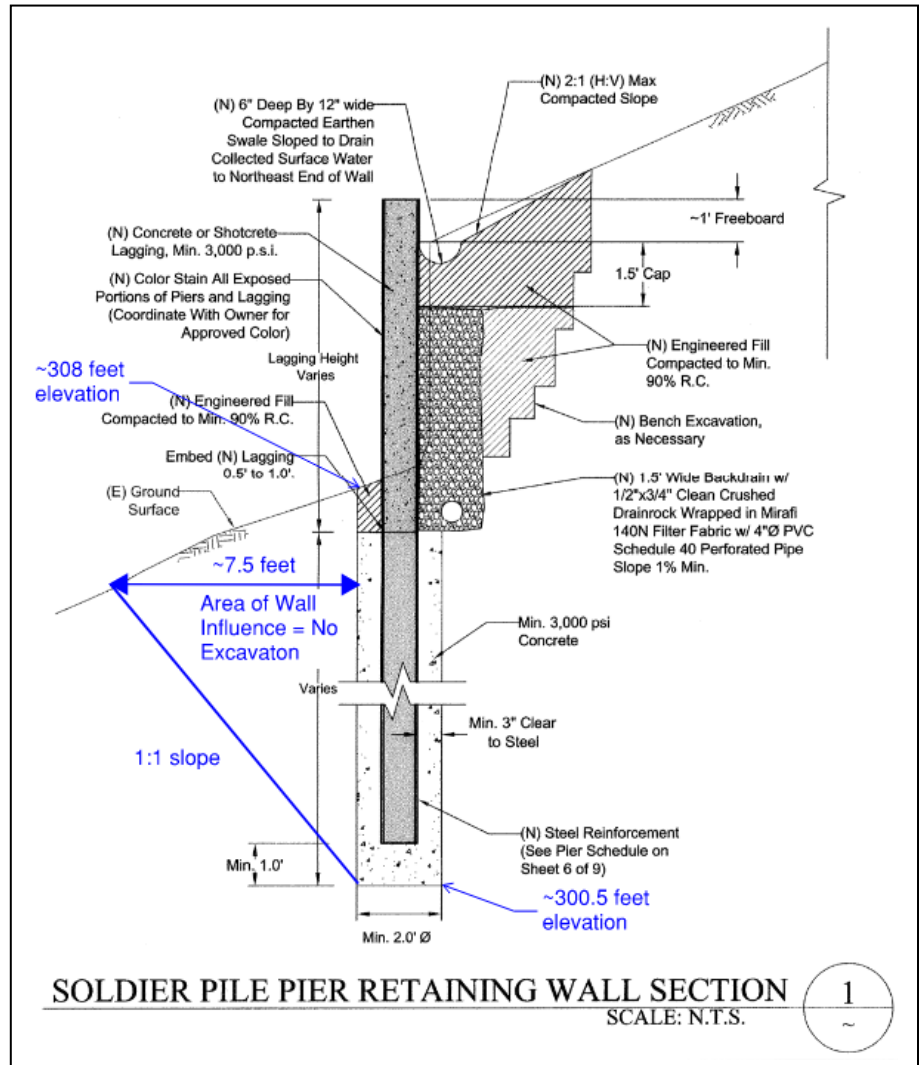
Response to 10900 Beechwood Ln. 7/6/2022 comments

Application V21-00011 and CUP 21-0002

1. Reduce the pad elevation to avoid looming over the street level

Existing site constraints limit the ability to lower the generator's elevation as described below.

- The generator needs to be on a level pad with at least 5 feet of clearance around it to be able to open the generator doors.
- To lower the generator would require excavating downhill from the existing soldier pile pier and concrete lagging wall. The retaining wall shown in Figure 1 was put in place in 2014 to mitigate the water tank settlement concerns. The wall was designed per geotechnical recommendations from Cotton, Shires and Associates, Inc. in their August 8, 2014 letter titled *Technical Letter Report - Supplemental Geotechnical Recommendations and Design Criteria*. The retaining wall stability comes from the passive pressure of the soil on the downhill side of the wall because that is what the wall is bearing on. Therefore, excavating on the downhill side of the wall within the wall's zone of influence would be detrimental to the stability of the wall that is supporting site including the existing water tank.



- The proposed generator location is within the 7.5 feet downhill of the wall where the soil must remain intact.
- Due to the side property setback requirements and the front property fence, there is nowhere to shift the generator pad, so it is far enough away from the existing wall to excavate without impacting the stability of the existing wall.

2. Provide a rendering of the structure from street to provide clarification on aesthetics and acoustical.

Attachment A are project renderings with views of the property from the street.

3. Conduct direct outreach to each adjacent property owners including owners across the street

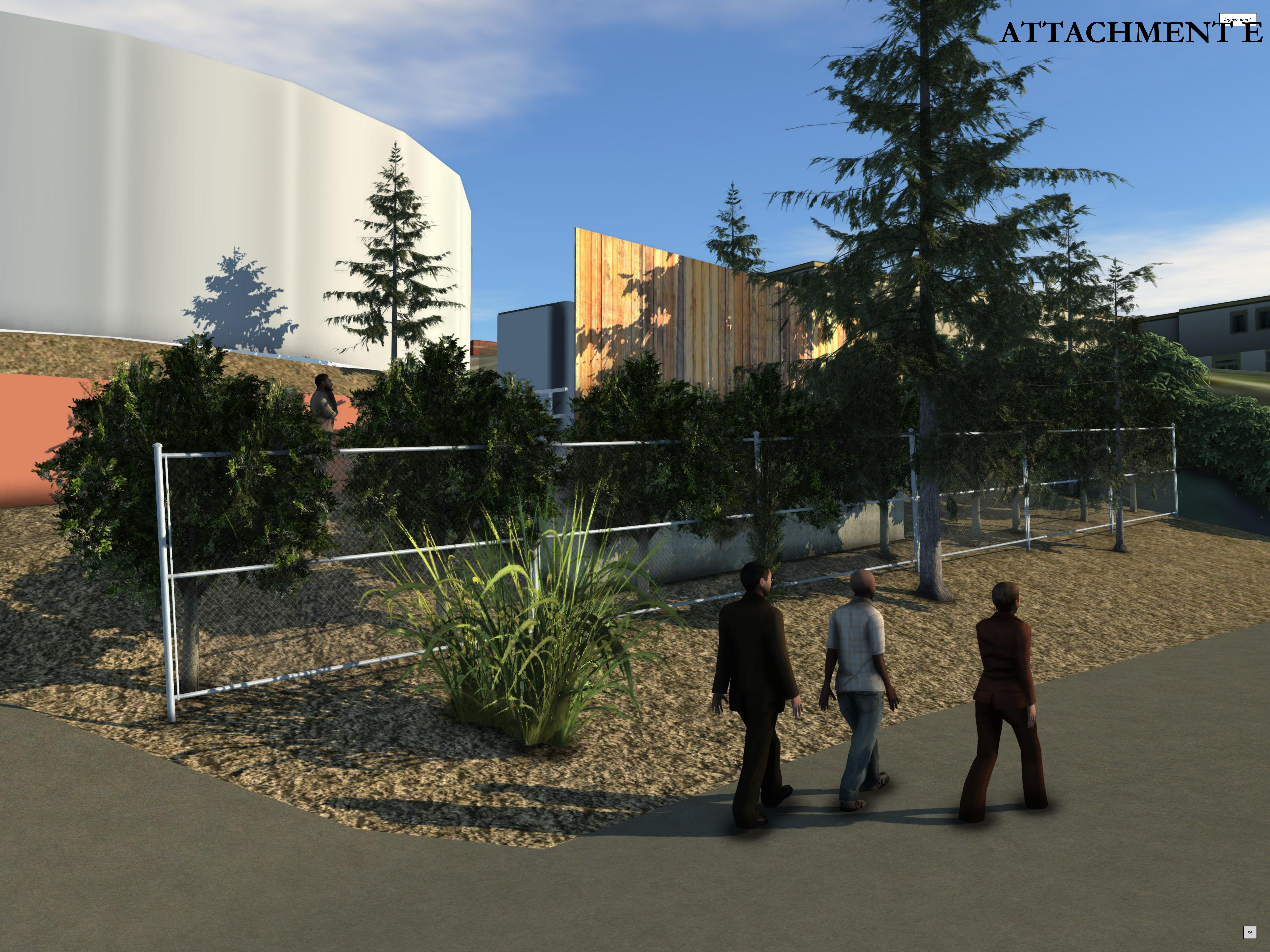
Cal Water District Superintendent Melinda Schmidt spoke with 10850, 10905, 10945 and 10950 Beechwood Avenue, Los Altos Hills and left a door hanger for 10855 Beechwood Avenue, Los Altos Hills

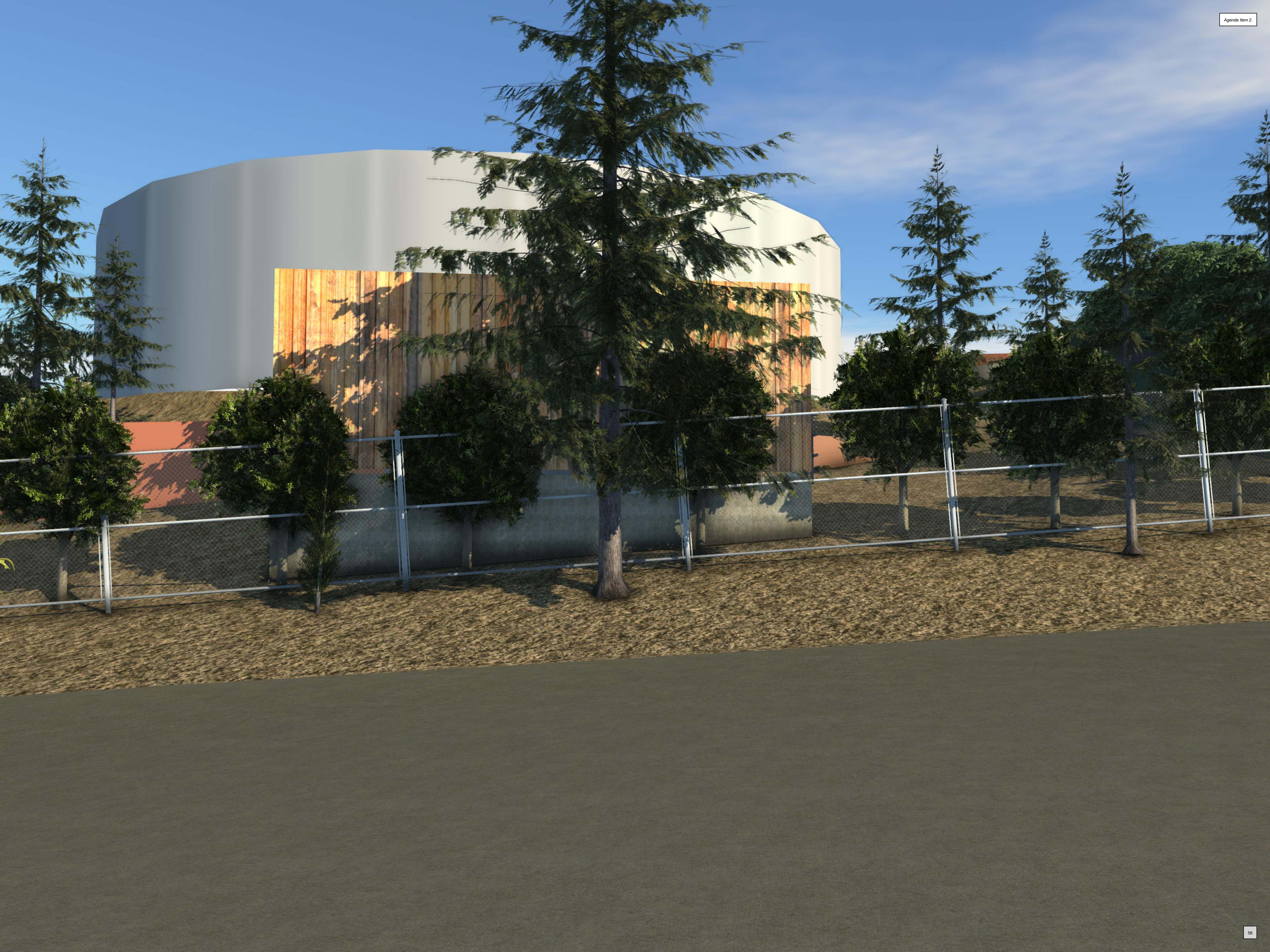
4. Operational schedule for testing between 10:00 am to 2pm, Tuesday to Thursday, except holidays

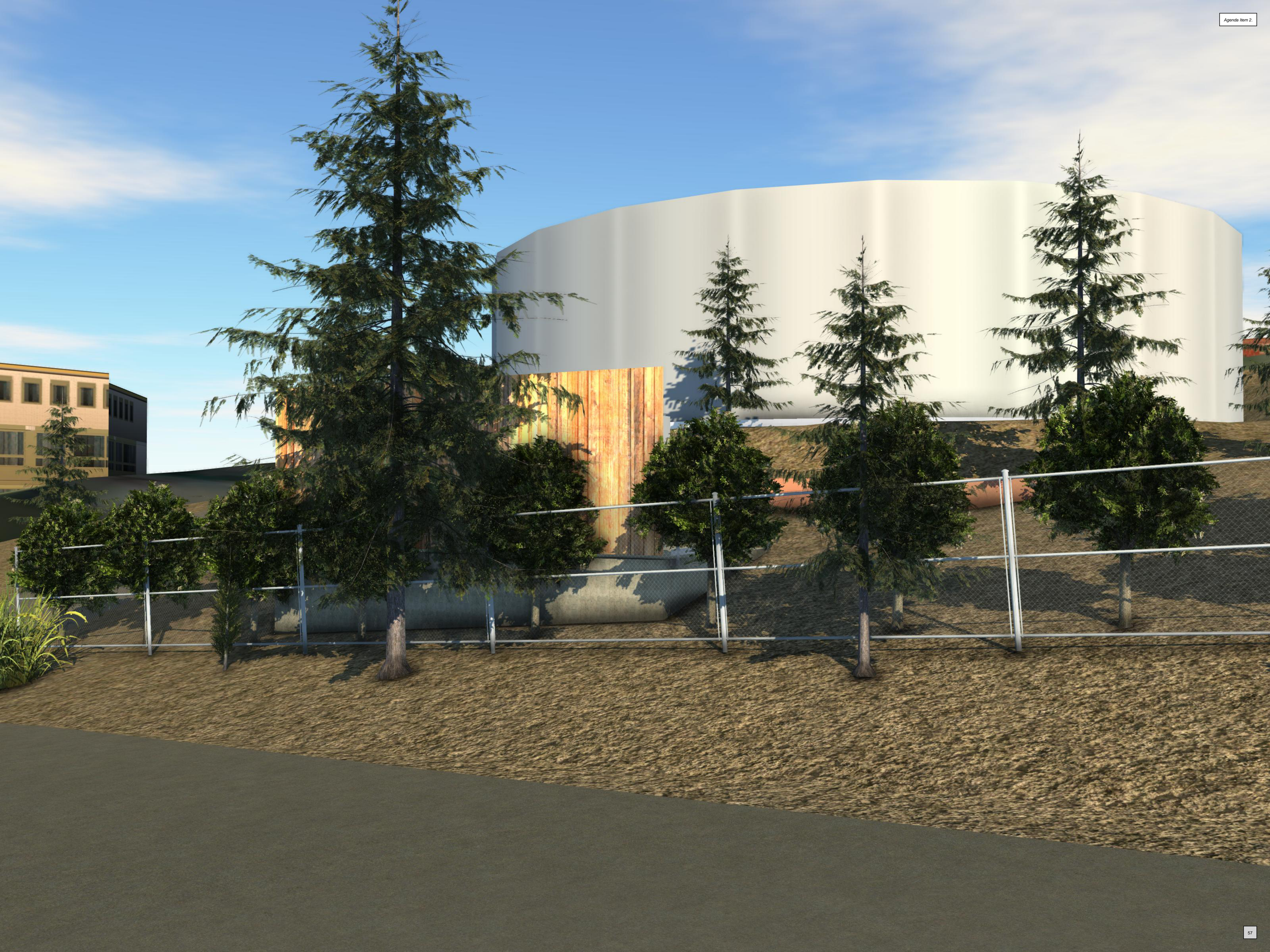
Per the neighbor outreach, the ideal time for the neighbors would be to test the generator on Wednesday between 1 PM and 2 PM.

Agenda Item 2.

Attachment A - Project Renderings









TRESPASSING
LOITERING
FORBIDDEN
BY LAW
© California Water Service Co.

**PUBLIC HEARING
NOTICE**

Wednesday, November 2, 2022 at 7:00 pm

The Design Review Commission will hold a public hearing to consider the project at the above date and time and all opportunities for public comment.

Please Note: The California Consumer Agency Act (CCAA), the Commission's website at <https://www.socalwater.com/commdev> and the project's website at <https://www.socalwater.com/commdev> will be available to the public on the day of the public hearing. Public comment will be accepted at the public hearing. The Commission will accept public comment at the public hearing. The Commission will accept public comment at the public hearing. The Commission will accept public comment at the public hearing.

Project plans and information are available for review at the City's website at <https://www.socalwater.com/commdev> and the project's website at <https://www.socalwater.com/commdev>. The project's website will be available to the public on the day of the public hearing. The Commission will accept public comment at the public hearing. The Commission will accept public comment at the public hearing. The Commission will accept public comment at the public hearing.

CALIFORNIA



CALIFORNIA WATER SERVICE

LOS ALTOS STATION 9 GENERATOR PROJECT 10900 BEECHWOOD LANE LOS ALTOS, CALIFORNIA 94024 VOLUME 1 – DRAWINGS

ENGINEERING DEPARTMENT PROJECT: 00117411

ENGINEERING



DEPARTMENT

REVISIONS:

NO.	DATE	BY	DESCRIPTION

DISTRIBUTION MAP DATE: INT:

PLAT SHEET

SYSTEM SCHEMATIC

STATION SCHEMATIC

PLAT SHEET NO.:

SCALE:

NONE

DRAWN BY:

BT

DESIGNED BY:

TECH REVIEW: DATE:

CHECKED BY: DATE:

APPROVED BY: DATE:

INDEX TO DRAWINGS

DRAWING NUMBER	TITLE
G-001	COVER, VICINITY MAP AND LOCATION MAP
U-001	NEIGHBORHOOD CONTEXT MAP
C-001	SITE PLAN WITH GENERATOR PROJECT OVERVIEW AND KEY MAP
C-002	GRADING AND DRAINAGE MAP
C-003	SECTIONS
C-004	ELEVATIONS
C-005	SITE PLAN WITH ALL TREES AND DEMOLITION PLAN
C-006	TREE PROTECTION PLAN

ZONING COMPLIANCE

	Existing	Proposed	Allowed/Required
LOT COVERAGE: <i>Land area covered by all structures that are over 6 feet in height</i>	6,857_square feet (.27%)	6,970_square feet (.27%)	6,390_square feet (.25%)
FLOOR AREA: <i>Measured to the outside surface of exterior walls</i>	1st Flr: 6,857_sq ft 2nd Flr: NA_sq ft Total: 6,857_sq ft (.27%)	1st Flr: 6,970_sq ft 2nd Flr: NA_sq ft Total: 6,970_sq ft (.27%)	5,305_square feet (.21%)
SETBACKS:			
TO TANK	50_feet	10_feet	30_feet
Front	25_feet	150_feet	35_feet
Right side (1st/2nd)	25_feet/25_feet	74_feet/NA_feet	20_feet/NA_feet
Left side (1st/2nd)	35_feet/35_feet	43_feet/NA_feet	20_feet/NA_feet
HEIGHT:	27_feet	8.5_feet	27_feet

SQUARE FOOTAGE BREAKDOWN

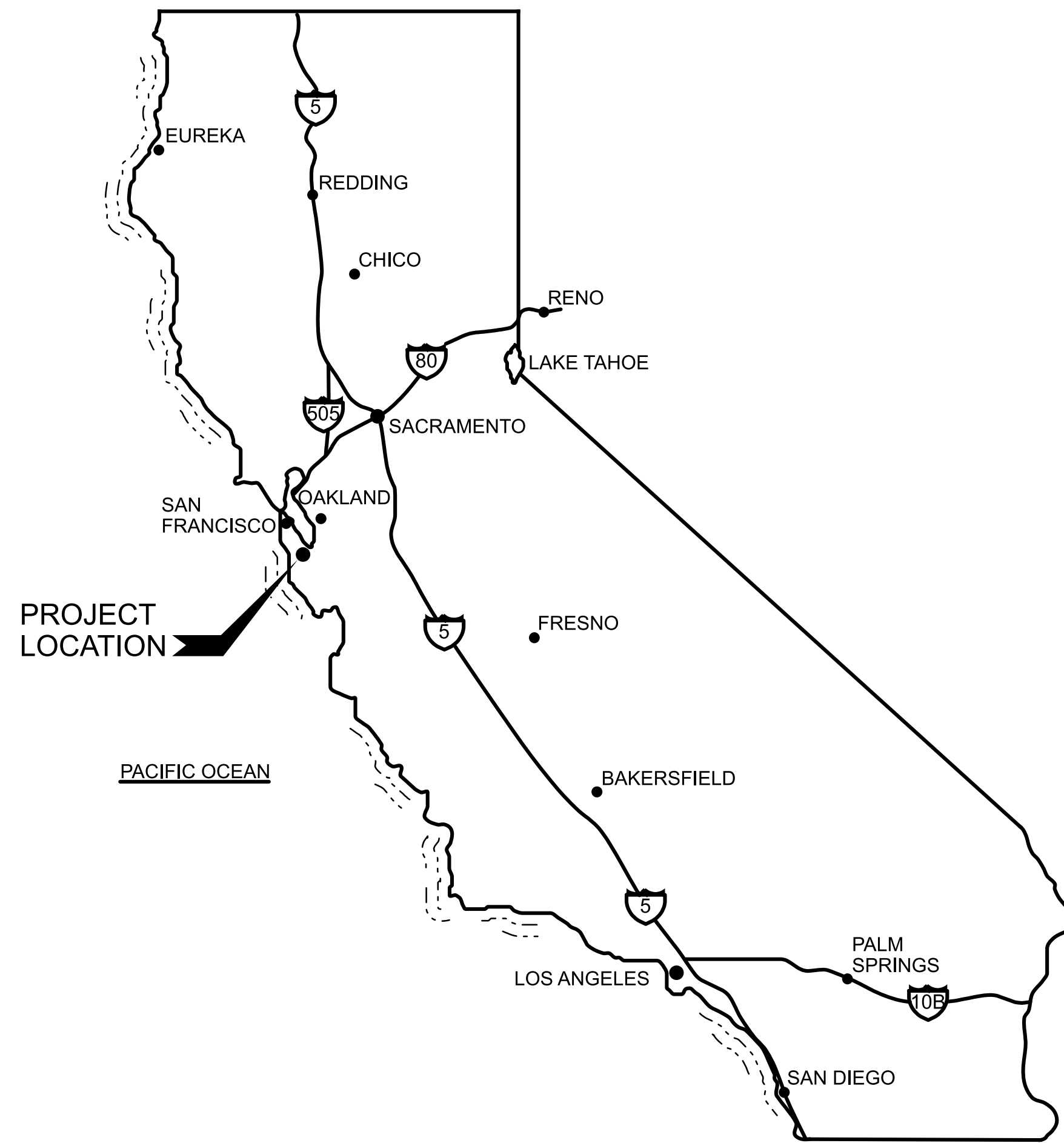
	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: <i>Includes habitable basement area</i>	NA_square feet	NA_square feet	NA_square feet
NON-HABITABLE AREA: <i>Does not include covered porches or open structures</i>	6,857_square feet	113_square feet	6,970_square feet

LOT CALCULATIONS

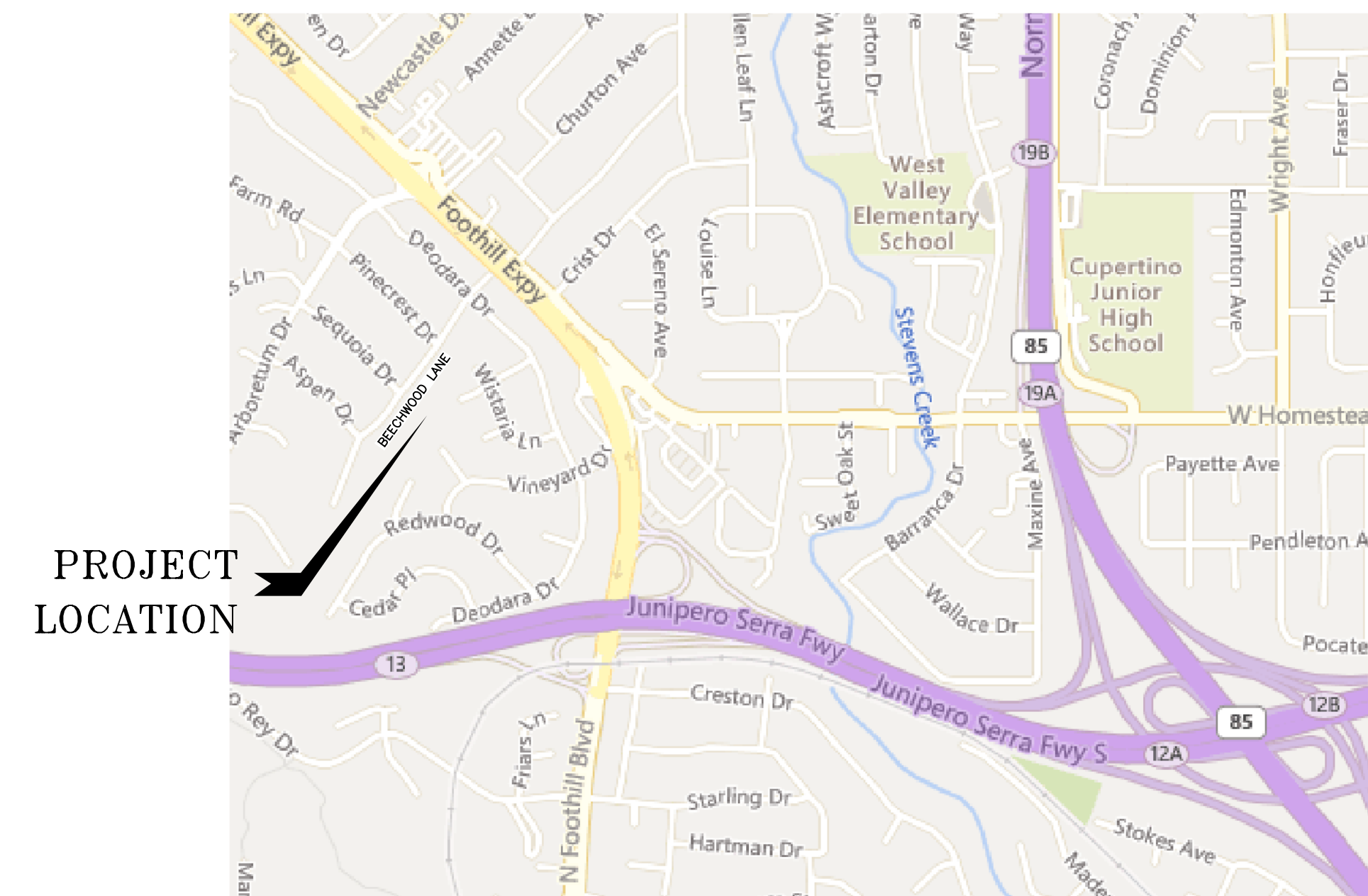
NET LOT AREA:	25,555_square feet
FRONT YARD HARDSCAPE AREA: <i>Hardscape area in the front yard setback shall not exceed 50%</i>	808_square feet (.3%)
LANDSCAPING BREAKDOWN:	
Total hardscape area (existing and proposed):	2,148_sq ft
Existing softscape (undisturbed) area:	16,178_sq ft
New softscape (new or replaced landscaping) area:	375_sq ft
<i>Sum of all three should equal the site's net lot area</i>	

PROJECT SUMMARY TABLE

PROJECT DESCRIPTION: INSTALLING 125 kW GENERATOR FOR PUMP STATION
 ZONING: "R-1" SINGLE FAMILY RESIDENTIAL
 GENERAL PLAN LAND USE: SINGLE FAMILY LARGE LOT
 OWNER: CALIFORNIA WATER SERVICE
 ENGINEER: WATER WORKS ENGINEERS



VICINITY MAP
NTS



LOCATION MAP
NTS

TITLE: LOS ALTOS STATION 9 GENERATOR PROJECT
COVER, VICINITY MAP AND LOCATION MAP

DISTRICT:
LOS ALTOS

DATE:
APRIL 2022
PROJECT ID:
00117411

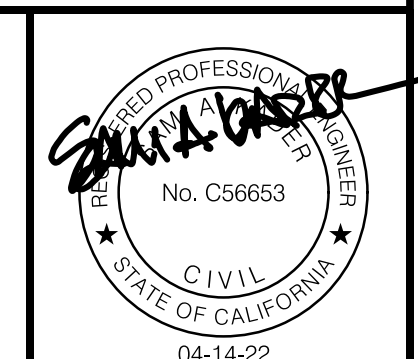
DRAWING NO.:
LAS9-3575-G-001
SHT 1 OF 8

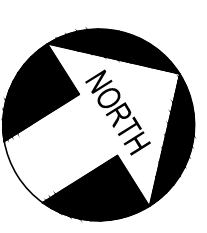


WATERWORKS ENGINEERS


DRAWN BY: BGT
DESIGNED BY: SAK/AL

CHECKED BY: DATE:
APPROVED BY: DATE:





ENGINEERING



DEPARTMENT

REVISIONS:

DISTRIBUTION MAP DATE: INT:

PLAN SHEET

SYSTEM SCHEMATIC

STATION SCHEMATIC

PLAT SHEET No.:

SCALE:

1" = 20'

DRAWN BY: MDT

DESIGNED BY: PMW

TECH REVIEW: DATE:

CHECKED BY: DATE:

CVB

APPROVED BY: DATE:

SAK

PRELIMINARY NOT FOR CONSTRUCTION

TITLE: LOS ALTOS STATION 9 GENERATOR PROJECT
CIVIL
NEIGHBORHOOD CONTEXT MAP

DISTRICT: LOS ALTOS

DATE: APRIL 2022

PROJECT ID: 00117411

DRAWING No.: LAS9-3575-U-001

SHT 2 OF 8



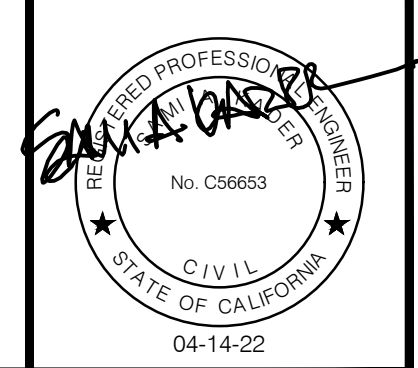
WATERWORKS ENGINEERS

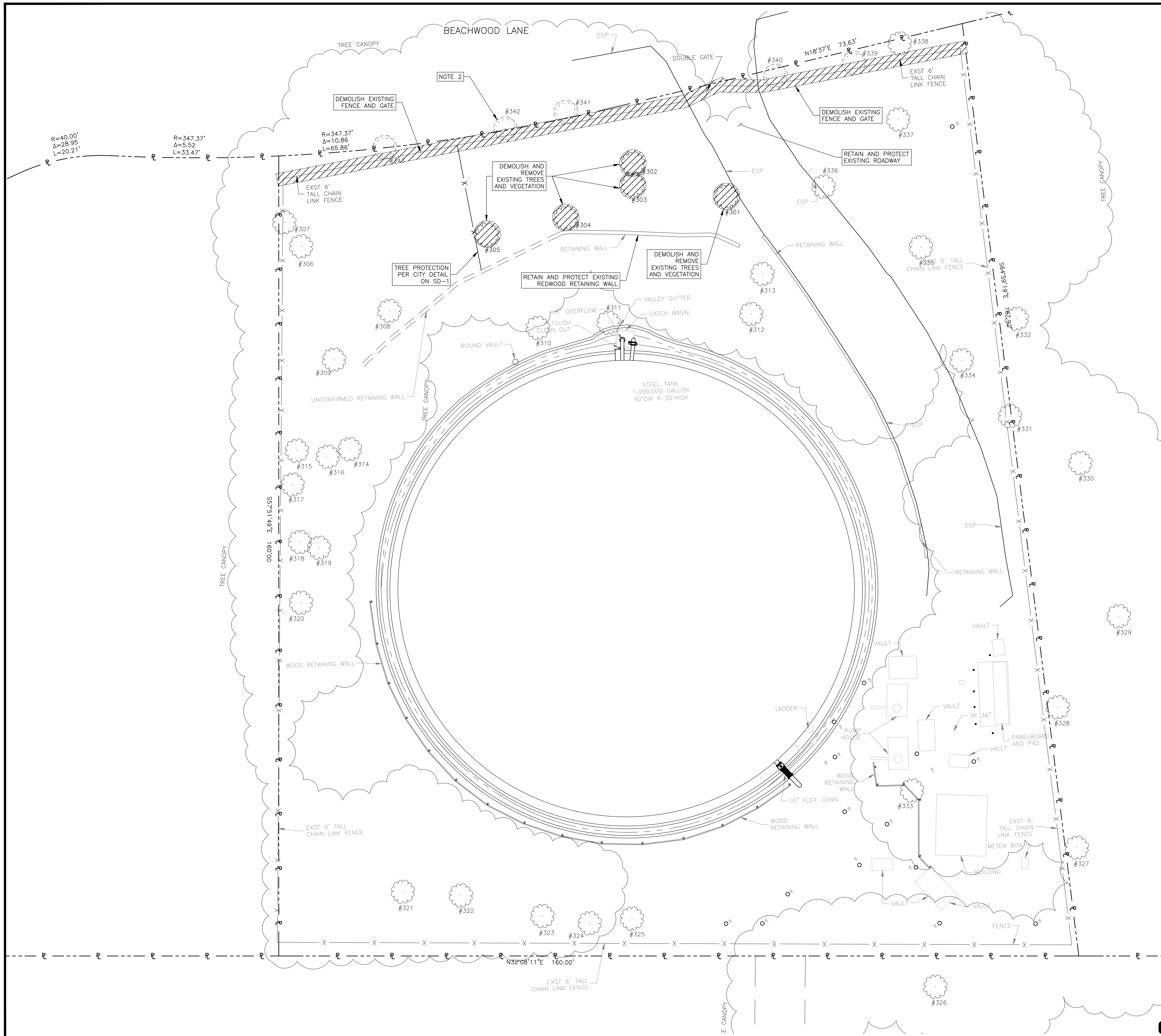
DRAWN BY: MDT

DESIGNED BY: SAK/PW

CHECKED BY: DATE:

APPROVED BY: DATE:





LEGEND:

- EXISTING SCREENING TREE
- EXISTING TREE

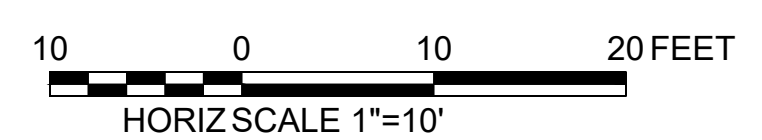
NOTE:

1. PRIOR TO CONSTRUCTION, CONTRACTOR TO ENGAGE THE SERVICES OF AN ARBORIST TO OBTAIN TREE REMOVAL PERMIT FROM THE CITY OF LOS ALTOS FOR THE REMOVAL OF THE TREES INDICATED FOR DEMOLITION AND REMOVE THOSE TREES PER THE REQUIREMENTS OF THAT PERMIT PRIOR TO CONSTRUCTION.
2. EXISTING SCREENING TREES 339, 340, 341, 342, AND 343 SHALL NOT BE TRIMMED OR REMOVED.

TREE REMOVAL TABLE				
TAG NO.	SPECIES	DIAMETER (IN)	HEIGHT (FT)	RETAIN/REMOVE
301	ACACIA DEALBATA	7.2	45	REMOVE
302	EUCALYPTUS NICHOLII	20	50	REMOVE
303	EUCALYPTUS NICHOLII	17	50	REMOVE
304	ACACIA DEALBATA	5.7	35	REMOVE
305	EUCALYPTUS NICHOLII	16.5, 4.7, 2.7	50	REMOVE
306	ACACIA DEALBATA	11.1	30	RETAIN
307	ACACIA DEALBATA	10.5, 4.0, 4.0	35	RETAIN
308	ACACIA DEALBATA	18.4	50	RETAIN
309	ACACIA DEALBATA	8.2	35	RETAIN
310	ACACIA DEALBATA	8.6	30	RETAIN
311	ACACIA DEALBATA	11.8	40	RETAIN
312	ACACIA DEALBATA	15.8	40	RETAIN
313	ACACIA DEALBATA	9.6	50	RETAIN
314	ACACIA DEALBATA	14.6	45	RETAIN
315	ACACIA DEALBATA	10.5	40	RETAIN
316	ACACIA DEALBATA	7.2	30	RETAIN
317	ACACIA DEALBATA	12	40	RETAIN
318	ACACIA DEALBATA	11.7	50	RETAIN
319	ACACIA DEALBATA	14.3	40	RETAIN
320	ACACIA DEALBATA	17.6	20	RETAIN
321	ACACIA DEALBATA	13.9	35	RETAIN
322	EUCALYPTUS SIDEROXYLON	26.9	55	RETAIN
323	ACACIA DEALBATA	13.1	20	RETAIN
324	EUCALYPTUS SIDEROXYLON	28.3	60	RETAIN
325	ACACIA DEALBATA	7.5	20	RETAIN
326	QUERCUS AGRIFOLIA	5	20	RETAIN
327	OLEA EUROPAEA	7, 4, 3	25	RETAIN
328	QUERCUS AGRIFOLIA	20	40	RETAIN
329	QUERCUS AGRIFOLIA	12	40	RETAIN
330	QUERCUS AGRIFOLIA	16, 12	45	RETAIN
331	ACACIA DEALBATA	5	20	RETAIN
332	ACACIA DEALBATA	16	50	RETAIN
333	QUERCUS AGRIFOLIA	22	35	RETAIN
334	QUERCUS AGRIFOLIA	23.5	35	RETAIN
335	ACACIA DEALBATA	11.6	30	RETAIN
336	ACACIA DEALBATA	10.7	25	RETAIN
337	QUERCUS AGRIFOLIA	18.7	25	RETAIN
338	CUPRESSUS SP.	5.5, 5.0	20	RETAIN
339	QUERCUS AGRIFOLIA	6.5	20	RETAIN
340	QUERCUS AGRIFOLIA	5	15	RETAIN
341	ACACIA DEALBATA	15.5	35	RETAIN
342	ACACIA DEALBATA	9.4	35	RETAIN
343	ACACIA DEALBATA	16.2	3	RETAIN

*TREE INFORMATION PER AUGUST 31, 2021 ARBORIST REPORT PREPARED BY HELIX ENVIRONMENTAL PLANNING.

PRELIMINARY NOT FOR CONSTRUCTION



WATERWORKS ENGINEERS

DRAWN BY: **MDT** CHECKED BY: DATE: _____

DESIGNED BY: **SAK/PW** APPROVED BY: DATE: _____

ENGINEERING

DEPARTMENT

REVISIONS:

NO.	DATE	INT.

DISTRIBUTION MAP SHEET DATE: INT.: _____

SYSTEM SCHEMATIC

STATION SCHEMATIC

PLAT SHEET NO.: _____

SCALE: 1" = 10'

DRAWN BY: **MDT**

DESIGNED BY: **PMW**

TECH REVIEW: DATE: _____

CHECKED BY: DATE: _____

APPROVED BY: **CVB** DATE: _____

SAK

TITLE: **LOS ALTOS STATION 9 GENERATOR PROJECT**

CIVIL

SITE PLAN WITH ALL TREES AND DEMOLITION PLAN

DISTRICT: **LOS ALTOS**

DATE: **APRIL 2022**

PROJECT ID.: **00117411**

DRAWING NO.: **LAS9-3575-C-005**

SHT 7 OF 8

ENGINEERING



DEPARTMENT

REVISIONS:

NO.	DATE	BY

DISTRIBUTION MAP	<input type="checkbox"/>	DATE:	INT:
PLAN SHEET	<input type="checkbox"/>		
SYSTEM SCHEMATIC	<input type="checkbox"/>		
STATION SCHEMATIC	<input type="checkbox"/>		
PLAT SHEET No.:			

SCALE:

1" = 10'

DRAWN BY:

MDT

DESIGNED BY:

PMW

TECH REVIEW: DATE:

CHECKED BY: DATE:

CVB

APPROVED BY: DATE:

SAK

SAK

TITLE: LOS ALTOS STATION 9 GENERATOR PROJECT
CIVIL
TREE PROTECTION PLAN

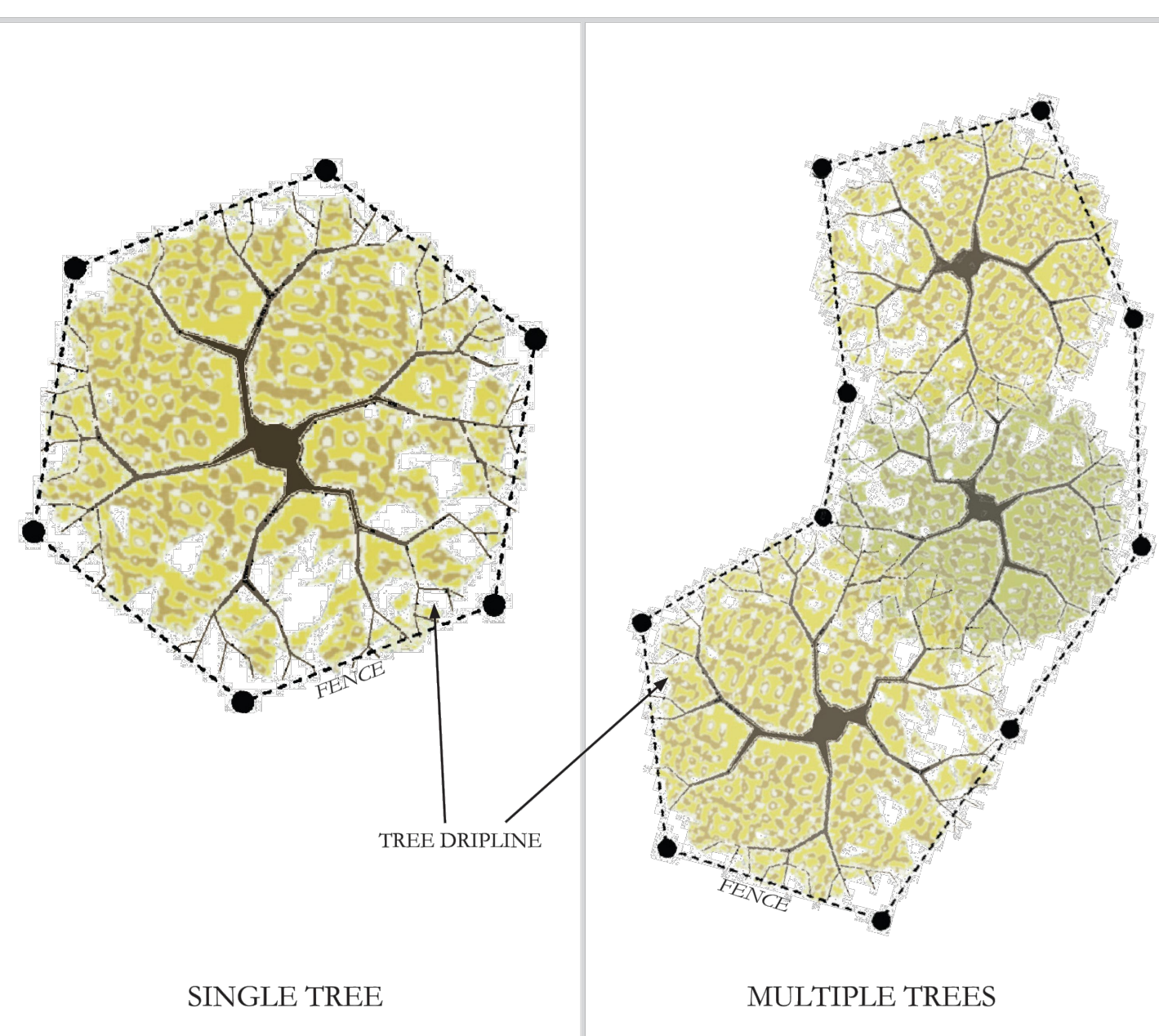
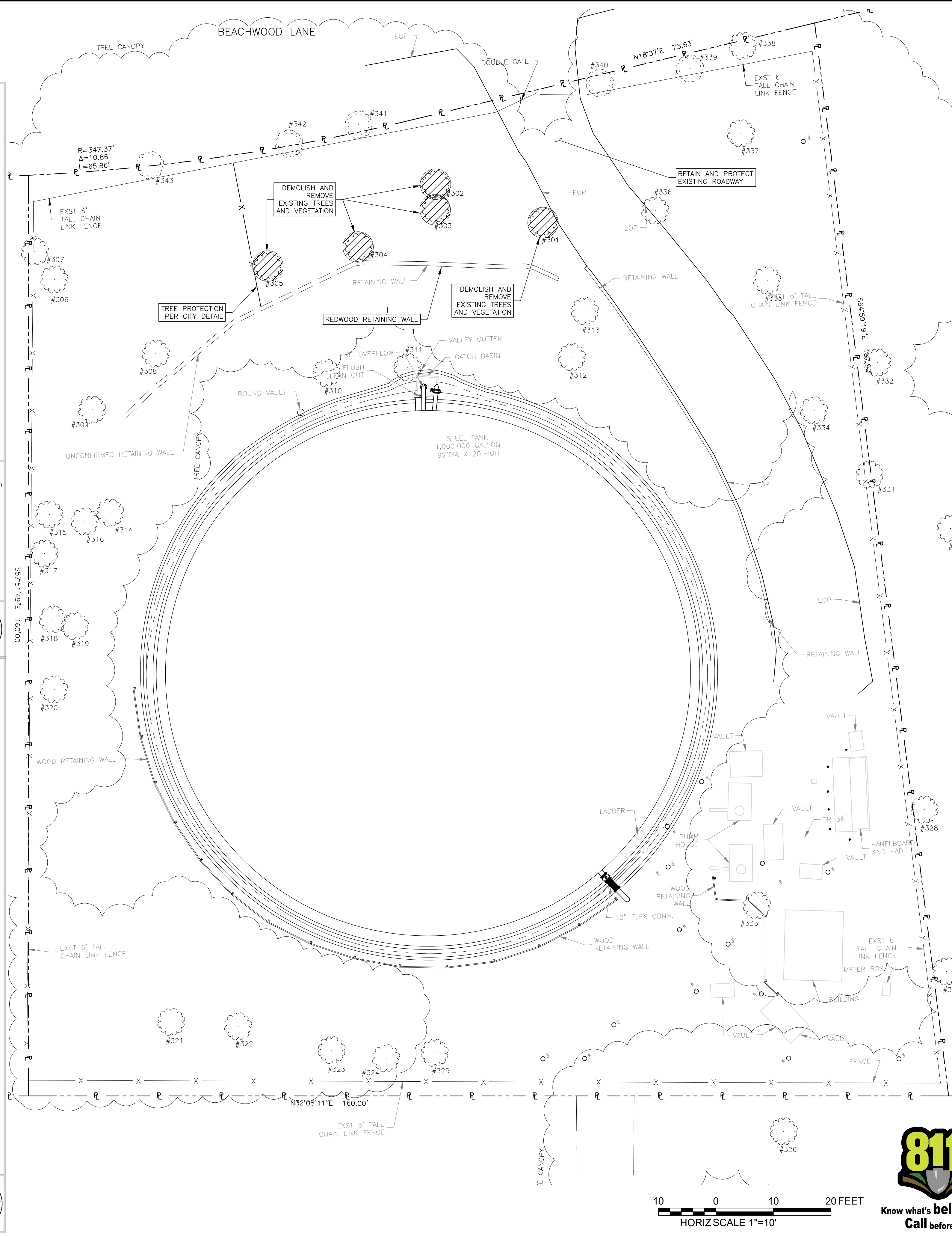
DISTRICT: LOS ALTOS

DATE: APRIL 2022
PROJECT ID: 00117411
DRAWING No.: LAS9-3575-C-006
SHT 8 OF 8

TREE PROTECTION REQUIREMENTS:

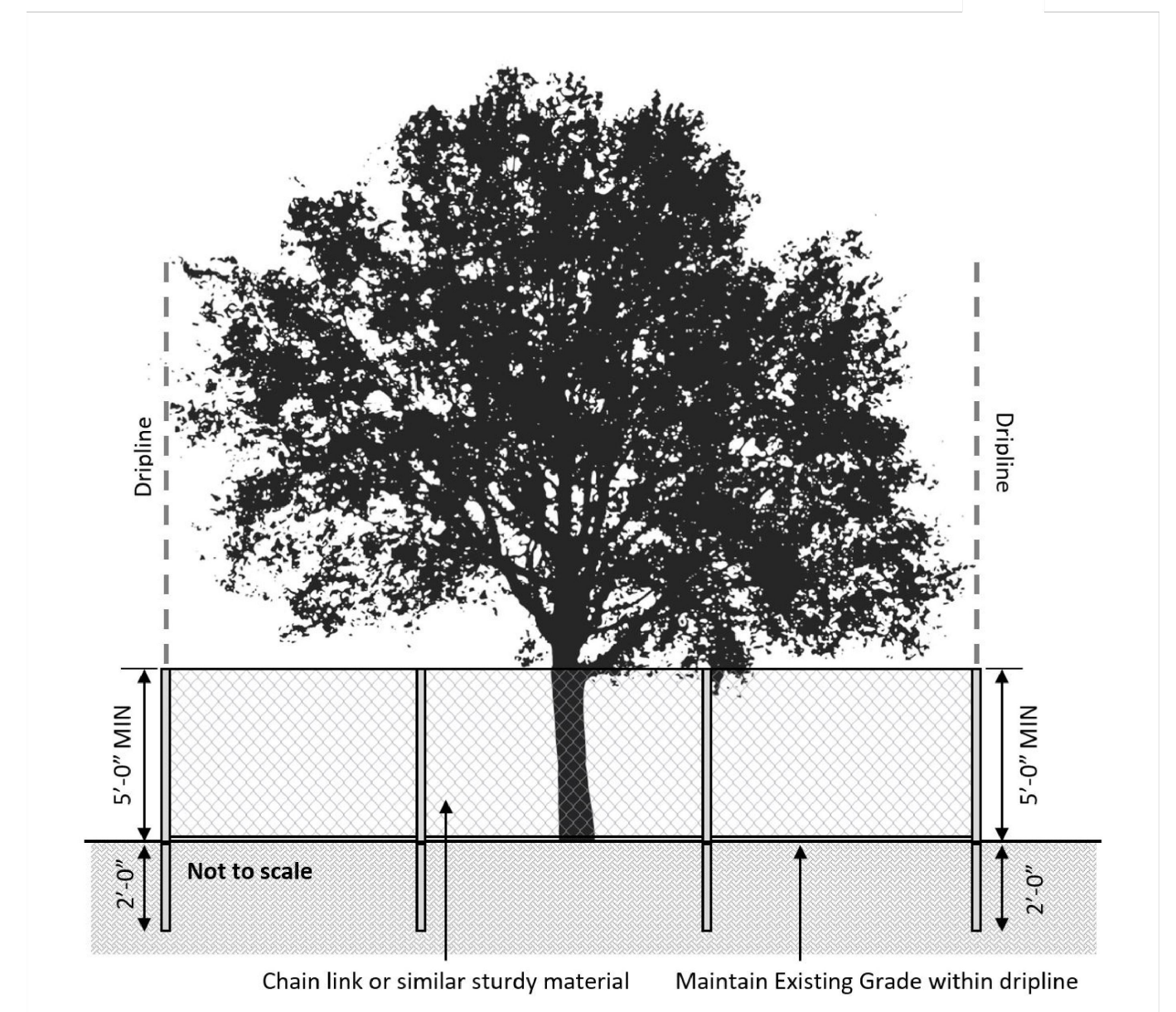
- PRIOR TO ANY GRADING, MOVEMENT OF HEAVY EQUIPMENT, OR OTHER CONSTRUCTION ACTIVITIES, TREE PROTECTION FENCING (TPF), CONSISTING OF A MINIMUM FOUR-FOOT TALL HIGH-VISIBILITY FENCE (ORANGE PLASTIC SNOW FENCE OR SIMILAR), SHOULD BE INSTALLED AT THE EDGE OF EXISTING PLANTING AREA AROUND TREES TO BE PRESERVED. IF PERMANENT IMPROVEMENTS (E.G., PAVING, STRUCTURES) WILL BE CONSTRUCTED WITHIN THE EXISTING PLANTING AREA, THEN PLACE TPF ONE-FOOT OUTSIDE OF LIMIT OF WORK. FENCING SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.
- WHENEVER POSSIBLE, FENCE MULTIPLE TREES TOGETHER IN A SINGLE TPF ZONE.
- NO PARKING, PORTABLE TOILETS, DUMPING OR STORAGE OF ANY CONSTRUCTION MATERIALS, INCLUDING OIL, GAS, OR OTHER CHEMICALS, OR OTHER INFRINGEMENT BY WORKERS OR DOMESTICATED ANIMALS IS ALLOWED IN THE TPF.
- DO NOT PLACE OR STORE ANY EQUIPMENT OR CONSTRUCTION MATERIALS INTO OR ALLOW FLOW OF ANY OIL, FUEL, CONCRETE MIX, OR OTHER DELETERIOUS SUBSTANCE WITHIN THE TPF.
- ALL PRESERVED TREES LOCATED WITHIN 25-FOOT OF STRUCTURES SHOULD BE PROTECTED FROM STUCCO AND/OR PAINT DURING CONSTRUCTION.
- GRADING SHOULD BE DESIGNED TO AVOID PONDING AND ENSURE PROPER DRAINAGE WITHIN DRIPLINES OF ALL PRESERVED TREES.
- MINIMIZE DISTURBANCE TO THE EXISTING GROUND SURFACE UNDER PRESERVED TREES TO THE GREATEST EXTENT FEASIBLE.
- AVOID TRENCHING, GRADING, PAVING, OR OTHERWISE DAMAGING OR DISTURBING ANY ROOTS WITHIN THE TPF TO THE GREATEST EXTENT FEASIBLE.
- IF UNDERGROUND UTILITIES AND/OR IRRIGATION TRENCHING IS REQUIRED THAT WILL ENCROACH WITHIN THE TPF, THEY SHOULD BE BORED OR DRILLED UNDER THE ROOT SYSTEM TO THE EXTENT FEASIBLE. IF BORING OR DRILLING IS NOT FEASIBLE, REQUIRED TRENCHING SHOULD BE COMPLETED BY HAND TOOLS, AIR SPADES, OR OTHER ACCEPTABLE MEASURES UNDER THE SUPERVISION OF AN ISA-CERTIFIED ARBORIST. BORING MACHINERY, BORING PITS, AND SPOILS SHOULD BE SET OUTSIDE OF THE TPF.
- ALL REQUIRED TREE WORK SHOULD CONFORM TO THE MOST CURRENT AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) TREE CARE STANDARDS.
- ALL TREE PRUNING SHOULD BE PERFORMED BY A LANDSCAPE CONTRACTOR THAT IS CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE AS A CERTIFIED TREE TRIMMER OR CERTIFIED ARBORIST OR OTHER QUALIFIED TREE EXPERT. TREE PRUNING IS LIMITED TO THE FOLLOWING: REMOVE DEAD WOOD AND DISEASED, CROWDED, AND WEAKLY ATTACHED TRUNKS AND BRANCHES WHICH CREATE A HAZARD TO PRIVATE PROPERTY AND CITIZENS.
- PROVIDE ADEQUATE CLEARANCE AND VISIBILITY FOR SAFE USE OF PARKING STALLS, TRAVEL WAYS, AND WALKWAYS FOR THE PASSAGE OF PERSONS AND VEHICLES.
- REMOVE VISIBILITY OBSTRUCTION OF TRAFFIC SIGNS.
- PROVIDE ADEQUATE VISIBILITY FOR SECURITY PATROLS.
- REPAIR SPLIT TREES AND LIMBS IN ORDER TO SAVE THE TREE AND ITS APPEARANCE.
- REMOVE OR SEVER ROOTS OF TREES WHICH ARE CAUSING DAMAGE TO PUBLIC OR PRIVATE PROPERTY SUCH AS CURBS, GUTTERS, SIDEWALK, DRAINAGE LINES, AND PARKING LOT SURFACES.
- PROVIDE VISIBILITY FOR MERCHANT SIGNAGE AND INCREASE PARKING LOT LIGHTING ONLY WHEN THE AESTHETICS OF THE TREE AND THE PARKING LOT SHADING REQUIREMENTS WILL NOT BE REDUCED.
- AVOID CUTTING MAJOR ROOTS (ONE-INCH OR GREATER IN DIAMETER) TO THE GREATEST EXTENT FEASIBLE. CUT ALL ROOTS, REGARDLESS OF SIZE, CLEANLY AT THE EDGE OF GROUND DISTURBANCE WITH PRUNING INSTRUMENTS AND KEEP ROOTS MOIST UNTIL COVERED WITH SOIL.
- PRUNING OF LIVING LIMBS OR ROOTS SHOULD BE DONE UNDER THE SUPERVISION OF AN ISA-CERTIFIED ARBORIST. ALL PRUNING SHOULD BE DONE BY HAND, IN ACCORDANCE WITH ISA STANDARDS USING TREE MAINTENANCE BEST PRACTICES. CLIMBING SPIKES SHOULD NOT BE USED ON LIVING TREES. LIMBS SHOULD BE REMOVED WITH CLEAN CUTS JUST OUTSIDE THE BRANCH COLLAR.
- ALL EXPOSED ROOTS SHOULD BE COVERED WITH PROTECTIVE MATERIAL (E.G., DAMP BURLAP) DURING CONSTRUCTION TO PREVENT DRYING OUT.
- NO SIGNS, ROPES, CABLES, OR ANY OTHER ITEM SHOULD BE ATTACHED TO A TREE.
- NO BURNING OR USE OF EQUIPMENT WITH AN OPEN FLAME SHOULD OCCUR NEAR OR WITHIN THE TPF. APPROPRIATE FIRE PREVENTION TECHNIQUES SHOULD BE EMPLOYED AROUND ALL TREES TO BE PRESERVED. THIS INCLUDES CUTTING TALL GRASS, REMOVING FLAMMABLE DEBRIS WITHIN THE TPF, AND PROHIBITING THE USE OF TOOLS THAT MAY CAUSE SPARKS, SUCH AS METAL BLADE TRIMMERS OR MOWERS.

PRELIMINARY NOT FOR CONSTRUCTION

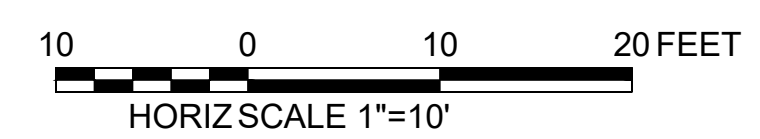


- Notes per Section 11.08.120 of the Municipal Code:
- Protective fencing shall be installed no closer to the trunk than the dripline, and far enough from the trunk to protect the integrity of the tree.
 - The fence shall be chain link and a minimum of five feet in height. Fence shall be supported by vertical posts driven 2 feet (min) into the ground.
 - The existing grade level around a tree shall normally be maintained out to the dripline of the tree. No signs, wires, or any other object shall be attached to the tree.
 - Trees that have been damaged by construction shall be repaired in accordance with accepted arboriculture methods

TREE PROTECTION FENCE DETAIL PLAN VIEW



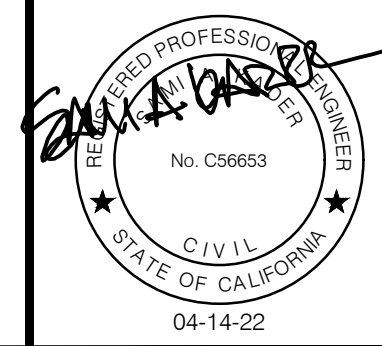
TREE PROTECTION FENCE DETAIL ELEVATION VIEW

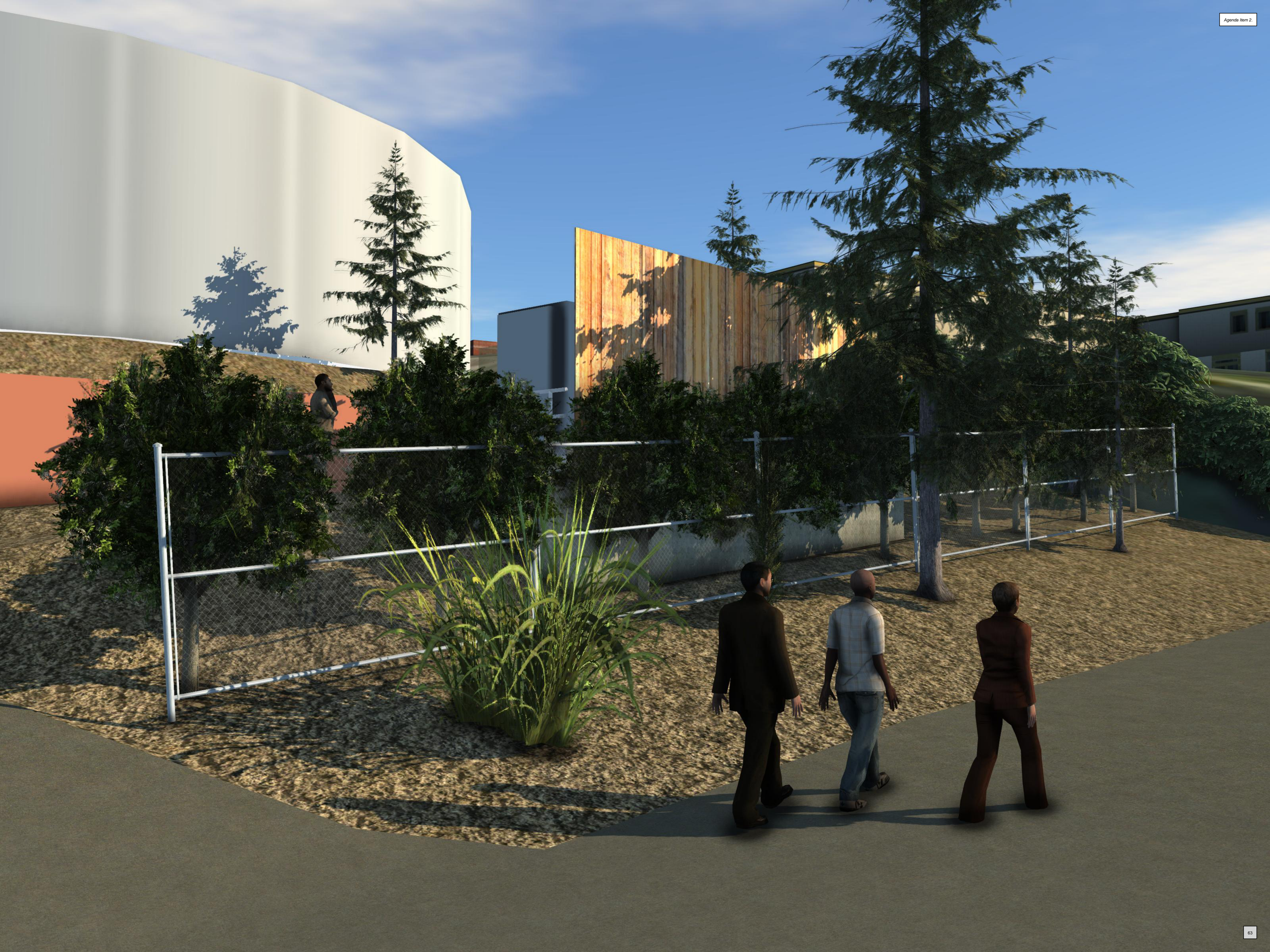


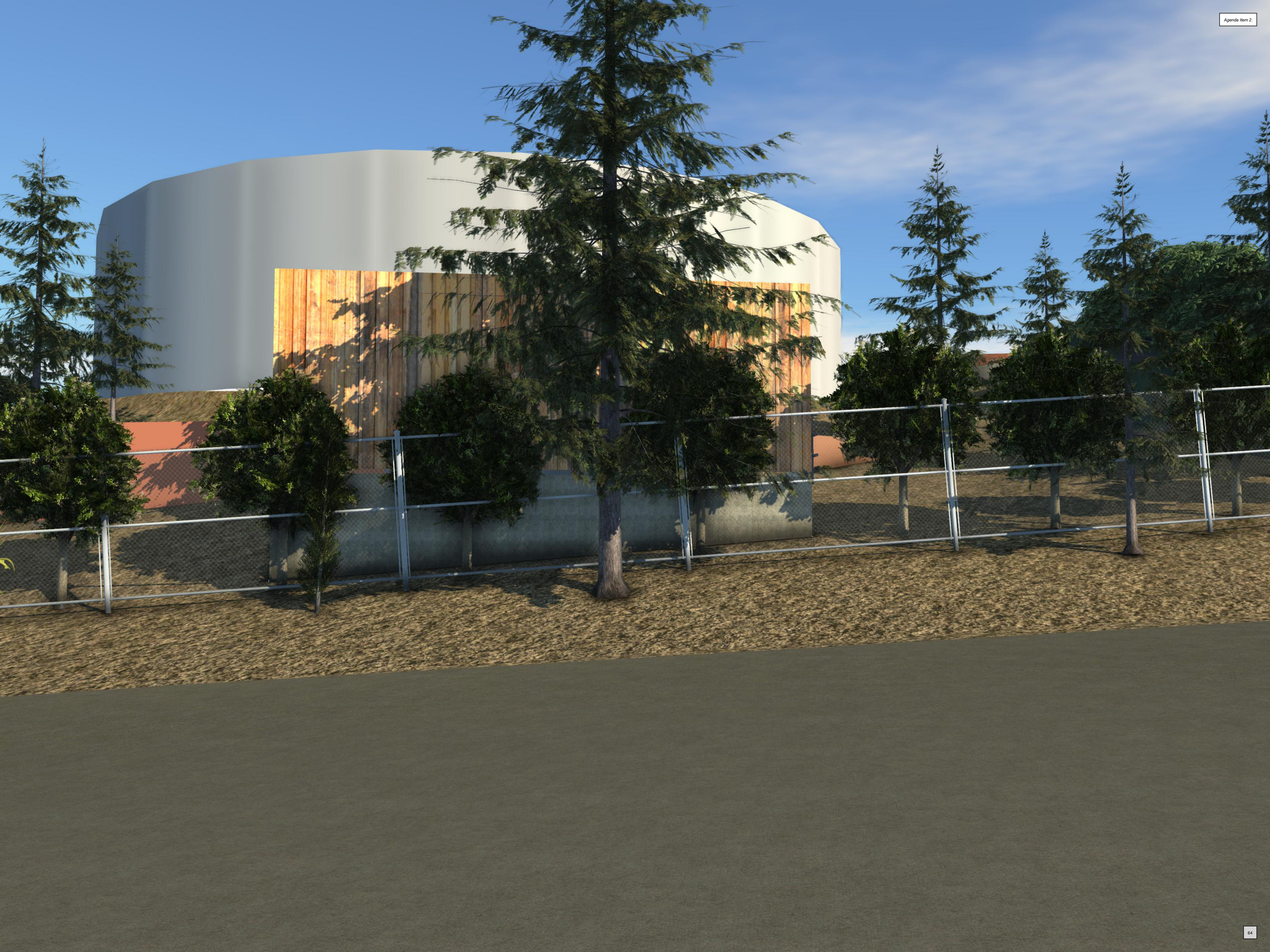
WATERWORKS ENGINEERS

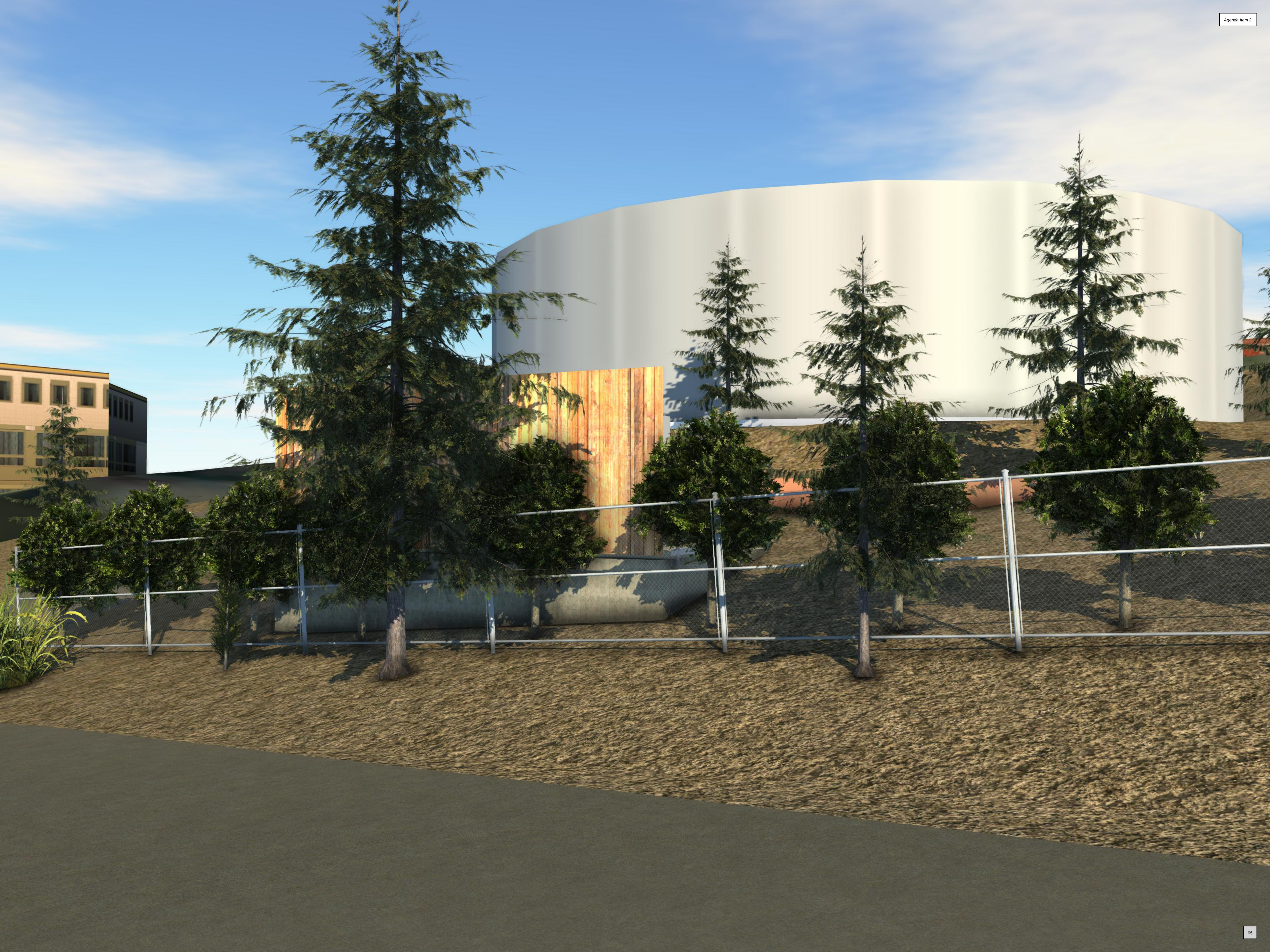
DRAWN BY: MDT
DESIGNED BY: SAK/PW

CHECKED BY: DATE:
APPROVED BY: DATE:











DATE: November 2, 2022
 AGENDA ITEM # 3

TO: Design Review Commission
FROM: Sean K. Gallegos, Senior Planner
SUBJECT: V22-0003 and SC22-0019 – 562 University Avenue

RECOMMENDATION:

Approve variance application V22-0003 and design review application SC22-0019 subject to the listed findings and conditions

PROJECT DESCRIPTION

This application includes a variance to allow a pergola with an 18.3-foot height where the maximum height allowed is 12 feet, and design review for a new deck and pergola structure. The following table summarizes the project’s technical details:

GENERAL PLAN DESIGNATION: Single-Family, Residential
ZONING: R1-10
PARCEL SIZE: 11,325.6 square feet
MATERIALS: Redwood

	Existing	Proposed	Allowed/Required
COVERAGE:	-	3,484 square feet	3,494 square feet
SETBACKS:			
Rear	-	19.2 feet	25; feet
Right side (1 st /2 nd)	-	- / 33.6 feet	10 feet/17.5 feet
Left side (1 st /2 nd)	-	- / 34.6 feet	10 feet/17.5 feet
HEIGHT:	-	18.3 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located at the end of University Terrace a short cul-de-sac street off of University Avenue. The immediate neighborhood, which consists of two houses on University Avenue and the residences on or adjacent to University Terrace, is considered a Diverse Character Neighborhood as defined in the City’s Residential Design Guidelines. There are two residences on University Avenue at 532 and 546 University Avenue respectively, and six residences that immediately abut University Terrace and four residences, including the subject property, that have vehicular access directly onto University Terrace. The properties along University Terrace are uniquely shaped and

range in size from 12,000 square feet to 32,300 square feet. Most of the homes along University Terrace back up to Adobe Creek. There is not a uniform street tree pattern, but there are many mature trees and other landscaping present in the surrounding neighborhood.

Property History

On June 9, 1995, the Planning Commission approved a variance application 95-V-20 for an eight-foot exterior side yard setback, where a 20-foot setback is required, and a design review application 95-SC-41 for a first and second story addition to an existing two-story house.

DISCUSSION

Variations

Height Variance

As part of their design review application to construct a new deck and pergola along the rear of the house, the applicant is seeking a variance to allow for increased height for the pergola to 18 feet, four inches, where the maximum height allowed is 12 feet.

Variance Findings

In order to approve a variance, the Commission must make three positive findings pursuant to Section 14.76.070 of the Zoning Code:

- 1. The granting of the variance will be consistent with the objectives of the City’s zoning plan;
- 2. That the granting of the variance will not be detrimental to the health, safety, or welfare of persons living or working in the vicinity or injurious to property or improvements in the vicinity; and
- 3. Variations from the provisions of this chapter shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the provisions of this chapter deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classifications.

The granting of the variance is consistent with the objectives of the zoning plan because the pergola would not negatively affect the safety, peace, comfort, convenience, prosperity, or general welfare of the property owner or adjacent properties. The deck and pergola are a reasonable amenity for a single-family property, and it will help protect and enhance the real property value of the parcel by providing an enjoyable and aesthetic space for the residents.

The granting of the variance will not be detrimental to persons living or working in the vicinity or injurious to any properties in the vicinity because it is a single-family use, and the proposed house has been designed to have appropriate relationships with the surrounding properties and the persons living or working in those surrounding areas.

There are some unique physical characteristics of the property to consider. The topography of the subject property is unusual. Although the front half of the property is fairly level, the rear slopes down and away from the house. There is an estimated 15-foot change in the slope from the front of the garage to the rear of the house. At the rear of the residence, at the northern side, the main floor is approximately 9 to 9.5 feet above grade due to the slope of the site. Given the sloping nature

of the site and the challenge in placing a pergola that complies with the 12-foot height requirement, the granting of a height variance is a reasonable request. The side elevations and cross sections (sheets L-2.0) illustrate the height of the deck and pergola structure that exceed that limit.

The variance for increased height is reasonable due to the steeply sloping topography of the site, which is considered a special circumstance. Strict application of these provisions of the R1-10 District would deprive the property of constructing an appropriately sized amenity and useable outdoor spaces that are enjoyed by other properties in the vicinity and under the identical zoning classification (R1-10).

Design Review

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

The project proposes a deck with first and second story deck/patio and a pergola structure due to the sloping nature of the lot. The pergola structure consists of parallel colonnades supporting an open roof of girders and cross rafters. The deck and pergola are a reasonable amenity for a single-family property and its design is compatible with existing colonial-style single-family house. The project is utilizing high quality materials, such as redwood, which is compatible to the architectural design of the house. Overall, the project is compatible with this diverse character neighborhood setting and has an appropriate relationship to the adjacent structures.

The proposed project is sensitive to the scale of the neighborhood and incorporates similar heights found within the neighborhood context. The deck has a height that ranges from 1.92 feet to nine feet above grade, and the pergola has a height that ranges from 11.33 feet to 18.3 feet. Overall, the project proposes a low maximum overall height of 18.3 feet, where the maximum height is 12 feet for accessory structures and 27 feet for the house in the R1-10 district.

While the deck size and height, due to the hillside context and limited visibility off of the site, the design appears to reasonably address the City’s design review findings related to bulk, mass and neighborhood context.

Commented [YD1]: What?

Privacy

The deck is located along the first and second story along the rear of the house. The deck's views toward the right interior (north) side of the property and 546 University Avenue are obscured due to the existing house diminishing views toward the right interior property, the 33.5-foot distance to the side property and the three mature coast live oak trees that further screen views toward 546 University Avenue.

Along the rear of the site, there are limited views towards the rear of the site due to the downslope context and existing mature trees and vegetation. Overall, staff has not identified any issues with the deck placement or off-site views and finds that the proposal will maintain a reasonable level of privacy.

The applicant has also reached out to the immediate neighbors for community outreach. A copy of the community outreach summary and responses from the neighbors is included in Attachment D. The applicant has received letters and email supporting the project from the neighbor along the right

(north) side at 546 University Avenue, and the property along the rear (west) of the site at 570 University Avenue.

Trees and Landscaping

There are a total of seven protected trees on the project site as well as four additional protected trees adjacent to the site on neighboring properties. The trees proposed for removal include the following:

- One protected English walnut tree (No. 11) is proposed for removal due to their conflict with the proposed deck and hardscape footprint.
- One unprotected Bottle Brush tree (No. 9) and a Glossy Privet tree (No. 10) is proposed for removal. Under the City’s Tree Protection Ordinance (LAMC [Chapter 11.08](#)), a *protected tree* is any tree that is 48-inches (four feet) or greater in circumference when measured at 48-inches above the ground. The two trees have a circumferences less than 48 inches, which does not qualify the trees for protection. The trees may be removed by the applicant without approval from the City of Los Altos.

The plans indicate the existing landscaping is to remain, therefore staff has included the standard condition of approval that requires the applicant to maintain or provide new landscaping as needed, which will be inspected before final inspection. New or rebuilt landscaping would need to satisfy the Water Efficient Landscape Ordinance requirements should it exceed the 2,500 square-foot landscaping threshold for residential additions (Condition of Approval No. 13 and 22).

Environmental Review

This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act because it involves improvements to an existing single-family house.

Public Notification and Community Outreach

A public meeting notice was posted on the property and mailed to 14 nearby property owners on University Avenue and University Terrace. The Notification Map is included in Attachment B.

A billboard of Notice of Development Proposal was installed onsite. The applicant has also reached out to the immediate neighbors for community outreach. A copy of the community outreach summary and responses from the neighbors is included in Attachment D. The applicant has received letters and email supporting the project from the neighbor along the right (north) side at 546 University Avenue, and the property along the rear (west) of the site at 570 University Avenue.

Cc: Lauren Edwards and Robert Ramsay, Property Owners
John Aldrich, Applicant

Attachments:

- A. Public Notification Map
- B. Applicant Outreach
- C. Project Plans

Design Review Commission
V22-0003 and SC22-0019 – 562 University
November 2, 2022

FINDINGS

V22-0003 and SC22-0019 – 562 University Avenue

1. With regard to the variance for an increased height of 18.3 feet for an accessory structure (pergola), the Design Review Commission finds the following in accordance with Section 14.76.070 of the Municipal Code:
 - a. The granting of the variance is consistent with the objectives of the Zoning Code set forth in Chapter 14.02;
 - b. The granting of the variance will not be detrimental to the health, safety, or welfare of persons living or working in the vicinity or injurious to property or improvements in the vicinity; and
 - c. The variance for increased height, reduced side and rear yard setbacks, encroachments into the daylight plane and more than two stories are reasonable due to the steeply sloping topography of the site, which is considered a special circumstance. Strict application of these provisions of the R1-10 District would deprive the property of constructing an appropriately sized house and adjacent useable outdoor spaces that are enjoyed by other properties in the vicinity and under the identical zoning classification (R1-10).

2. With regard to the new accessory structures (deck and pergola), the Design Review Commission finds the following in accordance with Section 14.76.060 of the Municipal Code:
 - a. The proposed accessory structures comply with all provision of this chapter;
 - b. The height, elevations, and placement on the site of the proposed accessory structures, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;
 - c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;
 - d. The orientation of the proposed accessory structures in relation to the immediate neighborhood will minimize the perception of excessive bulk and mass;
 - e. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and
 - f. The proposed accessory structures have been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

V22-0003 and SC22-0019 – 562 University Avenue

GENERAL

1. Expiration

The Design Review Approval will expire on November 2, 2024 unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

2. Approved Plans

This approval is based on the plans received on September 20, 2022 and the written application materials provided by the applicant, except as may be modified by these conditions.

3. Protected Trees

All existing trees to remain, as shown on Sheet L1-0.0, are considered protected and cannot be removed without a Tree Removal Permit approved by the Development Services Director.

4. Tree Removal Approved

Trees Nos. 9 through 11 shown to be removed on plan Sheet L1-0.0 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 issuance of a demolition permit or building permit. Exceptions to this condition may be granted by the Development Services Director upon submitting written justification.

5. Landscaping

The project is subject to the City’s Water Efficient Landscape Regulations pursuant to Chapter 12.36 of the Municipal Code.

6. Encroachment Permit

An encroachment permit and/or an excavation permit shall be obtained prior to any work done within the public right-of-way and it shall be in accordance with plans to be approved by the City Engineer.

7. Indemnity and Hold Harmless

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

INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

8. Conditions of Approval

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

9. Tree Protection Note

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

10. Green Building Standards

Design Review Commission
V22-0003 and SC22-0019 – 562 University
November 2, 2022

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.

11. Storm Water Management

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

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

12. Tree Protection

Tree protection fencing shall be installed around the dripline(s), or as required by the project arborist, of trees as shown on Sheet L-0.0. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.

PRIOR TO FINAL INSPECTION

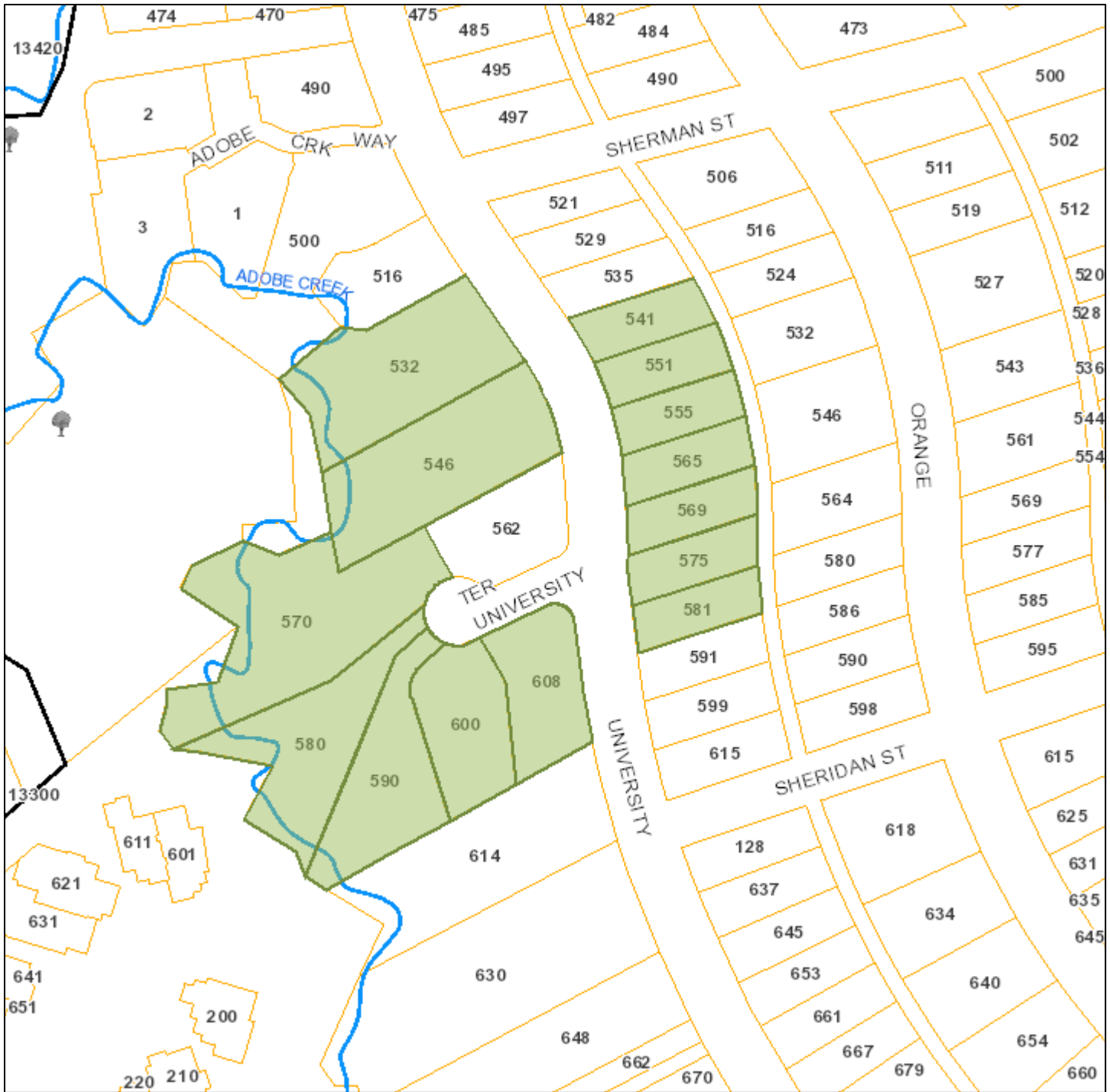
13. Landscaping Installation

All front yard, exterior side, interior side, and rear yard landscaping, street trees and privacy screening trees shall be maintained and/or installed as shown on the approved plans or as required by the Planning Division. *(Note: Adjust wording to match project, and use only if project not subject to WELO)*

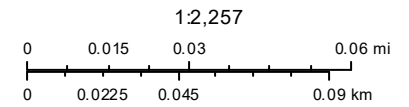
ATTACHMENT A

Notification Map

Agenda Item 3.



Print Date: June 1, 2022



- Schools
- Park and Recreation Areas
- City Limit
- Road Names
- Waterways
- Situs Label
- TaxParcel

The information on this map was derived from the City of Los Altos' GIS. The City of Los Altos does not guarantee data provided is free of errors, omissions, or the positional accuracy, and it should be verified.

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

YOUR NAME

562 university Ave Los Altos California | Laurened1027@gmail.com

October 24th 2022

Recipient

To whom it may concernRecipient:

I have completed community outreach to the following addresses:

- 546 University Avenue
- 570 University Terrace
- 580 University Terrace
- 590 University Terrace
- 600 University Terrace
- 608 University Terrace

I received responses from 546 university Ave, our next door neighbors the Wilson's, and 570 university terrace, Adam Weissman and Tabitha Jordan, the neighbors directly behind us. The addresses 600 and 608 University Terrace are owned by the Carleton's and my understanding is that they do not regularly reside in those addresses. They did not respond to my emails. The addresses 580 and 590 University Terrace are owned by the Louie's and they did not respond to my e-mail but I did send them my plans and they verbally confirmed with me that they did review them.

Sincerely,

Your Name

Janet Wilson

Add keywords

Advanced



Back

Restore to Inbox

Move

Delete

Spam



Re: city permit review for deck plans

Yahoo/Archive



DAVID JANET WILSON <ja_wilson@comcast.net>

To: Lauren Edwards



Fri, Aug 26 at 6:15 PM



Dear Lauren,

I have no objections or problem with your new (remodeled) deck. I think it will actually be a benefit to us and look forward to seeing it finished, with all of you enjoying it.

Regards,

Janet Wilson
546 University Ave.

> Show original message



Reply, Reply All or Forward

Send



August 26, 2022
Subject: Variance Application/Neighbor Outreach
Edwards/Ramsay Residence
Project number SC22-0019
562 University Avenue
Los Altos, CA 94022

To whom it may concern:

We are the back neighbors of 562 University Avenue, Los Altos. We discussed the plans and were provided copies of the architectural plan via email for the new deck and shade structure, and do not have any concerns about the current plans.

Sincerely,

A handwritten signature in black ink, appearing to read "Adam Weissman" followed by a long horizontal line.

Adam Weissman and Tabitha Jordan
570 University Terrace
Los Altos, CA 94022
(802)222-0028

Sean Gallegos

From: Lauren Edwards <laurened1027@gmail.com>
Sent: Wednesday, October 26, 2022 4:44 PM
To: Sean Gallegos
Subject: Fwd: Fw: deck plans/city permitting process

Please see proof of outreach to the Louie's 580/590 university terrace on August 28th.
 Thank you

----- Forwarded message -----

From: Lauren Edwards <laurenmedwards@yahoo.com>
Date: Wed, Oct 26, 2022 at 1:34 PM
Subject: Fw: deck plans/city permitting process
To: Lauren Edwards <laurened1027@gmail.com>

On Sun, Aug 28, 2022 at 10:05 AM Lauren Edwards <laurenmedwards@yahoo.com> wrote:

Hi Annamarie!

I hope you are well!

I didn't realize that you had both addresses, 580 and 590 University Terrace, which Janet let me know. Because our deck is being extended by 6 feet from the original deck we are being asked to go through a very thorough process with city planning called a Variance Process. In that process they ask that we document outreach to certain neighbors in case there are any concerns about our plans. Essentially, our deck will be extended by 6 feet toward the grass and we are putting a 9 foot shade structure on top of it (shorter than the house). I may imagine that you cannot see our deck or house from your address and if you cannot, you wouldn't see this either, but wanted to be sure to provide you the plans and if you had any questions happy to chat about it anytime.

If you review the plans and do not have any concerns, I would really appreciate it if you could reply to this email letting us know that. We are able to submit email outreaches to the city.

Thanks so much for taking the time to review this!
 Lauren

Sean Gallegos

From: Lauren Edwards <laurened1027@gmail.com>
Sent: Wednesday, October 26, 2022 4:42 PM
To: Sean Gallegos
Subject: Fwd: Fw: new deck plans, city permitting outreach from your neighbors at 562 University
Attachments: SCC22-0019 Lands_Edwards_Variance_8-23-22.pdf

Hi Sean,
 Please see proof of outreach to Carletons 600/608 university terrace on August 28

----- Forwarded message -----

From: Lauren Edwards <laurenmedwards@yahoo.com>
Date: Wed, Oct 26, 2022 at 1:35 PM
Subject: Fw: new deck plans, city permitting outreach from your neighbors at 562 University
To: Lauren Edwards <laurened1027@gmail.com>

----- Forwarded Message -----

From: Lauren Edwards <laurenmedwards@yahoo.com>
To: ninicarleton@gmail.com <ninicarleton@gmail.com>; wcarleton1018@gmail.com <wcarleton1018@gmail.com>
Sent: Sunday, August 28, 2022, 10:09:45 AM PDT
Subject: new deck plans, city permitting outreach from your neighbors at 562 University

Hi Sharon and Will,
 I hope you don't mind me emailing you - Janet Wilson provided me with your email addresses. She also let me know that your property extends two addresses, 600 and 608 University Terrace, both addresses the city asked us to outreach to.

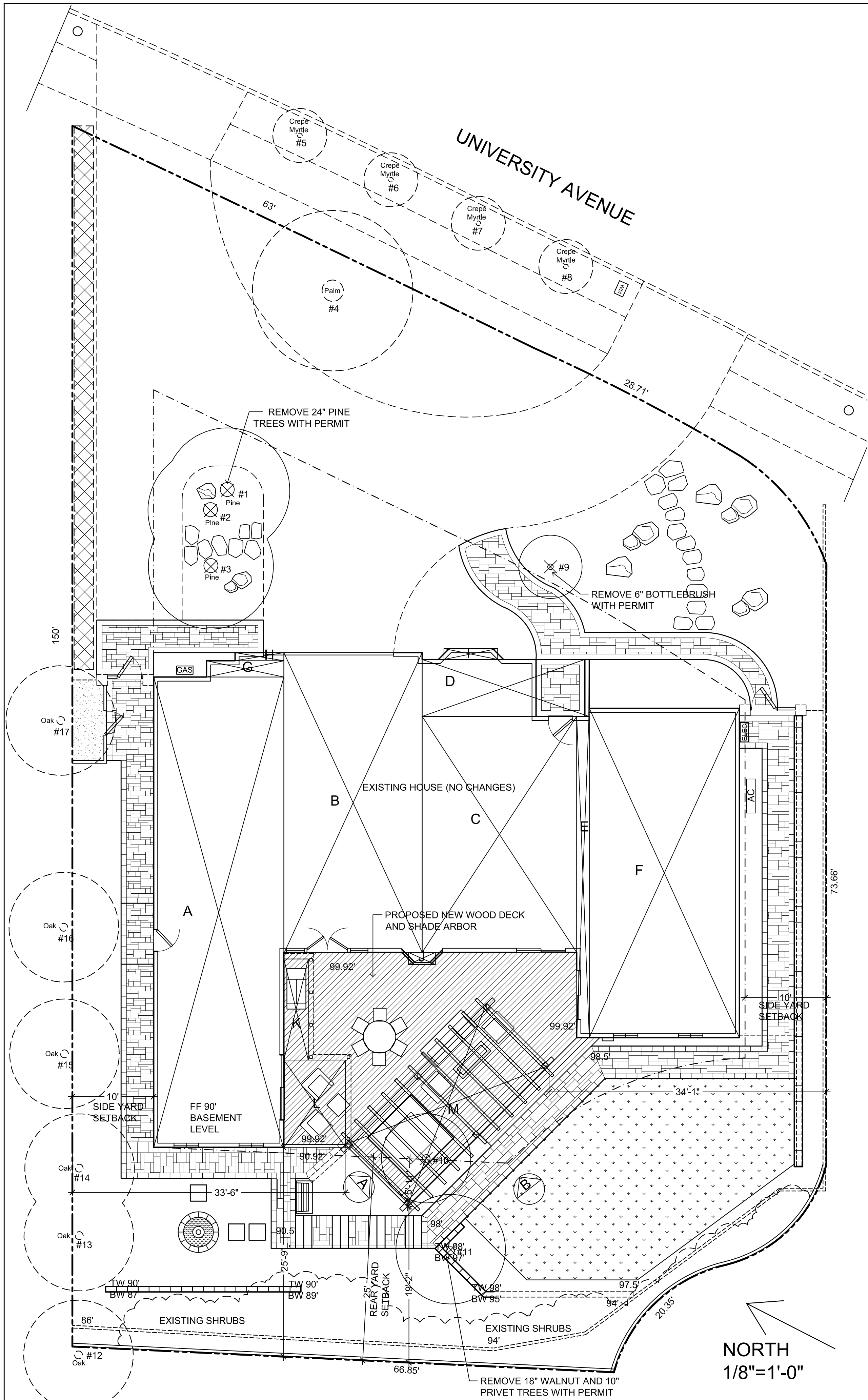
Because our deck is being extended by 6 feet from the original deck we are being asked to go through a very thorough process with city planning called a Variance Process. In that process they ask that we document outreach to certain neighbors in case there are any concerns about our plans. Essentially, our deck will be extended by 6 feet toward the grass and we are putting a 9 foot shade structure on top of it (shorter than the house).

If you have any concerns about these plans I am very happy to discuss with you anytime.

If you review the plans and do not have any concerns, I would really appreciate it if you could reply to this email letting us know that. We are able to submit email outreaches to the city.

Thanks so much for taking the time to review this!
 Lauren

ATTACHMENT C



ZONING COMPLIANCE

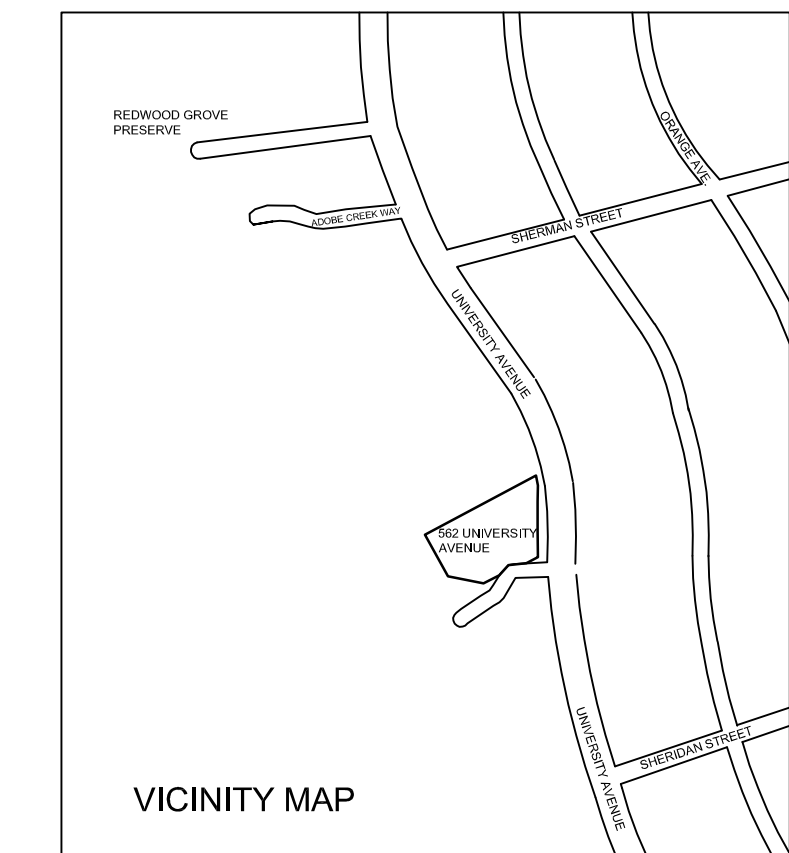
LOT COVERAGE	Existing	Proposed	Allowed/Required
FRONT	25%	25%	25%
REAR	25%	13'-2"	25%
RIGHT SIDE/1ST/2ND	10'/18"	33'-6" (arbor)	10'/17.5'
LEFT SIDE/1ST/2ND	10'/30'.9	34'-7" (arbor)	10'/17.5'
HEIGHT	23'	9'-4"/18'-4" (arbor)	27' (12' accessory structure)

LOT CALCULATIONS

NET LOT AREA	11,646.5 (HOUSE/ARBOR 3,484 -11,646.5=8,162)
FRONT YARD (2,581 SF)	
HARDSCAPE AREA	1,256 SF (48.6%)
LANDSCAPING BREAKDOWN	TOTAL HARDSCAPING (Square feet)
	EXISTING/PROPOSED 3,811/ 3,549
LANDSCAPING BREAKDOWN	SOFTSCAPE (Square feet)
	EXISTING/PROPOSED 4,351/ 4,613

A 16'x58' = 928	H 1'x6' = 6
B 17'x36.5' = 620.5	I 1.33x6.5' = 8.64
C 29'x19' = 551	J 1.5'x3.5' = 5.25
D 7'x20.5' = 143.5	K 12.5'x3' = 37.5
E 1.5'x39.5' = 59.25	L 7.5'x11.75' = 88.125
F 18.5'x40.5' = 749.25	M 24.5'x11' = 269.5
G 2'x9.5' = 19	

3,484.25 SF COVERAGE
11,646.5 SF LOT AREA x 30 = 3,494 COVERAGE ALLOWED



GENERAL PROJECT INFORMATION

ZONING R1-10 SINGLE FAMILY - SMALL LOT
APN 175-14-016

PROJECT DESCRIPTION:
REMOVE OLD WOOD DECK, ADD NEW WOOD DECK, SHADE ARBOR, SPA, AND LANDSCAPING

TREE LEGEND

TREE #	BOTANICAL NAME - COMMON NAME	SIZE*	COMMENTS
1	Pinus radiata - Monterey Pine	24"	Remove with separate permit
2	Pinus radiata - Monterey Pine	24"	Remove with separate permit
3	Pinus radiata - Monterey Pine	24"	Remove with separate permit
4	Phoenix canariensis - Canary Island Palm	36"	To remain
5	Lagerstoemia indica - Crepe Myrtle	4"	To remain
6	Lagerstoemia indica - Crepe Myrtle	4"	To remain
7	Lagerstoemia indica - Crepe Myrtle	4"	To remain
8	Lagerstoemia indica - Crepe Myrtle	4"	To remain
9	Callistemon citrinus - Bottle Brush Tree	6"	Remove not protected
10	Ligustrum lucidum - Glossy Privet	10"	Remove not protected
11	Juglans regia - English Walnut	18"	Protected, remove with permit
12	Quercus agrifolia - Coast Live Oak	20"	To remain
13	Quercus agrifolia - Coast Live Oak	18"	To remain
14	Quercus agrifolia - Coast Live Oak	18"	To remain
15	Quercus agrifolia - Coast Live Oak	18"	To remain
16	Quercus agrifolia - Coast Live Oak	18"	To remain
17	Quercus agrifolia - Coast Live Oak	16"	To remain

REVISIONS	BY
8-22-22	
9-19-22	

JOHN ALDRICH & ASSOCIATES
LANDSCAPE ARCHITECTS CA LIC. # 1957
Phone: (650) 362-3088 PO BOX 4149
john_aldrich-la@sbcglobal.net Menlo Park, CA 94026-4149

LANDSCAPE COVER SHEET

Lauren Edwards and Eric Ramsay
562 UNIVERSITY AVENUE
LOS ALTOS, CA 94024

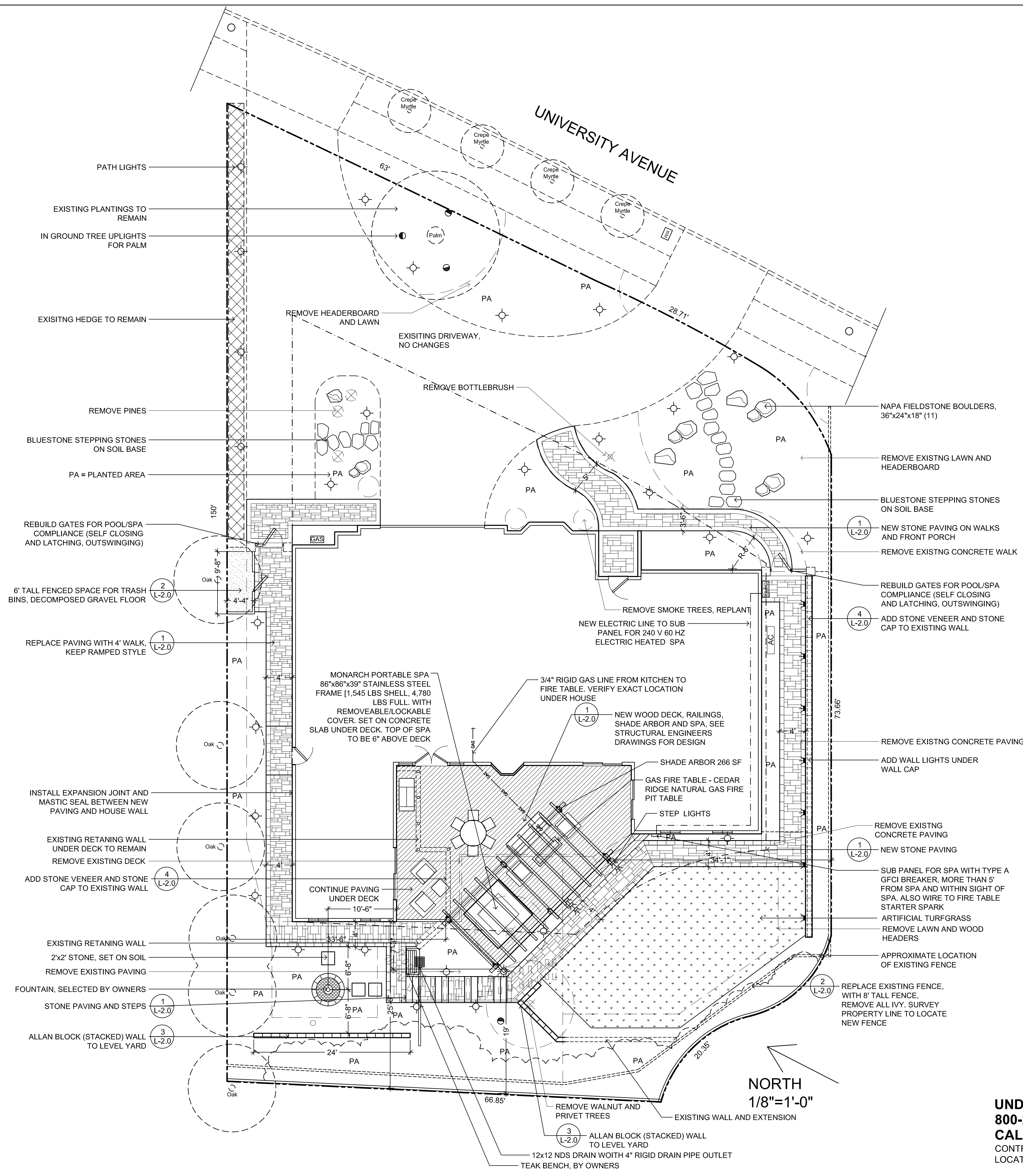
DATE:	August 2021
SCALE:	
DRAWN BY:	JA
PROJECT #	21-1095
SHEET	L-0.0
TOTAL SHEETS:	7

SHEET INDEX:

L-0.0	LANDSCAPE COVER PAGE
L-1.0	LANDSCAPE CONSTRUCTION LAYOUT
L-2.0	LANDSCAPE CONSTRUCTION DETAILS
L-3.0	LANDSCAPE IRRIGATION PLAN
L-3.1	WELO WORKSHEETS
L-4.0	LANDSCAPE PLANTING PLAN
L-5.0	LANDSCAPE LIGHTING PLAN

- GENERAL NOTES:**
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS, THE LOCATION OF ALL TREES WITHIN THE LIMIT OF WORK, UTILITIES, AND ALL SITE ELEMENTS PRIOR TO BEGINNING THE WORK.
 - PERFORM ALL WORK IN CONFORMANCE WITH REQUIREMENTS AND OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS. OBSERVE ALL SETBACKS SHOWN ON THE PLANS AND AS OTHERWISE MAY BE REQUIRED.
 - THE LANDSCAPE ARCHITECT AND THE OWNER SHALL BE ADVISED 48 HOURS IN ADVANCE FOR PERFORMANCE OF SITE OBSERVATIONS.

- CONSTRUCTION LAYOUT NOTES:**
- THE LAYOUT PLAN IS DIAGRAMMATIC ONLY, SHOULD A DISCREPANCY EXIST BETWEEN THE PLAN AND ACTUAL SITE CONDITIONS, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY, IN WRITING, PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR:
 - VERIFYING AND CONFORMING TO SETBACKS AND OTHER INDICATED DIMENSIONS.
 - LAYOUT OF ALL MAJOR COMPONENTS PRIOR TO STARTING CONSTRUCTION.
 - COOPERATING WITH LANDSCAPE ARCHITECT AND OWNER IN RESOLVING ANY DISCREPANCIES AND MAKING ADJUSTMENTS TO AVOID ADDITIONAL COSTS TO THE OWNER.
 - THE LANDSCAPE ARCHITECT SHALL APPROVE ALL STAKE UP AND FORM WORK PRIOR TO INSTALLATION.
 - ALL CURVES SHALL BE SMOOTH AND CONTINUOUS AND ALL ANGLES SHALL BE 90°, UNLESS OTHERWISE NOTED.
 - WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE DRAWINGS, UNLESS OTHERWISE NOTED.
 - ALL RADIUS POINT DISCREPANCIES ARE +/- . ADJUSTMENTS IN THE FIELD MAYBE NECESSARY FOR SMOOTH, EVEN LINES AND LAYOUT POINTS.
 - ALL DIMENSIONS START AT REFERENCE LINES, FACE OF BUILDING, DESIGNATED RADIUS POINTS, UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL INSTALL EXPANSION JOINTS WITH MASTIC BETWEEN ANY BUILDING AND PAVING CONNECTIONS, AND BETWEEN EXISTING PAVING AND NEW PAVING.
 - CONTRACTOR TO COORDINATE SLEEVING (IRRIGATION, LIGHTING, DRAINAGE, ETC.) WITH OTHER CONTRACTORS



UNDERGROUND SERVICE ALERT (USA) - 800-227-2600
CALL BEFORE YOU DIG.
 CONTRACTOR TO CALL USA 2 DAYS BEFORE EXCAVATION TO LOCATE UNDERGROUND UTILITIES.

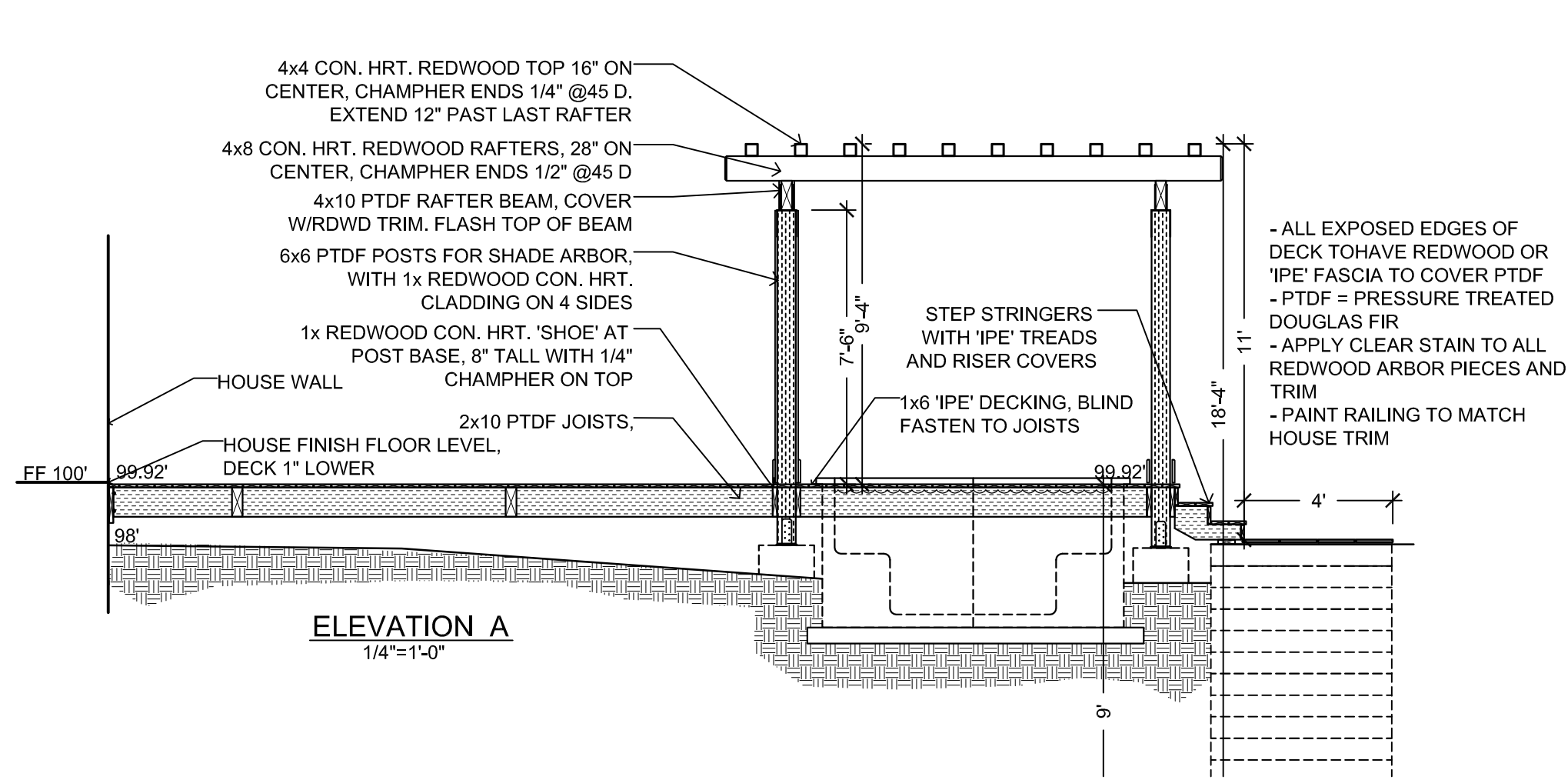
REVISIONS	BY
3-15-22 - UTILITIES	
8-23-22 VARIANCE	

JOHN ALDRICH & ASSOCIATES
 LANDSCAPE ARCHITECTS CA LIC. # 1957
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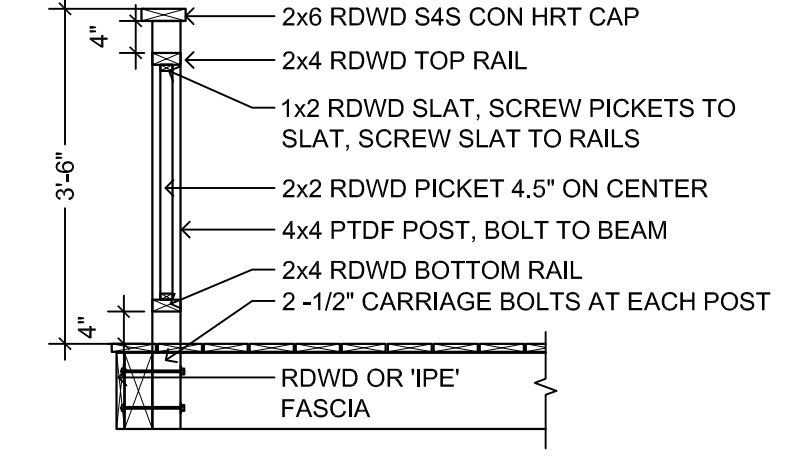
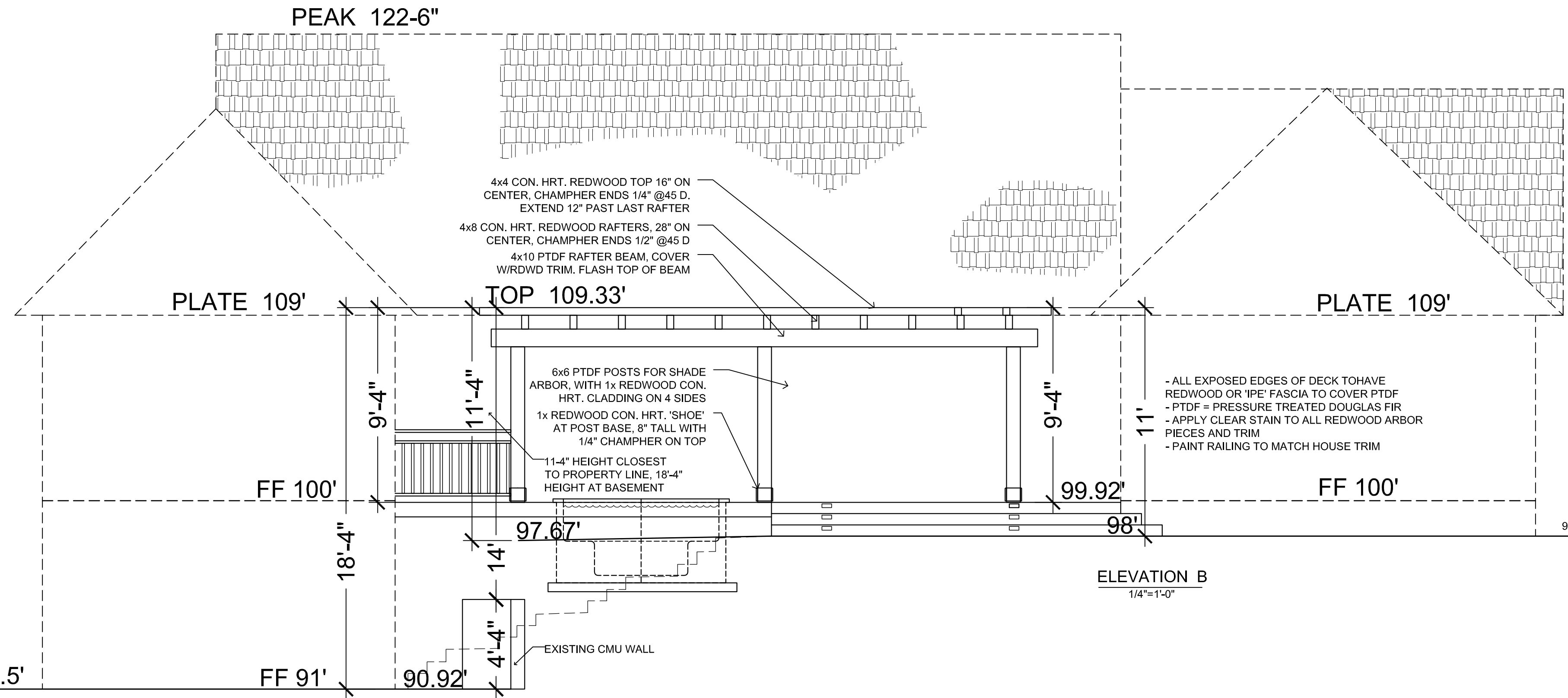
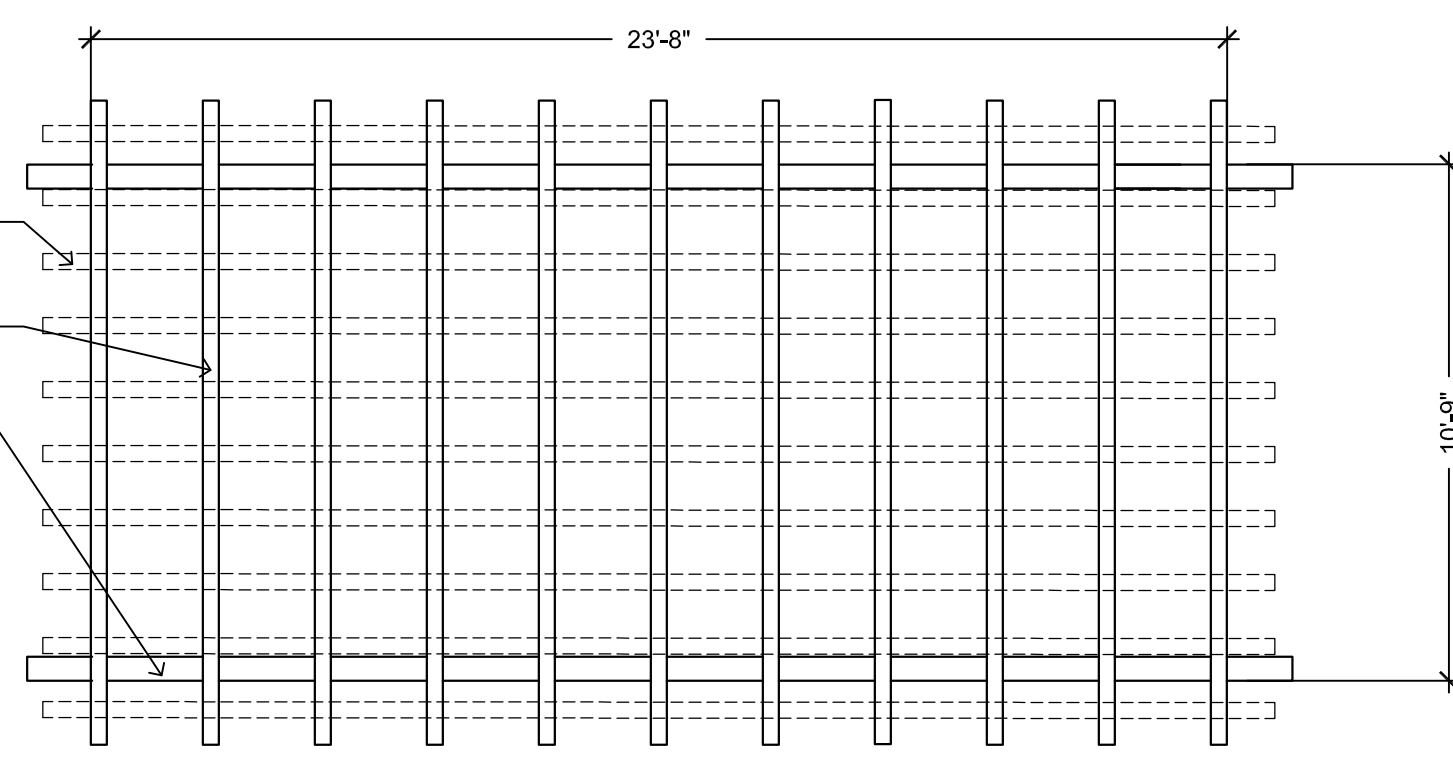
LANDSCAPE CONSTRUCTION LAYOUT

Lauren Edwards and Eric Ramsay
 562 UNIVERSITY AVENUE
 LOS ALTOS, CA 94024

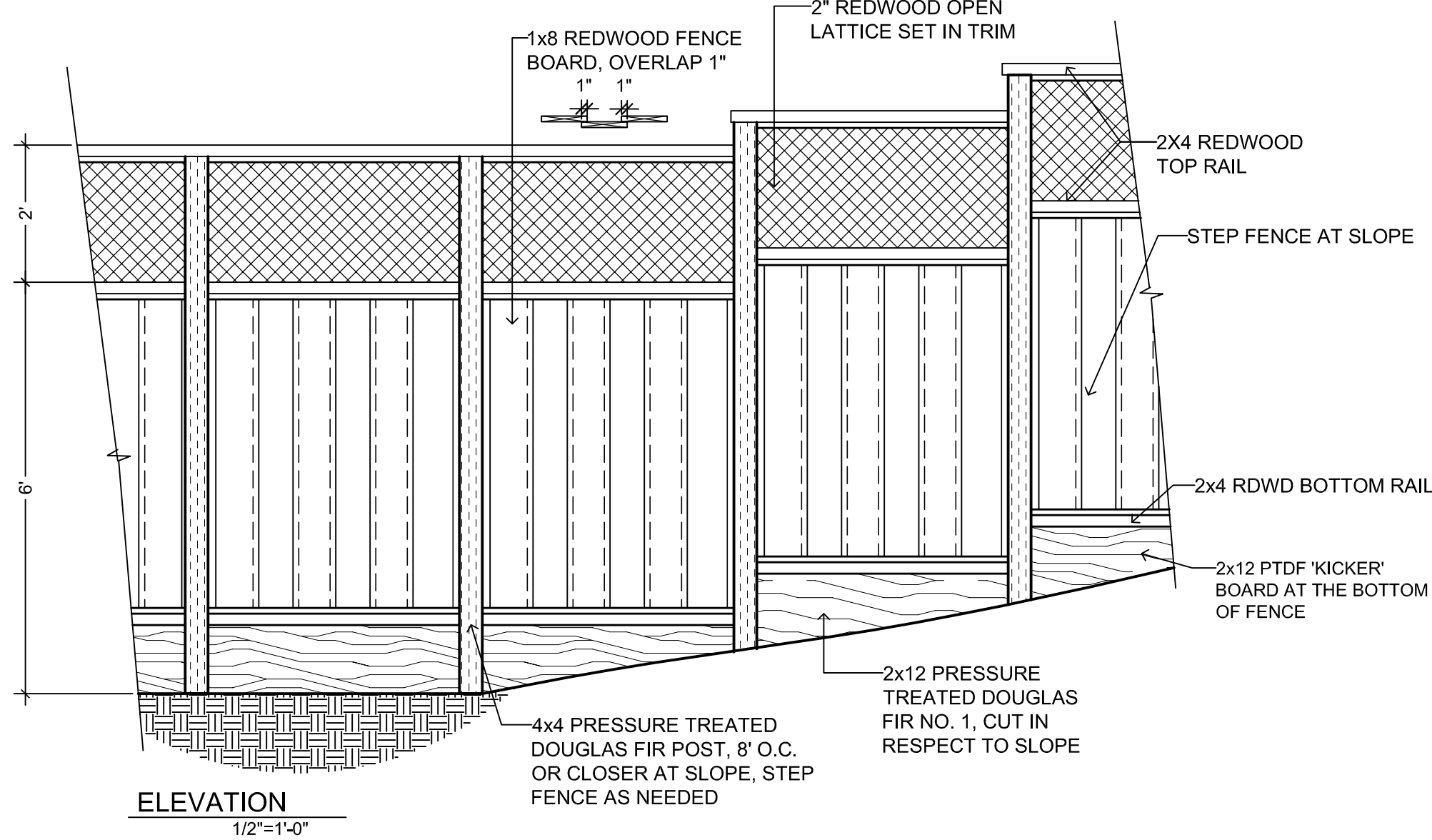
DATE: August 2021
SCALE: 1/8"=1'-0"
DRAWN BY: JA
PROJECT # 21-1095
SHEET L-1.0
TOTAL SHEETS: 7



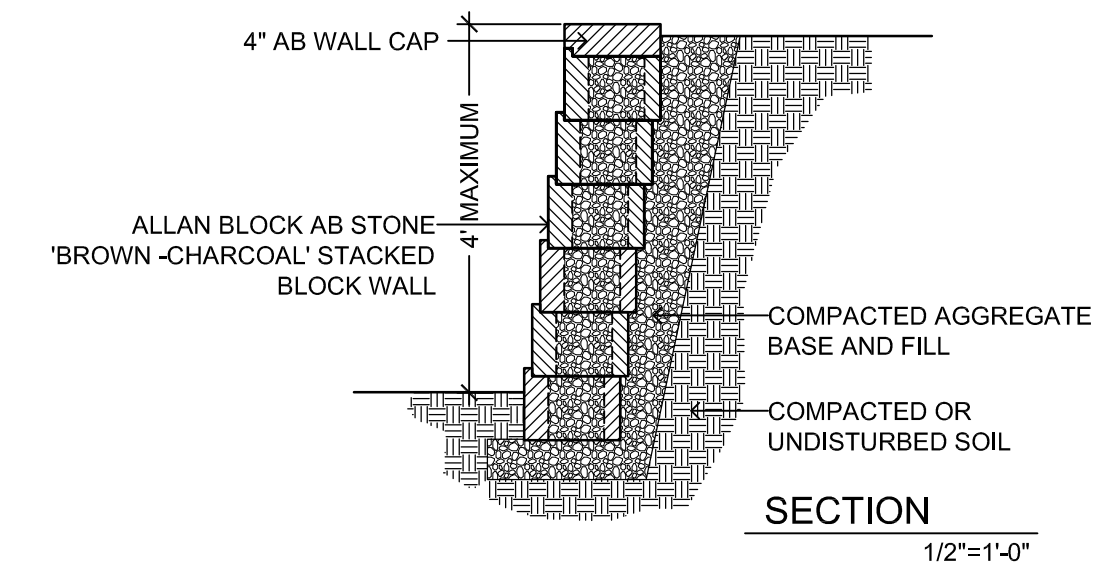
ARBOR ROOF PLAN
1/4"=1'-0"



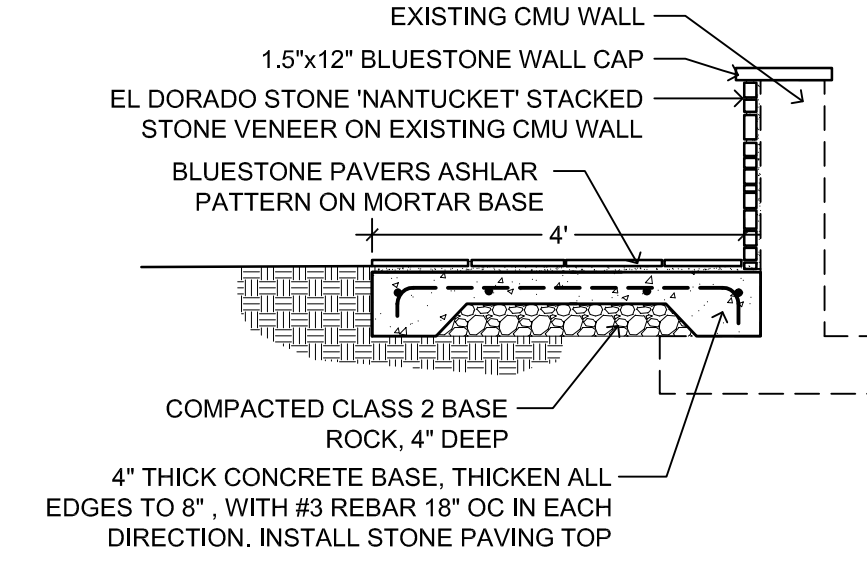
WOOD DECKING, SHADE ARBOR, AND SPA DETAILS



WOOD FENCE DETAILS



ALLAN BLOCK WALL DETAIL



VENEERED WALL DETAIL

REVISIONS	BY
8-23-22	VARIANCE

JOHN ALDRICH & ASSOCIATES
LANDSCAPE ARCHITECTS CA LIC. # 1957
Phone: (650) 362-3088
john_aldrich-la@sbcglobal.net

PO BOX 4149
Menlo Park, CA 94026-4149

LANDSCAPE CONSTRUCTION DETAILS

Lauren Edwards and Eric Ramsay
562 UNIVERSITY AVENUE
LOS ALTOS, CA 94024

DATE:
August 2021

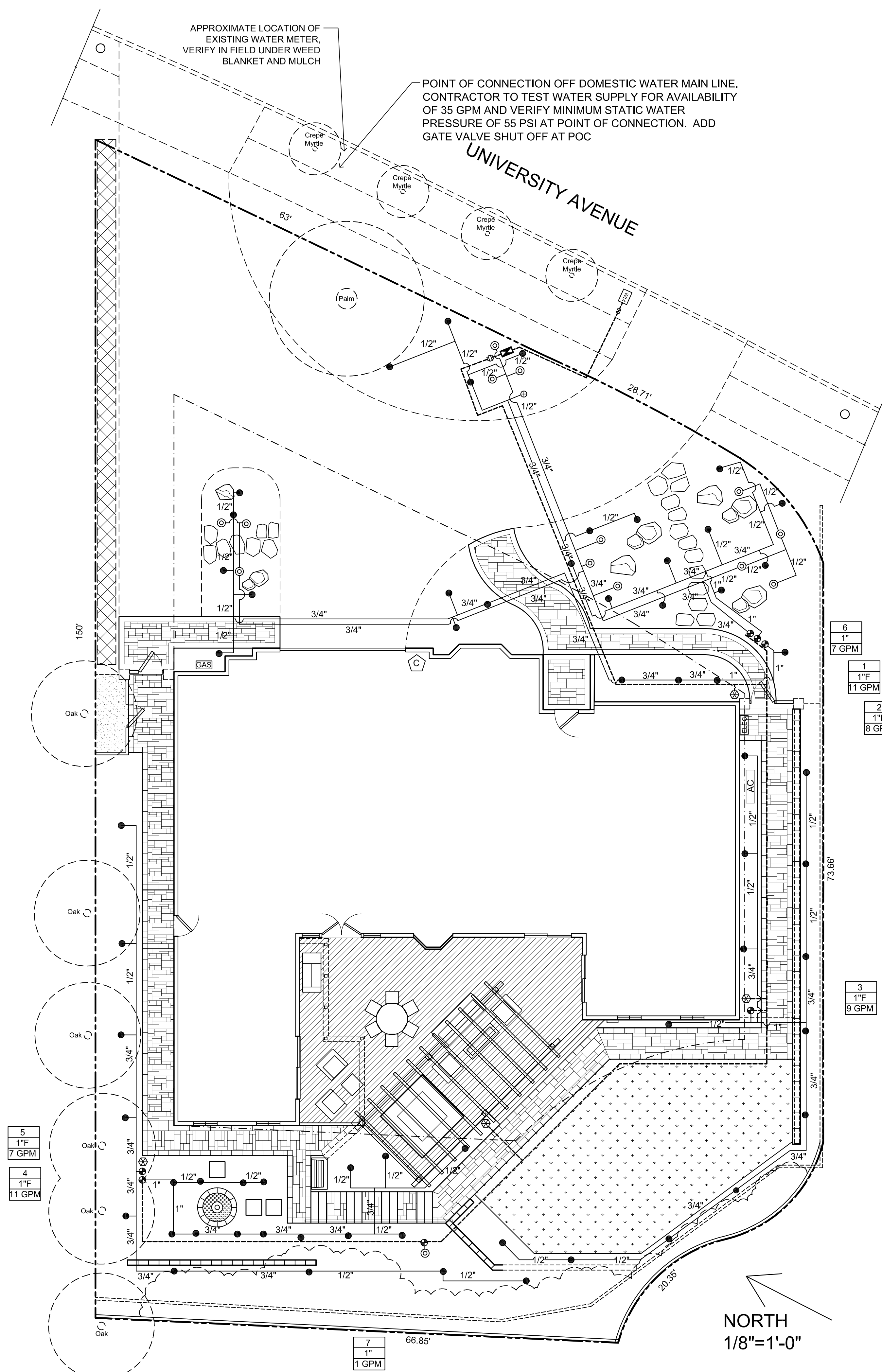
SCALE:

DRAWN BY:
JA

PROJECT #
21-1095

SHEET
L-2.0

TOTAL SHEETS: 7



IRRIGATION LEGEND

SYMBOL	DESCRIPTION
● ⊕	JAIN OCTA-BUBBLER AND QUADRA-BUBBLER. USE BLUE PORT INSERT (2GPH) FOR 1-GALLON PLANT. BLACK INSERT (6 GPH) FOR 5-GALLON. RED INSERT (10 GPH) FOR 15-GALLON. INSTALL HEAD ON SCH. 80 RISER. INSTALL BUG CAP AND STAKES AT EACH PLANT. ADD PORT PLUGS FOR UNUSED PORTS.
⊙	RAIN BIRD 18" DEEP ROOT WATERING TUBE WITH .50 GPM BUBBLER AND GRATE. RWS-M-B-C-1402. INSTALL 1 PER TREE
-----	1.25" DIAMETER SCHEDULE 40 PVC IRRIGATION MAIN LINE. BURY 18" DEEP.
—1/2"—	CLASS 200 PVC LATERAL LINE. SIZE PIPE AS NOTED. BURY 12" MINIMUM.
⊠	FEBCO 825Y BACKFLOW PREVENTER, 1" SIZE. INSTALL ON COPPER RISER, 12" ABOVE FINISH GRADE.
⊕	WEATHERMATIC SILVER BULLET SERIES WITH FLOW CONTROL. SIZE AS INDICATED, LOCATE UNDERGROUND IN VALVE BOX. INSTALL 150 MESH 'WYE' FILTER AFTER VALVE AT DRIP SYSTEM.
1 1" 4 GPM	INDICATES STATION NUMBER INDICATES VALVE SIZE, F = FILTER INDICATES FLOW RATE.
⊕	3/4" BRASS HOSE BIB ON GALVANIZED IRON RISER
⊕	IRRITROL MC-12E WITH CL-100 (CLIMATE LOGIC WIRELESS WEATHER SENSOR AND MODULE). MOUNT WEATHER SENSOR/TRANSMITTER ON FENCE.
⊕	TORO IN-LINE FLOW SENSOR, TFS-100 (1") . WIRE TO IRRIGATION CONTROLLER

NOTES:

- CONTRACTOR TO TEST WATER SUPPLY FOR AVAILABILITY OF 35 GPM AND VERIFY MINIMUM STATIC WATER PRESSURE OF 55 PSI AT POINT OF CONNECTION.
- INSTALL ALL SPRINKLER ON DOUBLE SWING JOINT AND SET HEADS 4" AWAY FROM WALK AND HEADER BOARD, 12" AWAY FROM DRIVEWAY OR HOUSE WALL.
- CONTRACTOR TO ADJUST ALL HEADS FOR PROPER COVERAGE AND TO AVOID OVERSPRAY.
- TEST PIPES FOR LEAKS BEFORE BACKFILL.
- INSTALL 4" PVC SLEEVE UNDER PAVING, COORDINATE WITH OTHER CONTRACTOR'S IRRIGATION DESIGN PLAN (TITLE 23, CHAPTER 2.7)

PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.

CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.

IRRIGATION STATIONS INFORMATION

HYDROZONE VALVE #	VALVE SIZE	FLOW RATE (GPM)	APPLICATION TYPE / RATE (IN/HR)	DESIGN OPERATION PRESSURE (PSI)	HYDROZONE / PLANT TYPES
1	1"F	11	DRIP/ N/A	30 PSI	Low/ shrubs
2	1"F	8	DRIP/ N/A	30 PSI	Low-Medium/ shrubs
3	1"F	9	DRIP/ N/A	30 PSI	Low / shrubs
4	1"F	11	DRIP/ N/A	30 PSI	Low-Medium/ shrubs
5	1"F	7	DRIP/ N/A	30 PSI	Low/ shrubs
6	1"	7	BUBBLER/ N/A	30 PSI	High/ trees
7	1"	1	BUBBLER/ N/A	30 PSI	Low/ trees
8	1"F	8 +/-	DRIP/ N/A	30 PSI	Low / shrubs

* F = "WYE" FILTER, INSTALL AFTER VALVE

IRRIGATION SCHEDULE NOTE:

- ALL HYDROZONES ARE CONTROLLED BY AN ET/WEATHER BASED IRRIGATION CONTROLLER THAT MAKES REAL TIME ADJUSTMENT TO THE IRRIGATION PROGRAM RUN-TIMES AND FREQUENCY BASED ON HOURLY WEATHER INFORMATION.
- IRRIGATION SHALL BE LIMITED TO THE HOURS OF 8 PM TO 10 AM.

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

REVISIONS	BY
8-23-22 VARIANCE	

JOHN ALDRICH & ASSOCIATES
LANDSCAPE ARCHITECTS CA LIC. # 1957
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john_aldrich-la@sbcglobal.net

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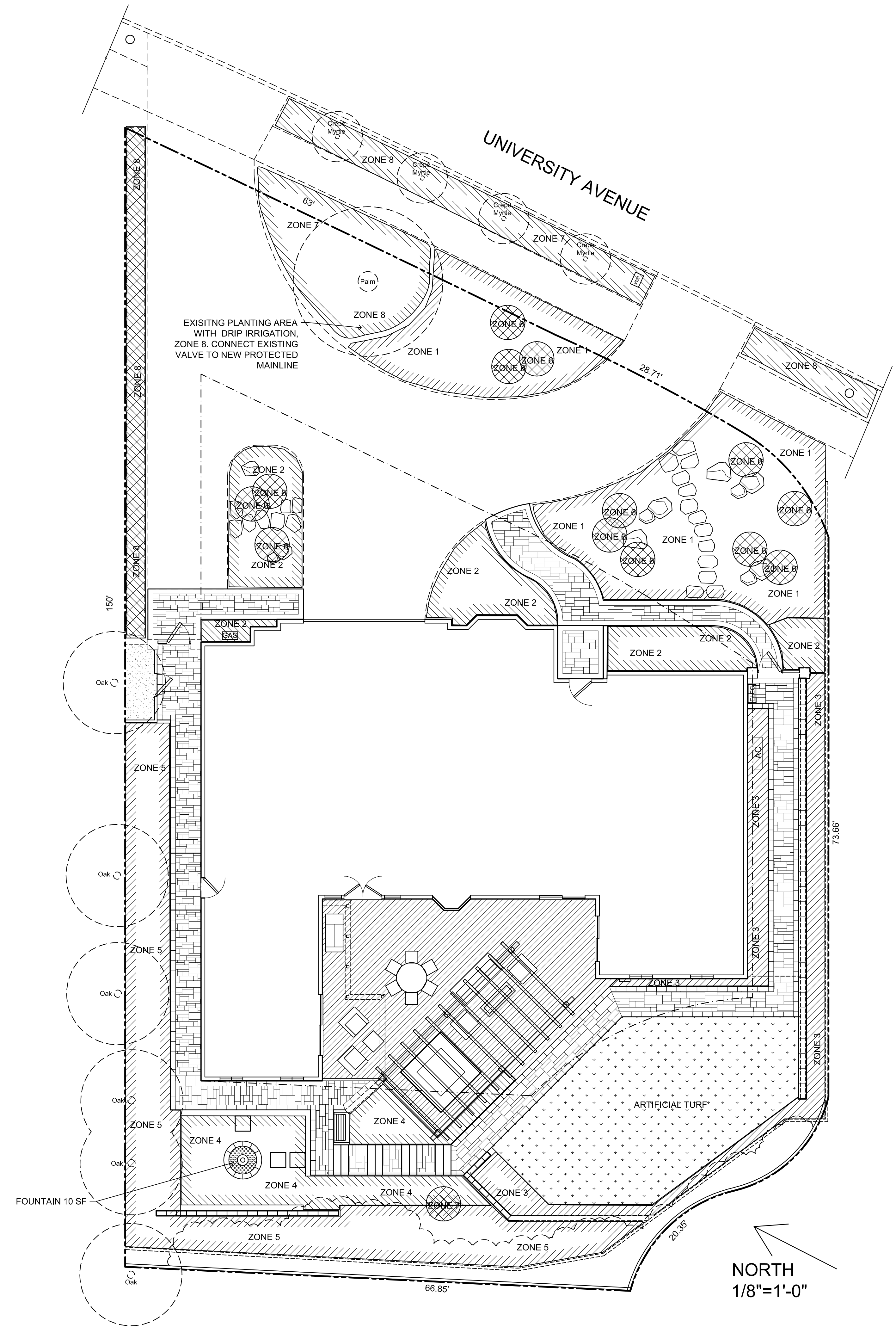
LANDSCAPE IRRIGATION PLAN

Lauren Edwards and Eric Ramsay
562 UNIVERSITY AVENUE
LOS ALTOS, CA 94024

DATE: August 2021
SCALE: 1/8"=1'-0"
DRAWN BY: JA
PROJECT # 21-1095
SHEET

UNDERGROUND SERVICE ALERT (USA) - 800-227-2600
CALL BEFORE YOU DIG.
CONTRACTOR TO CALL USA 2 DAYS BEFORE EXCAVATION TO LOCATE UNDERGROUND UTILITIES.

NORTH
1/8"=1'-0"



WATER EFFICIENT LANDSCAPE WORKSHEET Edwards-Ramsay

Reference Evapotranspiration (ET_o) 42.8

Hydrozone # /Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
1 / low water use, shrubs	0.3	drip	0.81	0.37	896	331.52	8797.21
2 / low/medium water use, shrubs	0.4	drip	0.81	0.49	466	230.12	6106.66
3 / low water use shrubs	0.3	drip	0.81	0.37	646	239.26	6348.98
4 / medium water use shrubs	0.5	drip	0.81	0.62	340	209.88	5569.28
5 / low water use shrubs	0.3	drip	0.81	0.37	767	284.07	7538.19
6 / high water use trees	0.8	bubbler	0.81	0.99	195	192.59	5110.64
7 / low water use trees	0.2	bubbler	0.81	0.25	15	3.70	98.28
8 / low water use shrubs	0.3	drip	0.81	0.37	763	282.59	7498.88
high water use - fountain	1	spray	0.75	1.07	10	10.7	283.94
Totals					4098	1784.44	
Special Landscape Areas							
						0.00	
Totals						0	0.00
ETWU Total							47351.96
Maximum Allowed Water Allowance (MAWA)							59809.49

Hydrozone #/Planting Description	Irrigation Method	Irrigation Efficiency	ETWU (Annual Gallons Required)
Eg	overhead spray	0.75 for spray head	Required) = E _{to} X 0.62 x ETAF x Area
1.) front lawn	or drip	0.81 for drip	where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year
2.) low water use plantings			
3.) medium water use planting			

MAWA (Annual Gallons Allowed) = (E_{to})(0.62)[(ETAF x LA) + ((1-ETAF) x SLA)]

MAWA = 42.8(0.62)[(0.55 x 5316)+(1-0.55) x 0] = 77585.96

where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas		
Total ETAF X Area	1784.44	
Total Area	4098.00	
Average ETAF	0.435442	Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas
All Landscape Areas		
Total ETAF x Area	1784.44	
Total Area	4098.00	
Sitewide ETAF	0.435442	

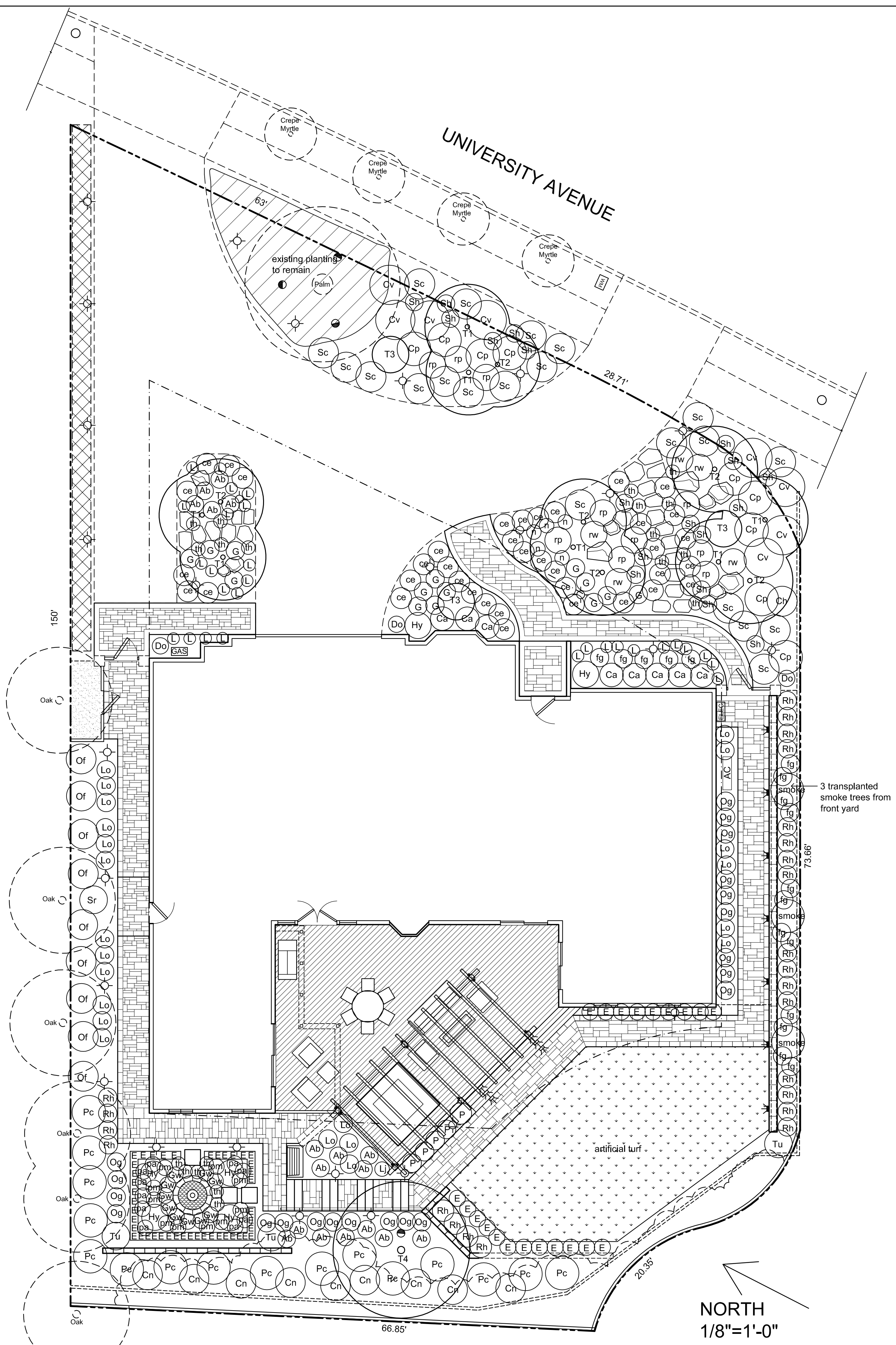
REVISIONS	BY
8-23-22 VARIANCE	

WEL0 WORKSHEET

Lauren Edwards and Eric Ramsay
562 UNIVERSITY AVENUE
LOS ALTOS, CA 94024

JOHN ALDRICH & ASSOCIATES
LANDSCAPE ARCHITECTS CA LIC. # 1957
Phone: (650) 362-3088
john_aldrich-la@sbcglobal.net PO BOX 4149
Menlo Park, CA 94026-4149

DATE: August 2021
SCALE: 1/8"=1'-0"
DRAWN BY: JA
PROJECT # 21-1095
SHEET L-3.1
TOTAL SHEETS: 7



PLANTING LIST

SYM	BOTANICAL NAME - COMMON NAME	QTY	SIZE	NOTE	WUCOLS
T1	Betula jacquemontii - White Birch	7	15 gallon	natural	H
T2	Betula jacquemontii - White Birch	6	24" box	natural	H
T3	Phoenix robeliena - Pymy Date Palm	3	15 gallon	natural	L
T4	Rhus lancea - African Sumac	1	36" box	standard	VL
Ab	Abelia 'Kaleidoscope' - Variegated Abelia	17	5 gallon		M
ce	Cerastium tomentosum - Snow in Summer	38	1 gallon		M
Ca	Camellia sasanqua 'Satsugekka' - Camellia	8	5 gallon		M
Cv	Convolvulus mauritanicus - Ground Morning Glory	8	5 gallon		L
Ch	Chaenomeles 'Super Red' - Red Flowering Quince	1	5 gallon		L
Cp	Coprosma 'Verde Vista' - Coprosma	9	5 gallon		L
Cn	Ceanothus 'Anchor Bay' - Wild Lilac	9	5 gallon		L
Do	Daphne odora 'Aureo-marginata' - Winter Daphne	3	5 gallon		L
E	Euonymus j. 'Microphyllus' - Dwarf Euonymus	64	1 gallon		L
fg	Fuchsia 'Gartenmeister' - Fuschia	17	1 gallon		M
G	Geranium 'Rozanne' - Cranesbill	14	1 gallon		M
Gw	Geranium 'Wargreaves Pink' - Cranesbill	10	1 gallon		M
Hy	Hydrangea 'Endless Summer' - Hydrangea	6	1 gallon		M
L	Liriope muscari - Lily Turf	50	1gallon		M
Lj	Lonicera japonica 'Halliana' - Halls Honeysuckle	1	5 gallon	train to deck rail	L
Lo	Loropetalum chinense 'Pixie' - Fringe Flower	22	5 gallon		L
n	Nepeta faassinnii - Cat Mint	5	1 gallon		L
Of	Osmanthus fragrans - Sweet Olive	9	15 gallon		L
Og	Osmanthus 'Goshiki' Variegated Osmanthus	21	5 gallon		L
pa	Penstemon 'Appleblossom' - Beard Tounge	10	1 gallon		M
Pm	Penstemon 'Midnight' - Beard Tounge	10	1 gallon		M
P	Pittosporum tobira 'Cream de Mint' - Pittosporum	5	5 gallon		L
Pc	Prunus caroliniana 'Compacta' - Carolina Cherry Laurel	16	15 gallon		L
Rh	Raphiolepis indica 'Pinkie' - India Hawthorn	24	5 gallon		L
rp	Rosa 'Color Carpet - Appleblossom' - Light Pink Rose	10	2 gallon		M
rw	Rosa 'Color Carpet - White - White Carpet Rose	5	2 gallon		M
Sh	Salvia 'Hot Lips' - Sage	18	5 gallon		L
Sr	Sarcococca ruscifolia - Sweet Box	1	15 gallon		L
Sc	Scaevola 'Maue Clusters' - Fairy Fan Flower	21	5 gallon		L
Tu	Tibochina urvilleana - Princess Flower	3	15 gallon		M
th	Thymus preacox - Mother of Thyme	20	1 gallon		L

WUCOLS: H = High water use, M = Moderate water use, L = low water use, VL = very low water use

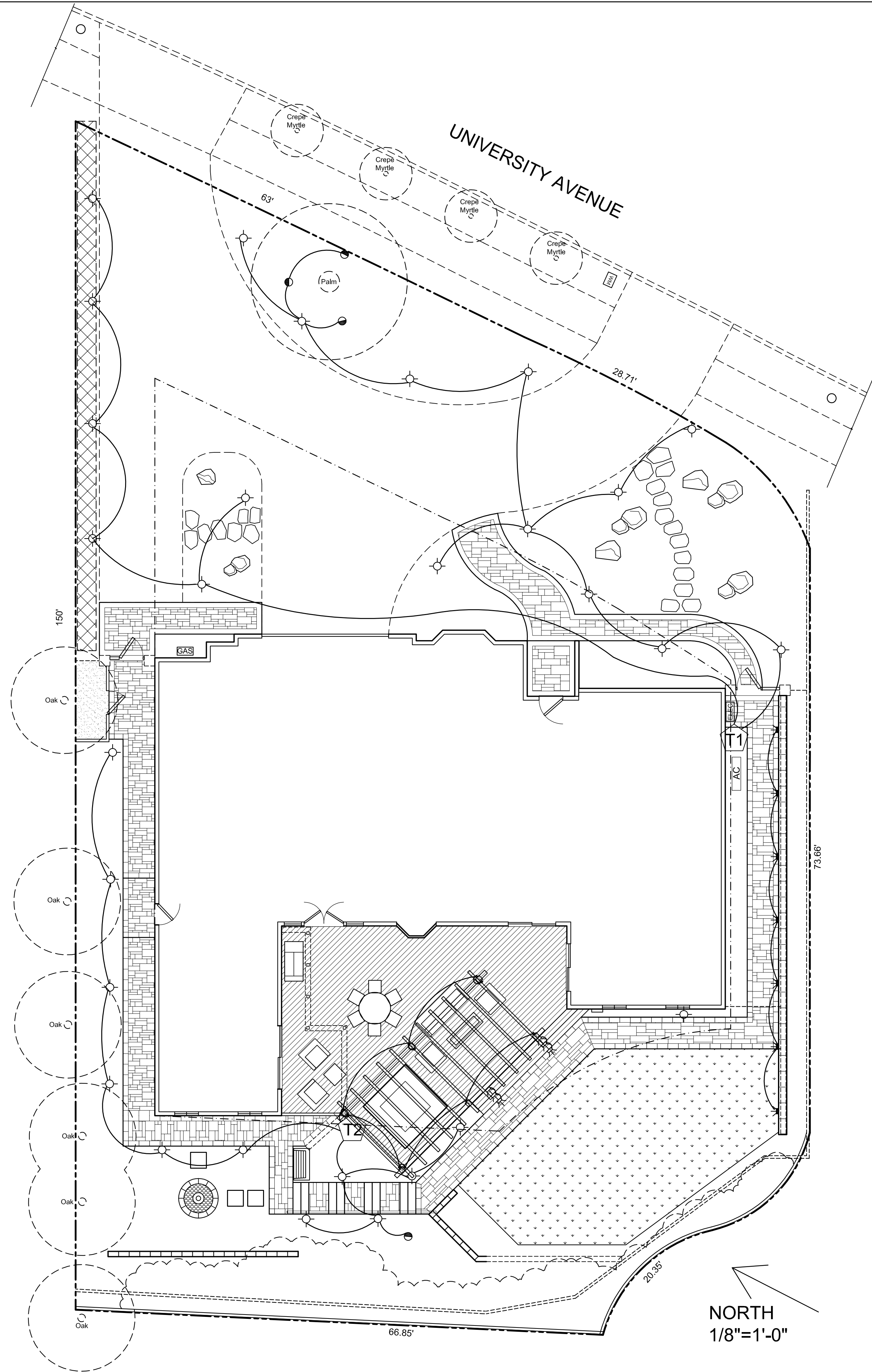
- PLANTING NOTES**
- Before planting till the following materials into the top 6" of soil (for each 1,000 S.F.):
 - 6 cubic yards sawdust with nitrogen
 - 10 LB fertilizer (N16/P6/K8) w/ 2% iron
 - 5 LB sulfate of ammonia
 - Areas within the drip line of existing trees and shrubs to remain shall be prepared by hand digging to prevent damage to any roots.
 - Finish grade in shrub and groundcover areas shall be 1" below adjoining paving or header, and 1/2" below at artificial turf areas.
 - All nursery stakes shall be removed at the time of planting. Stake each tree using 2 lodge poles and rubber tree ties.
 - Mulch all planted areas with a 2" thick layer of medium recycled wood chips, provide sample for landscape architect approval.
 - The landscape architect and the owner reserve the right to reject any or all plant material, if such material does not meet the American Standards for Nursery Stock (ANSI). Plant materials shall be guaranteed against latent defects, injuries, pests, diseases or death of plants due to improper planting. The Contractor shall promptly replace plants that have died or are not in a vigorous, healthy condition with plants of the same kind and size as originally specified at no expense to the Owner.
 - Plant locations are diagrammatic, and are subject to change in the field by the landscape architect. The landscape architect and the owner reserve the right to make substitutions, additions and deletions in planting schedule while the work is in progress. Such changes shall be accompanied by equitable adjustments in the contract price, if and when necessary.
 - Landscape architect to approve plant locations prior to planting.
 - The contractor shall maintain the site for 60 calendar days following the acceptance of the work by the landscape architect, and shall make corrections, repairs, and replacements to the planting and irrigation, if needed, as recommended by the landscape architect at the completion of the maintenance period.
 - The Contractor shall be responsible to continuously maintain grades, plant material, and irrigation through the maintenance period until final acceptance of the work by the Owner. The area shall be kept free of debris and all planted area shall be weeded and cultivated at intervals of not more than 2 weeks. All planted areas shall receive a complete fertilizer, 16-6-8, at the rate of 1 pound per 1000 square feet, once a month. Watering, spraying, and pest control, as may be required, shall be included in the maintenance period.

TOTAL LANDSCAPE AREA:	4088 SF
LANDSCAPE AREA USING PLANTS WITH WUCOLS PLANT FACTOR OF 0.3:	3087
0.4:	466
0.5:	340
0.8:	195
TOTAL TURF AREA:	3087 SF (>75%) 0 SF (<25%)

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.

A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

REVISIONS	BY
8-23-22 VARIANCE	
JOHN ALDRICH & ASSOCIATES LANDSCAPE ARCHITECTS CA LIC. # 1957 Phone: (650) 362-3088 PO BOX 4149 Menlo Park, CA 94026-4149 john_aldrich-la@sbcglobal.net	
LANDSCAPE PLANTING PLAN Lauren Edwards and Eric Ramsay 562 UNIVERSITY AVENUE LOS ALTOS, CA 94024	
DATE: August 2021	
SCALE: 1/8"=1'-0"	
DRAWN BY: JA	
PROJECT # 21-1095	
SHEET	
L-4.0	
TOTAL SHEETS: 7	



LIGHTING LEGEND

SYMBOL	DESCRIPTION	QTY	WATT (TOTAL)
⚡	STEP LIGHT: SPJ GDG-3EB-MARKER MBR 2 WATTS 135 4000K	6	12
⊙	PATH LIGHT: SPJ-DS24-R-2W-125-4000K-9-15V. 2 WATT LED	27	54
➔	WALL DOWN LIGHT: VISTA 4260M-2 WATT LED	7	14
●	TREE UPLIGHT: VISTA 5261 LF3MF, 5 WATT LED	4	20
◆	ARBOR DOWNLIGHT: FX NL 3 LED-BZ	11	33
T1	VISTA MT-150 WATT TRANSFORMER.	1	
T2	VISTA ITT 150 WATT TRANSFORMER.	1	

LIGHTING NOTES

1. THE CONTRACTOR SHALL ADVISE THE LANDSCAPE ARCHITECT 24 HOURS PRIOR TO FIXTURE PLACEMENT FOR FIELD COORDINATION AND ADJUSTMENTS TO LAYOUT. IF A DISCREPANCY EXISTS BETWEEN THE PLAN AND ACTUAL SITE CONDITIONS, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
2. COORDINATE SLEEVE LOCATIONS WITH THE LAYOUT AND IRRIGATION PLANS.
3. CONTRACTOR TO SIZE WIRES BASED ON ACTUAL WIRE PATH AND LOADS.
4. USE MULTI-STRAND DIRECT BURIAL WIRE ONLY.
5. 120 VOLT POWER TO TRANSFORMER TO BE INSTALLED BY A LICENSED ELECTRICIAN.
6. VISTA LIGHTING: WWW.VISTAPRO.COM SPJ LIGHTING: WWW.SPJLIGHTING.COM FX LIGHTING: FXL.COM
7. CONNECT LIGHTING TRANSFORMERS TO HOUSE SYSTEM AND SWITCHES.

REVISIONS	BY
8-23-22 VARIANCE	

JOHN ALDRICH & ASSOCIATES
LANDSCAPE ARCHITECTS CA LIC. # 1957
Phone: (650) 362-3088 PO BOX 4149
john_aldrich-la@sbcglobal.net Menlo Park, CA 94026-4149

LANDSCAPE LIGHTING PLAN

Lauren Edwards and Eric Ramsay
562 UNIVERSITY AVENUE
LOS ALTOS, CA 94024

DATE:
August 2021
SCALE:
1/8"=1'-0"
DRAWN BY:
JA
PROJECT #
21-1095
SHEET

L-5.0
TOTAL SHEETS: 7

UNDERGROUND SERVICE ALERT (USA) - 800-227-2600
CALL BEFORE YOU DIG.
CONTRACTOR TO CALL USA 2 DAYS BEFORE EXCAVATION TO LOCATE UNDERGROUND UTILITIES.

NORTH
1/8"=1'-0"



DATE: November 2, 2022
AGENDA ITEM # 4

TO: Design Review Commission
FROM: Jia Liu, Associate Planner
SUBJECT: SC22-0014 – 1074 Riverside Drive

RECOMMENDATION:

Approve design review application SC22-0014 subject to the listed findings

PROJECT DESCRIPTION

This is a design review application for a new two-story house. The project consists of 2,005 square feet at the first story and 1,692 square feet at the second story. The project also includes a 779 square-foot, one-story attached Accessory Dwelling Unit (ADU); but it is not part of this design review application. This project should be categorically exempt from further environmental review under Section 15303 of the California Environmental Quality Act. The following table summarizes the project’s technical details:

GENERAL PLAN DESIGNATION: Single-Family, Residential
ZONING: R1-10
PARCEL SIZE: 10,756 square feet
MATERIALS: Standing seam metal, stucco exterior with horizontal wood siding, and fiberglass framed windows and doors.

	Existing	Proposed	Allowed/Required
COVERAGE:	-- square feet	2,945 square feet	3,227 square feet
FLOOR AREA:			
First floor	-- square feet	2,005 square feet	
Second floor	--	1,692 square feet	3,765 square feet
Total	-- square feet	3,697 square feet	
SETBACKS:			
Front	-- feet	26 feet	25 feet
Rear	-- feet	25.17 feet	25 feet
Right side (1 st /2 nd)	-- feet/--	16.4 feet/26 feet	10 feet/17.5 feet
Left side (1 st /2 nd)	-- feet/--	12.33 feet/26.58 feet	10 feet/17.5 feet
HEIGHT:	-- feet	26.25 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located on the west side of Riverside Drive between Foothill Expressway and Covington Road. The surrounding neighborhood is considered a Diverse Character Neighborhood as defined in the City's Residential Design Guidelines. The homes in the immediate neighborhood context are a combination of one-story and two-story houses, with two-story homes at 1052 and 1062 Riverside Drive. Most properties in the immediate neighborhood do not appear to have consistent front setback patterns that could be resulted from the curved street line and multiple corner lots. The immediate neighborhood features low to moderate scale horizontal eave lines with wall plates that appear to be between eight to nine feet and six inches in height. Most garages are attached to the existing homes in the front yard facing the street. Roof forms are a combination of simple and complex roof lines due to certain houses renovations/upgrades in the neighborhood over the years. A mix of roofing materials are found in the immediate neighborhood including asphalt shingle and tiles. The exterior materials commonly used include wood shingle, stucco and wood siding with stone veneer or brick accents. Landscapes in the front consist of mature street trees on some properties with dense screening shrubs further in.

Property History

In 2019, the city received, processed, and approved a lot line adjustment (LLA19-0002) and conditional use permit (CUP19-0004)¹ for creation of two lots comprised of the subject site in the front and the flag lot located in the back through the City Council meeting on April 13, 2021. As a result of the approved lot line adjustment application, the original one-story, single-family residence which became a non-conforming structure was required to be demolished. In August 2021, a demolition permit (BLD21-01410), provided in Attachment A, was issued to remove the main house and the site is currently vacant.

DISCUSSION

Design Review

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

The front elevation's design is compatible with the surrounding neighborhood by incorporating a horizontal eave line to emphasize the low-scale nature of the building, hipped roof forms, low-scale articulated architectural massing on both first and second floors and less predominant garage appearance. The two-story house design has a consistent pitched roof of 3.5:12, which is a common low-scale roof slope found in the neighborhood. The project also utilizes quality exterior materials such as stucco finish with wood siding accents, fiberglass framed windows and doors, and standing seam metal roof, which are integrated into the overall architectural design of the residence and found to relate to the surrounding neighborhood.

The overall height of the proposed residence is 26.25 feet, consistent with the maximum height of 27 feet in the R1-10 zoning district. The proposed residence includes one uniformed plate height of nine feet and six inches at the first story and a uniformed plate height of nine feet at the second story. As shown on the Streetscape Elevations (Sheet A1.0), the proposed second story eave line is compatible with the immediate

¹ CUP19-0004 Staff report and other supporting document can be accessed through the link at [Agenda Report Summary](#).

neighborhood context due to maintaining the horizontal and low-scale emphasis found in the existing neighborhood’s streetscape. Overall, the project complies with Residential Design Guidelines and it is an appropriate design within this Diverse Character Neighborhood setting.

Privacy

On the left (south) elevation, three medium sized windows are proposed at the second floor with a uniformed windowsill height of four feet and six inches. On the right (north) elevation, two medium windows are proposed with the same sill height of four feet and six inches.

Along the rear second story elevation, there will be three large windows and one small windows. The large windows will have a consistent windowsill height of three feet. The small window has a sill height of six feet. A number of screening vegetation will be planted along the rear property line that will be discussed in the next section of staff report to mitigate the privacy impact.

In general, the Design Review Commission has previously considered second story windows with 4.5-foot windowsill heights acceptable to minimize direct views into neighboring properties. When there are perceived privacy impacts, installation of screening vegetation is another common practice to mitigate the interference with privacy per the Residential Design Guidelines. As discussed above, with the proposed design of second story windowsill heights and new screening vegetation, staff considers the subject project is designed to avoid unreasonable potential privacy impacts to adjacent the residential neighbors.

Landscaping and Trees

There are nine existing trees on the subject site, including one protected Oak tree with a 21-inch diameter located at the left corner of the rear yard. As indicated on the tree protection plan (Sheet A7), all the trees will be retained onsite. Since the proposed house will not be located within the driplines of any existing protected tree, a tree protection plan from a professional arborist is not required. However, Condition Nos. 10 and 18 will require tree protection fencing requirements to protect the trees during demolition and construction. A Tree Protection Plan is provided on Sheet A7.

A new landscaping plan (Sheet L2) includes two new Japanese Maple trees that will be planted in the front yard and a number of evergreen screening vegetation along the property lines. The proposed screening vegetation are outlined in Table 1 below.

Table 1: Proposed Screening Plant List

Location	Common Name	No.	Size	Description
Right property line	Prunus caroliniana ‘Compacta’ (Cardina Laurel)	10	Condition to 15 gallons or 24-inch box	15’ tall x 6’ wide
Left property line	Prunus caroliniana ‘Compacta’ (Cardina Laurel)	11	Condition to 15 gallons or 24-inch box	15’ tall x 6’ wide
Rear property line	Cupressus sempervirens (Italian Cypress)	13	15 gallons	40’-60’ tall x 6’-8’ wide

To mitigate the privacy impact from the proposed two-story house, two conditions are added to the landscaping plan. Condition #4 is added to require all the screening vegetation to be planted with a minimum size of 15 gallons or 24-inch box. Condition #5 requires that evergreen screening vegetation be planted along the entire rear property line in addition to the areas covered by existing trees’ driplines.

In addition to the evergreen screening plants, the landscape plan also a variety of shrubs/hedges, and groundcover plants mainly located in the front yard. Since the project includes a new house and new landscaping area that exceeds 500 square feet, it is subject to the City's Water Efficient Landscape regulations. Overall, the existing and proposed landscaping meets the intent of the City's landscape regulations.

Environmental Review

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

Public Notification and Community Outreach

A public meeting notice was posted on the property and mailed to 11 nearby property owners on Riverside Drive, Oak Wood Court, and Parma Way. The Notification Map is included in Attachment C.

The applicant has also provided certified mails to the immediate neighbors for community outreach. A copy of the community outreach summary and a copy of the certified mail receipts is included in Attachment D.

Cc: Roger Liu, Property Owner
Joseph Xu, Applicant and Designer

Attachments:

- A. BLD21-01410 Demolition Permit Record
- B. Neighborhood Compatibility Worksheet
- C. Notification Map
- D. Proof of Community Outreach
- E. Materials Board

FINDINGS

SC22-0014 – 1074 Riverside Drive

With regard to design review for the new two-story house, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:

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

CONDITIONS

SC22-0014 – 1074 Riverside Drive

GENERAL

1. Expiration

The Design Review Approval will expire on November 2, 2024 unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

2. Approved Plans

The approval is based on the plans and materials received on October 26, 2022, except as may be modified by these conditions.

3. Protected Trees

All the existing trees with the approved privacy screening shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director. A Tree Protection Plan detailed in the approved arborist report shall be implemented. Prior to the occupancy of the residence, a letter signed by the subject arborist shall be provided to certify the implementation of the Tree Protection Plan.

4. Screening Vegetation Size

All the screening vegetation as outlined in Table 1 shall be planted with a minimum size of 15 gallons or 24-inch box and maintained for the life of the project. The Size information in the Planting Legend table on Sheet L2 shall be updated and incorporated into the construction drawings.

5. Rear Yard Screening Vegetation

Evergreen screening vegetation shall be planted along the entire rear yard property line in addition to the existing trees driplines. An updated landscaping plan shall be prepared and incorporated into the construction plans.

6. Landscaping

The project shall be subject to the City's Water Efficient Landscape Ordinance (WELo) pursuant to Chapter 12.36 of the Municipal Code if 2,500 square feet or more of new or replaced landscape area, including irrigated planting areas, turf areas, and water features is proposed. Any project with an aggregate landscape area of 2,500 square feet or less may conform to the prescriptive measures contained in Appendix D of the City's Model Water Efficient Landscape Ordinance.

7. Underground Utility and Fire Sprinkler Requirements

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.

8. 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.

INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

9. Conditions of Approval

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

10. Applicant Acknowledgement of Conditions of Approval

The applicant shall acknowledge receipt of the final conditions of approval and put in a letter format acceptance of said conditions. This letter will be submitted during the first building permit submittal.

11. Tree Protection Note

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

12. Reach Codes

Building Permit Applications submitted on or after January 26, 2021 shall comply with specific amendments to the 2019 California Green Building Standards for Electric Vehicle Infrastructure and the 2019 California Energy Code as provided in Ordinances Nos. 2020-470A, 2020-470B, 2020-470C, and 2020-471 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.

13. California Water Service Upgrades

You are 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.

14. 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.

15. Underground Utility Location

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

16. Air Conditioner Sound Rating

Show the location of any air conditioning unit(s) on the site plan including the model number of the unit(s) and nominal size of the unit. Provide the manufacturer’s specifications showing the sound rating for each unit. The air conditioning units must be located to comply with the City’s Noise Control Ordinance (Chapter 6.16) and in compliance with the Planning Division setback provisions. The units shall be screened from view of the street.

17. Storm Water Management

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

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

18. Tree Protection

Tree protection fencing shall be installed around the driplines, or as required by the project arborist, of all existing trees as shown on the Tree Protection Plan on Sheet A7. 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.

19. 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. The City of Los Altos shall provide the property owner the resulting increase in assessable space on a form approved by the school district. Payments shall be made directly to the school districts.

PRIOR TO FINAL INSPECTION

20. Landscaping Installation

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

21. Landscape Privacy Screening

The landscape intended to provide privacy screening shall be inspected by the Planning Division and shall be supplemented by additional screening material as required to adequately mitigate potential privacy impacts to surrounding properties.

22. Green Building Verification

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



Los Altos
1 North San Antonio Road
Los Altos, CA 94022
Phone:
Fax:

10/25/2022

**SUBJECT: BLD21-01410
DEMOLITION**

To: RODERICK COOPER DEMOLITION

Here are the results of all Inspections located at **1074 RIVERSIDE DR:**

Inspection Type: BUILDING FINAL **
Scheduled Date/Time: 9/9/2021 AM
Completed Date/Time: 9/9/2021
Inspector: John Liang
Result: APPROVED
Remarks: eTRAKiT Inspection Request
Notes: 9/7/2021 1:56 PM RODERICK COOPER DEMOLITION
PLEASE CALL 6507203187 FOR ANY QUESTIONS
Contact Name: RODERICK COOPER DEMOLITION
Site Address: 1074 RIVERSIDE DR
Phone: 6507203187
e-Mail: rebuildgreen.m@gmail.com



BUILDING PERMIT

Agenda Item 4.

Permit Number: BLD21-01410



City of Los Altos
Building Division
One North San Antonio Road
Los Altos, CA 94022
(650) 947-2752 – General Inquiries

Date Issued: 8/26/2021

Current Owner
Name: RIVERSIDE LOS ALTOS LLC
Address: 461 ARBOLEDA DR LOS ALTOS CA 94024-4111
Ph:

Contractor
Name: RODERICK COOPER DEMOLITION
Address: 2625 MIDDLEFIELD ROAD #106 PALO ALTO CA 94306
Ph: (650)720-1301 Email: rebuildgreen.m@gmail.com

Job Site:	1074 RIVERSIDE DR
Parcel Number:	18945023
Job Value:	\$0.00
Total Sq. Ft:	0
Permit Type:	DEMOLITION
Permit Subtype:	MAIN STRUCTURE
Description	Demolish main structure
	J#ASB120992
	FOLLOW GREENHALO HANDOUT FOR WASTE TRACKING REQUIREMENTS-GH859-824-1155
	TREE PROTECTION REQUIRED PER PLANNING DEPARTMENT

	Licensed Contractor Declaration
	I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
Initial	License No.: 984437 License Class: C21 License Exp.: 9/30/2023
	Owner-Builder Declaration
<input type="checkbox"/>	I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) Section 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' License Law (Chapter 9(commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.)
<input type="checkbox"/>	I, as owner of the property, or my employees with wages as their sole compensation, will do () all of or () portions of the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale.)
<input type="checkbox"/>	I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a licensed contractor pursuant to the Contractors' State License Law.)
<input type="checkbox"/>	I am exempt from Licensure under the Contractors' State License Law for the following reason: _____
	By signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following web site: http://www.leginfo.ca.gov/calaw.html .
	Date/Signature of property owner or agent _____

Fees		
Fee Group / Transaction Type	Fee Amount	Fee Paid
DEMOLITION PERMIT		
RESIDENTIAL DEMOLITION	\$300.00	\$300.00
TOTAL FEES	\$300.00	\$300.00

Workers' Compensation Declaration	
WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.	
I hereby affirm under the penalty of perjury ONE of the following declarations:	
	I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit issued.
Initial	Policy No. WC985913300
	I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
Initial	Carrier & Policy Number AMERICAN ZURICH INSURANCE COMPANY WC985913300
	Expiration Date 4/1/2022
	I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.
Initial	
Date	Applicant

I certify that I have read this application and that all the above information whether provided by initial or write-in is true and correct. I agree that I am solely responsible for complying with and that I will comply with all city ordinances and requirements and state laws relating to building construction. I hereby authorize representatives of the City of Los Altos to enter upon the above identified property for inspection purposes.	
I (we) agree to defend, indemnify, and hold the City of Los Altos and its officers, employees, and agents, harmless against all claims, actions, and liabilities of any kind which may arise or accrue in consequence of any acts or omissions of said city and its officers, employees or agents, in granting this permit, whether or not such acts or omissions are intentional or negligent or whether they are active or passive, and to pay all costs and expenses, including, but not limited to, attorney's fees incurred by said city in connection with any such claims and actions.	
All work performed under this permit must conform to the plans and specifications as well as the application filed by the owner or his authorized agent with the Building Department. Further, the plans and specifications shall be identical to those approved and conditioned by the Department. This permit does not constitute an approval or waiver of any violation or the above recited provisions, nor of any state law or city Ordinance, regulation or requirement.	
Owner/Contractor _____	Date _____



City of Los Altos

Planning Division

(650) 947-2750

Planning@losaltosca.gov

NEIGHBORHOOD COMPATIBILITY WORKSHEET

In order for your design review application for single-family residential remodel/addition or new construction to be successful, it is important that you consider your property, the neighborhood's special characteristics that surround that property and the compatibility of your proposal with that neighborhood. **The purpose is to help you understand your neighborhood before you begin the design process with your architect/designer/builder or begin any formal process with the City of Los Altos.** *Please note that this worksheet must be submitted with your 1st application.*

The Residential Design Guidelines encourage neighborhood compatibility without necessarily forsaking individual taste. Various factors contribute to a design that is considered compatible with a surrounding neighborhood. The factors that City officials will be considering in your design could include, but are not limited to: design theme, scale, bulk, size, roof line, lot coverage, slope of lot, setbacks, daylight plane, one or two-story, exterior materials, landscaping et cetera.

It will be helpful to have a site plan to use in conjunction with this worksheet. Your site plan should accurately depict your property boundaries. The best source for this is the legal description in your deed.

Photographs of your property and its relationship to your neighborhood (see below) will be a necessary part of your first submittal. Taking photographs before you start your project will allow you to see and appreciate that your property could be within an area that has a strong neighborhood pattern. The photographs should be taken from across the street with a standard 35mm camera and organized by address, one row for each side of the street. Photographs should also be taken of the properties on either side and behind your property from on your property.

This worksheet/check list is meant to help *you* as well as to help the City planners and Planning Commission understand your proposal. Reasonable guesses to your answers are acceptable. The City is not looking for precise measurements on this worksheet.

Project Address 1574 Riverside Drive Los Altos CA
Scope of Project: Addition or Remodel or New Home
Age of existing home if this project is to be an addition or remodel? 15/2
Is the existing house listed on the City's Historic Resources Inventory? No

Address: _____

Date: _____

What constitutes your neighborhood?

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

Streetscape

1. Typical neighborhood lot size*:

Lot area: 10,756 square feet

Lot dimensions: Length 100 feet

Width 108 feet

If your lot is significantly different than those in your neighborhood, then note its: area 10,500, length 140, and width 75. No

2. Setback of homes to front property line: (Pgs. 8-11 Design Guidelines)

Existing front setback if home is a remodel? _____

What % of the front facing walls of the neighborhood homes are at the front setback 80 %

Existing front setback for house on left 25' ft./on right 26' ft.

Do the front setbacks of adjacent houses line up? Yes

3. Garage Location Pattern: (Pg. 19 Design Guidelines)

Indicate the relationship of garage locations in your neighborhood* only on your street (count for each type)

Garage facing front projecting from front of house face 60%

Garage facing front recessed from front of house face 40%

Garage in back yard 0

Garage facing the side 0

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

Address: _____
Date: _____

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 80%

Two-story 20%

5. Roof heights and shapes:

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

Are there mostly hip , gable style , or other style roofs*?

Do the roof forms appear simple or complex ?

Do the houses share generally the same eave height yes?

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

What siding materials are frequently used in your neighborhood*?

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

What roofing materials (wood shake/shingle, asphalt shingle, flat tile, rounded tile, cement tile, slate) are consistently (about 80%) used? ¹ ⁶

Not consistent.

If no consistency then explain: 1 wood shingle, 6 asphalt shingle, 2 rounded tile, 1 cement tile.

7. Architectural Style: (Appendix C, Design Guidelines)

Does your neighborhood* have a consistent identifiable architectural style?

YES NO

Type? Ranch Shingle Tudor Mediterranean/Spanish
 Contemporary Colonial Bungalow Other

Address: _____

Date: _____

8. Lot Slope: (Pg. 25 Design Guidelines)

Does your property have a noticeable slope? No

What is the direction of your slope? (relative to the street)

Is your slope higher lower same in relationship to the neighboring properties? Is there a noticeable difference in grade between your property/house and the one across the street or directly behind?

9. Landscaping:

Are there any frequently used or typical landscaping features on your street (i.e. big trees, front lawns, sidewalks, curbs, landscape to street edge, etc.)?

No

How visible are your house and other houses from the street or back neighbor's property?

* Very visible from the street

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

No major existing landscaping features.

* There are existing gravel/paver in the front of the property

10. Width of Street:

What is the width of the roadway paving on your street in feet? 32'

Is there a parking area on the street or in the shoulder area? Yes

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

Address: _____
Date: _____

11. What characteristics make this neighborhood* cohesive?

Such as roof material and type (hip, gable, flat), siding (board and batten, cement plaster, horizontal wood, brick), deep front yard setbacks, horizontal feel, landscape approach etc.:

* hip roof type, with stucco wall.

General Study

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

Address: 1074. Riverside Drive
 Date: 4/2/2022.

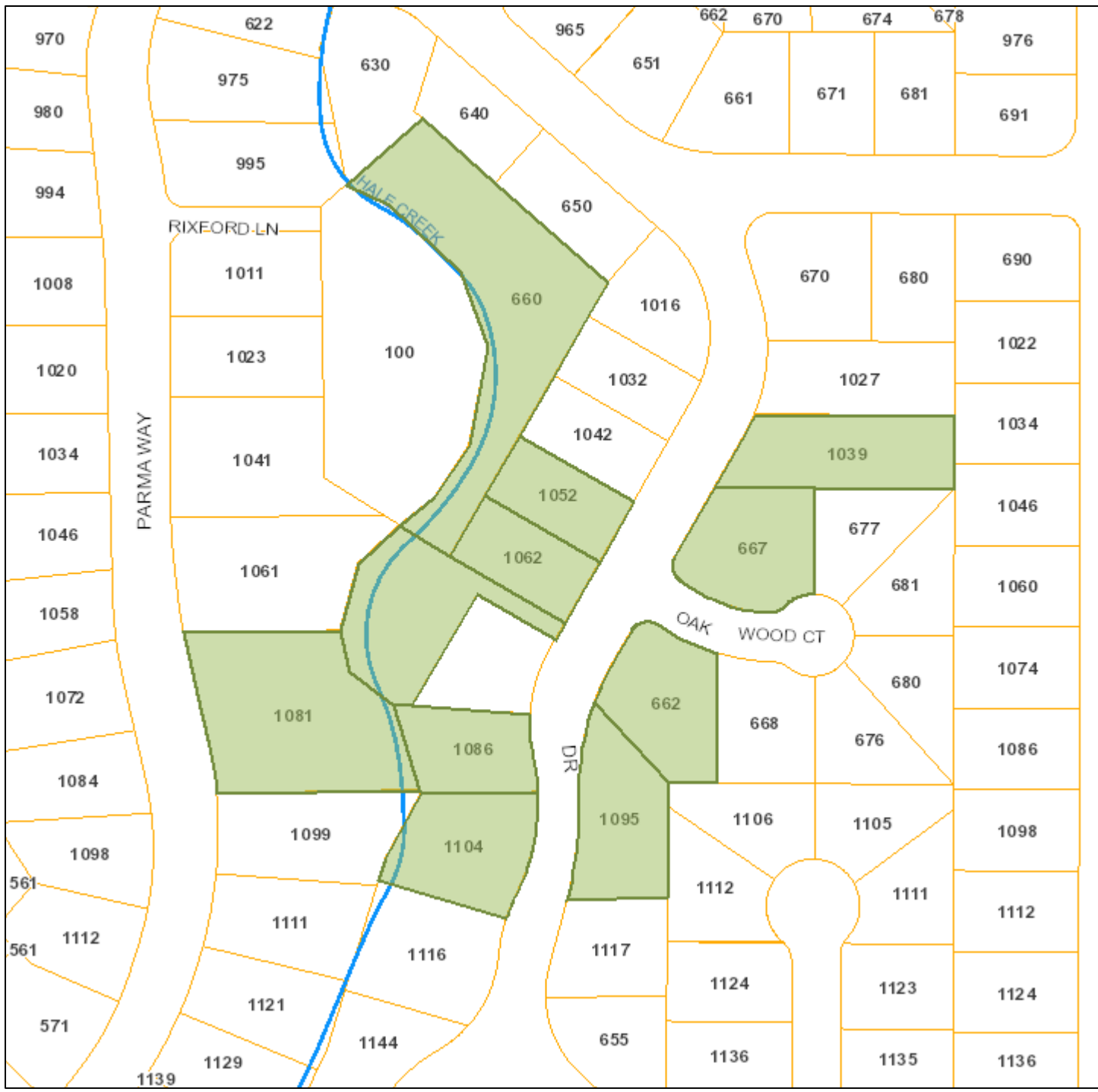
Summary Table

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

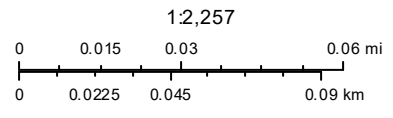
Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
1052 Riverside Drive	25'	50'	front.	two	27'	stucco.	Simple
1062 Riverside Drive	25'	50'	front.	two	26'	stucco.	Simple.
1086 Riverside Drive	25'	30'	front.	one	20'	wood siding	Simple
1104 Riverside Drive	25'	40'	front.	one.	20'	stucco	simple
1095 Riverside Drive	30'	25'	front.	one	16'	stucco	simple.
662 Oakwood Ct.	30'	25'	front.	one.	18'	stucco	simple.
668 Oakwood Ct.	25'	25'	front.	one.	18'	stucco	simple.
667 Oakwood Ct.	25'	30'	front.	one.	20'	stucco.	simple.
1061 Parma Way	40'	40'	front.	one.	18'	stucco	Simple.
1081 Parma Way	60'	55'	front.	one.	18'	wood siding	Simple.

Notification Map

Agenda Item 4.



Print Date: October 24, 2022



- Schools
- Park and Recreation Areas
- City Limit
- Road Names
- Waterways
- Situs Label
- TaxParcel

The information on this map was derived from the City of Los Altos' GIS. The City of Los Altos does not guarantee data provided is free of errors, omissions, or the positional accuracy, and it should be verified.

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Roger Liu

1074 Riverside Drive
Los Altos, CA 94024
(408) 326-9541
rogerzliu@gmail.com

18th May 2022

Dear Neighbors,

I hope this letter finds you well.

Let me introduce myself. I am the owner of 1074 Riverside Drive. We purchased the lot late last year, and have been actively working on plans to build a new home since then.

I am excited to let you know that an application has been submitted to the City for a 3400 square feet new home. The application is designated as SC22-0014. All detailed information can be obtained at the Planning Department over the counter, or online at the city public website:

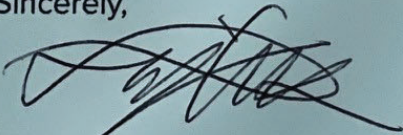
<https://www.losaltosca.gov/communitydevelopment/page/two-story-single-family-residential-and-variances>

Please look for "SC22-0014", or "1074 Riverside Drive", and click on the "proposed plans".

A neighborhood meeting for this project is scheduled on June 9th at 6:00 PM on the property. The architect will be there to meet with the neighbors to review the project and address neighborhood concerns. Should you have any questions, comments, or suggestions regarding the upcoming project, please feel free to drop by.

It's always good to hear from the neighbors!

Sincerely,



Roger Liu

Community Outreach Meeting

Date: 6/9/2022
Time: 6:00 - 7:00 pm
Location: 1074 Riverside Drive Los Altos CA

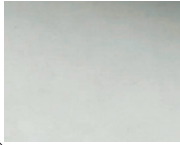
<u>Name of Attendees</u>	<u>Address:</u>	<u>Comments/Concerns</u>
Joseph Xu (Applicant/host)	339 Barton Drive Fremont	
Mike/Suzane Yramategui	1884 Riverside Drive	Move the fence to line up with property line.
Cynthia Carr	662 Oakwood Court	No window looking into her back yard.

ATTACHMENT E

Agenda Item 4.



SHEET METAL ROOFING



SMOOTH STUCCO FINISH



WOOD SIDING



FIBERGLASS WINDOW



FIBERGLASS ENTRY DOOR



STEEL GARAGE DOOR

MATERIAL BOARD

JOSEPH XU
XU ENGINEERING
338 BARTON CIRCLE
FRESNO, CA 93720
P. 510.676.2733
F. 510.794.2833
xuej@xueng.com



Project Title:
NEW TWO STORY HOUSE
1074 RIVERSIDE DRIVE
LOS ALTOS, CA

MATERIAL BOARD

Revision No.:	Date:
PERMIT	10/04/2019
PLAN CHECK REV.	10/30/2019

Date: 10/24/2019

Drawn by:

Checked by:

Sheet No: A8

Project No: 1074

LEGEND FOR DRAWINGS:

- NEW WORK
- HIDDEN NEW WORK
- VISIBLE EXISTING WORK TO REMAIN
- HIDDEN EXISTING WORK TO REMAIN
- EXISTING WORK TO BE REMOVED

NOTES

GENERAL:

- ALL WORK SHALL BE CONFORM TO THE 2019 CALIFORNIA RESIDENTIAL CODE, 2019 CALGREEN BUILDING STANDARD CODE (CBC), AND THE 2019 CALIFORNIA FIRE CODE, CALIFORNIA MECHANICAL CODE (CMC), 2019 CALIFORNIA PLUMBING CODE (CPC), 2019 CALIFORNIA ELECTRICAL CODE (CEC), TITLE 24 ENERGY EFFICIENCY STANDARDS 2019 EDITION, AND APPLICABLE LOCAL ORDINANCES.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL THE DIMENSIONS AND EXISTING CONDITIONS THERON BEFORE COMMENCING WORK AND SHALL REPORT ANY DISCREPANCIES AND/OR POTENTIAL PROBLEMS TO THE ENGINEER PRIOR TO PROCEEDING WITH AFFECTED WORK.

PROJECT DATA

PROJECT INFORMATION

ADDRESS: 1074 RIVERSIDE DRIVE
LOS ALTOS, CA 94024
TELEPHONE: (408) 316-3541
OWNER: ROGER LIU
OCCUPANCY GROUP (S): R-3/U
TYPE OF CONSTRUCTION: V-B, SPRINKLER
APN: 109-45-023

PROJECT DATA

LOT SIZE	=	10,156 SQ. FT.
PROPOSED NEW HOUSE:		
PROPOSED FIRST FLOOR AREA	=	1,570 SQ. FT.
PROPOSED SECOND FLOOR AREA	=	1,692 SQ. FT.
PROPOSED GARAGE AREA	=	421 SQ. FT.
PROPOSED ATTACHED ADU	=	799 SQ. FT.
PROPOSED PORCH	=	1315 SQ. FT.
TOTAL HABITABLE AREA (MAIN HOUSE)	=	3,270 SQ. FT.
TOTAL HABITABLE AREA (ADU)	=	799 SQ. FT.
TOTAL FLOOR AREA	=	4,506 SQ. FT.

SCOPE OF WORK:

- NEW TWO STORY HOUSE WITH 3270 SQ. FT., 421 SQ. FT. GARAGE, AND 799 SQ. FT. ATTACHED ADU

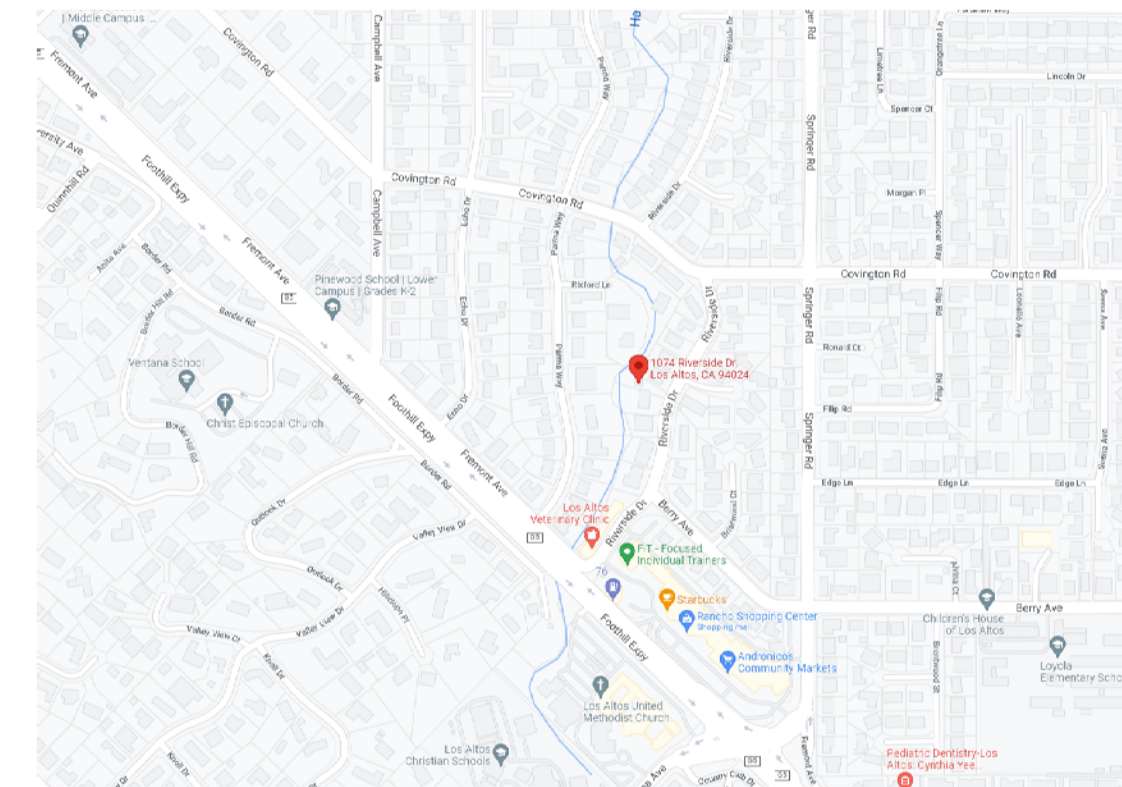
SHEET INDEX

- A1 COVER SHEET
- A1.1 SITE PLAN
- A1.2 NEIGHBORHOOD CONTEXT MAP.
- A2.0 PROPOSED FIRST FLOOR PLAN.
- A2.1 PROPOSED SECOND FLOOR PLAN.
- A2.2 PROPOSED ROOF PLAN
- A3 PROPOSED ELEVATIONS
- A4 PROPOSED ELEVATIONS AREA DIAGRAM
- A5 SECTIONS & DETAILS
- A6 GRADING AND DRAINAGE PLAN
- A7 TREE PROTECTION PLAN
- A8 MATERIAL BOARD
- L1 IRRIGATION PLAN
- L2 PLANTING PLAN
- L3 LANDSCAPE DETAILS
- SUI SURVEY



ZONING COMPLIANCE

	Existing	Proposed	Allowed/Required
LOT COVERAGE: <i>Land area covered by all structures that are over 6 feet in height</i>	0 square feet (0%)	2,944.5 square feet (21.4%)	3,221 square feet (30.2%)
FLOOR AREA: <i>Measured to the outside surfaces of exterior walls</i>	1st Flr: 0 sq ft 2nd Flr: 0 sq ft Total: 0 sq ft (0%)	1st Flr: 2,025 sq ft 2nd Flr: 1,692 sq ft Total: 3,691 sq ft (24.4%)	3,756 square feet (35.0%)
SETBACKS:			
Front	0 feet	26'-0" feet	25' feet
Rear	0 feet	25'-2" feet	25' feet
Right side (1 1/2 nd)	0 feet/0 feet	16'-4" feet/26' feet	10' feet/11.5' feet
Left side (1 1/2 nd)	0 feet/0 feet	12'-4" feet/26.6' feet	10' feet/11.5' feet
HEIGHT:	0 feet	26'-9" feet	27' feet



RECEIVED
Date: 10/26/2022
CITY OF LOS ALTOS
PLANNING

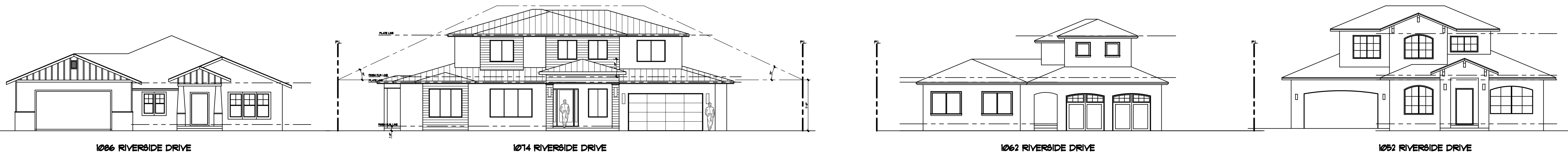
SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: <i>Includes habitable basement areas</i>	0 square feet	3,270 square feet	3,270 square feet
NON-HABITABLE AREA: <i>Does not include covered porches or open structures</i>	0 square feet	421 square feet	421 square feet

LOT CALCULATIONS

NET LOT AREA:	10,156 square feet
FRONT YARD HARDSCAPE AREA: <i>Hardscape area in the front yard setback shall not exceed 50%</i>	650 square feet (3.9%)
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed): 3,246 sq ft Existing softscape (undisturbed) area: 0 sq ft New softscape (new or replaced landscaping) areas: 1,260 sq ft <i>Sum of all three should equal the site's net lot area</i>

VICINITY MAP



STREETSCAPE ELEVATIONS



Project Title:
NEW TWO STORY HOUSE
1074 RIVERSIDE DRIVE
LOS ALTOS, CA

Sheet Title:
COVER SHEET

Revision No.: Date:
PERMIT 1 04/04/2022
PLAN CHECK REV. 1 06/30/2022

Date: 10/24/2019

Drawn by:

Checked by:

Sheet No:

A1.0

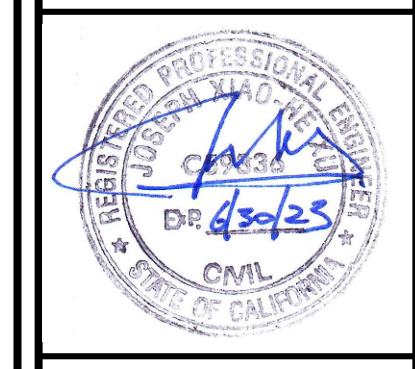
Project No: 1074



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

1

DESIGNER/ENGINEER:
JOSEPH XU
XU ENGINEERING
339 BARTON DRIVE
FREMONT, CA 94536
P. 510.676.2733
F. 510.794.2830
xuengineering@yahoo.com



Project Title:
NEW TWO STORY HOUSE
1074 RIVERSIDE DRIVE
LOS ALTOS, CA

Sheet Title:
SITE PLANS

Revision No.:	Date:
PERMIT 1	04/04/2022
PLAN CHECK REV. 1	06/30/2022

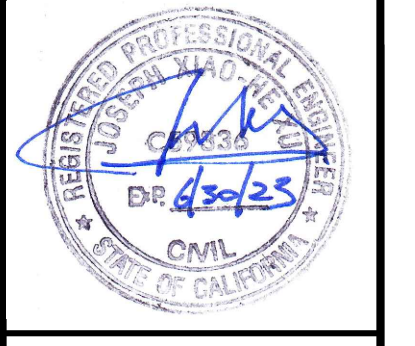
Date:
10/24/2019

Drawn by:

Checked by:

Sheet No:
A1.1

Project No:
1074



Project Title:
NEW TWO STORY HOUSE
1074 RIVERSIDE DRIVE
LOS ALTOS, CA

Sheet Title:
NEIGHBORHOOD CONTEXT MAP

Revision No.:	Date:
PERMIT	04/04/2022
PLAN CHECK REV. 1	06/30/2022
Date:	10/24/2019
Drawn by:	
Checked by:	
Sheet No.:	A1.2
Project No.:	1074



NEIGHBORHOOD CONTEXT MAP
SCALE: NONE



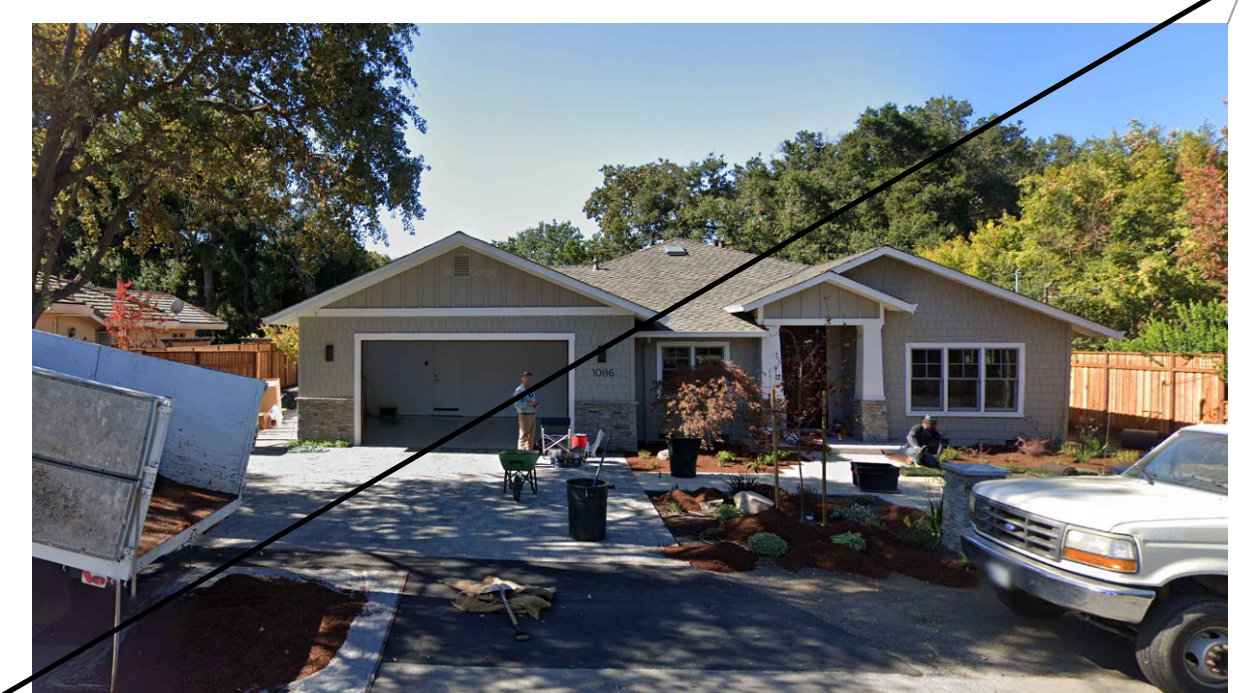
1061 PARMA WAY



1081 PARMA WAY



1104 RIVERSIDE DRIVE



1086 RIVERSIDE DRIVE



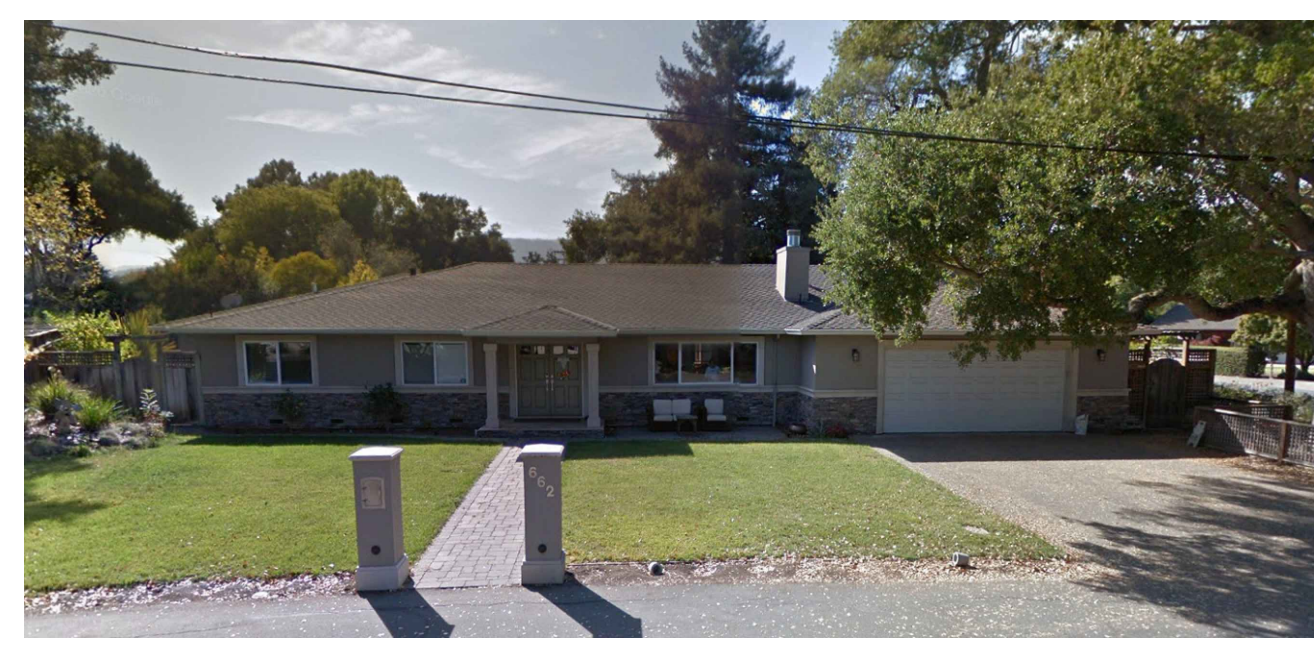
668 OAKWOOD CT



1062 RIVERSIDE DRIVE



1095 RIVERSIDE DRIVE



662 OAKWOOD CT

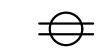



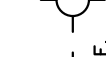
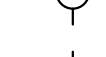
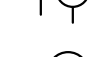


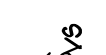
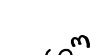
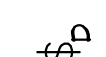

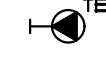

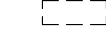



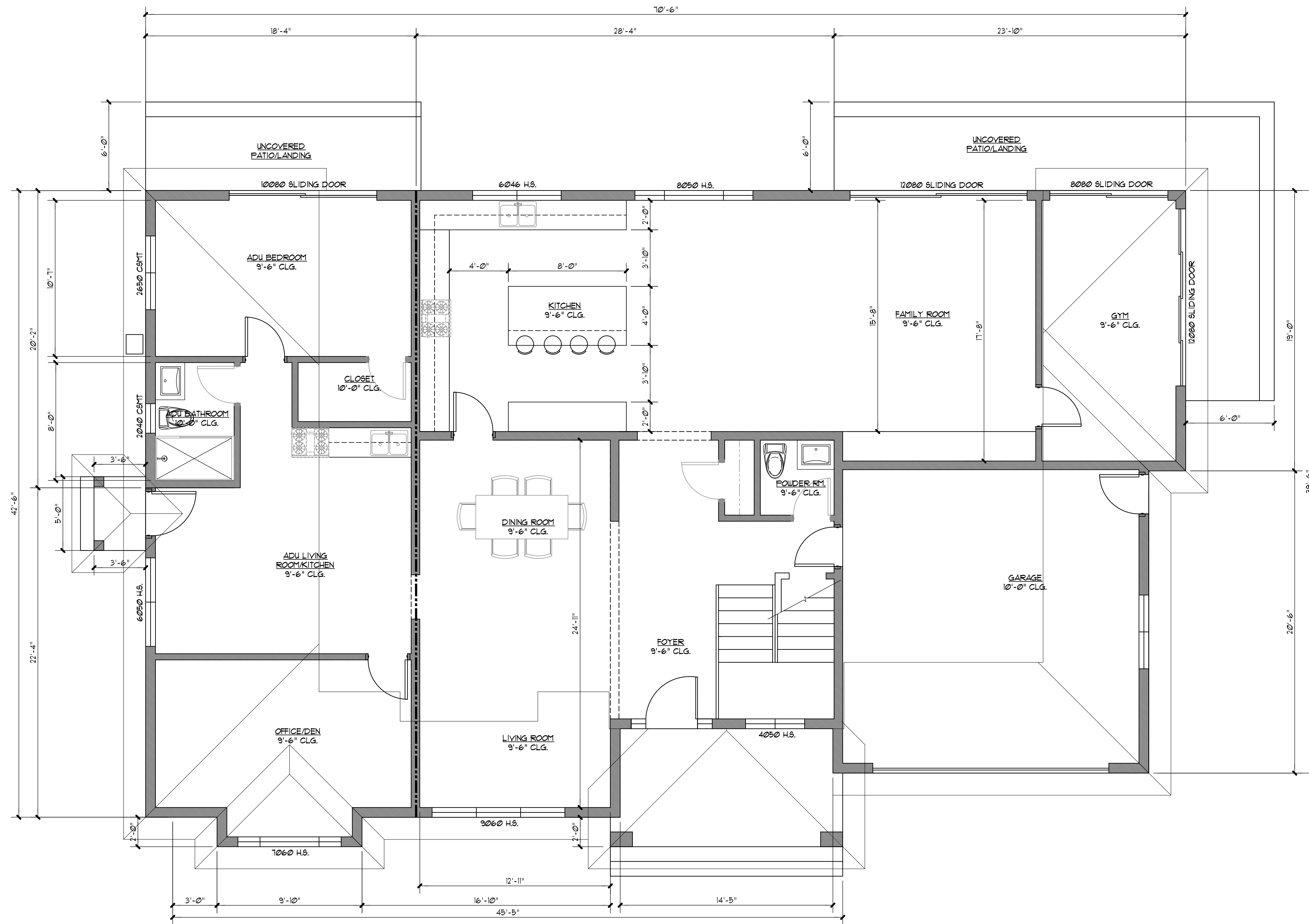
667 OAKWOOD CT



1052 RIVERSIDE DRIVE

ELECTRICAL LEGEND

-  110V DUPLEX OUTLET
-  240V OUTLET
-  WATERPROOF DUPLEX OUTLET AND GFI
-  GROUND FAULT INTERRUPTER OUTLET
-  CEILING MOUNTED LIGHT FIXTURE
-  HIGH EFFICACY LIGHT FIXTURE
-  WALL MOUNTED LIGHT FIXTURE
-  PHOTOELECTRIC SMOKE ALARM
-  DUAL SENSOR (PHOTOELECTRIC/IONIZATION) SMOKE ALARM
-  SWITCH
-  MANUAL ON VACANCY SENSOR
-  3-WAY SWITCH
-  DIMMER SWITCH
-  EXHAUST FAN
-  TELEPHONE
-  CARBON MONOXIDE (CO) ALARM'S HARDWIRED TO 110V W/ BATTERY BACKUP
-  HEATING REGISTER (OUTLETS)



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

JOSEPH XU
XU ENGINEERING
339 BARTON DRIVE
FREMONT, CA 94536
P. 510.676.2733
F. 510.794.2930
xuengineering@yahoo.com



Project Title:
NEW TWO STORY HOUSE
1074 RIVERSIDE DRIVE
LOS ALTOS, CA

Sheet Title:
PROPOSED FLOORS PLANS

Revision No.:	Date:
PERMIT	04/04/2022
PLAN CHECK REV. 1	06/30/2022


















Date: 10/24/2019

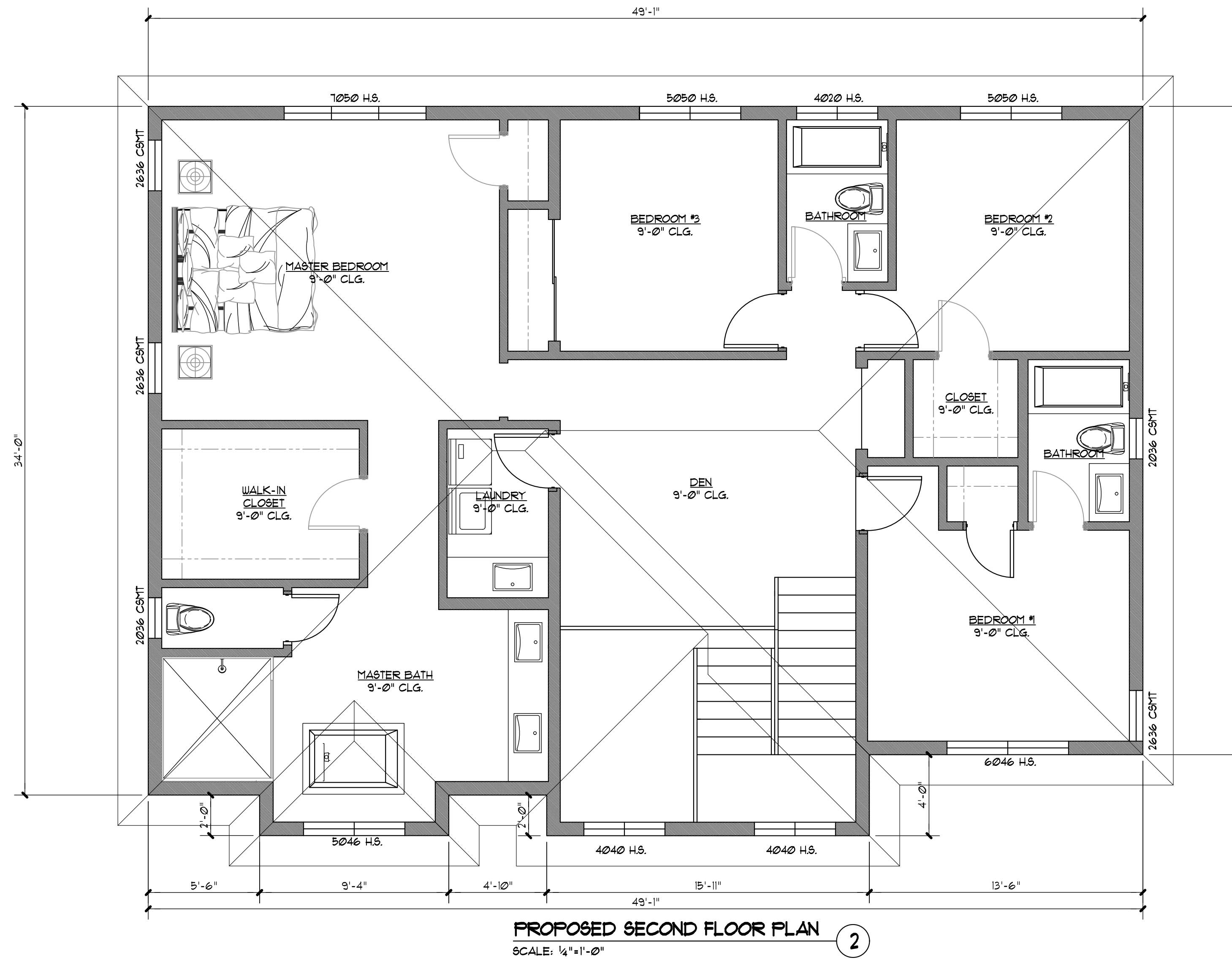
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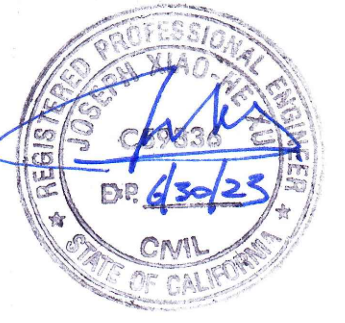
Sheet No:
A2.0

ELECTRICAL LEGEND

-  110V DUPLEX OUTLET
-  240V OUTLET
-  WATERPROOF DUPLEX OUTLET AND GFI
-  GROUND FAULT INTERRUPTER OUTLET
-  CEILING MOUNTED LIGHT FIXTURE
-  HIGH EFFICACY LIGHT FIXTURE
-  WALL MOUNTED LIGHT FIXTURE
-  PHOTOELECTRIC SMOKE ALARM
-  DUAL SENSOR (PHOTOELECTRIC/IONIZATION) SMOKE ALARM
-  SWITCH
-  MANUAL ON VACANCY SENSOR
-  3-WAY SWITCH
-  DIMMER SWITCH
-  EXHAUST FAN
-  TELEPHONE
-  CARBON MONOXIDE (CO) ALARM'S HARDWIRED TO 110V W/ BATTERY BACKUP
-  HEATING REGISTER (OUTLETS)



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Project Title:
NEW TWO STORY HOUSE
 1074 RIVERSIDE DRIVE
 LOS ALTOS, CA

Sheet Title:
PROPOSED SECOND FLOORS PLAN

Revision No.:	Date:
PERMIT	04/04/2022
PLAN CHECK REV. 1	06/30/2022

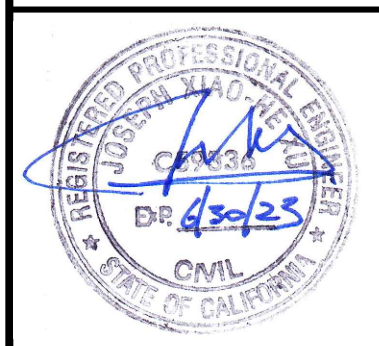
Date: 10/24/2019

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Sheet No:
A2.1

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Project Title:
NEW TWO STORY HOUSE
1074 RIVERSIDE DRIVE
LOS ALTOS, CA

Sheet Title:
PROPOSED ROOF PLAN

Revision No.:	Date:
PERMIT	04/04/2022
PLAN CHECK REV. 1	06/30/2022

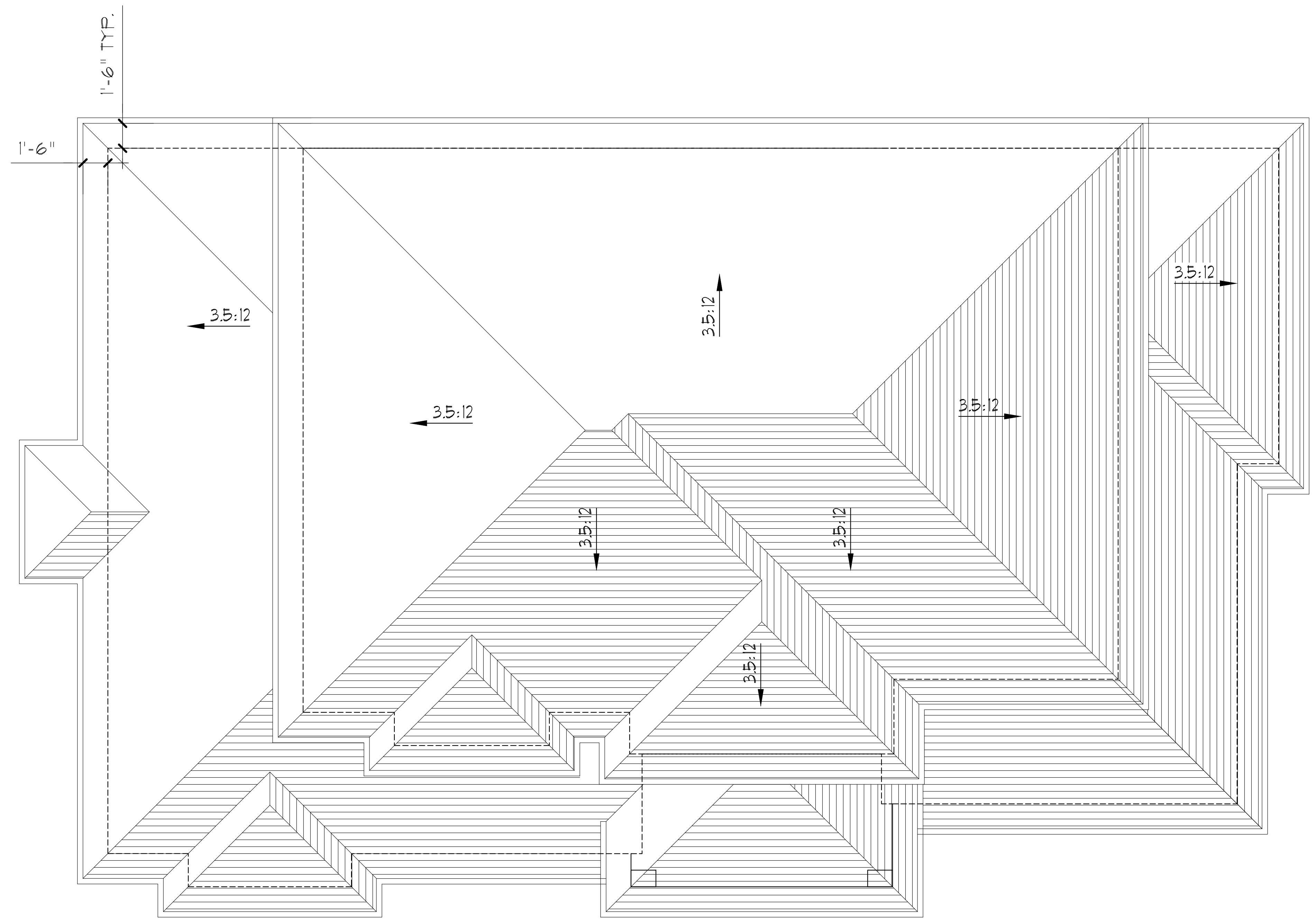
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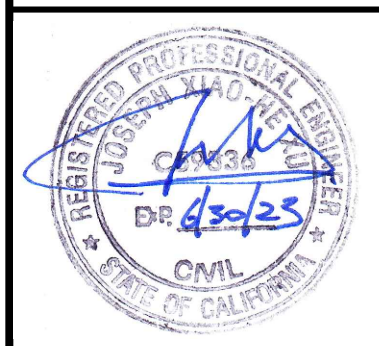
Checked by:

Sheet No:
A2.2

Project No:
1074



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



Project Title:
NEW TWO STORY HOUSE
1074 RIVERSIDE DRIVE
LOS ALTOS, CA

Sheet Title:
PROPOSED ELEVATIONS

Revision No.:	Date:
PERMIT	04/04/2022
PLAN CHECK REV. 1	06/30/2022

Date: 10/24/2019

Drawn by:

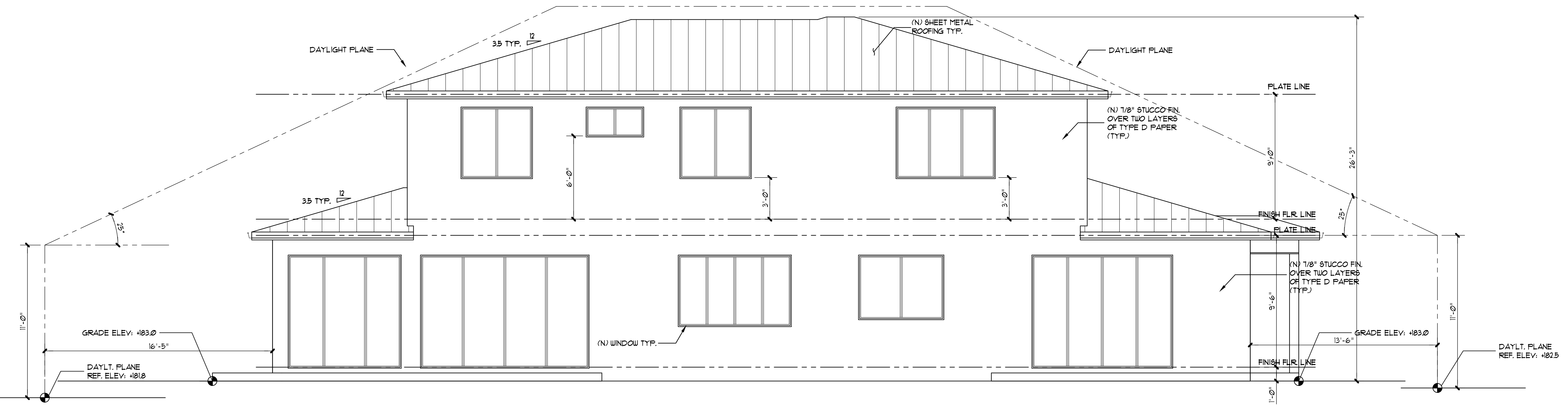
Checked by:

Sheet No:
A3

Project No:
1074

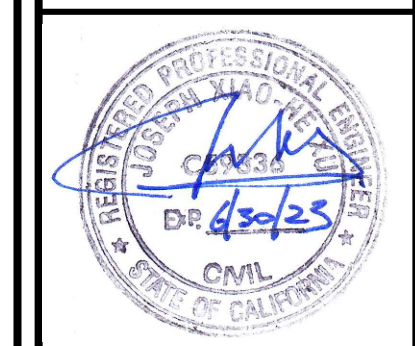


PROPOSED FRONT ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED REAR ELEVATION
SCALE: 1/4"=1'-0"

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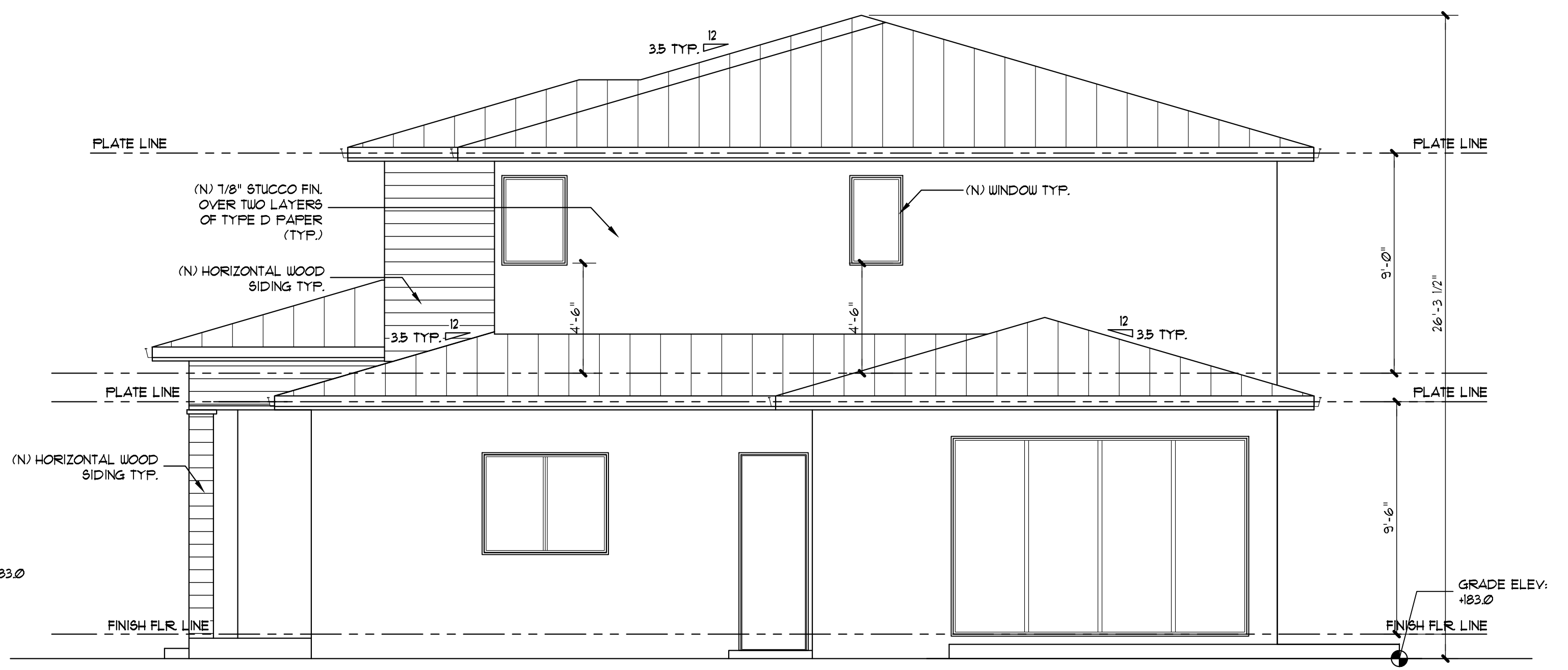
Project Title:
NEW TWO STORY HOUSE
 1074 RIVERSIDE DRIVE
 LOS ALTOS, CA

Sheet Title:
ELEVATION AND AREA DIAGRAM

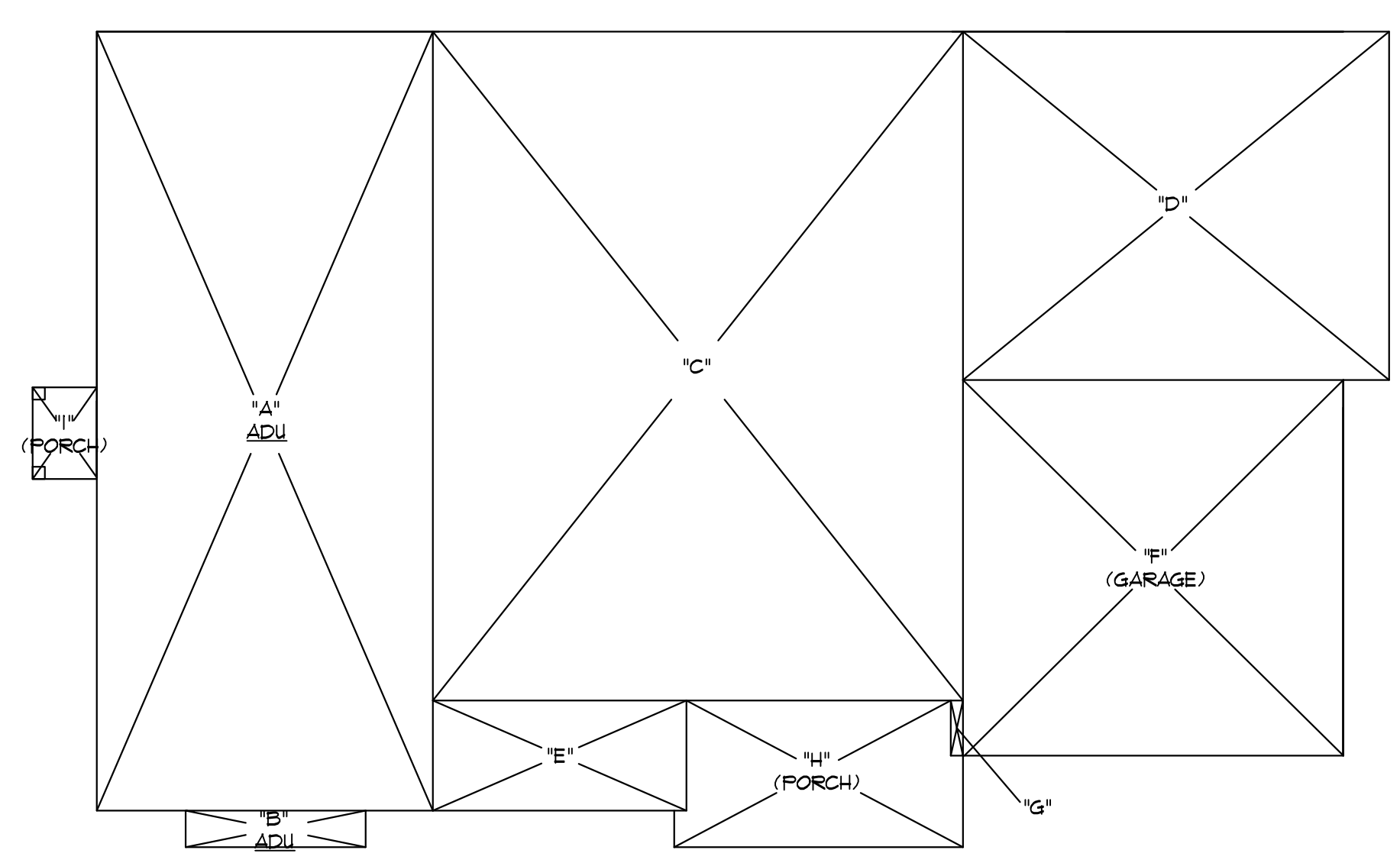
Revision No.:	Date:
PERMIT	04/04/2022
PLAN CHECK REV. 1	06/30/2022
Date:	10/24/2019
Drawn by:	
Checked by:	
Sheet No:	A4
Project No:	1074



PROPOSED LEFT ELEVATION
 SCALE: 1/4"=1'-0" ①

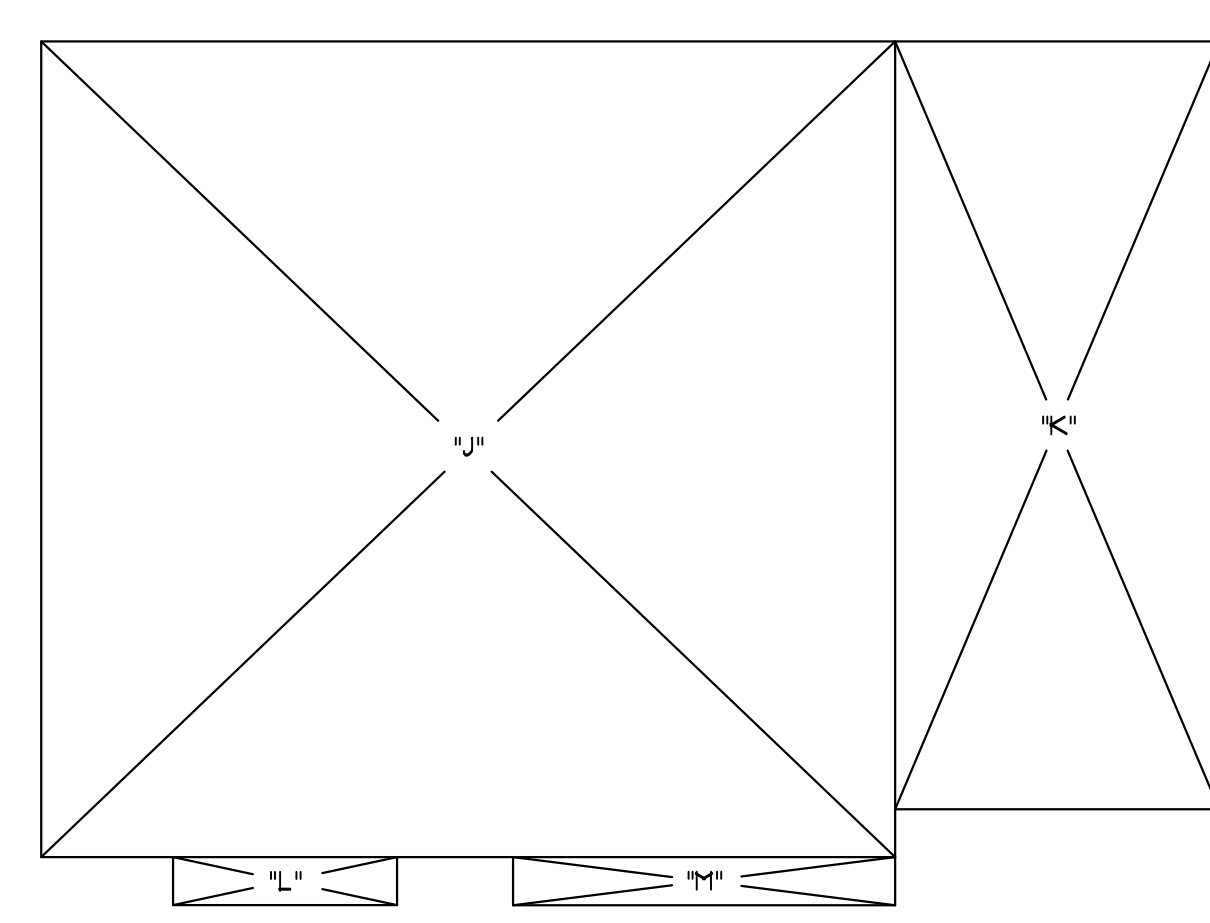


PROPOSED RIGHT ELEVATION
 SCALE: 1/4"=1'-0" ②



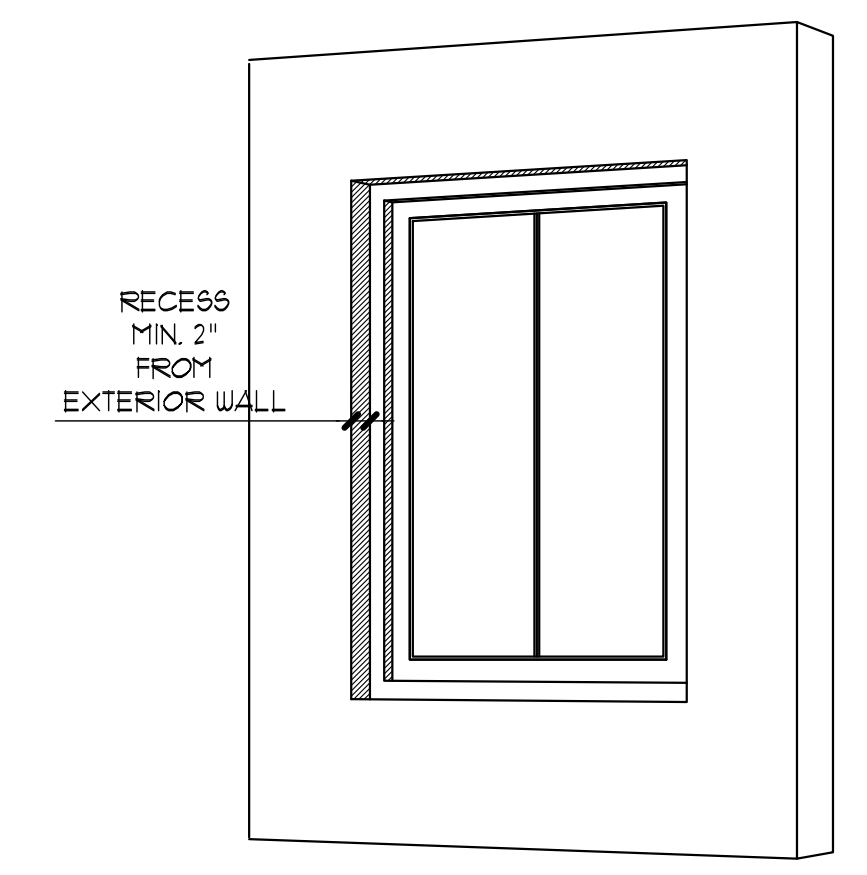
SECTION	DIMENSIONS	AREA	SQ. FT.
"A"	42'-6" x 18'-4"	779	SQ. FT.
"B"	9'-10" x 2'-0"	20	SQ. FT.
"C"	28'-10" x 36'-6"	1,053	SQ. FT.
"D"	23'-3" x 19'	442	SQ. FT.
"E"	3'-10" x 6'	83	SQ. FT.
"F"	20'-5" x 20'-6"	425	SQ. FT.
"G"	3' x 2'	2	SQ. FT.
"H"	8' x 15'	120	SQ. FT.
"I"	3'-6" x 5'	17.5	SQ. FT.
FIRST FLR. GROSS FLOOR SUBTOTAL		2,005	SQ. FT.

FIRST FLOOR AREA
 SCALE: 1/8"=1'-0" ④

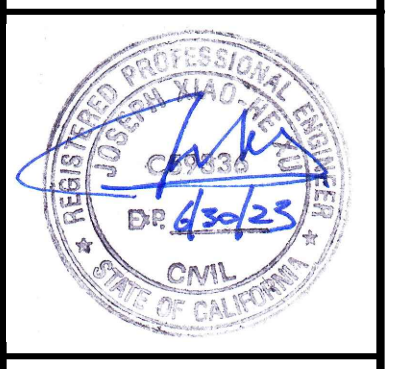


SECTION	DIMENSIONS	AREA	SQ. FT.
"J"	35'-1" x 34'	1,210	SQ. FT.
"K"	13'-6" x 32'	432	SQ. FT.
"L"	9'-4" x 2'	19	SQ. FT.
"M"	16' x 2'	32	SQ. FT.
SECOND FLR. GROSS FLOOR SUBTOTAL		1,692	SQ. FT.
TOTAL LOT COVERAGE		2,142.5	SQ. FT.

SECOND FLOOR AREA
 SCALE: 1/8"=1'-0" ⑤



TYPICAL WINDOW TRIM DETAIL
 SCALE: NONE ⑥



Project Title:
NEW TWO STORY HOUSE
1074 RIVERSIDE DRIVE
LOS ALTOS, CA

Sheet Title:
SECTIONS

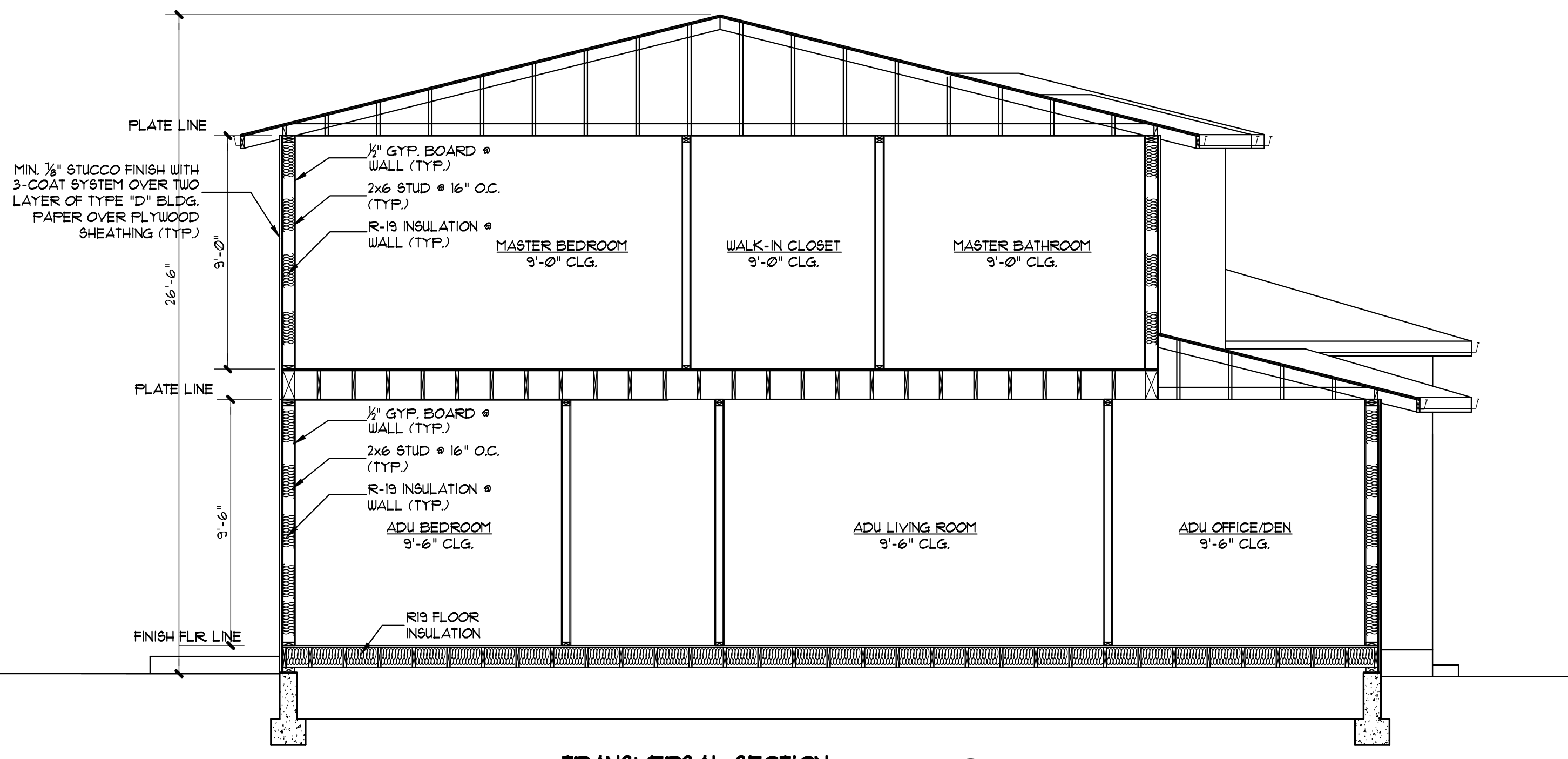
Revision No.:	Date:
PERMIT	04/04/2022
PLAN CHECK REV. 1	06/30/2022

Date:
10/24/2019

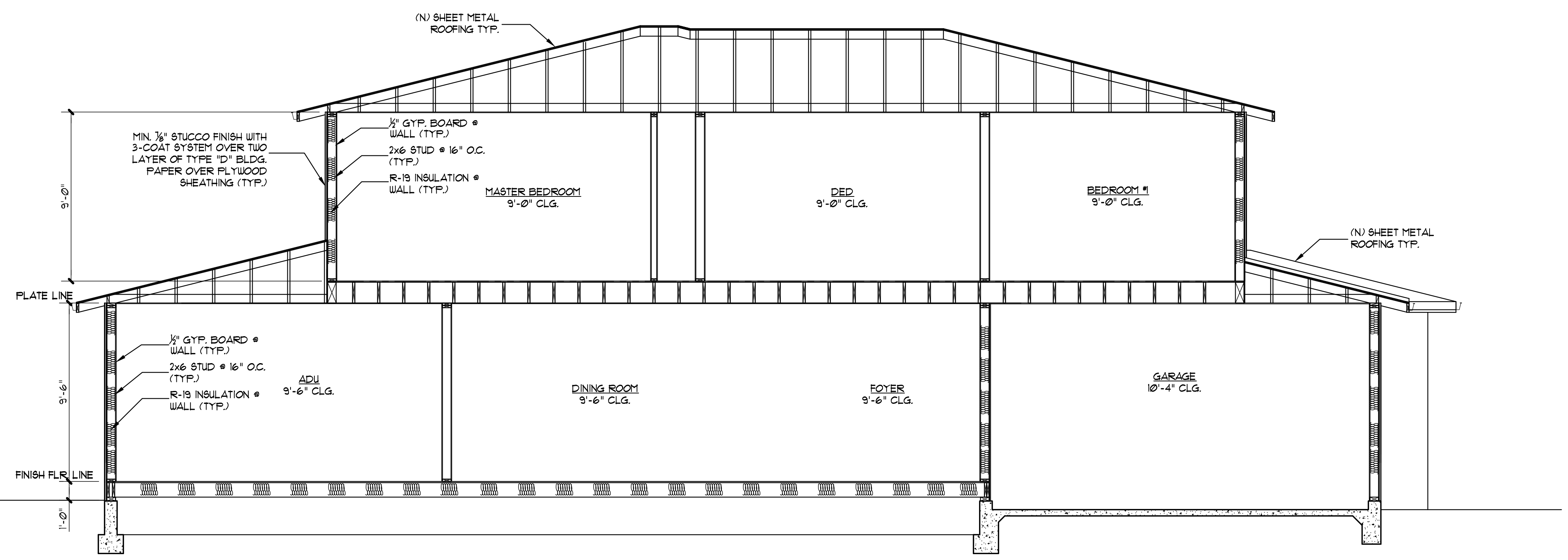
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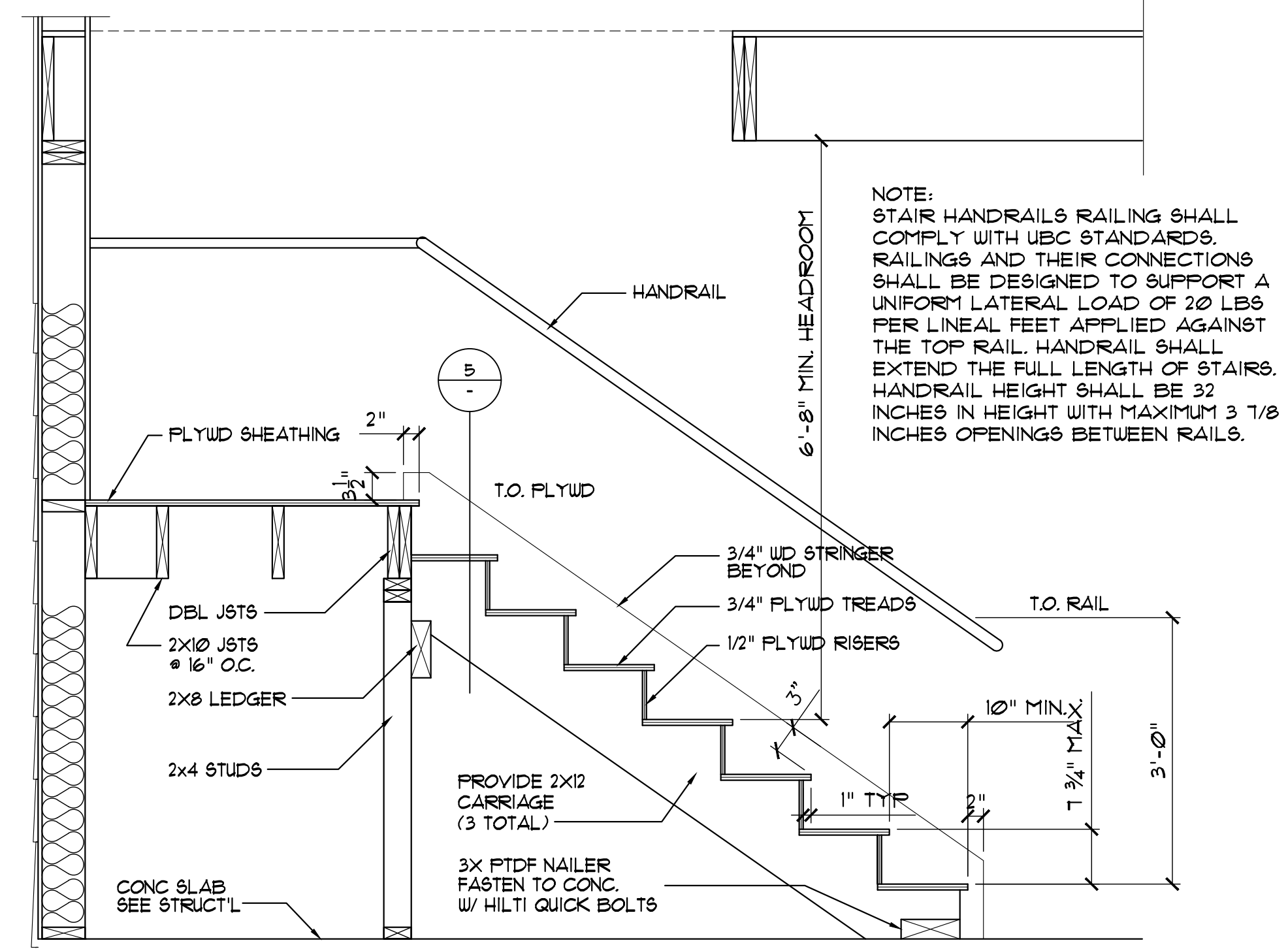
Sheet No:
A5
Project No:
1074



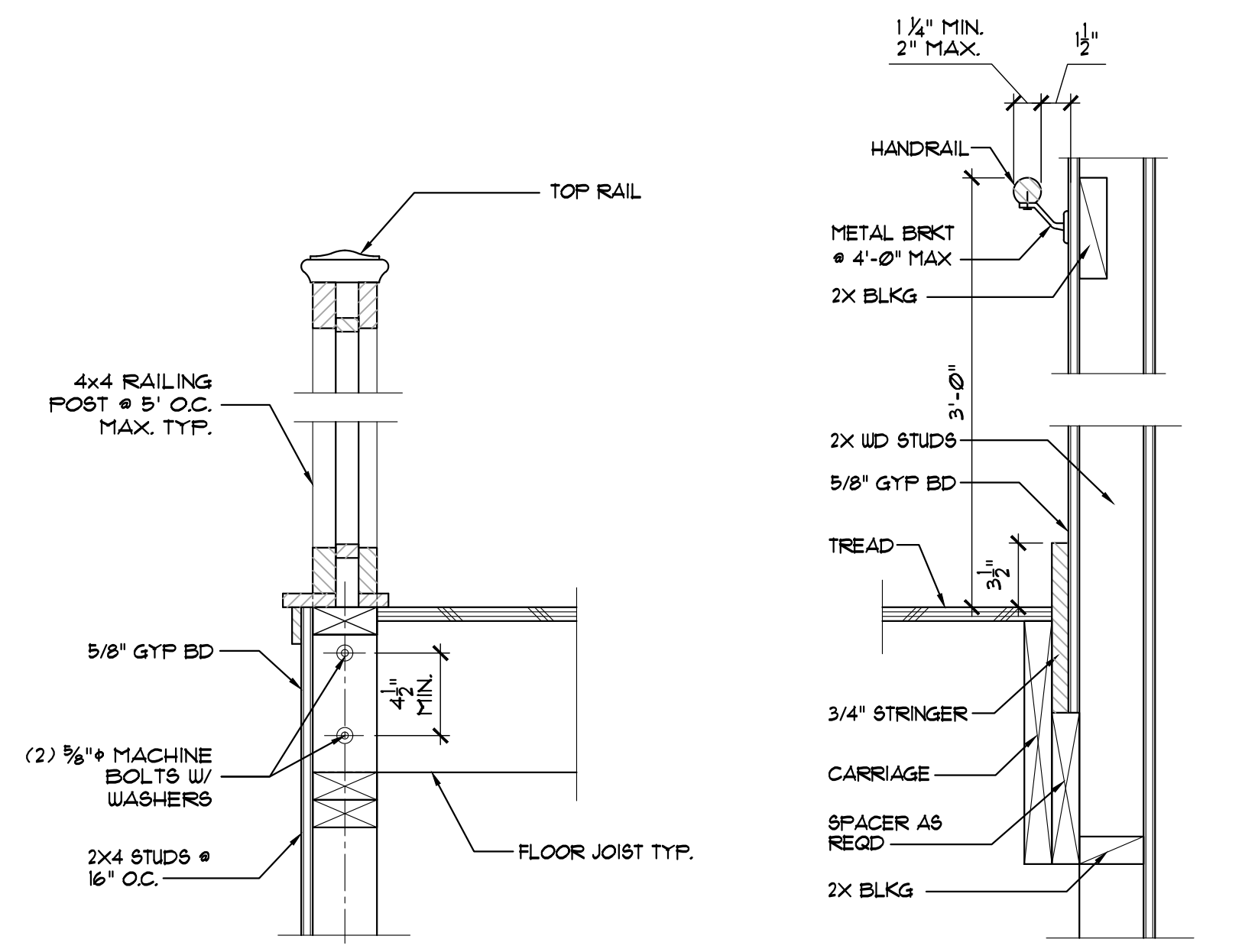
TRANSVERSAL SECTION 1
SCALE: 1/4"=1'-0"



LONGITUDINAL SECTION 2
SCALE: 1/4"=1'-0"

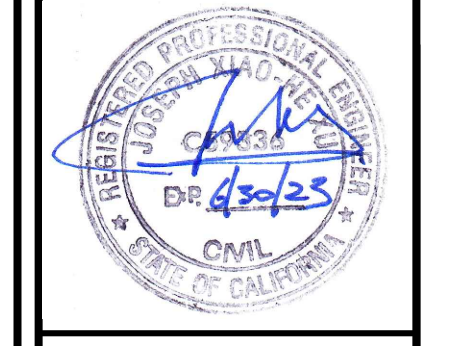


TYP. STAIR SECTION 3
SCALE: 3/4"=1'-0"



RAILINGS DETAIL 4
SCALE: 1 1/2"=1'-0"

STAIR SECTION 5
SCALE: 1 1/2"=1'-0"



Project Title:
NEW TWO STORY HOUSE
1074 RIVERSIDE DRIVE
LOS ALTOS, CA

Sheet Title:
GRADING AND DRAINAGE PLAN

Revision No.:	Date:
PERMIT	04/04/2022
PLAN CHECK REV.	06/30/2022
Date:	10/24/2019
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Checked by:	
Sheet No.:	A6
Project No.:	1074

LEGEND

- PROPERTY LINE
- CENTERLINE
- SS UTILITY LINE-TYPE AS NOTED
- STREET LIGHT
- ELEC UTILITY BOX-TYPE AS NOTED
- WM WATER METER
- ⊗ WV WATER VALVE
- CATCH BASIN
- FHR FIRE HYDRANT
- MH MANHOLE-TYPE AS NOTED
- CO SANITARY SEWER CLEANOUT
- PP OH POWER POLE W/ OVERHEAD WIRE
- ⊕ BENCHMARK
- MON MONUMENT
- 200 CONTOUR LINE
- SWALE
- SURFACE FLOW DIRECTION
- DS DOWNSPOUT WITH SLOASH-BLOCK
- 12" TREE-TRUNK DIAMETER IN INCHES SPECIES NOTED WHEN KNOWN

ABBREVIATION

- AC ASPHALT CONCRETE
- AD AREA DRAIN
- CONC CONCRETE
- C/G CURB & GUTTER
- DI DRAIN INLET
- DS DOWNSPOUT
- EX EXISTING
- GFF GARAGE FINISH GRADE
- FF FINISH FLOOR GRADE
- FL FLOW LINE GRADE
- H.P. HIGH POINT
- PUE PUBLIC UTILITY EASEMENT
- PVC POLYVINYL CHLORIDE
- SW SIDEWALK
- TC TOP OF CURB

GRADING NOTES:

- ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GENERAL AND SPECIFIC PROVISIONS, ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GENERAL AND SPECIFIC PROVISIONS, STANDARD DRAWINGS, AND REQUIREMENT OF THE CITY OF LOS ALTOS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENFORCING SAFETY MEASURES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENFORCING SAFETY MEASURES AND REGULATIONS. THE CONTRACTOR MUST DESIGN, CONSTRUCT, INSTALL, AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAW AND REGULATIONS.
- PRIOR TO START OF CONSTRUCTION, CONTRACTOR MUST VERIFY ALL JOINT/CROSSING LOCATIONS, PRIOR TO START OF CONSTRUCTION, CONTRACTOR MUST VERIFY ALL JOINT/CROSSING LOCATIONS, ELEVATIONS, CURB, GUTTER, SIDEWALK, FLOW LINES, PAVEMENT, STREETS, AND ALL GRADE JOINTS. IF DISCREPANCY IS FOUND, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER AND NOT PROCEED WITH ANY CONSTRUCTION UNTIL VERIFICATION AND REVISION (IF NECESSARY) IS COMPLETED BY THE SAID ENGINEER.
- CONTRACTOR TO EXPOSE EXISTING SEWERS AND CHECK INVERTS BEFORE CONSTRUCTING NEW SEWERS. CONTRACTOR TO EXPOSE EXISTING SEWERS AND CHECK INVERTS BEFORE CONSTRUCTING NEW SEWERS. NOTIFY THE ENGINEER 24 HOURS PRIOR TO EXPOSING SEWERS.
- THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES/STRUCTURES SHOWN HEREON WERE THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES/STRUCTURES SHOWN HEREON WERE OBTAINED FROM INFORMATION FURNISHED BY OTHERS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND ACCURACY OF SAID INFORMATION. THE CONTRACTOR MUST ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF THOSE TO BE USED AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON.
- THE SOIL REPORTS PREPARED FOR THE PROJECT IS A PART OF THIS PLAN. THE MOST STRINGENT REQUIREMENTS BY SOIL ENGINEER OR GOVERNING AGENCIES SHALL PREVAIL.
- GRADING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE SOIL REPORT FOR THIS SITE TOGETHER WITH ANY SUPPLEMENTS THERETO. ALL GRADING WORK SHALL BE DONE UNDER THE OBSERVATION OF THE SOILS ENGINEER. THE SOIL ENGINEER SHALL BE NOTIFIED 48 HOURS BEFORE THE START OF ANY GRADING.
- PRIOR TO START OF ANY WORK, CONTRACTOR MUST REVIEW THE PLANS FOR DESIGN PRIOR TO START OF ANY WORK, CONTRACTOR MUST REVIEW THE PLANS FOR DESIGN INCONSISTENCIES AND TYPOS SUCH AS ELEVATIONS, CURB HEIGHT, DIMENSIONS, SLOPES, ETC. IF INCONSISTENCIES OR OBVIOUS TYPOS ARE FOUND, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF WORK FOR VERIFICATION BEFORE PROCEEDING WITH ANY WORK.
- FOR ALL UTILITY NOTES MARKED "VERIFY", CONTRACTOR SHALL VERIFY LOCATION, SIZE, MATERIAL, FOR ALL UTILITY NOTES MARKED "VERIFY", CONTRACTOR SHALL VERIFY LOCATION, SIZE, MATERIAL, ETC. OF EXISTING UTILITIES, SUCH AS WATER, GAS SEWER, ETC., PRIOR TO STARTING CONSTRUCTION.
- SEE ARCHITECTURAL SITE PLAN AND LANDSCAPE PLAN FOR SITE INFORMATION AND NOTES NOT SHOWN HEREIN.

DRAINAGE NOTE:

A: UNDER NO CIRCUMSTANCE SHALL THE GRADING AND DRAINAGE ACTIVITIES ASSOCIATED WITH THIS PROJECT DIRECTLY SHEETFLOW ONTO THE NEIGHBORING PROPERTY."

ENCROACHMENT PERMIT NOTE:

NO PROPOSED CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY SHALL BEGIN UNTIL CITY REQUIREMENTS FOR THE ISSUANCE OF AN ENCROACHMENT PERMIT, INCLUDING REVIEW OF THE PLANS, HAVE BEEN MET AND AN ENCROACHMENT PERMIT ISSUED. ANY DAMAGED RIGHT-OF-WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB, GUTTER AND/OR PARKING STRIP SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY ENGINEER OR HIS DESIGNEE. CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS, DEPARTMENT AT (650) 947-2680

UTILITY SERVICE:

THE APPLICANT SHALL SUBMIT WRITTEN CERTIFICATION FROM THE APPROPRIATE ENERGY AND COMMUNICATION UTILITIES TO THE PUBLIC WORKS DEPARTMENT AND THE PLANNING DIVISION STATING THAT THEY WILL PROVIDE ENERGY AND COMMUNICATION SERVICES TO THE PROPOSED PARCELS OF THIS SUBDIVISION. THE LOCATIONS OF THE MAIN WATER SERVICE AND SANITARY SEWER LINES ARE APPROXIMATE, PRIOR TO THE CONNECTION POINTS SHOWN. AS A REMINDER, A SEWER CONNECTION PERMIT FROM SANITATION DISTRICT, AND A CONNECTION LETTER FROM THE WATER COMPANY ARE REQUIRED.

MAINTENANCE NOTE:

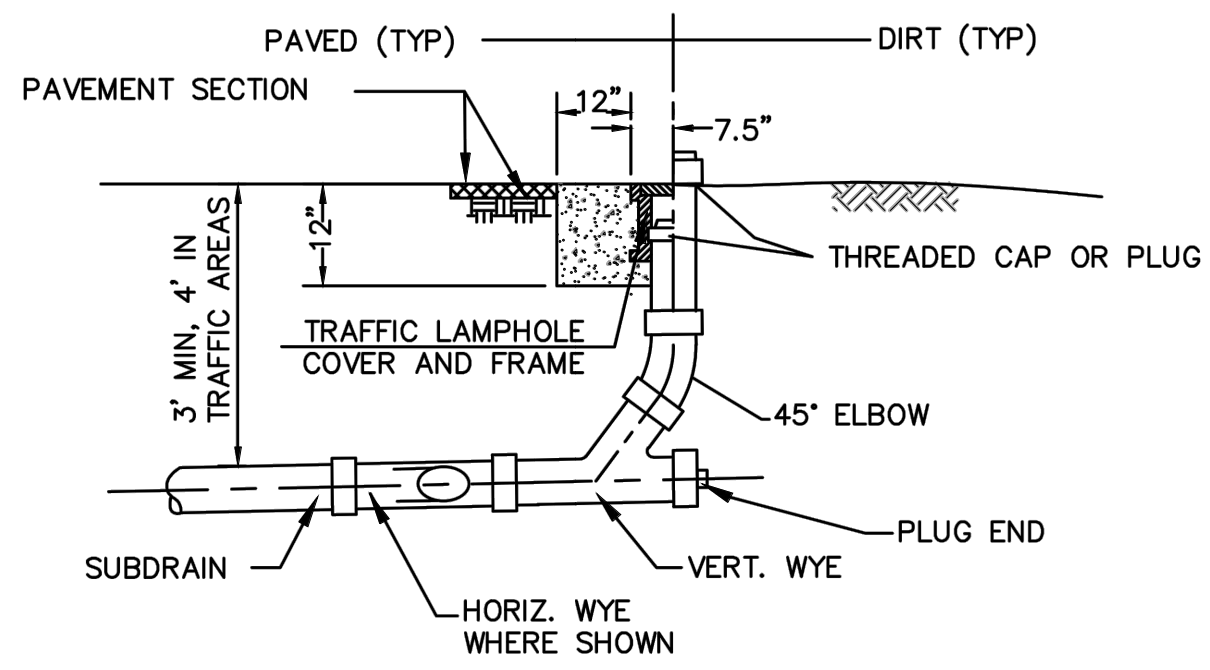
IT SHALL BE THE OWNER'S RESPONSIBILITY TO ENSURE THAT ALL S IMPROVEMENTS SHOWN HEREON ARE MAINTAINED IN GOOD WORKING ORDER. THIS INCLUDES PERIODICALLY INSPECTING THE STORM DRAIN PIPES FOR SEDIMENT AS WELL AS THE DRAIN INLETS, SEDIMENT BASINS AND PERMEABLE PAVEMENT FOR SEDIMENT. ANY BUILT UP SEDIMENT SHOULD BE PERIODICALLY CLEANED TO ENSURE THE DRAINAGE FEATURES FUNCTION AS INTENDED.

TREE PROTECTION NOTE:

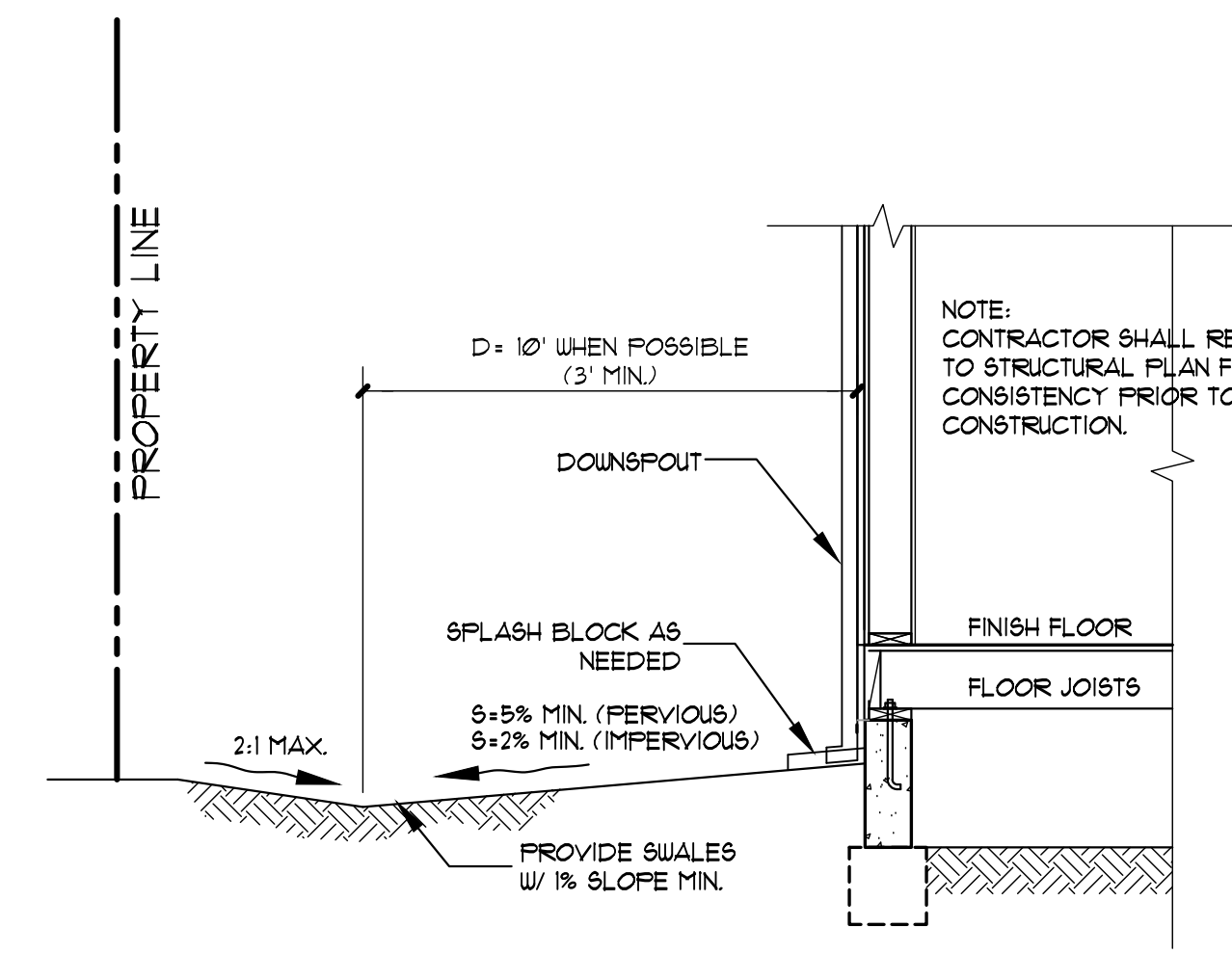
ALL TREE PROTECTION FENCING SHALL BE CHAIN LINK AND A MINIMUM OF FIVE FEET IN HEIGHT WITH POSTS DRIVEN INTO THE GROUND. IT SHALL BE INSTALLED PRIOR TO ISSUANCE OF THE DEMOLITION PERMIT AND SHALL NOT BE REMOVED UNTIL ALL BUILDING CONSTRUCTION HAS BEEN COMPLETED. TYPICAL AS NOTED.

SS SEWER NOTE:

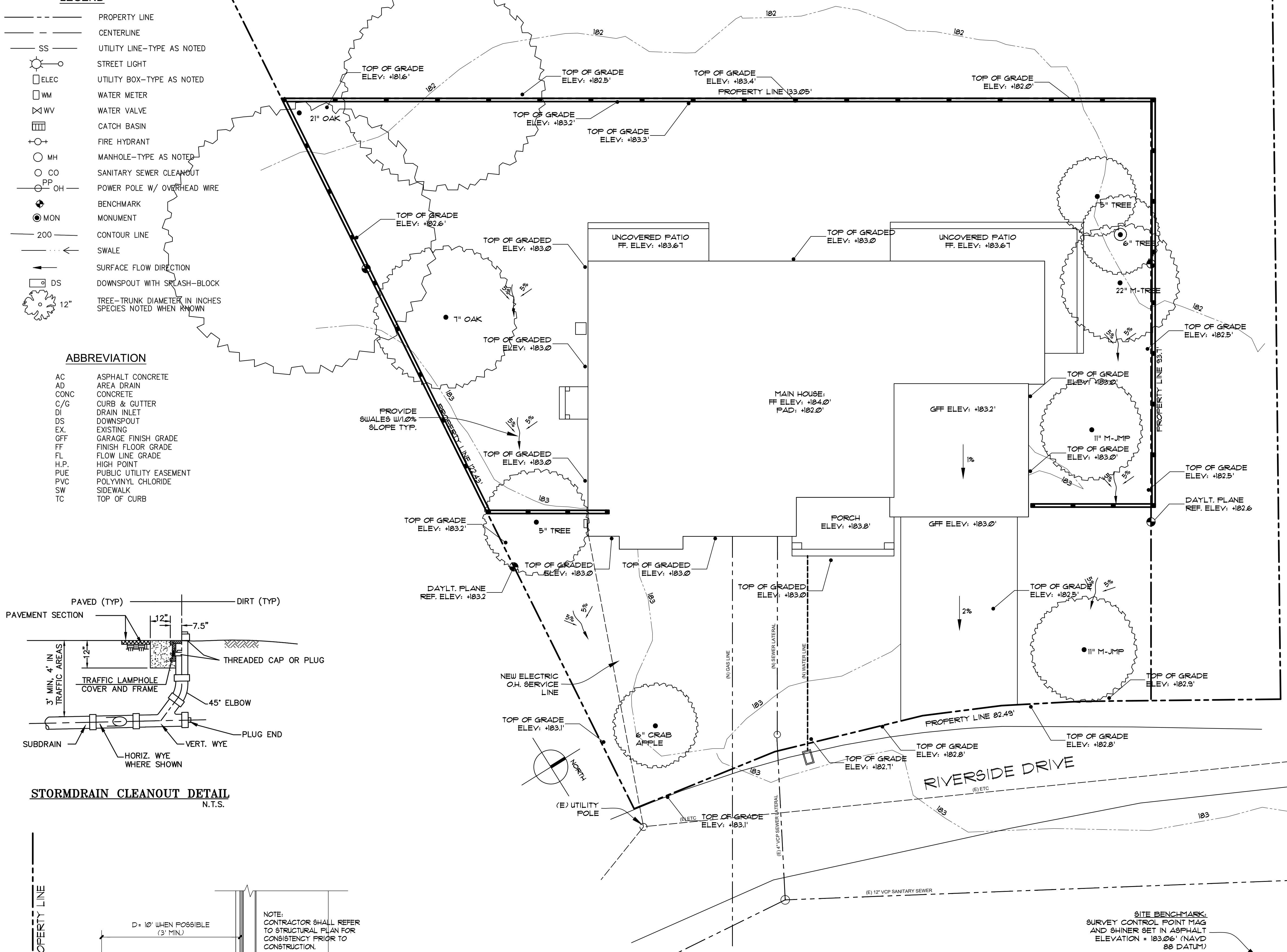
NEW SANITARY SEWER CLEANOUT SHALL BE INSTALLED IN LINE WITH EXISTING SANITARY SEWER LATERAL, THERE SHALL BE NO NEW TURNS INSTALLED AFTER PROPERTY LINE SANITARY SEWER CLEANOUT.



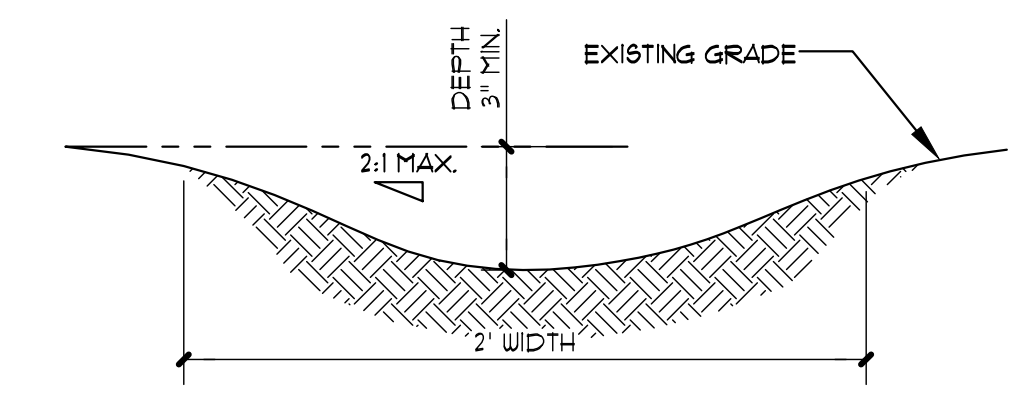
STORMDRAIN CLEANOUT DETAIL
N.T.S.



TYPICAL GRADING AROUND FOUNDATION
SCALE: 1/2"=1'-0"



GRADING AND DRAINAGE PLAN
SCALE: 1/8"=1'-0"



EARTH SWALE DETAIL
SCALE: N.T.S.

Maintenance Notes:
1. OWNER IS RESPONSIBLE FOR MAINTAINING ALL INLETS, RETENTION SYSTEM AND INFILTRATION DEVICE FROM TRASH, DEBRIS & SEDIMENTS.
2. THE REGULAR CLEARING OF SILT AND DEBRIS IS ESPECIALLY IMPORTANT PRIOR TO EACH RAINY SEASON.



Project Title:
NEW TWO STORY HOUSE
1074 RIVERSIDE DRIVE
LOS ALTOS, CA

Sheet Title:
TREE PROTECTION PLAN

Revision No.:	Date:
PERMIT	04/04/2022
PLAN CHECK REV. 1	06/30/2022

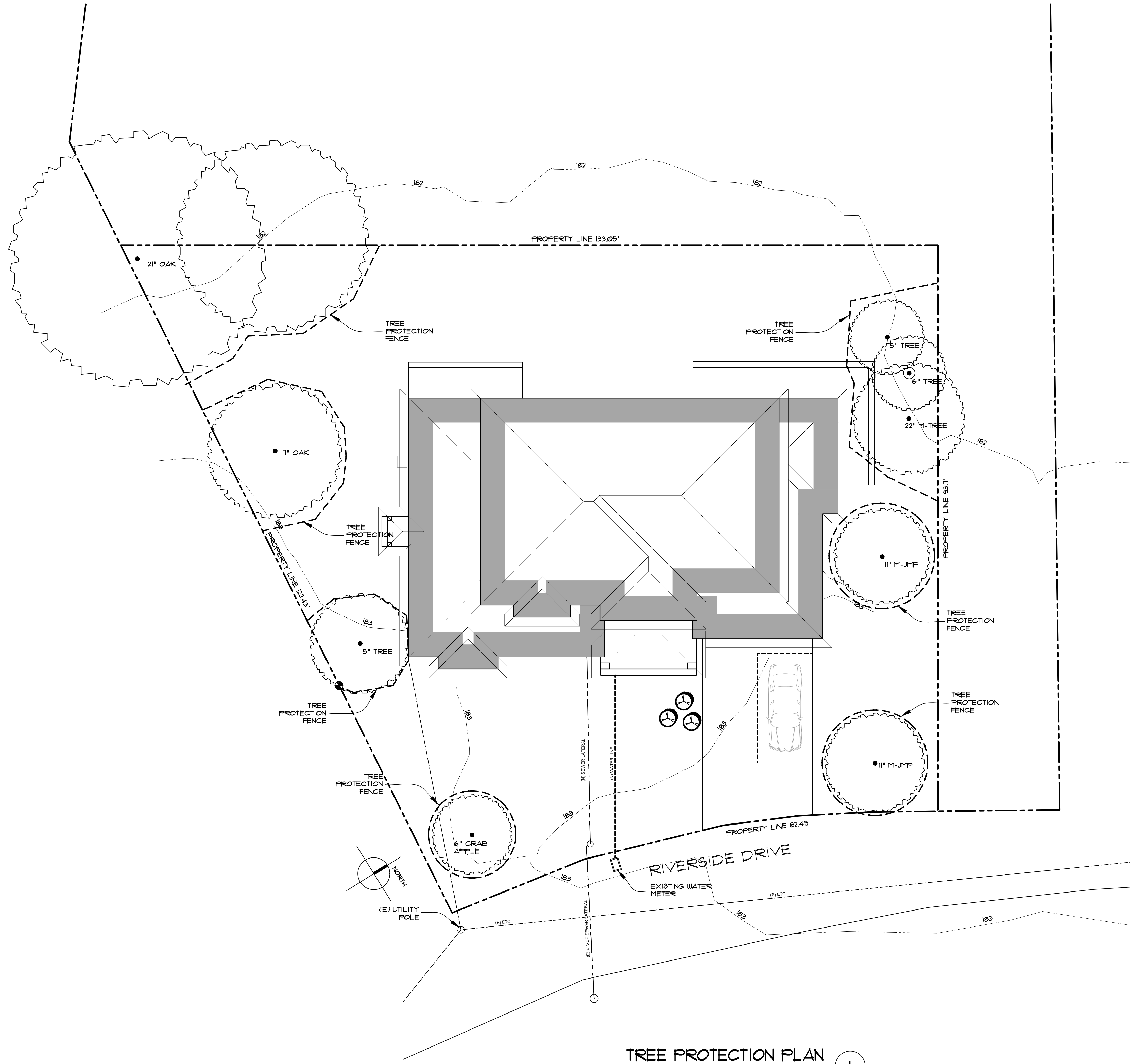
Date:
10/24/2019

Drawn by:

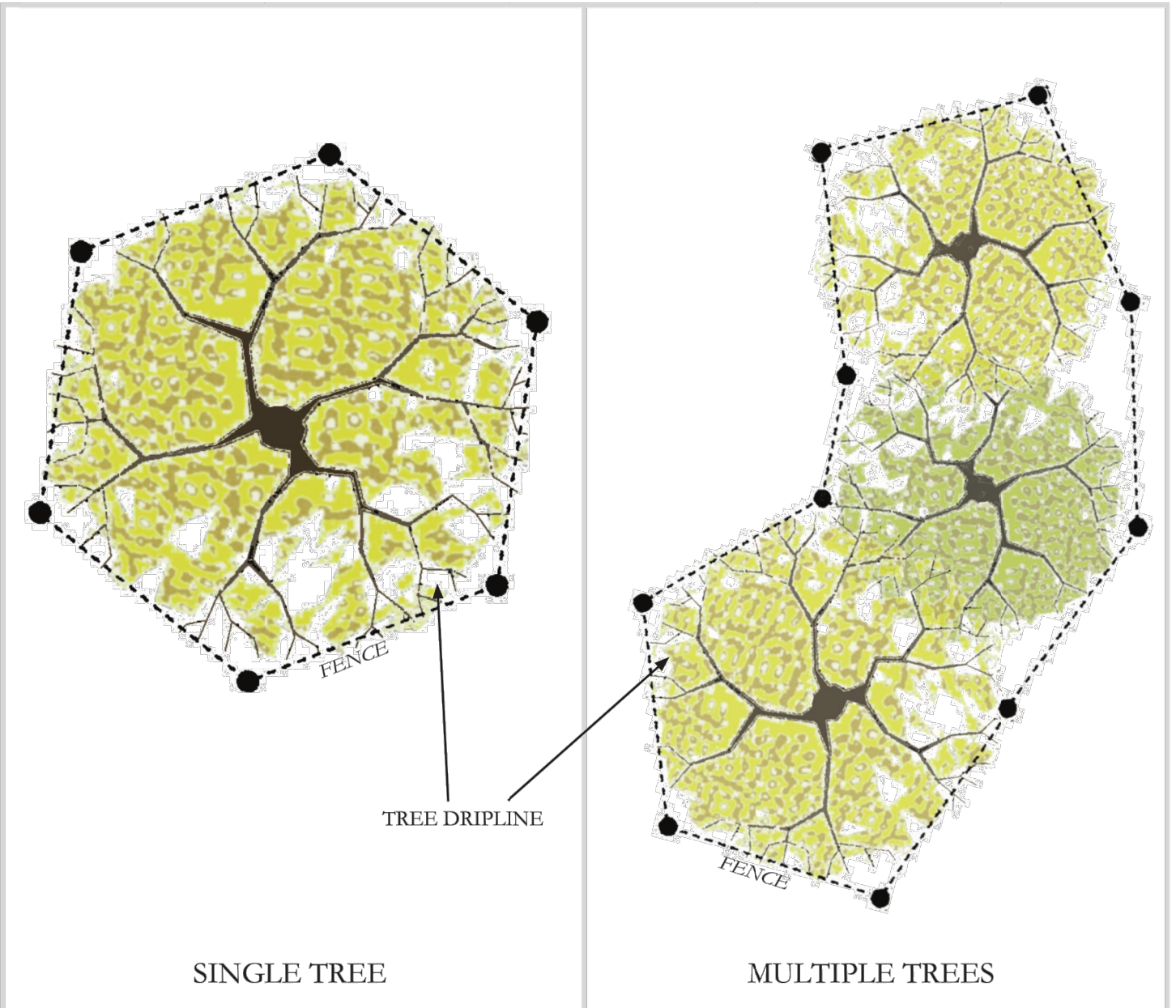
Checked by:

Sheet No:
A7

Project No:
1074

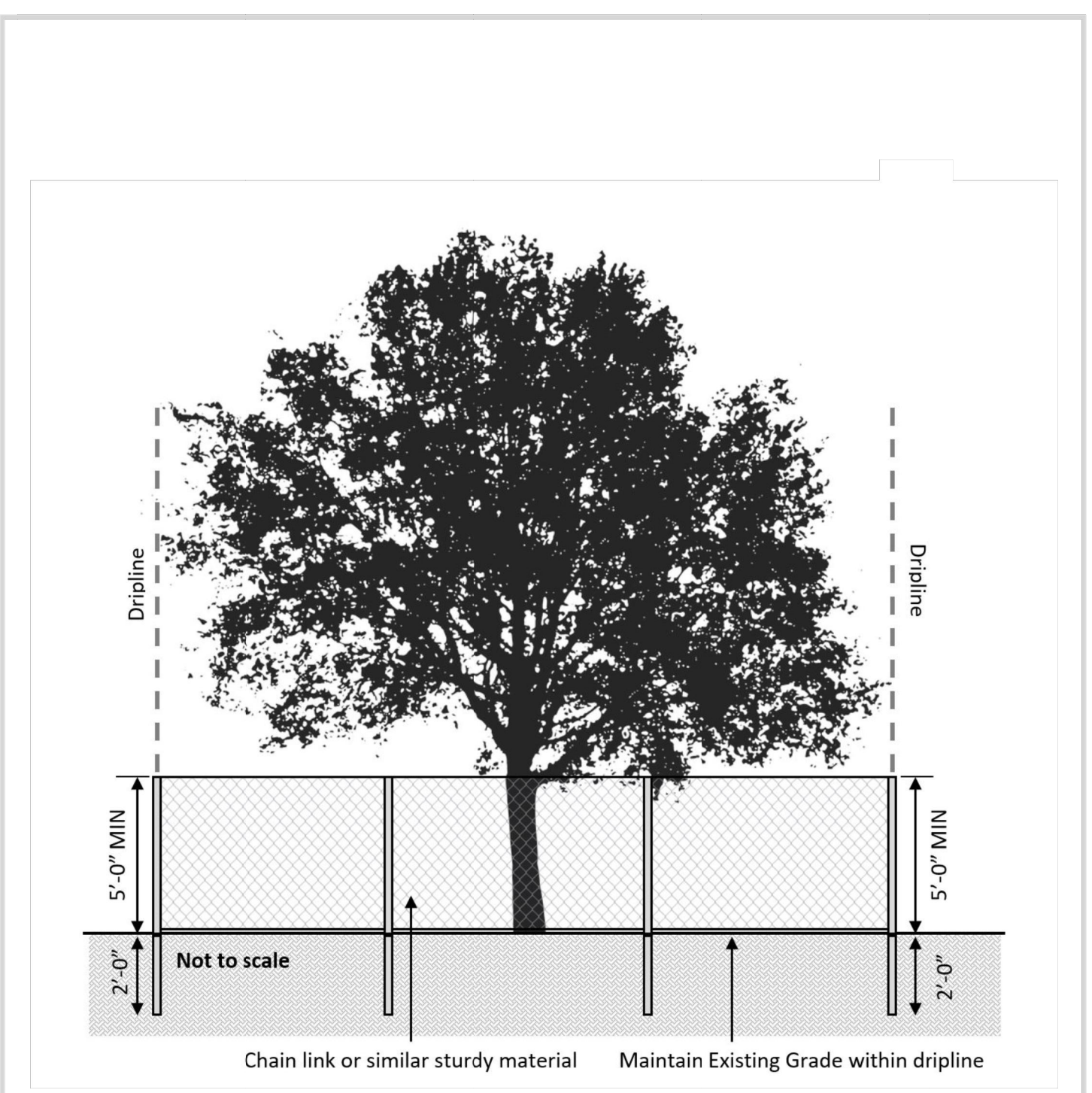
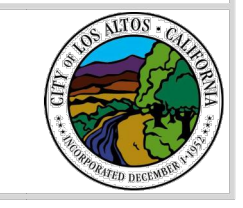


TREE PROTECTION PLAN ①
SCALE: 1/8"=1'-0"

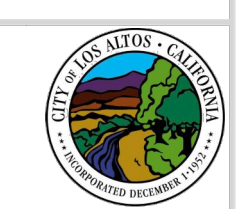


- Notes per Section 11.08.120 of the Municipal Code:
1. Protective fencing shall be installed no closer to the trunk than the dripline, and far enough from the trunk to protect the integrity of the tree.
 2. The fence shall be chain link and a minimum of five feet in height. Fence shall be supported by vertical posts driven 2 feet (min) into the ground.
 3. The existing grade level around a tree shall normally be maintained out to the dripline of the tree. No signs, wires, or any other object shall be attached to the tree.
 4. Trees that have been damaged by construction shall be repaired in accordance with accepted arboriculture methods

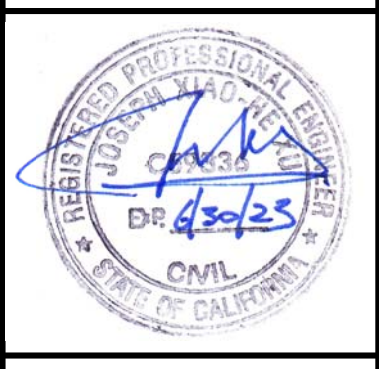
TREE PROTECTION FENCE DETAIL
PLAN VIEW



TREE PROTECTION FENCE DETAIL
ELEVATION VIEW



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Project Title:
NEW TWO STORY HOUSE
1074 RIVERSIDE DRIVE
LOS ALTOS, CA

Sheet Title:
MATERIAL BOARD

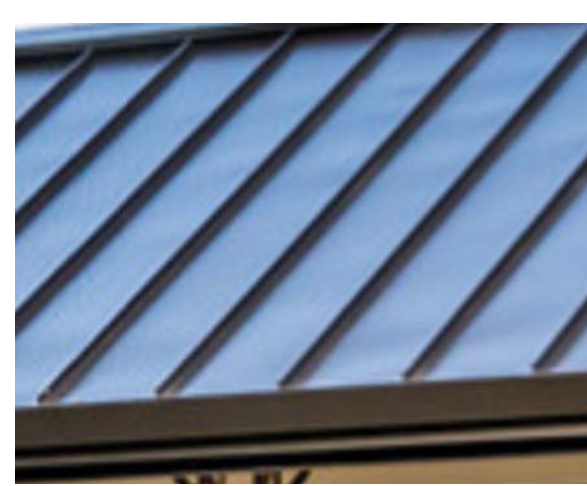
Revision No.:	Date:
PERMIT	04/04/2022
PLAN CHECK REV. 1	06/30/2022

Date: 10/24/2019
Drawn by:

Checked by:

Sheet No:
A8

Project No:
1074



SHEET METAL ROOFING



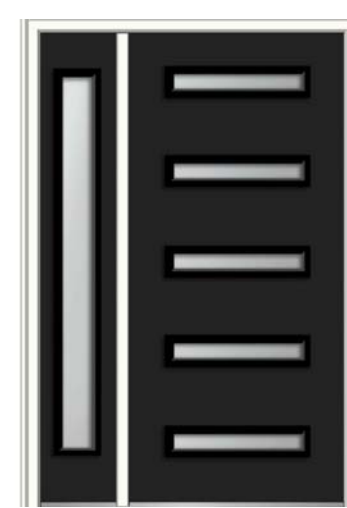
SMOOTH STUCCO FINISH



WOOD SIDING



FIBERGLASS WINDOW



FIBERGLASS ENTRY DOOR



STEEL GARAGE DOOR

MATERIAL BOARD

Hydrozones:

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PSI @ POC	PRECIP	WATER
1	Rain Bird ASVF	3/4"	Bubbler	3.25	33.1	33.2	1.03 in/h	M
2	Rain Bird ASVF	3/4"	Bubbler	1	32.9	32.9	1.07 in/h	VL
3	Rain Bird XACZ-075-PRF	3/4"	Area for Drip Emitters	4.06	33.5	34.5	0.97 in/h	L
4	Rain Bird XACZ-075-PRF	3/4"	Area for Drip Emitters	2.9	28.5	28.9	1.12 in/h	L
5	Rain Bird ASVF	3/4"	Turf Spray	5.51	35.2	36.3	1.4 in/h	L

Water Efficient Landscape Worksheet:

Reference Eto: 43.0

Hydrozone# /Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Est. Total Water Use (ETWU)
Regular Landscape Areas							
Trees Valve 1	.5	Bubbler	.81	.62	24 <small>12 sf per tree</small>	15	400
Trees Valve 2	.2	Bubbler	.81	.25	156 <small>12 sf per tree</small>	58	1,546
Shrubs Valves 3-4	.3	Drip	.81	.37	2,066	765	20,395
Kurapia Valve 5	.3	Spray	.75	.40	301	120	3,199
Unplanted Landscape*	0	None	0	0	3,957	0	0
					Totals	6,504	25,540

*Includes Bark Only areas

Special Landscape Areas							
None	None	None	None	None	None	None	None
					Totals	0	0

ETAF Calculations		ETWU Total	
Total ETAF x Area	958	Maximum Allowed Water Allowance (MAWA)	25,540
Total Area	6,504	(Eto)(.62)((.55xLA)+(45xSLA))	95,368
Average ETAF	.15		

Irrigation Legend:

SYMBOL	MANUFACTURER/MODEL	ARC	PSI	GPM	RADIUS
	Rain Bird 1804-U-PRS 10 HE-V	Adj	30	0.01	10'
	Rain Bird 1804-U-PRS 12 HE-V	Adj	30	0.01	12'
	Rain Bird RWS-M-B-C 1401(1 per Cypress, 2 per Maple)	360	30	0.25	3'
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION				
	Rain Bird XACZ-075-PRF Low Flow Drip Control Kit, 3/4" Low Flow Anti-Siphon Valve, 3/4" pressure regulating RBY Filter, and 30psi pressure regulator, for above grade installation. 0.2 GPM-5 GPM.				
	Rain Bird MDCFCAP Dripline Flush Valve cap in compression fitting coupler.				
	Rain Bird ARV050 1/2" Air Relief Valve				
	Area to Receive Drip Emitters Hunter HEB 1/2" Female Threaded Point Source Drip Emmitter. Recommended Pressure from 20 psi-50 psi.				
	Rain Bird ASVF Electric Remote Control Valve, with Atmospheric Backflow Preventer. 3/4", 1" Available.				
	Nibco Bronze Gate Valve, T-113, Line Size				
	Hunter XC-800i 8 Station Controller, Residential Use. Plastic Cabinet, Indoor, with 3 Independent Programs. 120 VAC.				
	Hunter Solar-Sync Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket. Wired.				
	Point of Connection 3"				
	Irrigation Lateral Line: PVC Schedule 40				
	Irrigation Mainline: PVC Schedule 40				
	Pipe Sleeve: PVC Class 200 SDR 21				

Valve Callout

Irrigation Schedule:

	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Trees	0/0	1/5	2/5	2/5	2/10	2/10	2/10	2/10	2/5	2/5	1/5	0/0
Valve 1	0	85	130	130	260	260	260	260	130	130	85	0
Trees	0/0	1/5	2/5	2/5	2/5	2/5	2/5	2/5	2/5	2/5	1/5	0/0
Valve 2	0	20	40	40	40	40	40	40	40	40	20	0
Shrubs	0/0	1/25	2/25	2/25	2/45	2/45	2/45	2/45	2/25	2/25	1/25	0/0
Valves 3-4	0	749	1,498	1,498	2,696	2,696	2,696	2,696	1,498	1,498	749	0
Kurapia	0/0	1/10	2/10	2/10	2/15	2/15	2/15	2/15	2/10	2/10	1/10	0/0
Valve 5	0	220	441	441	661	661	661	661	441	441	220	0

Project Information:

Owner: Roger Liu
 rogerzliu@gmail.com
 (408) 326-9541

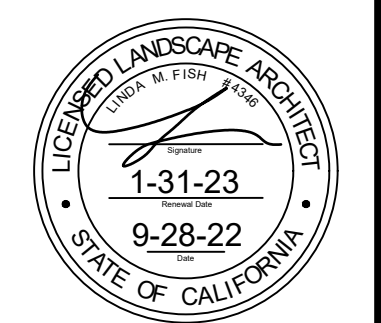
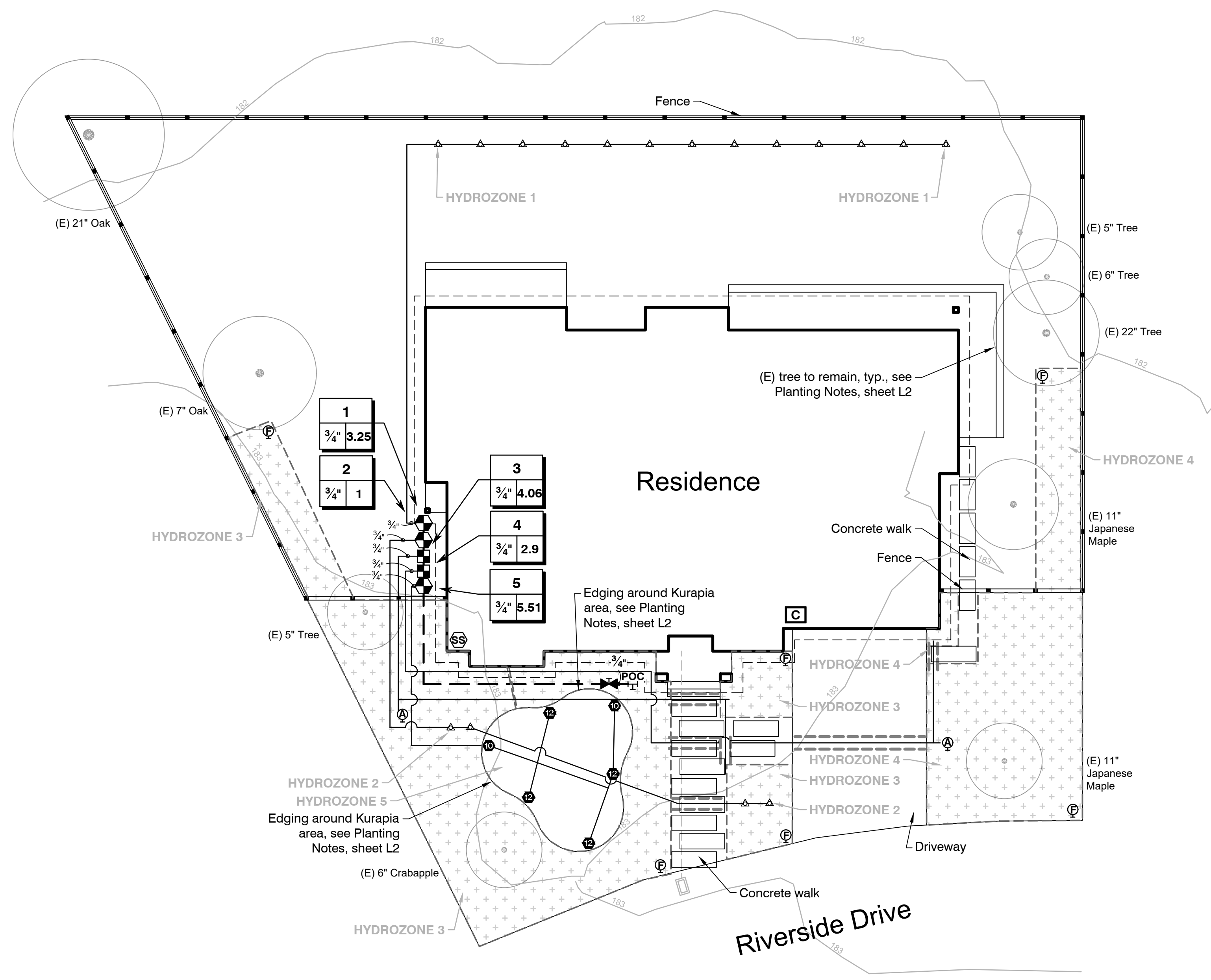
Project Type: New, private
 Landscape Area: 3,166 sf (including bark only areas)
 Water Supply: Potable water, California Water Service Company
 Landscape Document Package:
 1. Project Information (this box)
 2. Water Efficient Landscape Worksheet (sheet L1)
 3. Soil Management Report (provided by Landscape Contractor, see Planting Notes, sheet L2)
 4. Landscape Design Plan (Planting Plan, sheet L2)
 5. Irrigation Design Plan (Irrigation Plan, sheet L1)
 6. Grading Plan - provided by Civil Engineer

Applicant Compliance Statement:
 "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package".

Applicant Signature: Date: 9-28-22

Irrigation Notes:

- Before beginning work, Contractor shall inspect the site. If any conditions exist that differ from what is shown on the plans and will affect the Contractor's work, notify the Owner or Landscape Architect immediately.
- This irrigation system is based on a minimum of 40 psi and 6 gpm. Prior to irrigation installation, ensure that gpm and psi requirements are met. If there is insufficient of either, contact the Landscape Architect immediately.
- Install all irrigation equipment in accordance with manufacturer's specifications.
- Piping layout is diagrammatic. Irrigation equipment shown in paved areas are for legibility only and are to be installed in planting areas (except for sleeves).
- All irrigation pipes under paving must be sleeved. Sleeves are only shown diagrammatically on the plan, and more may be needed than shown. All mainline pipes and control wires under paving are to be installed in separate sleeves. Contractor is responsible to coordinate with other contractors to locate and install pipe sleeves under paving.
- Flood trenches to compact backfill before final landscape grading.
- The irrigation controller must be programmed within the days and hours established by any water conservation program adopted by the City of Los Altos.
- The Contractor is responsible to create accurate, scaled, as-built drawing of the entire irrigation system. Three copies of the as-built drawings are to be given to the Owner before the project is complete.
- Contractor to install automatic irrigation per these plans. Any discrepancies are to be brought to the attention of the Landscape Architect. Contractor is responsible for the successful, full operation of the irrigation system.
- An irrigation audit shall be completed by a Certified Landscape Irrigation Auditor after installation per the State Model Water Efficient Landscape Ordinance. The audit shall be provided to the Contra Costa County Department of Conservation & Development.
- Contractor to review controller selection and controller and valve locations with Owner.
- The Contractor is responsible to work with the Owner and Landscape Architect to create a maintenance schedule and complete the Certificate of Completion and Certificate of Installation in compliance with the Model Water Efficient Landscape Ordinance.



Revisions:

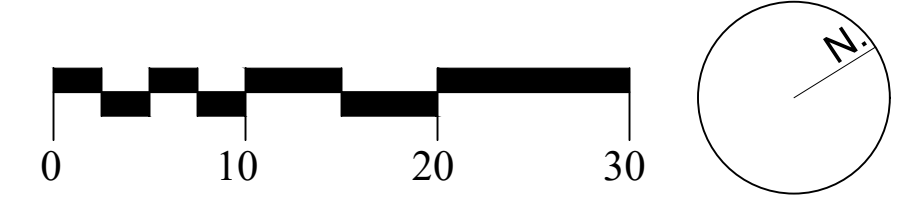
Linda Fish
 Landscape Architect
 linda@fishlandscape.com
 (209) 656-7177
 PLA #4346

Irrigation Plan

New Two Story House
 1074 Riverside Drive
 Los Altos, CA

Scale: 1"=10'-0"
 Date: 9-28-22
 Drawn: LF
 Sheet Number:

L1





Cupressus sempervirens / Italian Cypress
SCREENING TREE
Growth rate: 3'/yr
Size at maturity: 6'-8"W, 40'-60"H



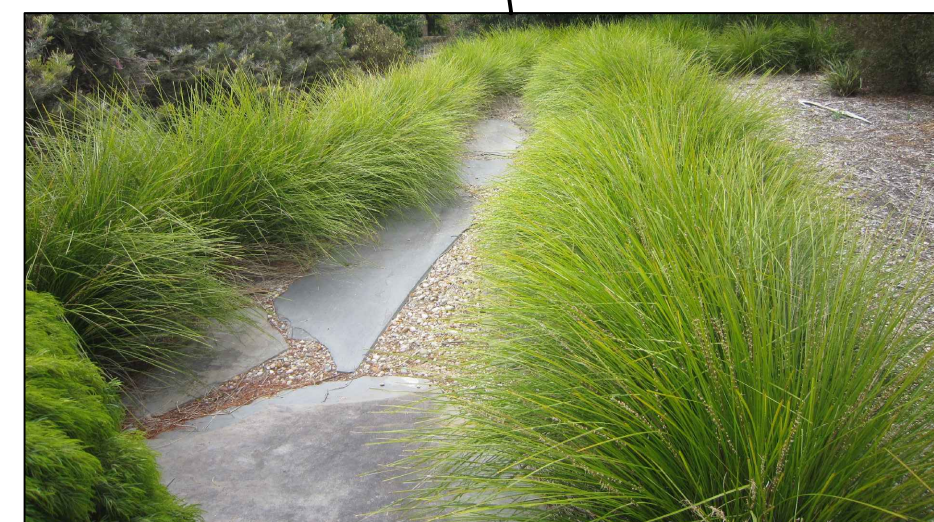
Acer palmatum / Japanese Maple
Growth rate: 1'-2'/yr
Size at maturity: 15'W, 25'H



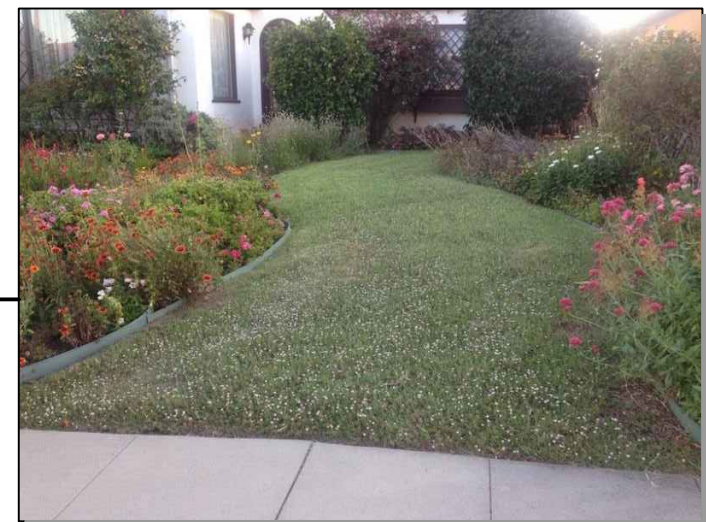
Prunus caroliniana 'Compacta' / Carolina Cherry
SCREENING SHRUB
Growth rate: 1'-3'/yr
Size at maturity: 6'W, 15'H



Myrtus communis 'Compacta' / Dwarf Common Myrtle
Growth rate: 1'/yr
Size at maturity: 2'-3'W, 2'-3'H



Lomandra longifolia 'Breeze' / Breeze Mat Rush
Growth rate: 1'/yr
Size at maturity: 3'W, 3'H



Lippia nodiflora 'Kurapia' / Kurapia
Lawn substitute sod



Carex tumulicola / Berkeley Sedge
Growth rate: 1'/yr
Size at maturity: 1.5'W, 1.5'H



Salvia leucantha 'Santa Barbara' / Mexican Bush Sage
Growth rate: 3'/yr
Size at maturity: 3'W, 3'H



Arbutus unedo 'Compacta' / Dwarf Strawberry Tree
Growth rate: 1'/yr
Size at maturity: 5'W, 5'H

Planting Legend:

TREES	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS	QTY
	Acer palmatum	Japanese Maple	24" Box	per plan	M	2
	Cupressus sempervirens	Italian Cypress	15 gal.	per plan	L	13
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS	QTY
	Arbutus unedo 'Compacta'	Dwarf Strawberry Tree	5 gal.	6'	L	4
	Carex tumulicola	Berkeley Sedge	1 gal.	2.5'	L	15
	Lomandra longifolia 'Breeze' TM	Breeze Mat Rush	1 gal.	3'	L	25
	Myrtus communis 'Compacta'	Dwarf Common Myrtle	5 gal.	3.5'	L	17
	Prunus caroliniana 'Compacta'	Carolina Cherry	5 gal.	per plan	L	21
	Salvia leucantha 'Santa Barbara'	Mexican Bush Sage	5 gal.	5'	L	8
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS	QTY
	Lippia nodiflora 'Kurapia S1'	Kurapia®	sod		L	301 sf

Planting Notes:

- Before beginning work, Contractor shall inspect the site. If any conditions existing that differ from what is shown on the plans and will affect Contractor's work, notify the owner or Landscape Architect immediately.
- When fine grading, Contractor is to be sure that water cannot pool against buildings or fences.
- The site has several existing trees. All existing trees are to be protected in place, and all landscape construction activity is to take precaution to avoid cutting or damaging roots. If any trees are damaged during landscape construction, the Contractor is to notify the Owner and replace the tree with a 48" box specimen tree of the same species in it's place.
- The Contractor shall furnish the City and Owner with a landscape soils report - A05-2/WELO, with Bay-friendly recommendations, from Waypoint Analytical in San Jose, or equal. Contractor is to follow the recommendations in accordance with the Model Water Efficiency Landscape Ordinance. All landscape areas are to be amended with compost (9 yards per 1,000 square feet, or approximately 3" deep) before planting. Rototill all planting areas at least 9" deep. Soil amendments and fertilizer shall be based on the soil fertility test and the recommendations from the reputable soil testing laboratory after the mass grading. The recommendations shall be done on organic basis.
- Weed and weed seeds, both existing and potential, are to be addressed at all planting areas. Contractor to use a pre-emergent herbicide throughout the entire project area. All additives and herbicides selected must be safe for animals and young children. If any concerns arise, Contractor is to bring them to the attention of the Landscape Architect or Owner.
- Edge all Kurapia areas with 4" aluminum edging, Permaloc or equal.
- Contractor to verify quantities listed. Plant quantities are provided as a convenience only. If there is a discrepancy between the quantities provided and what is shown on the plans, then Contractor is to refer to the plans.
- Add OMR1 - certified fertilizer tablets to each tree or shrub when planting in the following quantities:
1 gallon - 1 tablet, 5 gallon - 3 tablets, 15 gallon - 5 tablets, 24" box - 7 tablets
- The backfill mix for tree and shrub pits must use the following: 1 part compost to 2 parts native soil.
- Contractor to place 3" of recycled dark brown bark chip mulch to cover entire site (front yard, back yard, side yards) except for Kurapia area.
- Contractor is responsible to notify the County prior to work commencement and to set up an inspection schedule.
- Contractor is to maintain all landscape work for 60 days after the landscape has been accepted by the City of Los Altos.
- All work is to be guaranteed by the installing Contractor for one (1) full calendar year after acceptance by Owner unless specified otherwise.
- Upon completion of installation, Contractor is responsible to submit two sets of as-built plans to Owner.



Linda Fish
Landscape Architect
linda@fishlandscape.com
(209) 656-7177
PLA #4346

Planting Plan

New Two Story House
1074 Riverside Drive
Los Altos, CA

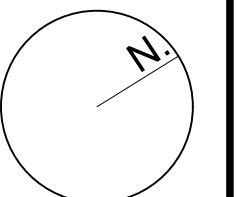
Scale: 1"=10'-0"

Date: 9-28-22

Drawn: LF

Sheet Number:

L2





Revisions:
 Linda Fish
 Landscape Architect
 linda@fishlandscape.com
 (209) 656-7177
 PLA #4346

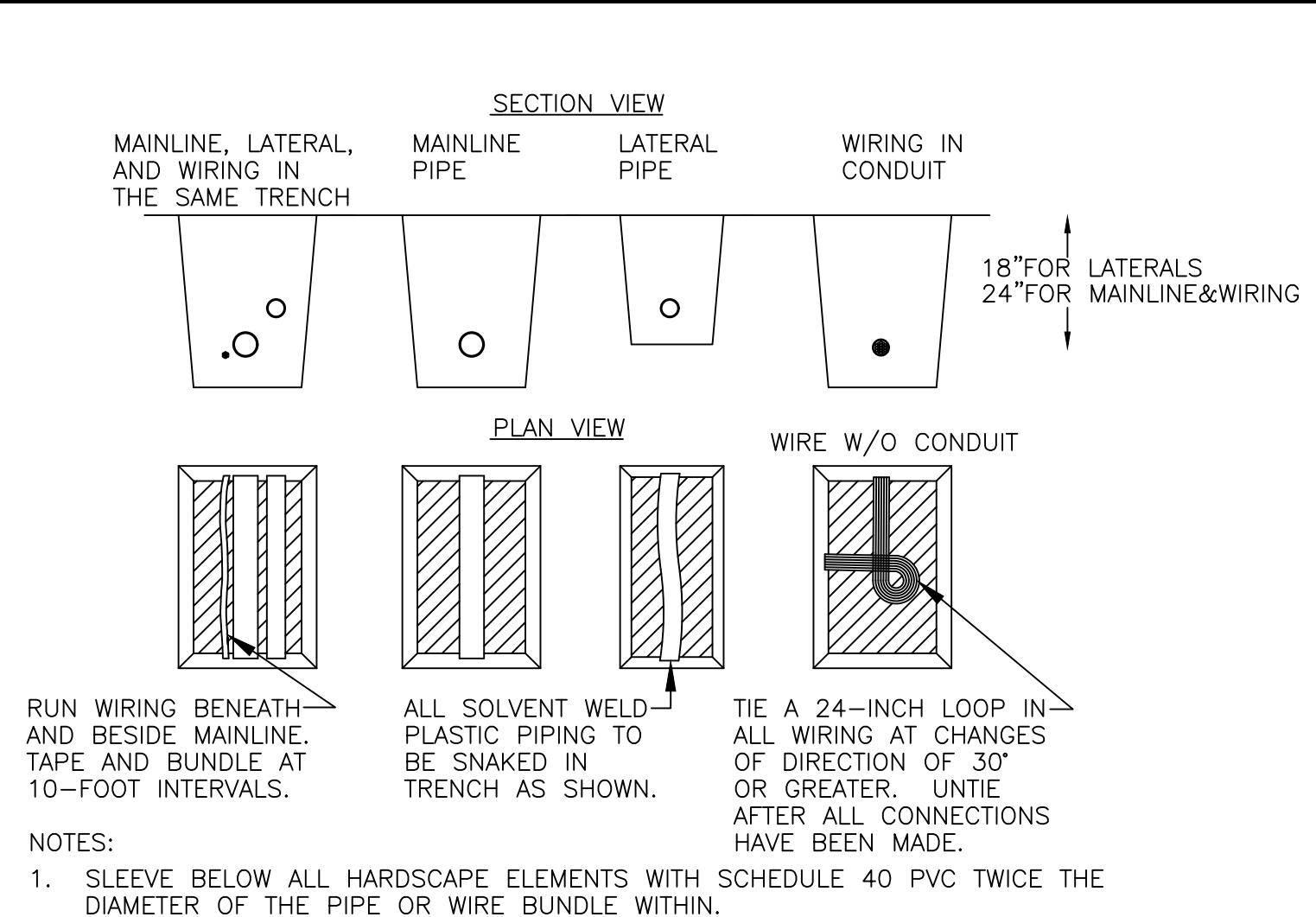
Landscape Details

New Two Story House

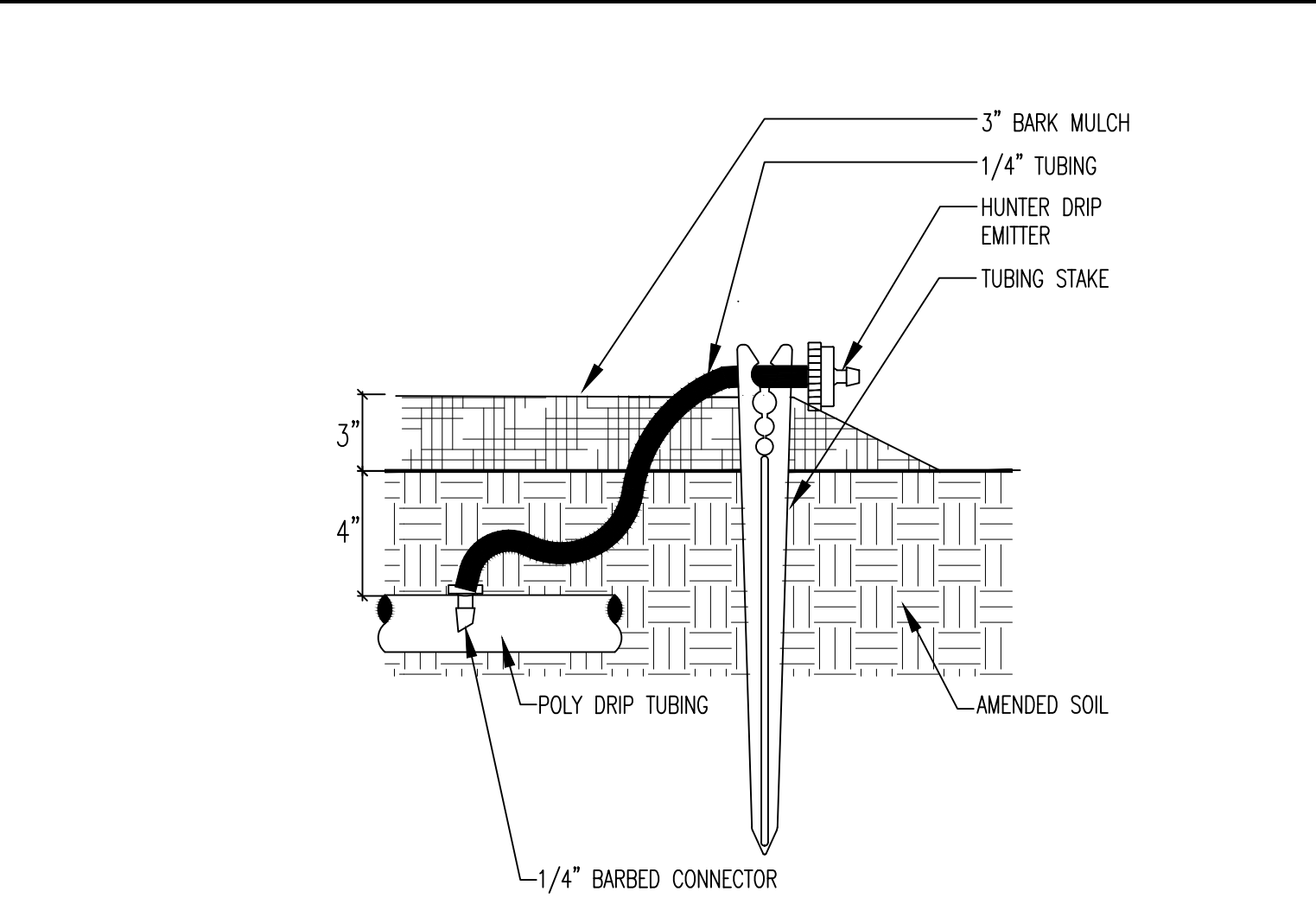
1074 Riverside Drive
 Los Altos, CA

Scale: varies
 Date: 9-28-22
 Drawn: LF
 Sheet Number:

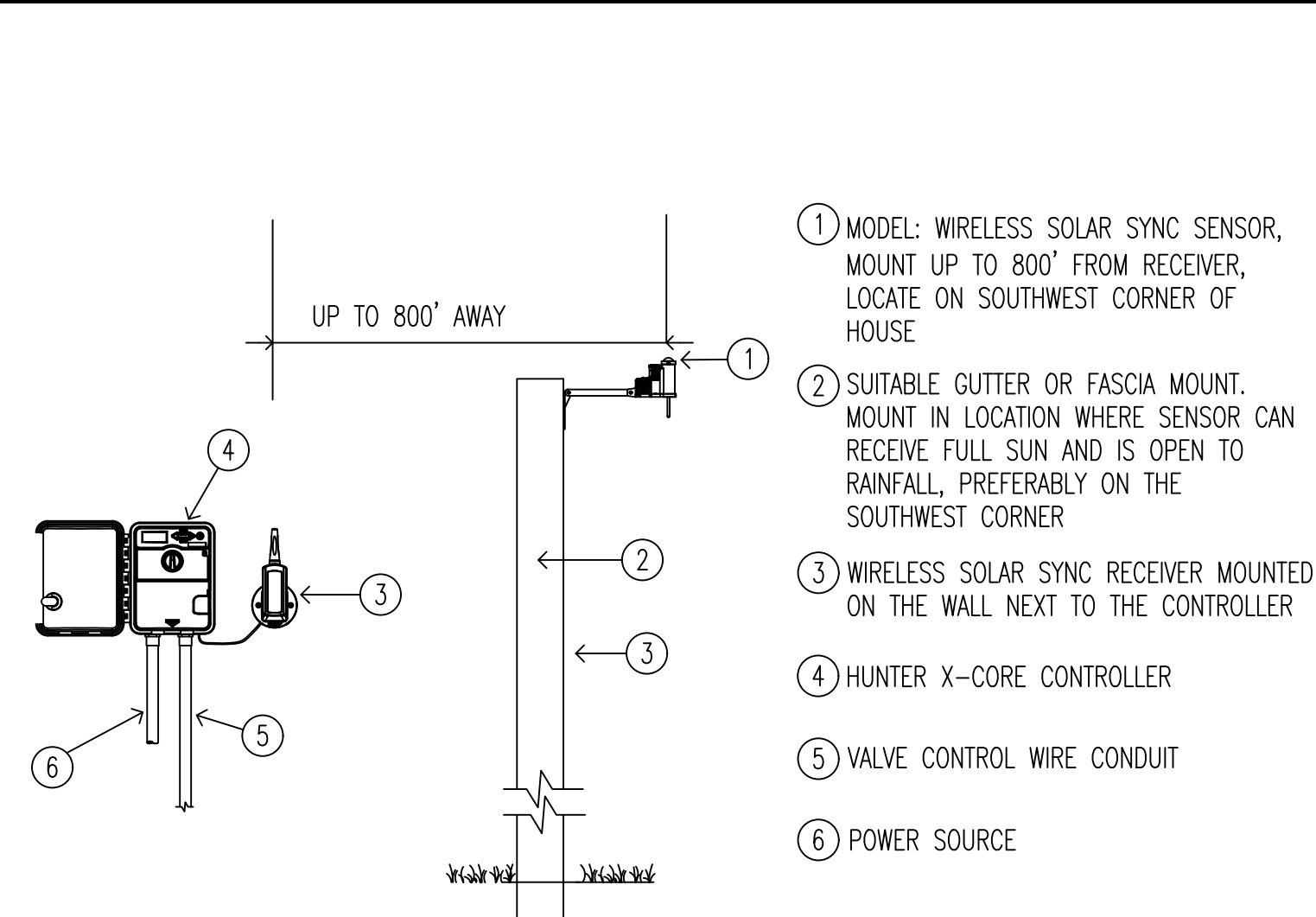
L3



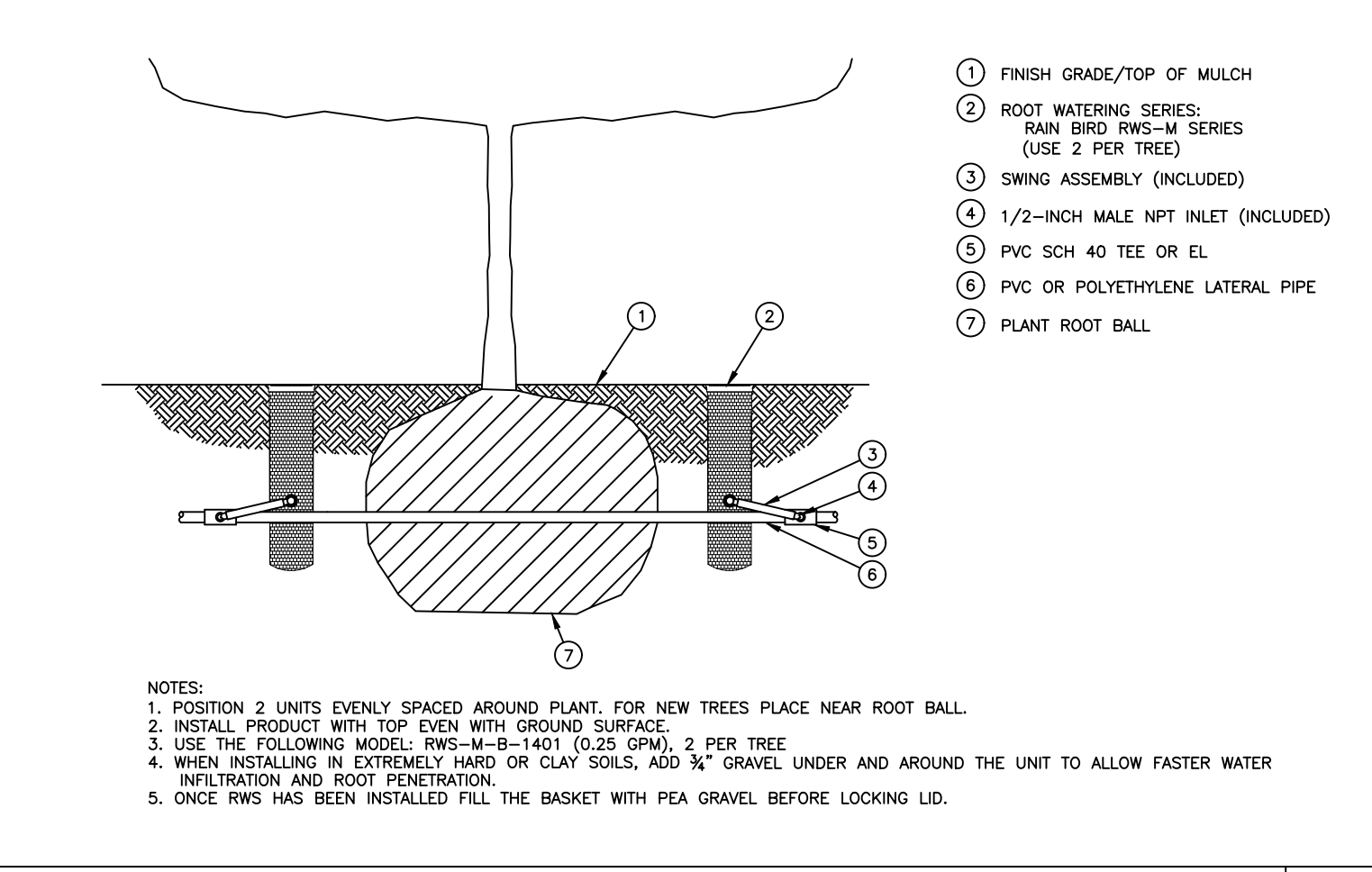
M Trenching I



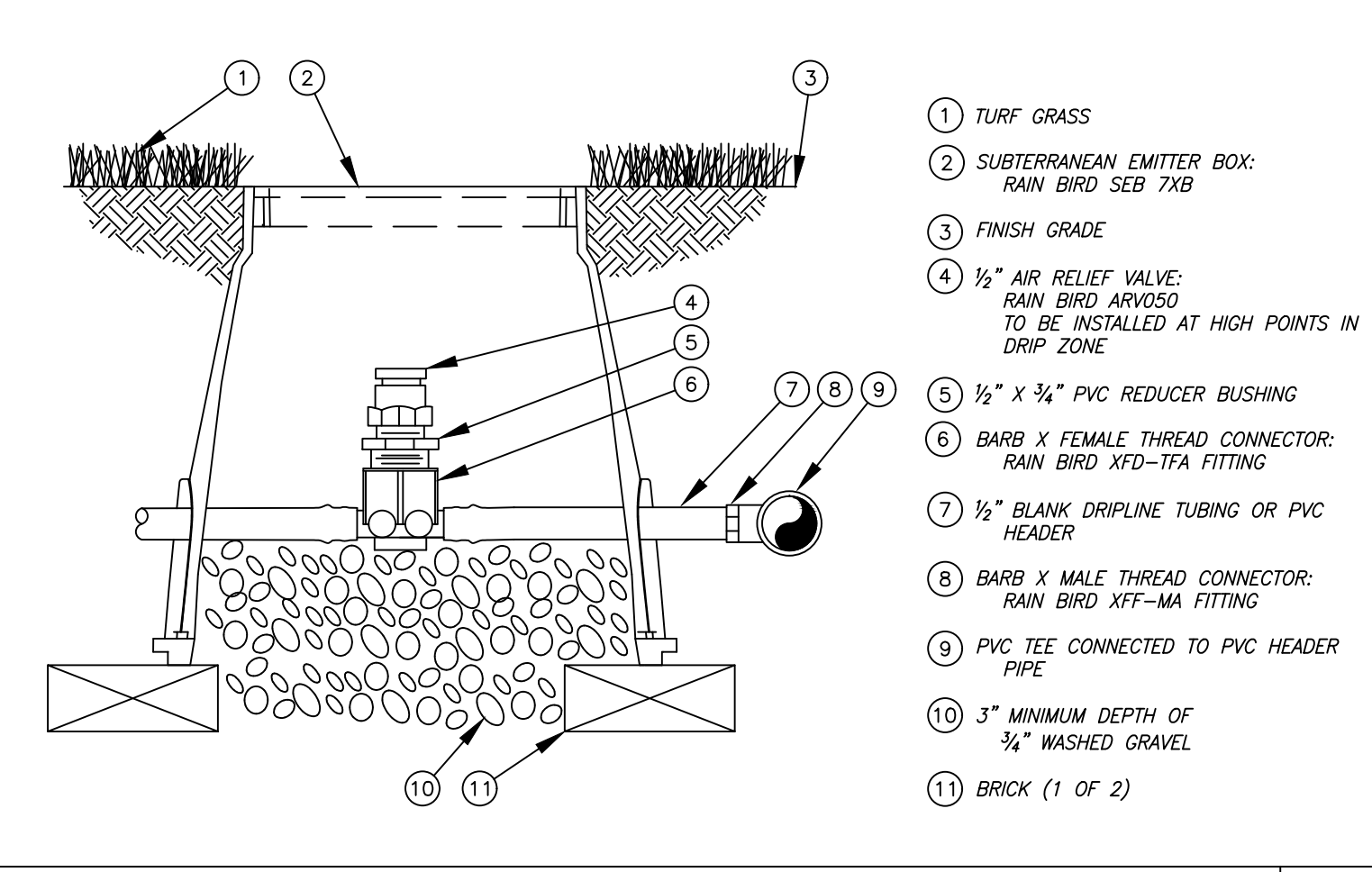
E Drip Tubing and Emitter E



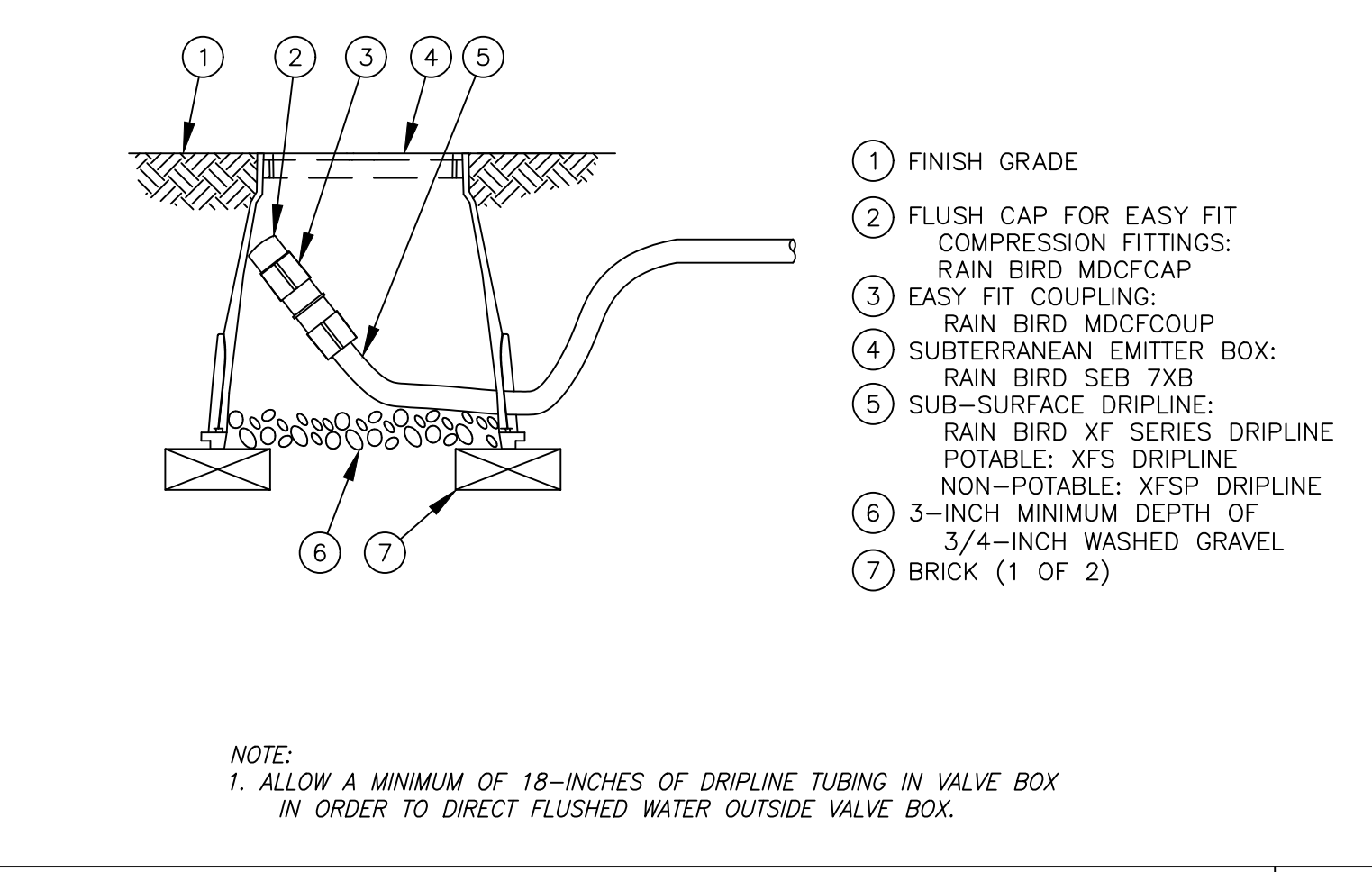
A Controller with Weather Sensor A



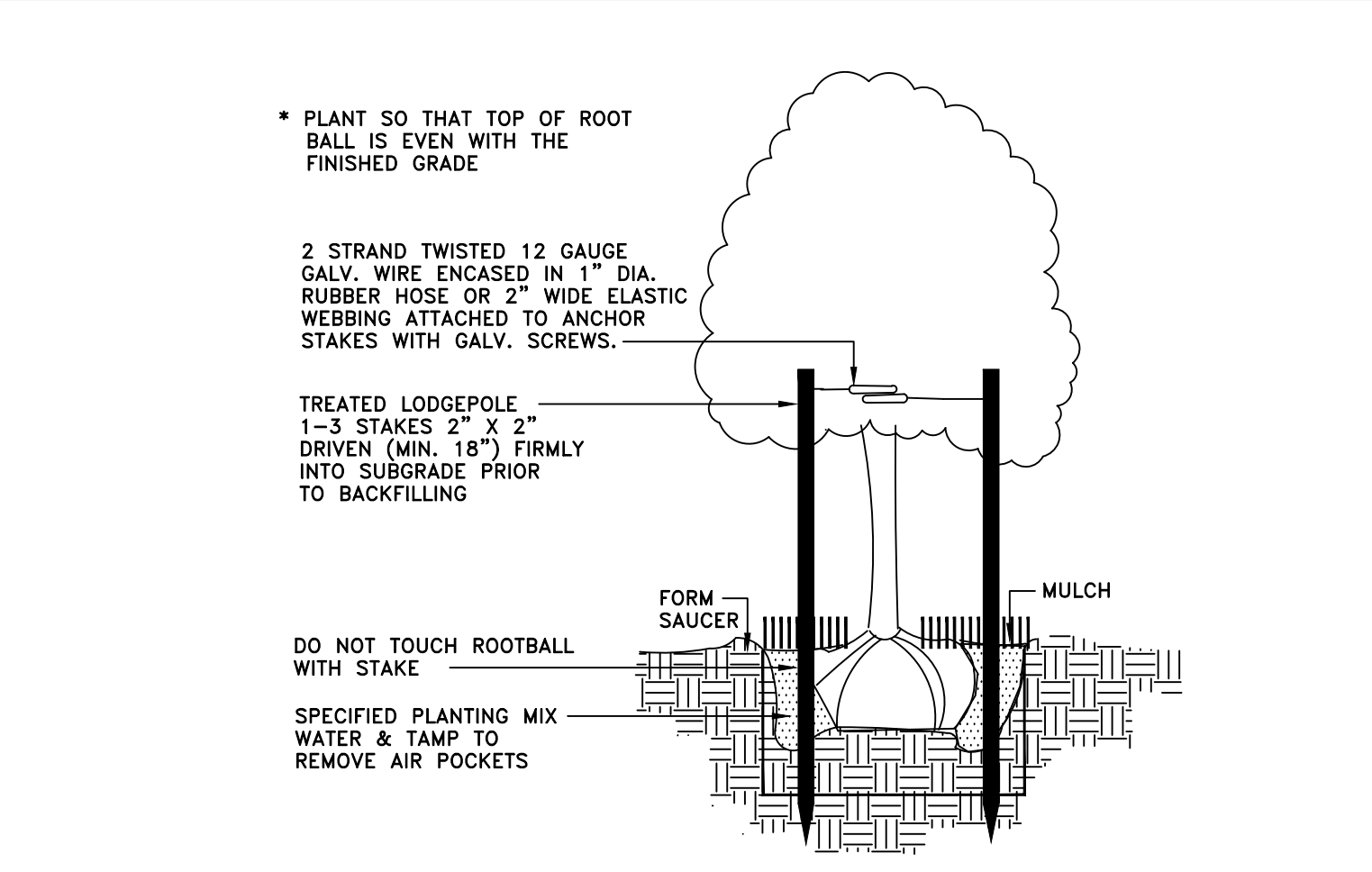
N Root Watering System J



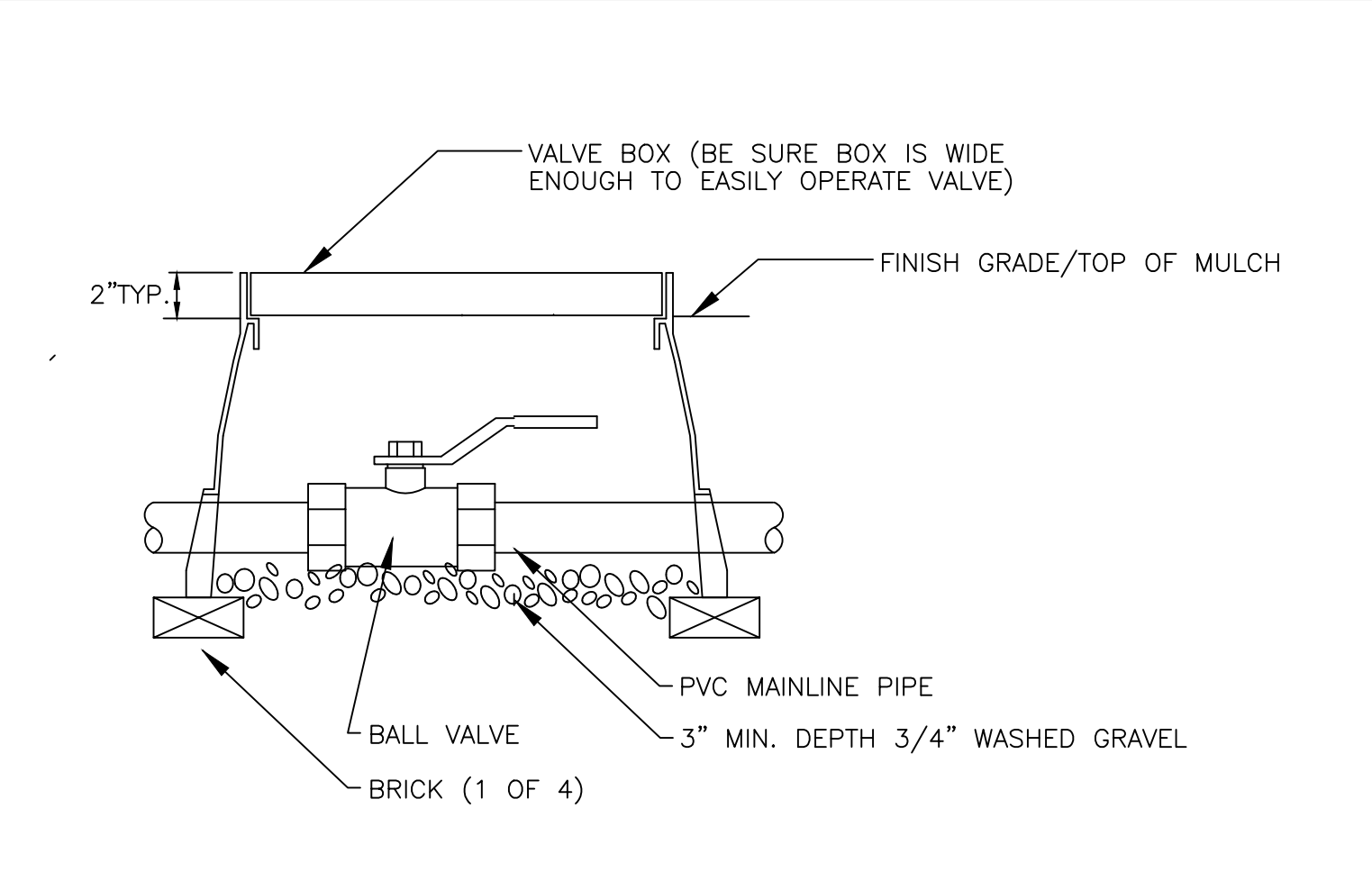
F Air Relief Valve F



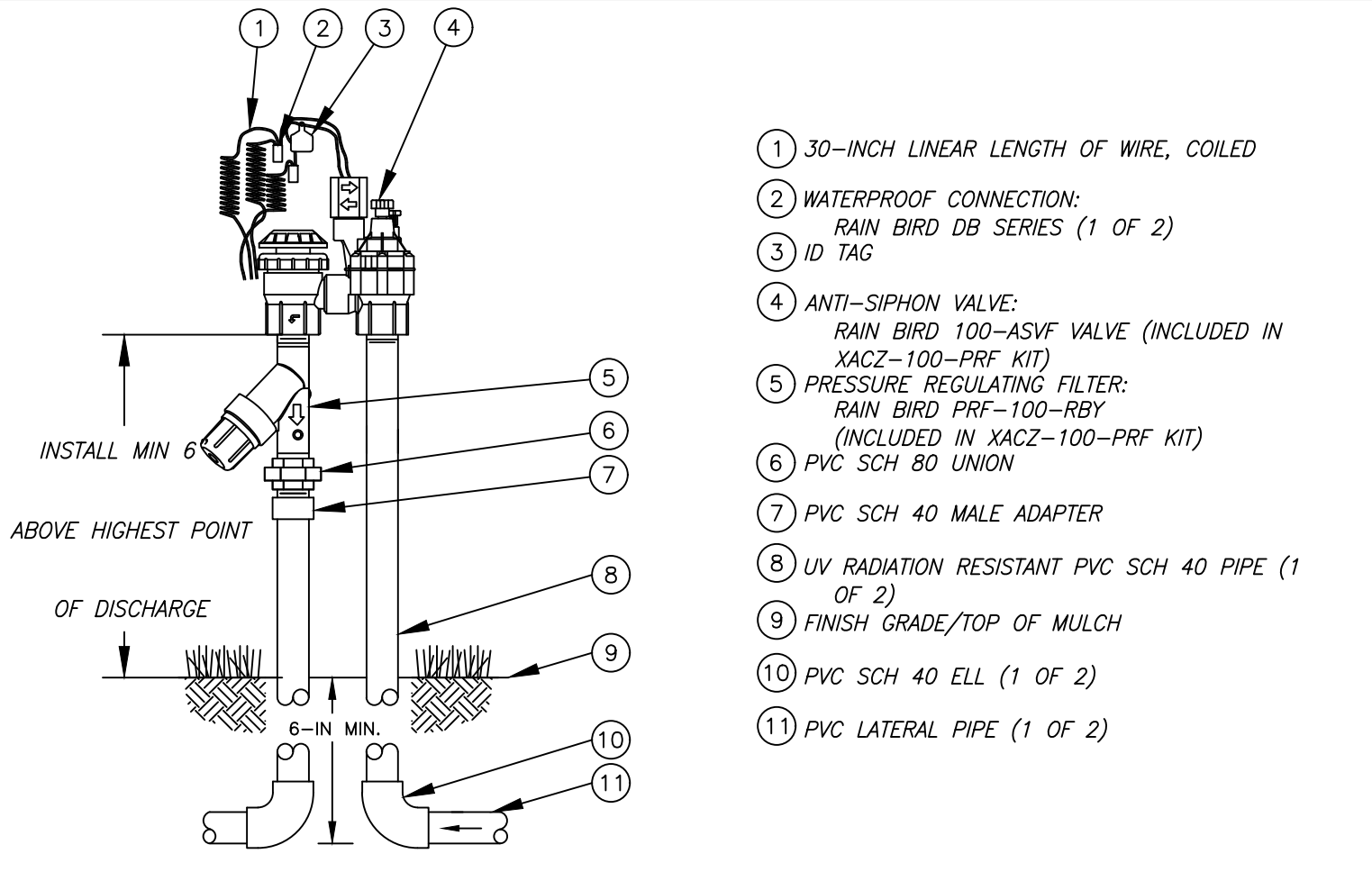
B Manual Flush Valve B



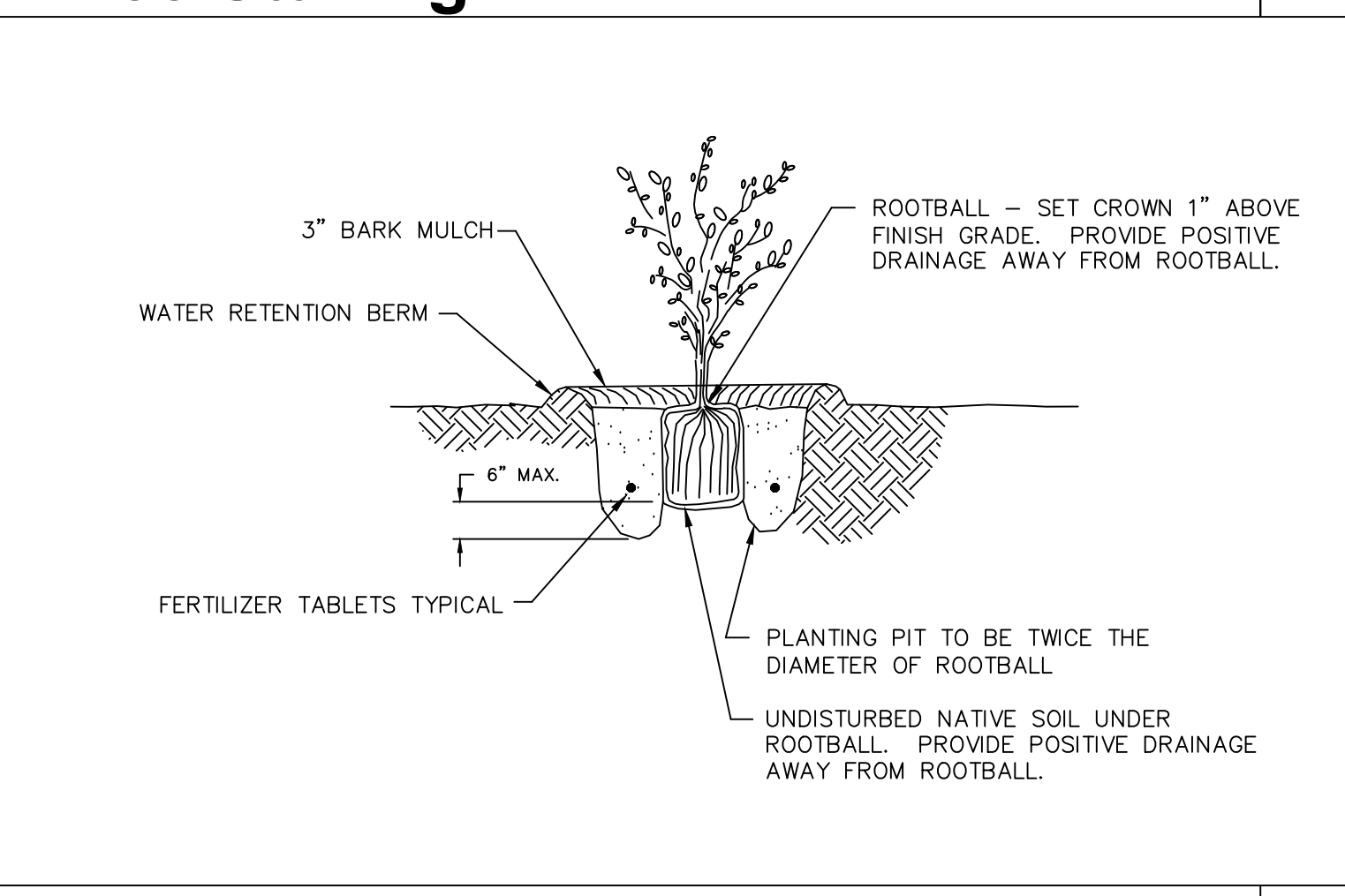
O Tree Staking K



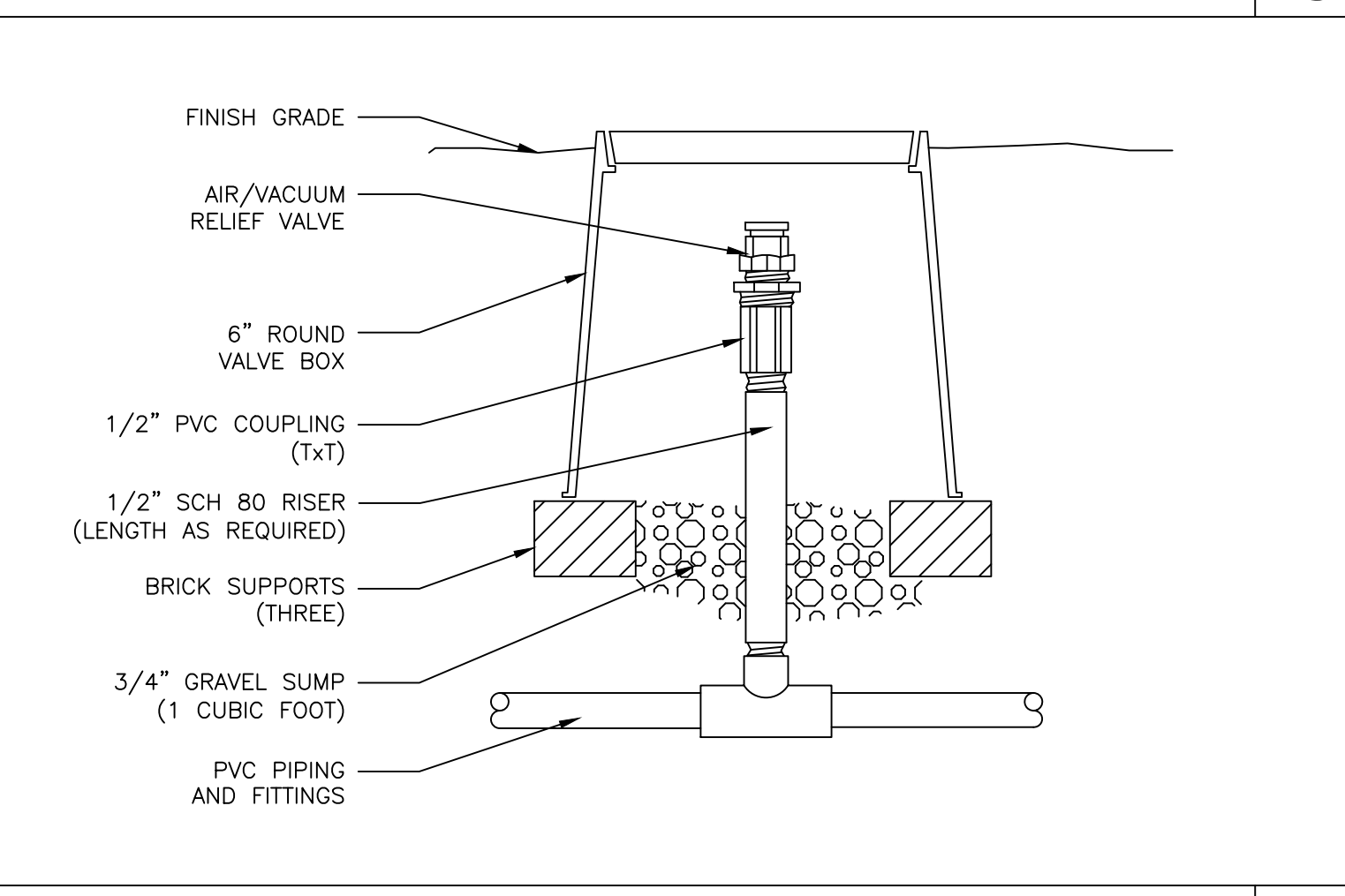
G Ball Valve G



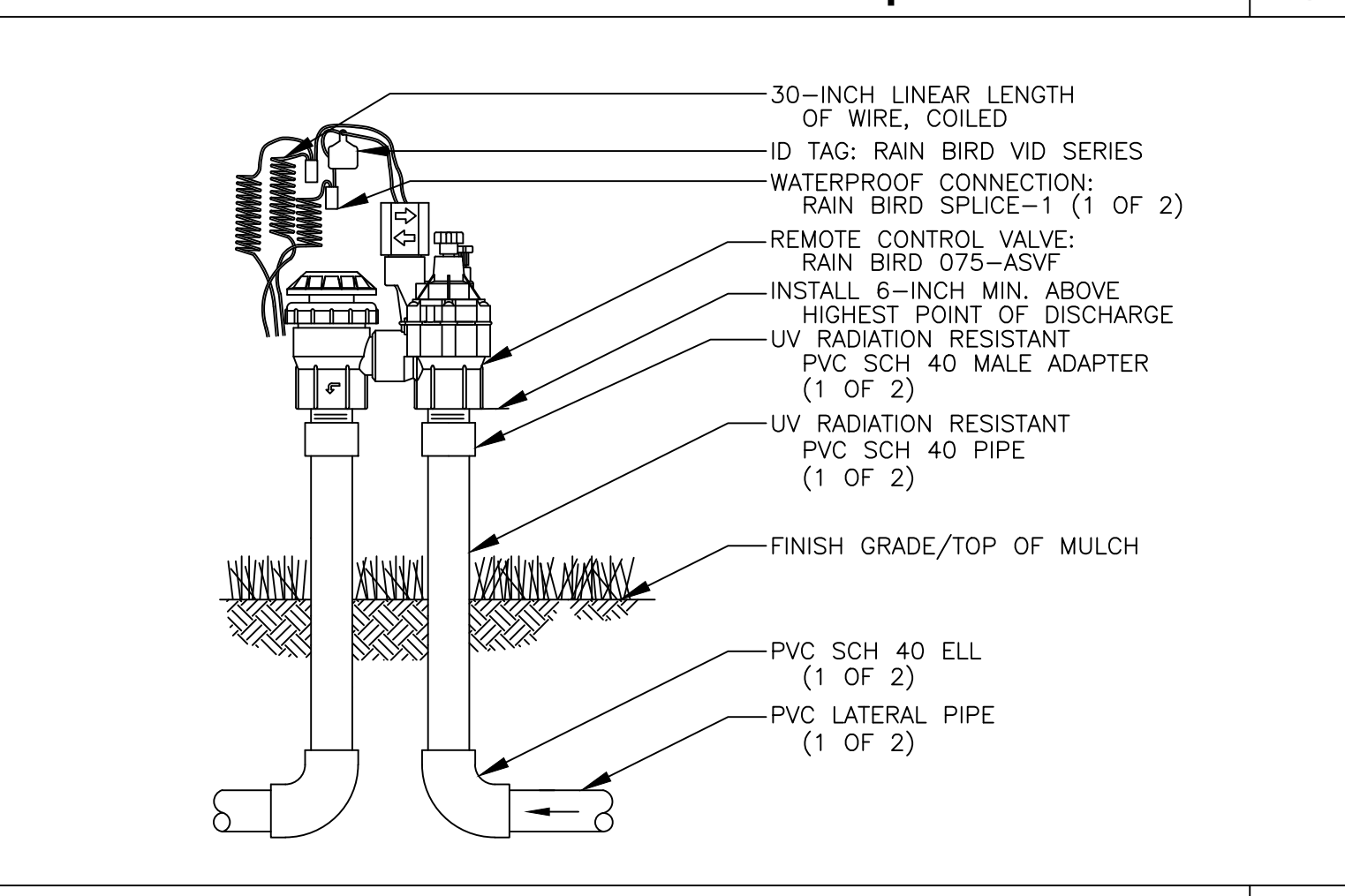
C Remote Control Valve - Drip C



P Shrub Planting L



H Air Relief Valve H



D Remote Control Valve - Bubblers D



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS - LAND SURVEYORS
SACRAMENTO REGION
BAY AREA REGION
SANTA CLARA COUNTY, CALIFORNIA 94545
(P) (510) 887-4086 (F) (510) 887-3019
WWW.LEABRAZE.COM

1074 RIVERSIDE DRIVE
LOS ALTOS
CALIFORNIA

TOPOGRAPHIC &
LOMA
SURVEY

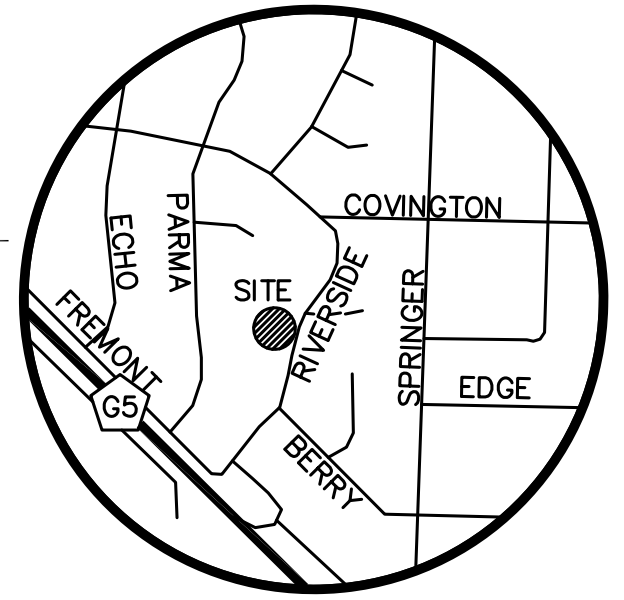
TOPO UPDATE	JN
09-14-2020	
FLOOD BOUNDARY	PW
01-22-2020	
FLOOD ZONE	RM
07-11-19	
ADDED MONUMENTS	RM
04-12-18	
REVISIONS	BY

JOB NO: 2180239
DATE: 3-6-18
SCALE: 1"=10'
FIELD BY: EH
DRAWN BY: DDR
SHEET NO:



LEGEND AND NOTES

- BOUNDARY LINE
- BUILDING OVERHANG LINE
- LOMA (LETTER OF MAP AMENDMENT) LINE
- ELECTRICAL/TELEPHONE/CABLE TV OVERHEAD LINE
- EASEMENT
- FENCE LINE
- FLOW LINE
- SANITARY SEWER LINE
- AIR CONDITIONING UNIT
- AREA DRAIN
- BENCHMARK
- ELECTRICAL METER
- EQUIPMENT
- FF FINISH FLOOR
- FX FIRE HYDRANT
- FL FLOW LINE
- GM GAS METER
- INV INVERT
- ICV IRRIGATION CONTROL VALVE
- JMAP JAPANESE MAPLE
- JP JOINT POLE
- M- MULTI-TRUNK TREE
- PG&E PG&E UTILITY BOX
- RP ROOF PEAK
- SSCO SANITARY SEWER CLEAN-OUT
- SSMH SANITARY SEWER MANHOLE
- TOS TOP OF SLAB
- VCP VITRIFIED CLAY PIPE
- SET 3/4" IRON PIPE, LS 7623
- SET 2"x2" WOOD HUB & TACK
- WM WATER METER
- WV WATER VALVE
- SPOTGRADE
- ASPHALT
- BRICK
- CONCRETE
- GRAVEL
- LAWN
- PAVERS
- RIVER ROCK
- WOOD
- POOL



VICINITY MAP
NO SCALE

EASEMENT NOTE

LOT 102
EASEMENTS ARE SHOWN PER PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 4316-5643827, DATED AS OF FEBRUARY 12, 2018
LOT 103
EASEMENTS ARE SHOWN PER PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 4316-564841, DATED AS OF FEBRUARY 12, 2018

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.
BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.
FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

FEMA FLOOD NOTE

FLOOD ZONE: AE
100-YEAR BASE FLOOD ELEVATION (BFE): 180.3' (NAVD88 DATUM) PER FLOOD INSURANCE STUDY FLOOD PROFILE FOR HALE CREEK
FEMA FLOOD INSURANCE RATE MAP 06085C0201H EFFECTIVE DATE: MAY 18, 2009
FEMA FLOOD INSURANCE STUDY FOR SANTA CLARA COUNTY, CA NO. 06085C003B REVISED: FEBRUARY 19, 2014

BENCHMARK

SANTA CLARA VALLEY WATER DISTRICT BU 350
BRASS DISK ON TOP OF CONCRETE NORTHEASTERN HEADWALL LOCATED AT THE NORTHWEST END OF SAID HEADWALL ON HALE CREEK BRIDGE AT COVINGTON ROAD, CITY OF LOS ALTOS.
ELEVATION = 174.33' (NAVD 88 DATUM)

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 183.06' (NAVD 88 DATUM)

