

## **ZONING ADMINISTRATOR MEETING AGENDA**

**4:00 PM - Wednesday, September 06, 2023**

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

**Members of the Public may call (253) 215-8782 to participate in the conference call (Webinar ID: 899 7928 8671 or via the web at https://tinyurl.com/2st24sf3 with Passcode: 701956). Members of the Public may only comment during times allotted for public comments and public testimony will be taken at the direction of the Zoning Administrator. Members of the public are also encouraged to submit written testimony prior to the meeting at ZAPublicComment@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. Zoning Administrator Meeting Minutes**

Approval of the FINAL minutes of the regular meeting of July 19, 2023.

### **PUBLIC HEARING**

**2. SC23-0004 – J. Steve Collom – 630 Arboleda Drive**

Design Review for the construction of a new two-story house including 2,695 square feet at the first story and 878 square feet at the second story. An 804 square-foot, attached accessory dwelling unit is also proposed, but not subject to design review. This project is categorically exempt from environmental review under 15303 of the California Environmental Quality Act (CEQA). *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](mailto: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.





# ZONING ADMINISTRATOR MEETING MINUTES

4:00 PM - Wednesday, July 19, 2023

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

## CALL MEETING TO ORDER

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

## ESTABLISH QUORUM

PRESENT: Zoning Administrator Zornes

STAFF: Planning Manager Williams and Senior Planner Gallegos

## PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

## ITEMS FOR CONSIDERATION/ACTION

### CONSENT CALENDAR.

1. **Zoning Administrator Meeting Minutes**

Approval of the FINAL minutes of the regular meeting of July 5, 2023.

Action: Zoning Administrator Zornes approved meeting minutes for regular meeting of July 5, 2023.

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

AYES: Zornes

NOES: None

## PUBLIC HEARING

2. **SC22-0020 - Dominique Price - 631 Torwood Lane**

Design Review for a 972 square-foot first story and 486 square-foot second story addition to an existing one-story house. This project is categorically exempt pursuant to Section 15301 (“Existing Facilities”) of the California Environmental Quality Act (CEQA). *Project Planner: Gallegos*

## STAFF PRESENTATION

Senior Planner Gallegos presented the staff report recommending approval of design review application SC22-0020 subject to the listed findings and conditions.

PUBLIC COMMENT

Project architect Dominique Price made a presentation and answered questions.

Zoning Administrator Zornes closed the public comment period.

Action: Zoning Administrator Zornes approved design review application SC22-0020 per the staff report findings and conditions, with the following changes:

- Remove recommended Condition #3; and
- Add a new condition that the bedroom/study will be modified to be a JADU on the building permit submittal.

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

AYES: Zornes

NOES: None

**POTENTIAL FUTURE AGENDA ITEMS**

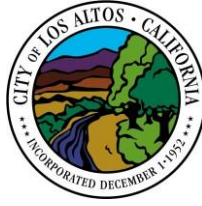
None.

**ADJOURNMENT**

Zoning Administrator Zornes adjourned the meeting at 5:15 PM.

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Nick Zornes  
Zoning Administrator



**TO:** Nick Zornes, Zoning Administrator

**FROM:** Jia Liu, Associate Planner

**SUBJECT:** SC23-0004 – 630 Arboleda Drive

## RECOMMENDATION

Approve design review application SC23-0004 for the construction of a new 3,753 square foot, two-story house subject to the listed findings and conditions of approval; and find the project categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15303 (“New Construction or Conversion of Small Structures”).

## BACKGROUND

### Project Description

- Project Location: 630 Arboleda Drive, on southeast corner of Arboleda Drive and Parma Way
- Lot Size: 10,212 square feet
- General Plan Designation: Single-Family, Medium Lot (SF4)
- Zoning Designation: R1-10
- Current Site Conditions: One-story home

The proposed project includes the demolition of the existing single-story house and replacement with a new two-story house (see Attachment A – Project Plans). The new residence is designed in a transitional modern architectural style, incorporating high-quality materials including composition shingle roof, smooth finished stucco exterior finish with aluminum trims, aluminum framed windows and wood doors.

The subject property is a corner lot in a rectangular shape, measuring approximately 86.9 feet in width and 118.5 feet in depth. While the new house will expand further into the southeast yard compared to the existing house’s footprint, the orientation of the house will remain the same as the existing house with its front entry oriented towards Arboleda Drive. The new driveway will continue to take access from Arboleda Drive but is proposed further away from the corner of Arboleda Drive and Parma Way than the existing driveway.

A total of 21 trees, including 12 protected trees, are located on or within proximity to the subject site. All the protected trees will be protected and maintained during future construction. Five unprotected trees in the rear yard will be removed.

## ANALYSIS

### Design Review

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

	<b>Existing</b>	<b>Proposed</b>	<b>Allowed/Required</b>
<b>COVERAGE:</b>	2,034 square feet	3,064 square feet	3,064 square feet
<b>FLOOR AREA:</b> First floor Second floor Total	2,034 square feet -- square feet 2,034 square feet	2,695 square feet 878 square feet 3,573 square feet	3,574 square feet
<b>SETBACKS:</b> Front Rear Right side (1 <sup>st</sup> /2 <sup>nd</sup> ) Left side (1 <sup>st</sup> /2 <sup>nd</sup> )	25 feet 52.83 feet 9.67 feet/-- feet 10.92 feet/-- feet	25 feet 25.00 feet 20.92 feet/26.42 feet 10 feet/26.67 feet	25 feet 25 feet 20 feet/20 feet 10 feet/17.5 feet
<b>HEIGHT:</b>	16.17 feet	23.5 feet	27 feet

The proposed home generally complies with the Single-Family Residential Design Guidelines because it exhibits an appropriate design with elements, materials, scale, and landscaping that are consistent with the neighborhood.

The surrounding neighborhood is considered a Consistent Character Neighborhood according to the Design Guidelines. The immediate neighborhood is comprised of one-story houses with mostly ranch styles. The homes in the neighborhood exhibit similar front setback patterns, massing, and a combination of simple and complex roof forms due to past renovations and upgrades. The horizontal eave lines at the first story typically range from approximately eight to nine feet in height. Many of the homes feature attached garages in the front yard facing the street.

The front elevation of the proposed two-story house is designed in a transitional modern architectural style that is a mixture of traditional architecture and modern architecture by incorporating a flat roof for the first story and pitched roof for the second story, along with asymmetrical window fenestrations. The proposed residence retains key design attributes indicative of the neighborhood including gable roof lines, traditional exterior materials such as stucco and shingle roofing material, and maintains a moderate scale found in the neighborhood. The first floor of the proposed residence will feature two different plate heights, with a first-floor plate height of nine feet and six inches and a twelve-foot plate height for the great room area only that is further away from the public right-of-way. The second story has a uniform plate height of nine feet. The proposed design thoughtfully aligns the first story and second story eave lines with the adjacent structure's eave line and the roof ridge line, respectively. The alignments have shown the design consideration for a harmonious architectural composition within the neighborhood.

The proposed landscaping includes approximately seven new trees and evergreen screening vegetation and new trees along the perimeter of the site which will be integrated with existing vegetation to remain. The

landscaping plan will comply with the Water Efficient Landscape Ordinance, which requires water-efficient landscaping for new residences with landscaping over 500 square feet.

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

### **ENVIRONMENTAL REVIEW**

This project is categorically exempt from environmental review under Section 15303 (“New Construction or Conversion of Small Structures”) 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, mailed to property owners within a 300-foot radius, and published in the Town Crier newspaper. The applicant also posted the public notice sign (24” x 36”) in conformance with the Planning Division posting requirements.

The applicant contacted nine neighbors in the immediate area for the community outreach. No comments from neighbors have been received by staff as of the writing of this report.

Attachment:

A. Project Plans

Cc: J. Steve Collom, Applicant  
Andrew Mo, Property Owner

## FINDINGS

SC23-0004 – 630 Arboleda Drive

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

- A. The proposed new two-story residence complies with all provisions of this chapter because the proposed residence is consistent with the development standards of the R1-10 zoning district and policies and implementation techniques described in the Single-Family Residential Design Guidelines.
- B. The height, elevations, and placement on the site of the proposed new house is compatible when considered with reference to the nature and location of residential structures on adjacent lots, and will consider the topographic and geologic constraints imposed by particular building site conditions as the proposed home maintains a similar finished floor elevation and orientation on the lot as the existing home and complies with the allowable floor area, lot coverage, and height maximums as well as the daylight plane requirement pursuant to LAMC Chapter 14.06.
- C. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized because the existing site is relatively level and does not require substantial grading and does not involve the removal of soil. No existing protected trees will be removed as part of the project.
- D. The orientation of the proposed new residence in relation to the immediate neighborhood will minimize the perception of excessive bulk and mass because the proposed structure incorporates architectural design features such as moderate scale, horizontal eave lines, building articulation, and roof forms that break up the massing and minimize excessive bulk.
- E. General architectural considerations, including the size and scale, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings on the same project site. The proposed home complies with the allowable floor area, lot coverage, and height maximums as well as the daylight plane requirement pursuant to LAMC Chapter 14.06 and the design of the home incorporates consistent and compatible features including composition shingle roofing, smooth finished stucco exterior finish with aluminum trims, aluminum framed windows and wood doors.
- F. The proposed new house has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection because the because the site is relatively flat and has incorporated softscape and hardscape surfaces into the plan and proposes a drainage plan to minimize off-site stormwater drainage.

## CONDITIONS OF APPROVAL

SC23-0004 – 630 Arboleda Drive

### GENERAL

**1. Expiration**

The Design Review Approval will expire on September 6, 2025 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 21, 2023, except as may be modified by these conditions.

**3. Protected Trees**

Trees Nos. 1-15 and 21 along with the approved privacy screening and new trees shall be protected under this application and cannot be removed without a tree removal permit from the Development Services Director. The tree protection plan outlined in the arborist report (Kielty Arborist Services LLC, dated 12/5/22) shall be incorporated into the building permit plans and implemented before and during construction.

**4. ADU Not Reviewed**

The proposed ADU included in the plan set is not part of this design review application. Prior to commencement of the ADU construction, a separate building permit issued by the Building Division shall be obtained by the applicant.

**5. 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 over 500 square feet or more of new landscape area, including irrigated planting areas, turf areas, and water features is proposed.

**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. New Fireplaces**

Only gas fireplaces, pellet fueled wood heaters or EPA certified wood-burning appliances may be installed in all new construction pursuant to Chapter 12.64 of the Municipal Code.

**8. 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.

**9. 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**

### **10. Conditions of Approval**

Incorporate the conditions of approval into the title page of the plans and provide a letter which explains how each condition of approval has been satisfied and/or which sheet of the plans the information can found.

### **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. Water Efficient Landscape Plan**

Provide a landscape documentation package prepared by a licensed landscape professional showing how the project complies with the City's Water Efficient Landscape Regulations and include signed statements from the project's landscape professional and property owner.

### **13. Reach Codes**

Building Permit Applications submitted on or after January 1, 2023 shall comply with specific amendments to the 2022 California Green Building Standards for Electric Vehicle Infrastructure and the 2022 California Energy Code as provided in Ordinances No 2022-487 which amended Chapter 12.22 Energy Code and Chapter 12.26 California Green Building Standards Code of the Los Altos Municipal Code. The building design plans shall comply with the standards and the applicant shall submit supplemental application materials as required by the Building Division to demonstrate compliance.

### **14. California Water Service Upgrades**

The applicant is responsible for contacting and coordinating with the California Water Service Company any water service improvements including but not limited to relocation of water meters, increasing water meter sizing or the installation of fire hydrants. The City recommends consulting with California Water Service Company as early as possible to avoid construction or inspection delays.

### **15. 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.

### **16. 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.

### **17. Outdoor Condensing Unit Sound Rating**

Show the location of any outdoor condensing unit(s) on the site plan including the model number of the unit(s), nominal size (i.e. tonnage) of the unit, and setback to the nearest property line. Provide the manufacturer's specifications showing the sound rating for each unit. The condensing unit(s) 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.

### **18. 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**

**19. Tree Protection**

Tree protection fencing shall be installed around the driplines, or as required by the project arborist, of trees Nos. Nos. 1-15 and 21 as shown on the site plan. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.

**20. 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**

**21. Landscaping Installation and Verification**

All landscaping materials, including plants or trees intended to provide privacy screening, as provided on the approved landscape plans shall be installed prior to final inspection. The applicant shall also provide a landscape Certificate of Completion, signed by the project’s landscape professional and property owner, verifying that the trees, landscaping, and irrigation were installed per the approved landscape documentation package.

**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).



AREA SCHEDULE

LOT AREA	10,212 S.F.
LIVABLE AREA	2,245 S.F.
MAIN FLOOR	878 S.F.
UPPER FLOOR	3,143 S.F.
SUBTOTAL	804 S.F.
ADU	430 S.F.
TOTAL	3,941 S.F.
GARAGE	430 S.F.
COVERED PORCH	17 S.F.
COVERED TERRACE	352 S.F.
COVERAGE ALLOWED (30%)	3,044 S.F.
EXISTING	2,034 S.F.
PROPOSED	3,044 S.F.
FLOOR AREA ALLOWED (35%)	3,574 S.F.
EXISTING	2,034 S.F.
PROPOSED	3,574 S.F.

**RECEIVED**  
Date: 6/21/2023  
CITY OF LOS ALTOS  
PLANNING

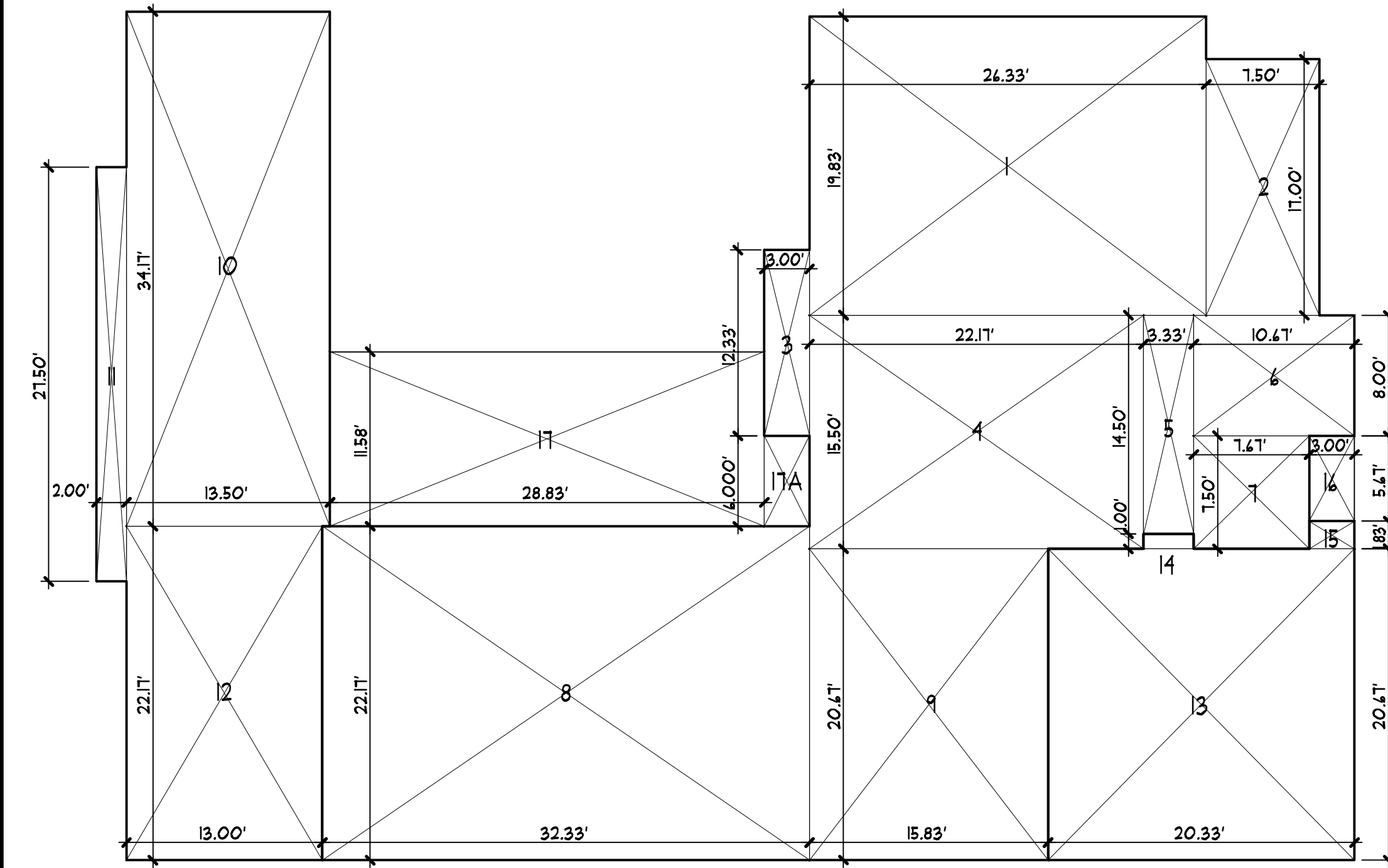


3D RENDERING

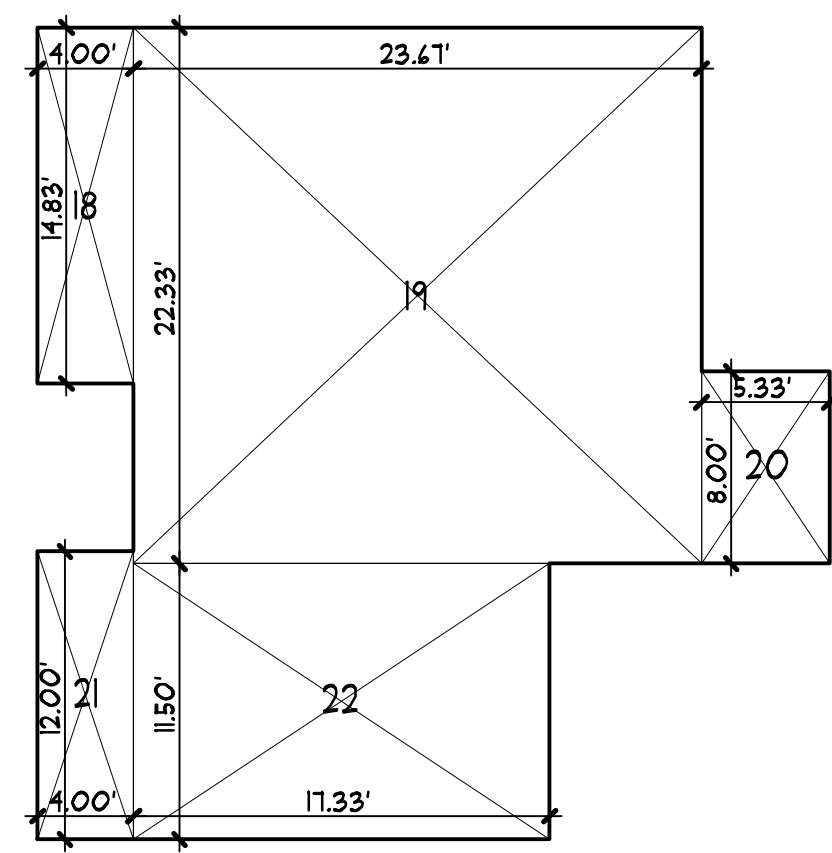
PROJECT DESCRIPTION

THE CONSTRUCTION OF A NEW TWO-STORY RESIDENCE WITH AN ATTACHED GARAGE AND ATTACHED ADU. UTILITIES TO BE UNDERGROUND AND FIRE SPRINKLERS WILL BE REQUIRED FOR THE ENTIRE RESIDENCE.

	EXISTING		PROPOSED		ALLOWED/REQ'D	
	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
LOT COVERAGE LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 8 FEET HIGH	2,034 S.F.	3,064 S.F.	3,064 S.F.	3,064 S.F.	3,064 S.F.	3,064 S.F.
	19.9%	30.0%	30.0%	30.0%	30.0%	30.0%
FLOOR AREA: MEASURED TO THE OUTSIDE SURFACES OF EXTERIOR WALLS						
1st FLR.	2,034 S.F.	2,695 S.F.	2,695 S.F.	2,695 S.F.	3,574 S.F.	3,574 S.F.
2nd FLR.	0 S.F.	878 S.F.	878 S.F.	878 S.F.	0 S.F.	0 S.F.
TOTAL	2,034 S.F.	3,573 S.F.	3,573 S.F.	3,573 S.F.	3,574 S.F.	3,574 S.F.
	19.9%	35.0%	35.0%	35.0%	35.0%	35.0%
ADU	0 S.F.	804 S.F.	804 S.F.	804 S.F.	1,200 S.F.	1,200 S.F.
SETBACKS:						
FRONT	25 FT.	25 FT.	25 FT.	25 FT.	25 FT.	25 FT.
REAR	52.83 FT.	25 FT.	25 FT.	20 FT.	20 FT.	20 FT.
RIGHT SIDE (1ST/2ND)	9.67 FT.	20.92/26.42 FT.	20.20 FT.	20.20 FT.	20.20 FT.	20.20 FT.
LEFT SIDE (1ST/2ND)	10.92 FT.	10/26.67 FT.	10/17.5 FT.	10/17.5 FT.	10/17.5 FT.	10/17.5 FT.
HEIGHT:	15.17 FT.	25.5 FT.	25.5 FT.	27 FT.	27 FT.	27 FT.
SQUARE FOOTAGE BREAKDOWN						
	EXISTING	CHANGE IN	TOTAL PROPOSED			
HABITABLE LIVING AREA: INCLUDES HABITABLE BASEMENT AREAS	1,504 S.F.	1,639 S.F.	3,143 S.F.			
NON-HABITABLE AREA: DOES NOT INCLUDE COVERED PORCHES OR DECK STRUCTURES	530 S.F.	-100 S.F.	430 S.F.			
LOT CALCULATIONS						
NET LOT AREA:					10,212 S.F.	
FRONT YARD HARDSCAPE AREA: HARDSCAPE AREA IN THE FRONT YARD SETBACK SHALL NOT EXCEED 50%			1,032 S.F.		49.76%	
LANDSCAPE BREAKDOWN:						
	TOTAL HARDSCAPE AREA EXISTING & PROPOSED		6,400 S.F.			
	EXISTING SOFTSCAPE (UNDISTURBED) AREA:		2,662 S.F.			
	NEW SOFTSCAPE AREA:		1,150 S.F.			
	SUM OF ALL THREE SHOULD EQUAL THE SITE'S NET LOT AREA.		10,212 S.F.			



MAIN FLOOR



UPPER FLOOR

AREA CALCULATIONS

MAIN FLOOR LIVABLE AREA			
11	24.33' x 14.83'		522
10	1.00' x 17.00'		17
12	3.00' x 12.33'		37
13	22.11' x 15.50'		344
14	3.33' x 14.50'		48
15	10.41' x 8.00'		83
16	1.41' x 1.50'		58
17	32.33' x 22.11'		717
18	15.83' x 20.41'		322
TOTAL			2,245
ADU LIVABLE AREA			
19	13.50' x 34.11'		461
20	2.00' x 21.50'		55
21	13.00' x 22.11'		288
TOTAL			804
GARAGE			
22	20.33' x 20.41'		420
23	3.00' x 1.00'		3
TOTAL			423
COVERED PORCH			
24	3.00' x 5.41'		17
TOTAL			17
COVERED TERRACE			
25	28.83' x 11.58'		334
26	3.00' x 4.00'		12
TOTAL			352
UPPER FLOOR LIVABLE AREA			
27	4.00' x 14.83'		59
28	23.41' x 22.33'		523
29	5.33' x 8.00'		43
30	4.00' x 12.00'		48
31	11.33' x 11.50'		130
TOTAL			813

FIRE DEPARTMENT NOTES:

- REVIEW OF THIS DEVELOPMENTAL PROPOSAL IS LIMITED TO ACCEPTABILITY OF SITE ACCESS AND WATER SUPPLY AS THEY PERTAIN TO FIRE DEPARTMENT OPERATIONS, AND SHALL NOT BE CONSTRUED AS A SUBSTITUTE FOR FORMAL PLAN REVIEW TO DETERMINE COMPLIANCE WITH ADOPTED MODEL CODES. PRIOR TO PERFORMING ANY WORK THE APPLICANT SHALL MAKE APPLICATION TO, AND RECEIVE FROM THE BUILDING DEPARTMENT ALL APPLICABLE CONSTRUCTION PERMITS.
- AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH NATIONAL FIRE PROTECTION ASSOCIATION'S (NFPA) STANDARD 13D IN ALL NEW ONE AND TWO-FAMILY DWELLINGS AND IN EXISTING DWELLINGS, WHEN ADDITIONS ARE MADE THAT INCREASE THE BUILDING AREA TO MORE THAN THE ALLOWABLE FIRE-FLOW APPENDIX TABLE B101.1, OR ADDITIONS EXCEEDS FIFTY (50) PERCENT (INCLUSIVE OF GARAGE CONVERSIONS) OF THE EXISTING LIVING AREA. EXISTING SQUARE FOOT CALCULATIONS SHALL NOT INCLUDE EXISTING BASEMENT. WHEN AUTOMATIC FIRE SPRINKLER SYSTEMS ARE REQUIRED BY THIS SECTION, ALL ASSOCIATED GARAGES SHALL BE INCLUDED. TEAR-DOWNS AND/OR ADDITIONS OVER FIFTY (50) PERCENT SHALL BE TREATED AS A NEW STRUCTURE REGARDING INSTALLATION OF FIRE SPRINKLER SYSTEMS. THE OBLIGATION TO PROVIDE COMPLIANCE WITH THESE FIRE SPRINKLER REGULATIONS MAY NOT BE EVADED BY PERFORMING A SERIES OF SMALL ADDITIONS UNDERTAKEN OVER A THREE-YEAR PERIOD. THE PERMIT ISSUANCE DATE OF ANY ADDITIONS WHERE THESE REGULATIONS WERE IN EFFECT SHALL BE USED FOR DETERMINING COMPLIANCE. NOTE: THE OWNER(S), OCCUPANT(S) AND ANY CONTRACTOR(S) OR SUBCONTRACTOR(S) ARE RESPONSIBLE FOR CONSULTING WITH THE WATER PURVEYOR OF RECORD IN ORDER TO DETERMINE IF ANY MODIFICATION OR UPGRADE OF THE EXISTING WATER SERVICE IS REQUIRED. A STATE OF CALIFORNIA LICENSED (C-16) FIRE PROTECTION CONTRACTOR SHALL SUBMIT PLANS, CALCULATIONS, A COMPLETED PERMIT APPLICATION AND APPROPRIATE FEES TO THIS DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BEGINNING THEIR WORK. CRC SEC. 313.2 AS ADOPTED AND AMENDED BY LAHC
- POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEM(S), AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEMS UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). 2010 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 1514.1
- ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATIONS S-1. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS TO THE PROJECT. CFC CHAPTER 33.
- NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS. BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (101.4 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. CFC SEC. 505.1

AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM WITH DOUBLE CHECK VALVES SHALL BE PROVIDED AND BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION R313.3 OR NFPA 13D AND LOS ALTOS RESIDENTIAL REQUIREMENTS. (UNDER SEPARATE PERMIT) FIRE SPRINKLER PLANS SHALL BE SUBMITTED DIRECTLY TO THE COUNTY FIRE DEPARTMENT BY A CALIFORNIA LICENSED C-16 FIRE SPRINKLER CONTRACTOR.

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- CM1 CONTEXT MAP
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- I TOPOGRAPHIC SURVEY
- LANDSCAPE PLANS
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- L-4 IRRIGATION PLAN
- L-5 IRRIGATION PLAN & PLANTING DETAILS
- L-6 DECK DETAILS
- L-7 DETAILS

PROJECT INFO

OWNER: ANDREW MO  
430 ARBOLEDA DRIVE  
LOS ALTOS, CA 94024

JOB ADDRESS: 430 ARBOLEDA DRIVE  
LOS ALTOS, CA 94024

ZONING: RI - IO

BUILDING OCCUPANCY GROUP(S): R-3/U

TYPE(S) OF CONSTRUCTION: V-B

OCCUPANCY CATEGORY: II

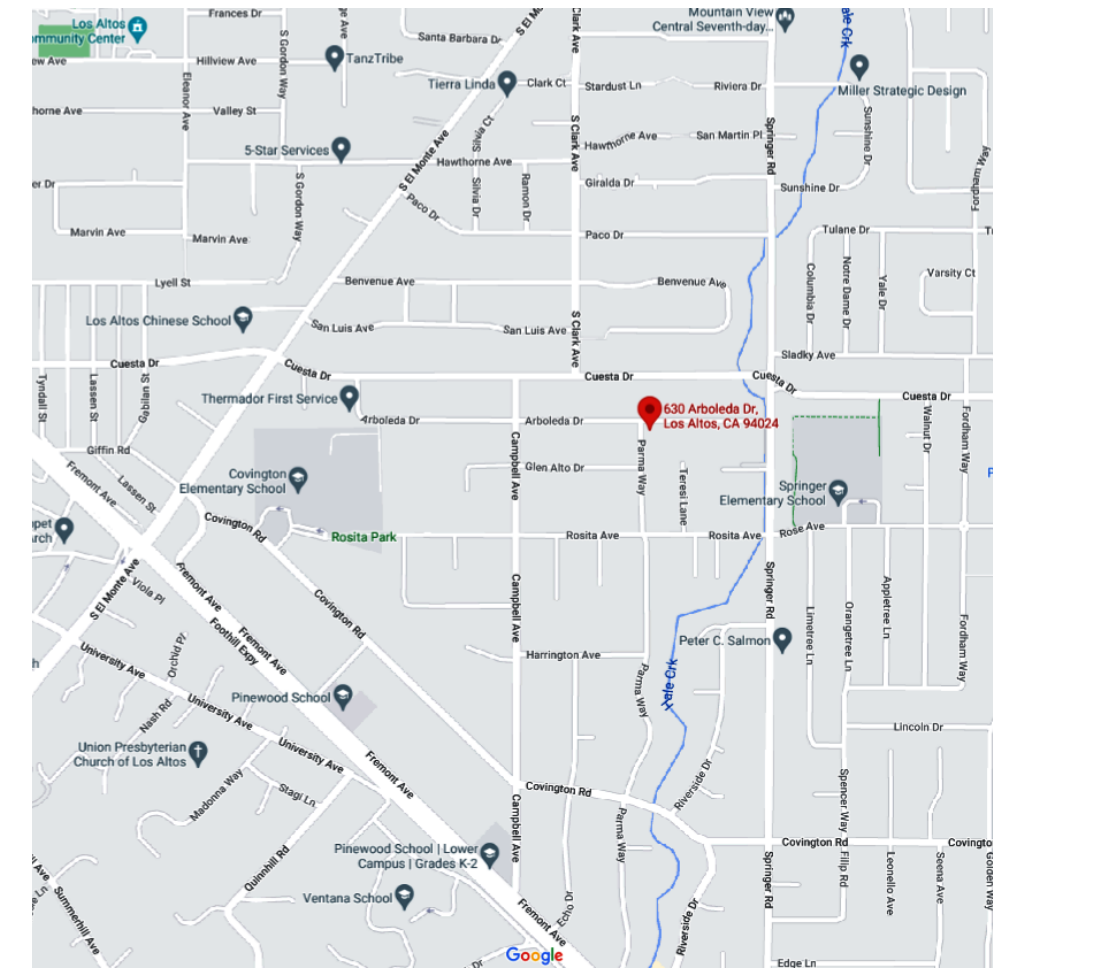
A.P.N. 189-40-010

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steve.colom@gmail.com

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595 WEBERIDGE DRIVE  
SAN JOSE, CA 95123  
CONTACT: NADIM RAFOUL  
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nnrengineering@yahoo.com

LANDSCAPE DESIGNER: KAREN AITKEN & ASSOCIATES  
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GILROY, CA 95020  
CONTACT: KAREN AITKEN  
(408) 842-0245  
AitkenAssociates@gmail.com

ARBORIST: KELLY ARBORIST SERVICES  
PO BOX 4181  
SAN MATEO, CA 94403  
CONTACT: DAVID BECKHAM  
(450) 453-4418  
DAVIDKELLYARBORIST@GMAIL.COM



VICINITY MAP

NO SCALE NORTH

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No. C 11982  
Exp. 10-23  
STATE OF CALIFORNIA

A PROPOSED RESIDENCE & A.D.U. FOR: 630 ARBOLEDA DRIVE LOS ALTOS, CALIFORNIA

drawings  
COVER SHEET

revisions  
PLANNING 4/25/23  
PLANNING 6/19/23

project number  
2609

date  
6/19/2023

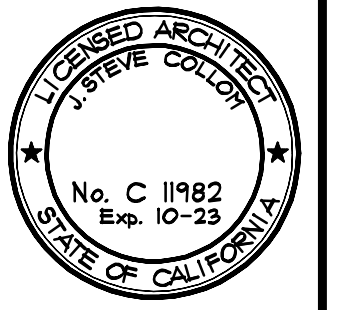
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A1

AREA DIAGRAMS  
1/8" = 1'-0"  
0 2 4 12 20

NORTH

A1





**A PROPOSED RESIDENCE & A.D.U. FOR:**  
**ARBOLEDA DRIVE**  
**LOS ALTOS, CALIFORNIA**  
**630 ARBOLEDA DRIVE**

drawings  
**SITE PLAN**

revisions  
 ▲ PLANNING 4/25/23  
 ▲ PLANNING 6/19/23

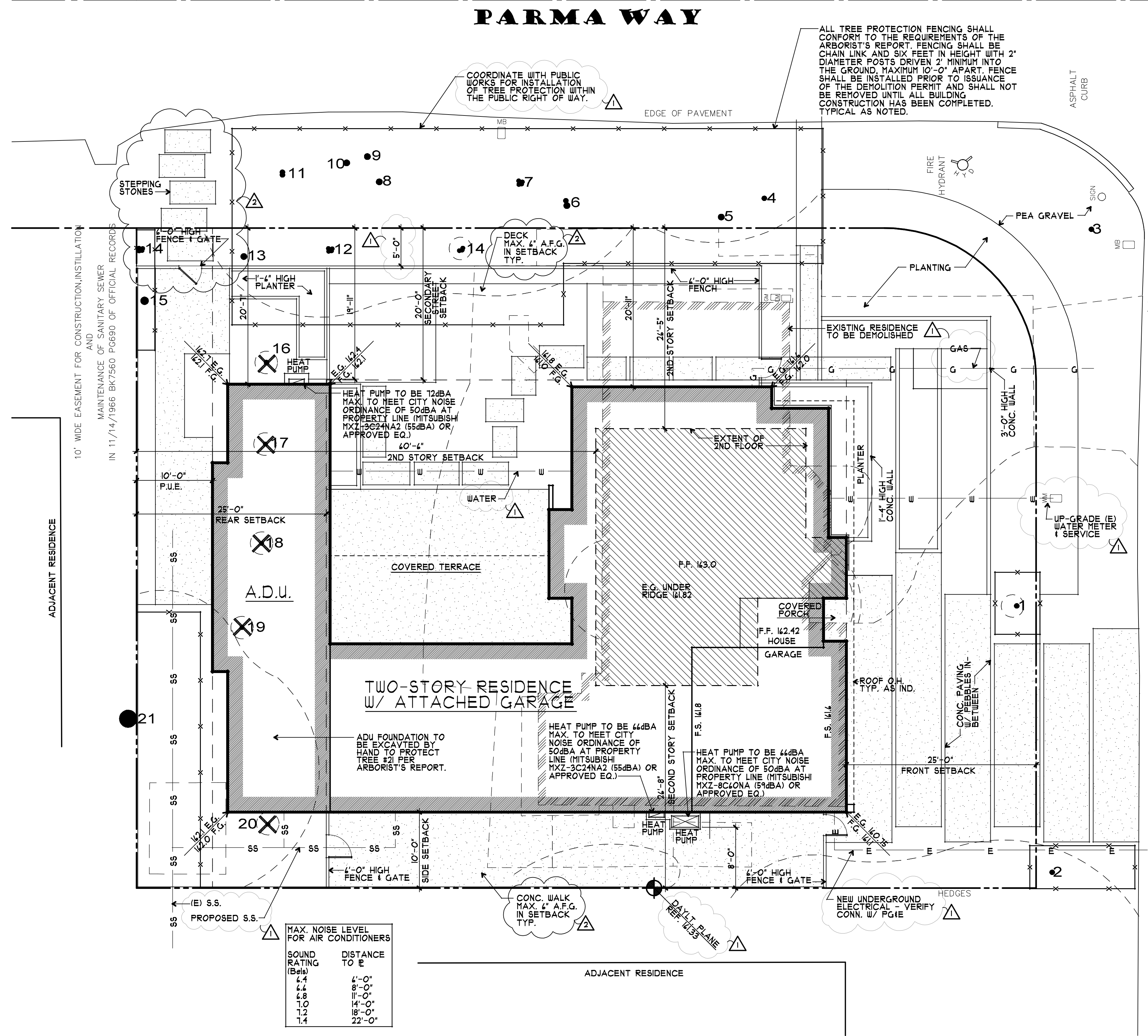
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date  
 6/19/2023

sheet number  
**A1a**

SEE CIVIL PLAN BY  
 NNR ENGINEERING  
 FOR GRADING AND  
 DRAINAGE INFORMATION

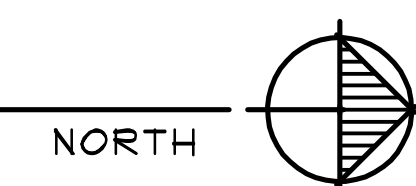
SEE LANDSCAPE PLAN  
 BY KAREN AITKEN & ASSOC.  
 FOR PLANTING AND  
 IRRIGATION INFORMATION



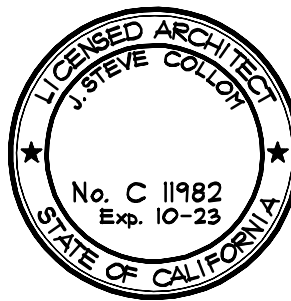
**Survey Key:**  
 DBH- Diameter at breast height (48" above grade)  
 CON- Condition rating (1-100)  
 HT/SP- Tree height/ canopy spread  
 \*Indicates neighbor's trees  
 P-Indicates protected tree by city ordinance  
 R-Indicates proposed removal

Tree#	Species	DBH	CON	HT/SP	Comments
1	Chinese Pistache ( <i>Pistacia chinensis</i> )	4.7	B	15/12	Good vigor, good form, young tree.
2P	Crape Myrtle ( <i>Lagerstroemia indica</i> )	2.0	B	10/3	Fair vigor, fair form, young tree, drought stressed, Street tree.
3P	Crape Myrtle ( <i>Lagerstroemia indica</i> )	2.5	B	12/6	Good vigor, good form, young, Street tree.
4P	Coast Live Oak ( <i>Quercus agrifolia</i> )	8.6	B	25/20	Good vigor, good form, young tree, Street tree.
5P	Coast Live Oak ( <i>Quercus agrifolia</i> )	12.4	B	25/20	Good vigor, good form, young tree, Street tree.
6P	Coast Live Oak ( <i>Quercus agrifolia</i> )	12.8-13.3	B	30/25	Good vigor, fair form, codominant at grade, Street tree.
7P	Coast Live Oak ( <i>Quercus agrifolia</i> )	4-4.3-3.5	C	15/12	Fair vigor, poor form, codominant at grade, suppressed, Street tree.
8P	Coast Live Oak ( <i>Quercus agrifolia</i> )	12.2	B	25/20	Fair vigor, fair form, Street tree.
9P	Coast Live Oak ( <i>Quercus agrifolia</i> )	13.4	B	25/20	Fair vigor, fair form, sycamore borer, Street tree.
10P	Coast Live Oak ( <i>Quercus agrifolia</i> )	10.9	C	20/15	Fair vigor, poor form, suppressed, leans towards street, Street tree.
11P	Coast Live Oak ( <i>Quercus agrifolia</i> )	8.2-5.4	C	15/15	Fair vigor, poor form, multi leader at grade, suppressed, Street tree.
12	Privet ( <i>Ligustrum japonicum</i> )	2-2-2-2	D	10/8	Fair to poor vigor, poor form, multi leader at grade, in decline.
13	Privet ( <i>Ligustrum japonicum</i> )	3-3-3-3-3	D	14/12	Fair to poor vigor, poor form, multi leader at grade, topped, in decline.
14	Plum ( <i>Prunus domestica</i> )	4-3-3-3	D	12/10	Poor vigor, poor form, multi leader at grade, in decline.
15	Coast Live Oak ( <i>Quercus agrifolia</i> )	5.9-8.9	D	20/12	Fair vigor, poor form, codominant at 2' with included bark.
16R	Cherry ( <i>Prunus serrulata</i> )	9.0	F	10/6	Poor vigor, poor form, in decline.
17R	Mandarin ( <i>Citrus reticulata</i> )	4.0	D	7/4	Poor vigor, fair form, in decline.
18R	Orange ( <i>Citrus sinensis</i> )	7.1	C	10/10	Fair to poor vigor, fair form, dead wood.
19R	Pear ( <i>Pyrus communis</i> )	5.0	D	8/6	Fair to poor vigor, poor form, suppressed.
20R	Pittosporum ( <i>Pittosporum tenuifolium</i> )	4.5	D	12/10	Poor vigor, fair form, in decline.
21P	Coast Live Oak ( <i>Quercus agrifolia</i> )	36est	B	45/40	Fair vigor, fair form, limited visual inspection, on property line, well maintained through crown reduction pruning in past, canopy into property by 20', codominant at 8' with fair union.

**SITE PLAN**  
 1/8" = 1'-0"  
 0 2 4 12 20







**A PROPOSED RESIDENCE & A.D.U. FOR:**  
**ARBOLEDA**  
 LOS ALTOS, CALIFORNIA  
 630 ARBOLEDA DRIVE

drawings  
**MAIN FLOOR PLAN**

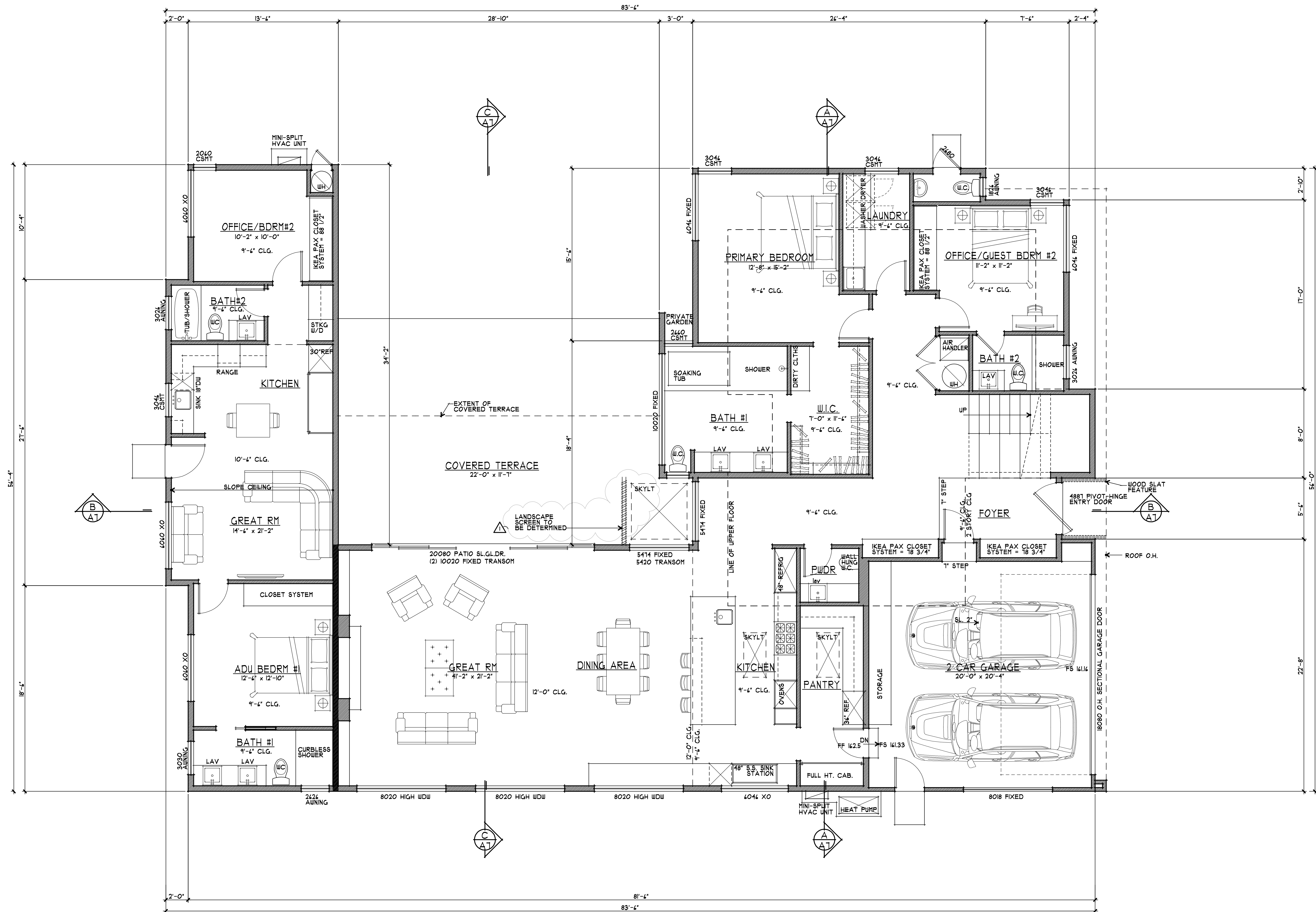
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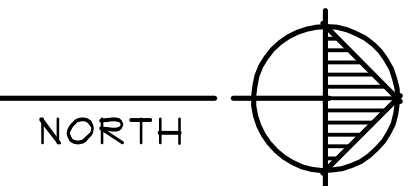
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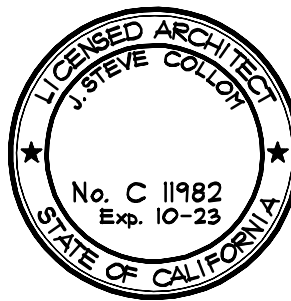
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**A2**



**MAIN FLOOR PLAN**  
 1/4" = 1'-0"  
 0 1 3 6 10





**A PROPOSED RESIDENCE & A.D.U. FOR:**  
**ARZDOR**  
 LOS ALTOS, CALIFORNIA  
 630 ARBOLEDA DRIVE

drawings  
 UPPER FLOOR PLAN

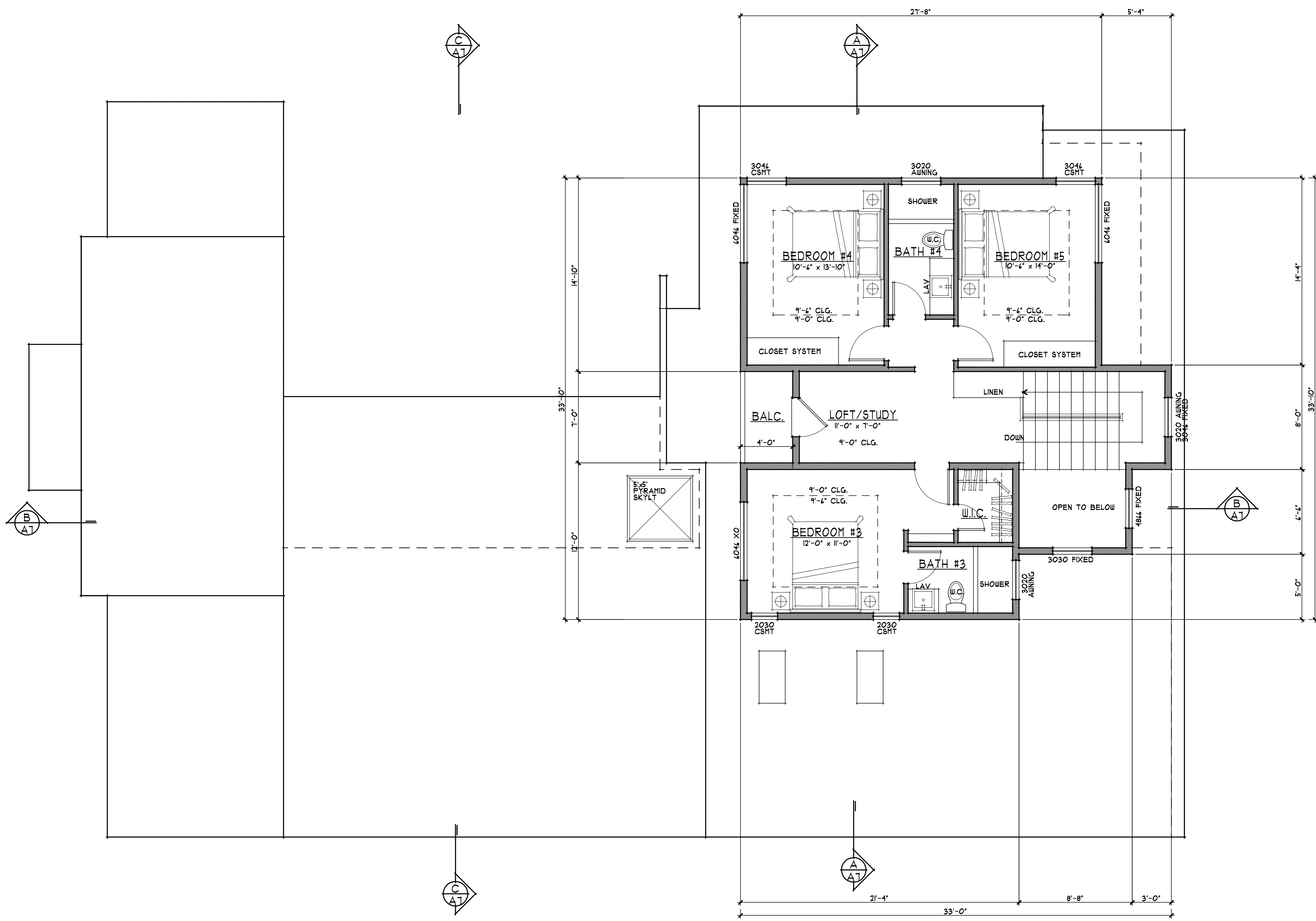
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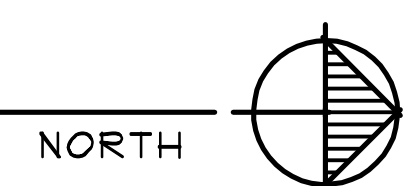
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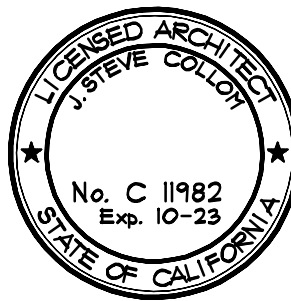
**A3**



**UPPER FLOOR PLAN**  
 1/4" = 1'-0"  
 0 1 3 4 10



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**A PROPOSED RESIDENCE & A.D.U. FOR:**  
**ARBOLEDA** LOS ALTOS, CALIFORNIA  
 630 ARBOLEDA DRIVE

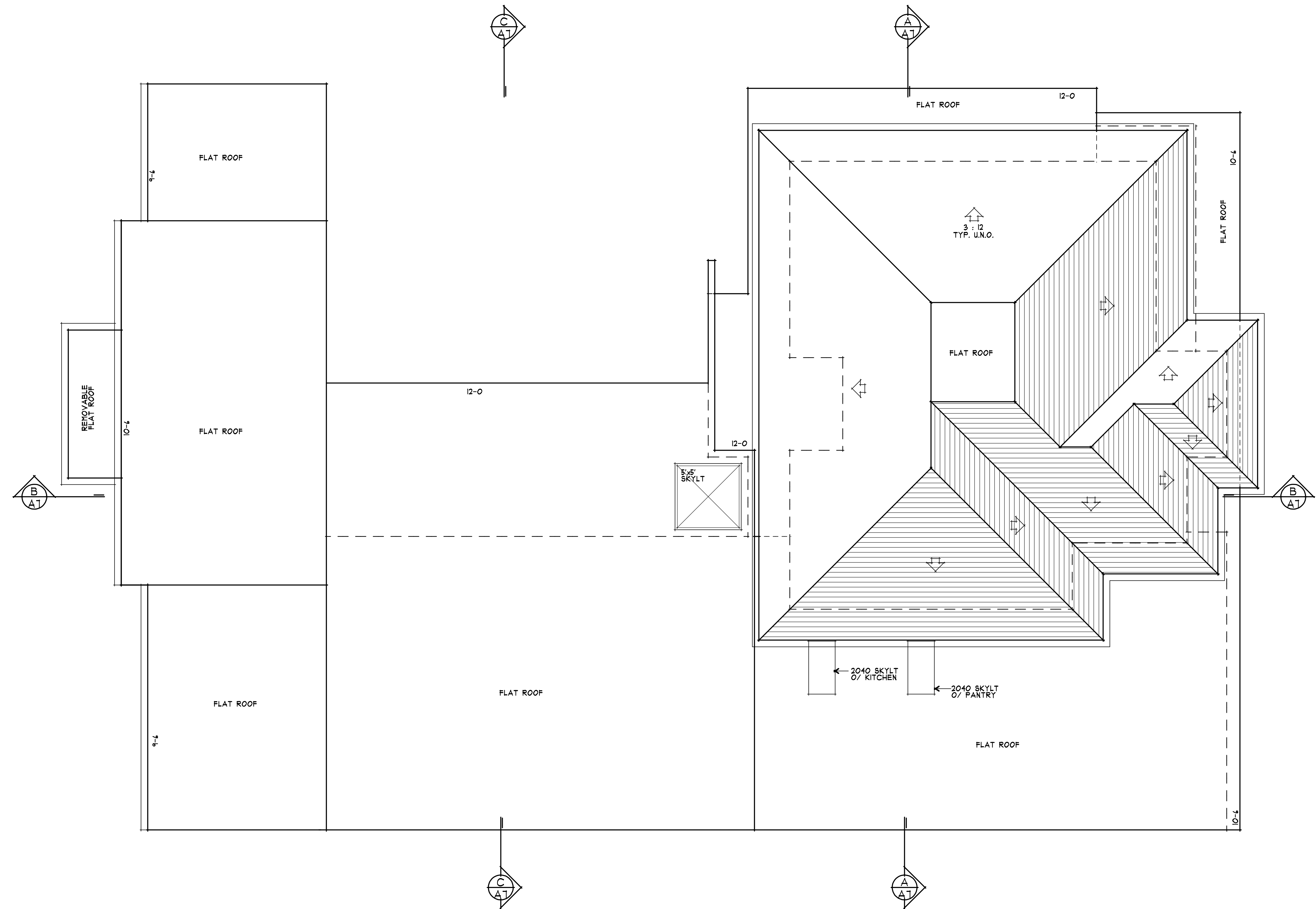
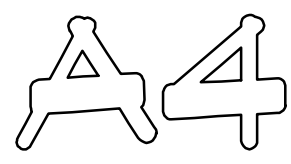
drawings  
 ROOF PLAN

revisions  
 ▲ PLANNING 4/25/23  
 ▲ PLANNING 6/19/23

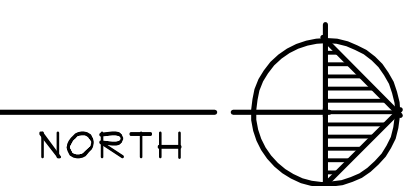
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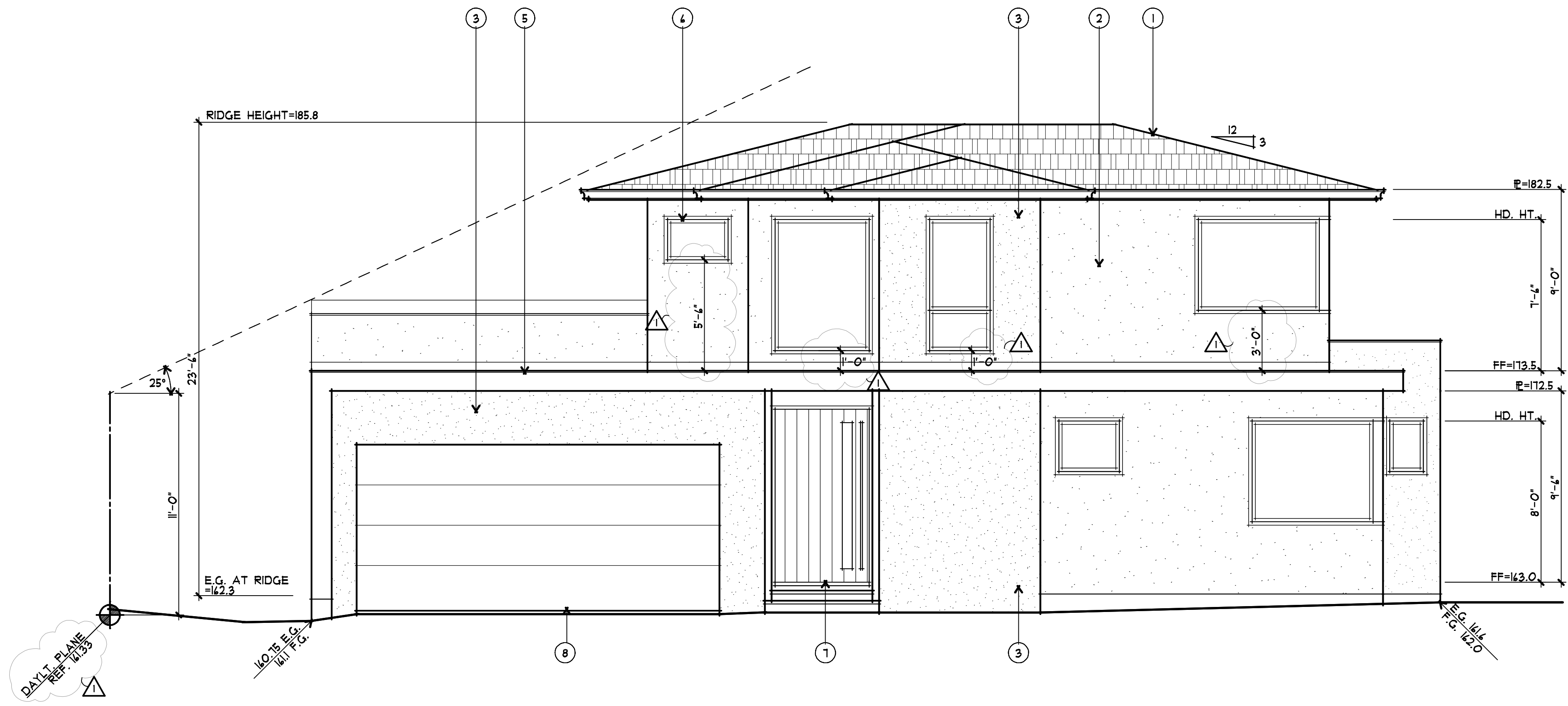
**ROOF PLAN**  
 1/4" = 1'-0"  
 0 1 3 6 10



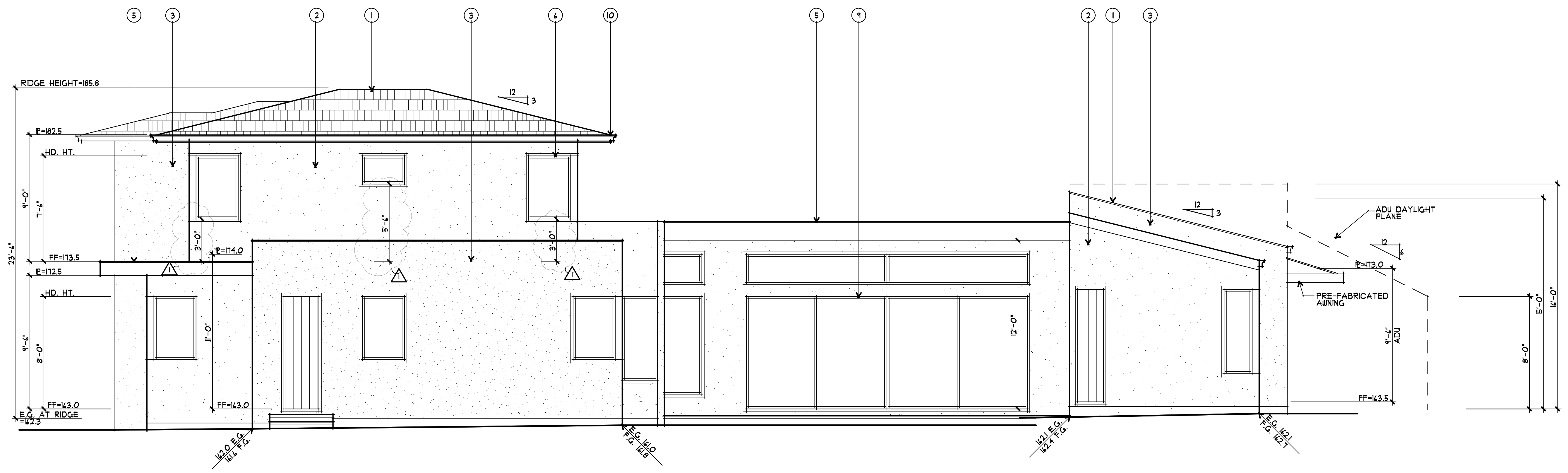
EXTERIOR FINISH SCHEDULE		
LOCATION	KEYNOTE	MATERIAL/COLOR
ROOF	①	ARCHITECTURAL COMPOSITION SHINGLES
WALLS	②	STUCCO - STEEL TROWEL, SMOOTH FINISH LIGHT INTEGRAL COLOR
	③	STUCCO - STEEL TROWEL, SMOOTH FINISH DARK PAINTED COLOR
	④	FORMED CONCRETE
TRIM	⑤	PAINTED ALUMINUM FASCIA
WINDOWS	⑥	ALUMINUM THERMALLY BROKEN BY FLEETWOOD OR EQ. DARK BRONZE
	⑦	ALUMINUM THERMALLY BROKEN BY FLEETWOOD OR EQ. DARK BRONZE
DOORS	⑧	24 GA STEEL SMOOTH FLUSH FACE BOTH SIDES
	⑨	ALUMINUM THERMALLY BROKEN BY FLEETWOOD OR EQ. DARK BRONZE
GUTTERS & DOWNSPOUTS	⑩	G.I. SHAPED GUTTER AND RECTANGULAR DOWNSPOUTS
FLASHING	⑪	G.I. FLASHING - PAINT

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**STATE OF CALIFORNIA**  
 LICENSED ARCHITECT  
 J. STEVE COLLOM  
 No. C 11882  
 Exp. 10-23



① FRONT (NORTH) ELEVATION  
 A5 1/4" = 1'-0"



② RIGHT (WEST) ELEVATION  
 A5 1/4" = 1'-0"

**A PROPOSED RESIDENCE & A.D.U. FOR:**  
**ARBOLEDA**  
 630 ARBOLEDA DRIVE  
 LOS ALTOS, CALIFORNIA

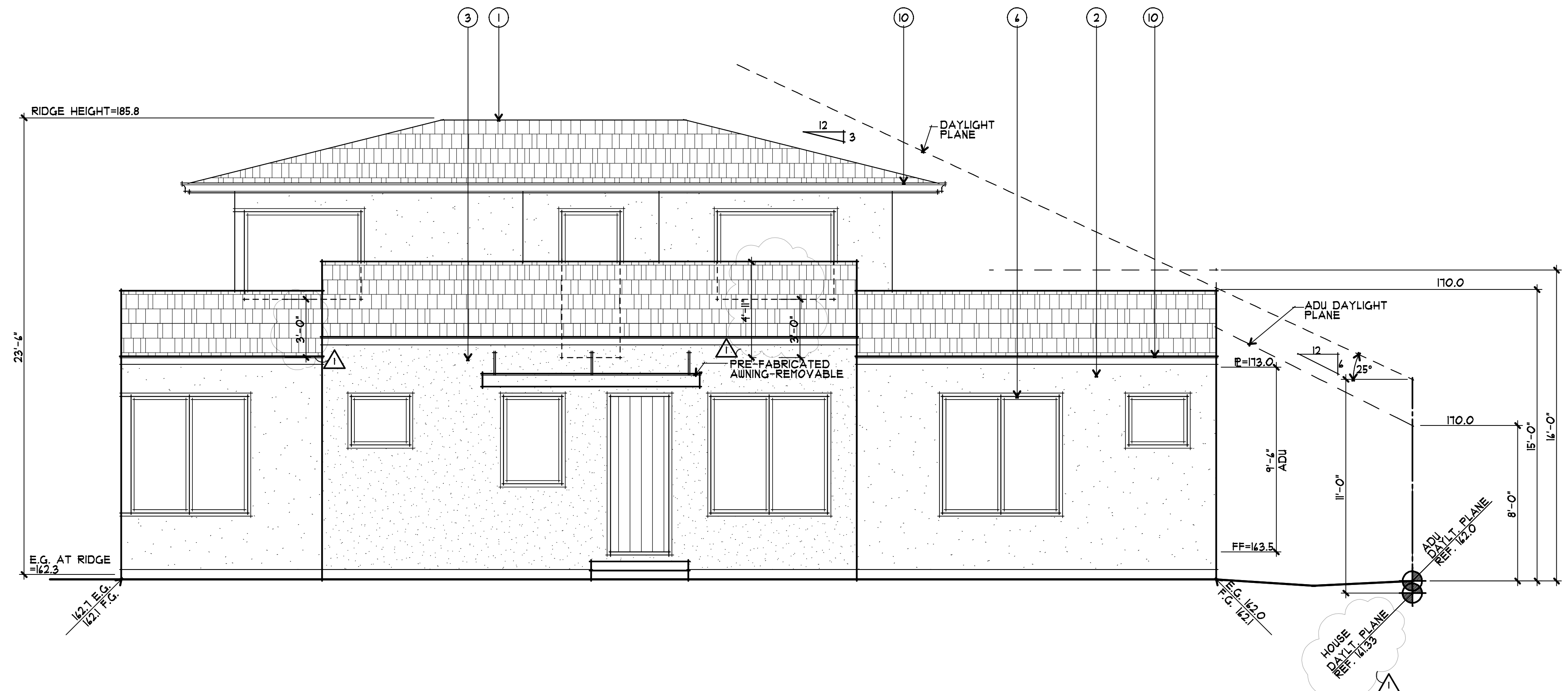
drawings  
 EXTERIOR ELEVATIONS

revisions  
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project number  
 2609

date  
 6/19/2023

sheet number  
**A5**

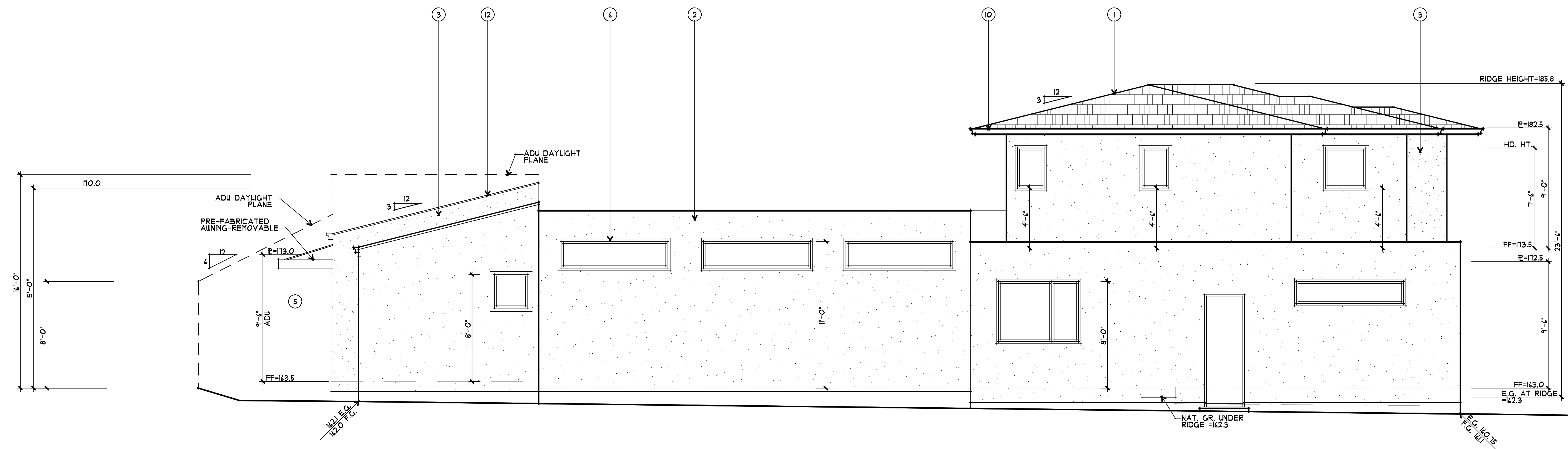


1 REAR (SOUTH) ELEVATION  
1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE		
LOCATION	KEYNOTE	MATERIAL/COLOR
ROOF	①	ARCHITECTURAL COMPOSITION SHINGLES
WALLS	②	STUCCO - STEEL TROWEL, SMOOTH FINISH LIGHT INTEGRAL COLOR
	③	STUCCO - STEEL TROWEL, SMOOTH FINISH DARK PAINTED COLOR
	④	FORMED CONCRETE
TRIM	⑤	PAINTED ALUMINUM FASCIA
WINDOWS	⑥	ALUMINUM THERMALLY BROKEN BY FLEETWOOD OR EQ. DARK BRONZE
	⑦	S.C. WOOD PIVOT-HINGE ENTRY DOOR
DOORS	⑧	24 GA STEEL SMOOTH FLUSH FACE BOTH SIDES
	⑨	ALUMINUM THERMALLY BROKEN BY FLEETWOOD OR EQ. DARK BRONZE
GUTTERS & DOWNSPOUTS	⑩	G.I. SHAPED GUTTER AND RECTANGULAR DOWNSPOUTS
	⑪	G.I. FLASHING - PAINT

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 No. C 11982  
 Exp. 10-23  
 STATE OF CALIFORNIA



2 LEFT (EAST) ELEVATION  
1/4" = 1'-0"

**A PROPOSED RESIDENCE & A.D.U. FOR:**  
**ARZDOR**  
 LOS ALTOS, CALIFORNIA  
 630 ARBOLEDA DRIVE

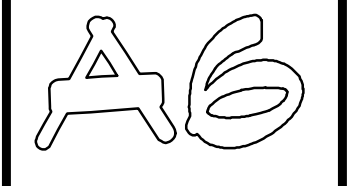
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EXTERIOR ELEVATIONS

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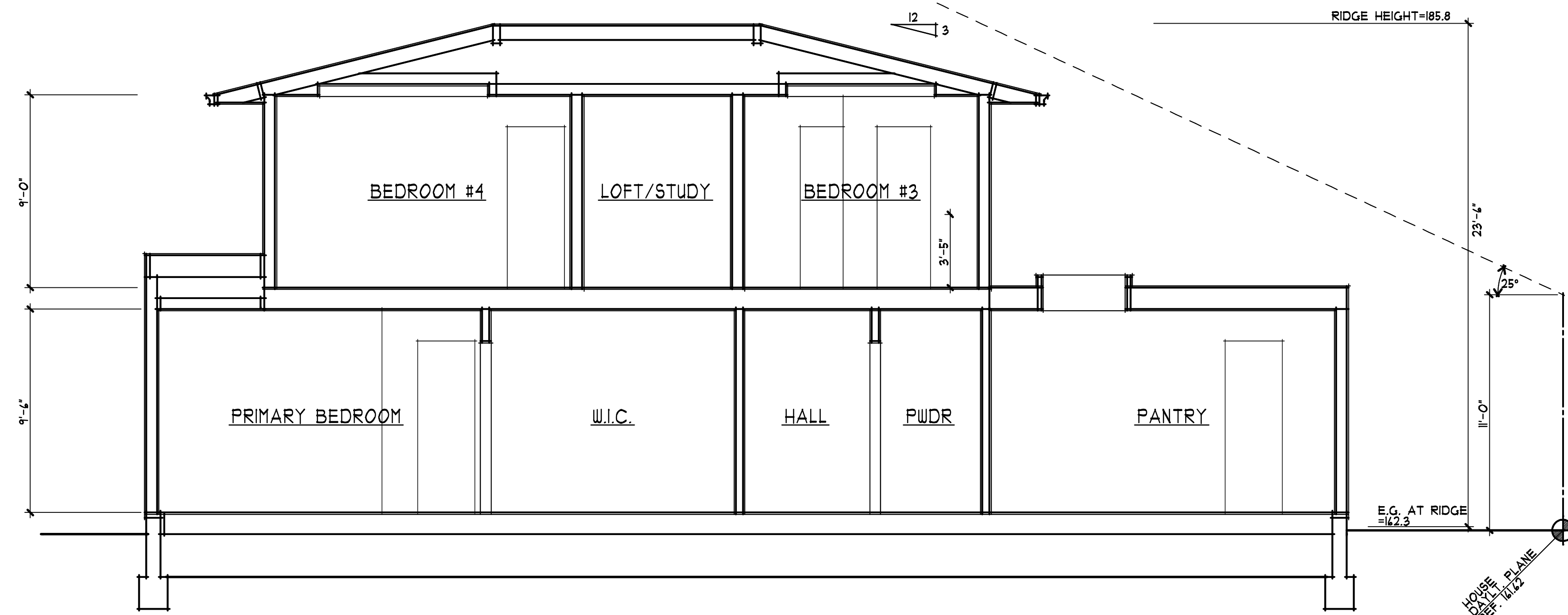




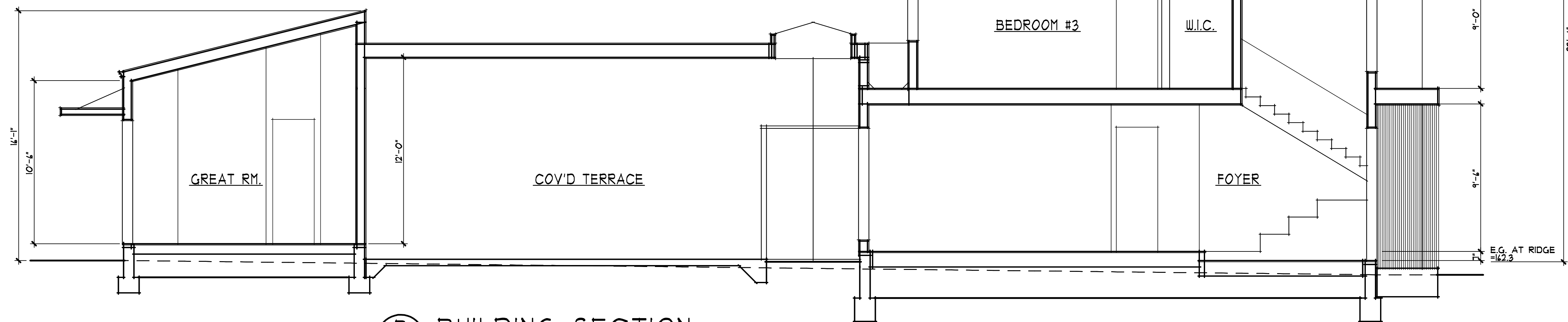
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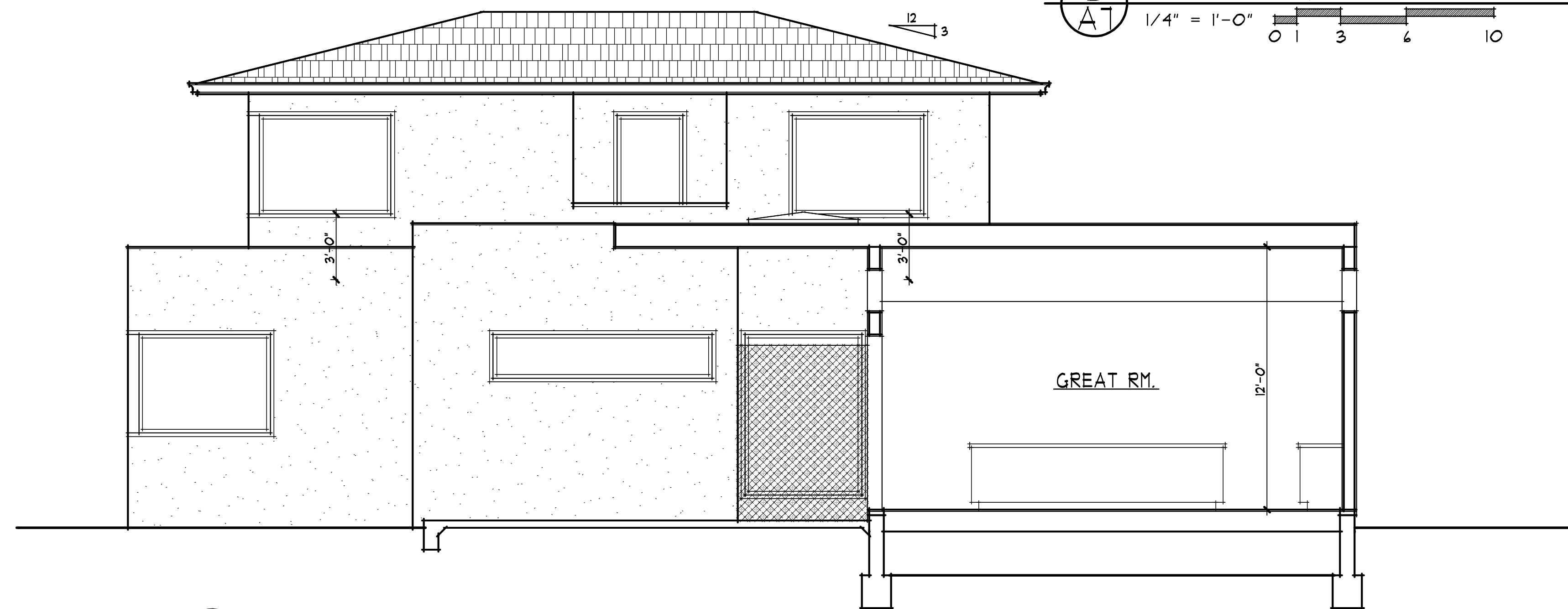
**A PROPOSED RESIDENCE & A.D.U. FOR:**  
**ARBOLEDA**  
 630 ARBOLEDA DRIVE  
 LOS ALTOS, CALIFORNIA



**A BUILDING SECTION**  
 A7 1/4" = 1'-0"



**B BUILDING SECTION**  
 A7 1/4" = 1'-0"



**C BUILDING SECTION**  
 A7 1/4" = 1'-0"

drawings  
 BUILDING SECTIONS

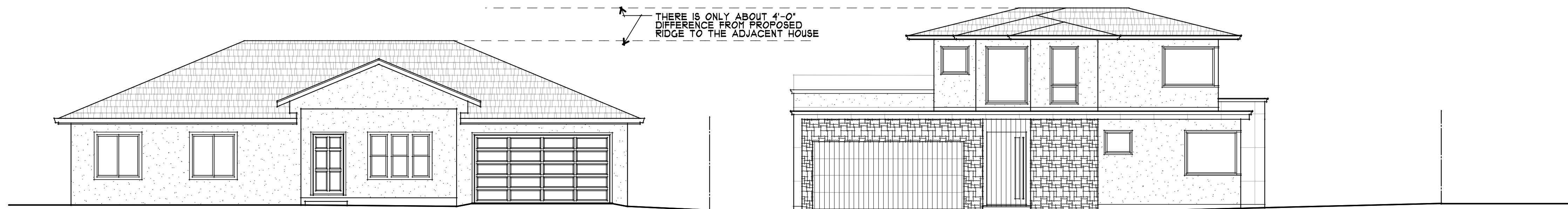
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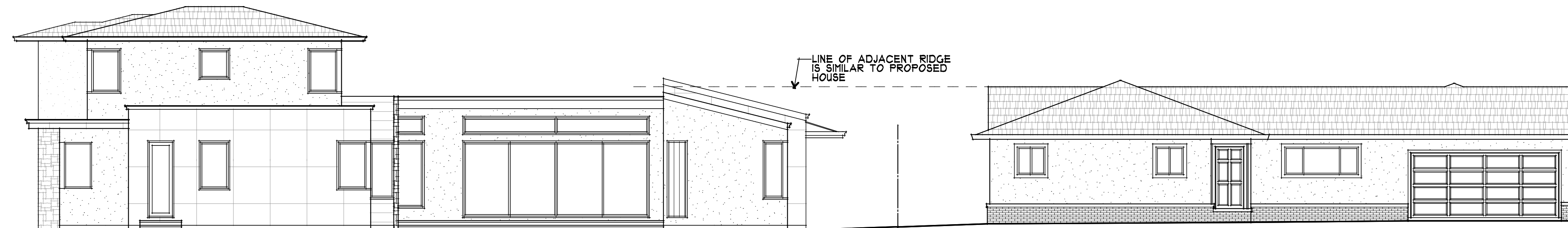
**A7**



434 ARBOLEDA DRIVE

430 ARBOLEDA DRIVE

PARMA WAY

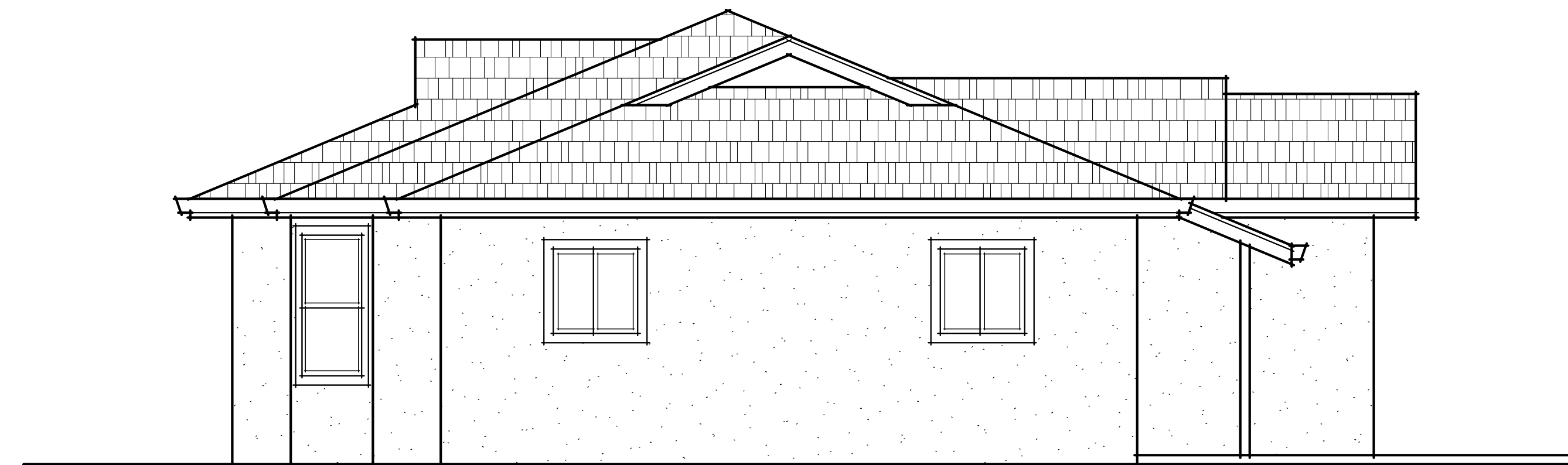


ARBOLEDA DRIVE

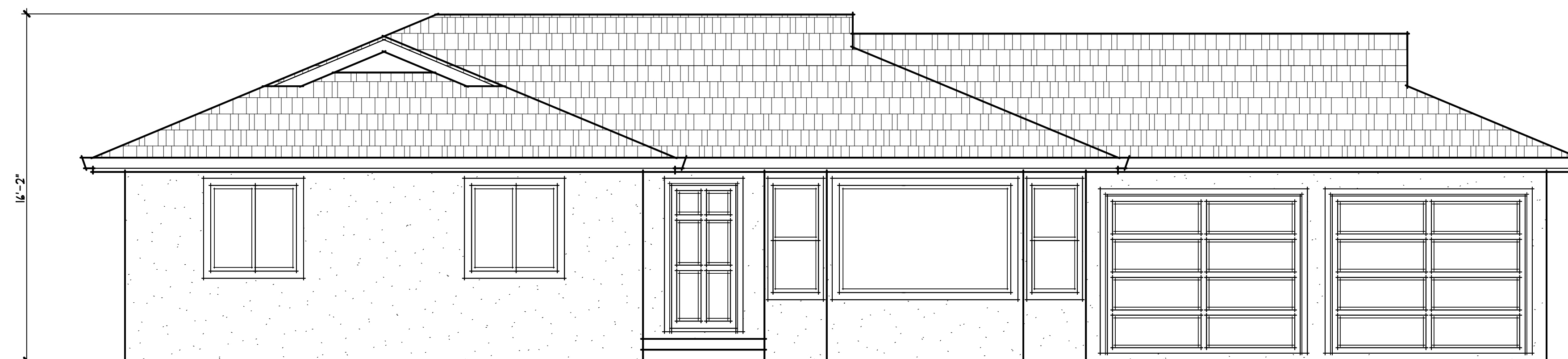
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601 PARMA WAY

1 STRRETSCAPES  
 A8 1/8" = 1'-0" 0 2 6 12 20

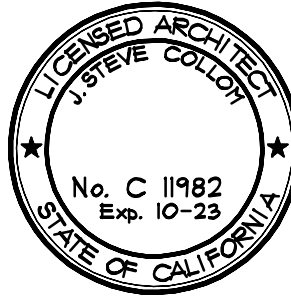


2 EXISTING SECONDARY STREET ELEVATION  
 A8 1/4" = 1'-0" 0 1 3 6 10



3 EXISTING FRONT ELEVATION  
 A8 1/4" = 1'-0" 0 1 3 6 10

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**A PROPOSED RESIDENCE & A.D.U. FOR:**  
**630 ARBOLEDA DRIVE**  
**LOS ALTOS, CALIFORNIA**

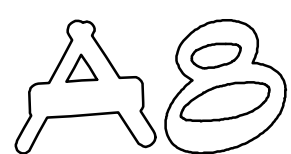
drawings  
 EXISTING  
 ELEVATIONS  
 STREETSAPES

revisions  
 PLANNING 4/25/23  
 PLANNING 6/19/23

project number  
 2609

date  
 6/19/2023

sheet number







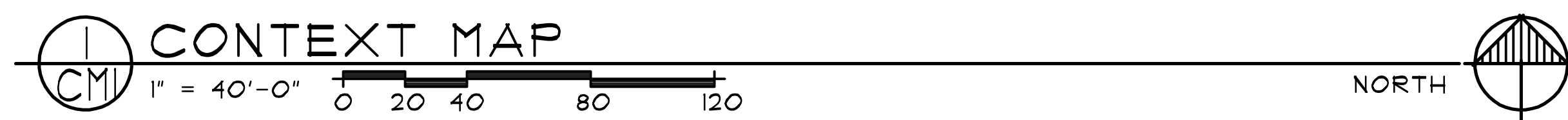
625 ARBOLEDA DRIVE



633 ARBOLEDA DRIVE



617 ARBOLEDA DRIVE



639 ARBOLEDA DRIVE



610 ARBOLEDA DRIVE



644 ARBOLEDA DRIVE



590 ARBOLEDA DRIVE



607 PARMA WAY



630 ARBOLEDA DRIVE



636 ARBOLEDA DRIVE

ASSOCIATES ARCHITECTS  
11010 comble rd. ste. 210  
AUBURN, CA 95602  
530-268-3055  
J. STEVE COLLOM  
rhaarchitects.com  
rhasoc@sbglobal.net



A PROPOSED RESIDENCE & A.D.U. FOR:  
**ANDREW MOY**  
630 ARBOLEDA DRIVE  
LOS ALTOS, CALIFORNIA

drawings  
CONTEXT MAP

revisions

project number  
2609

date  
FEB. 2023

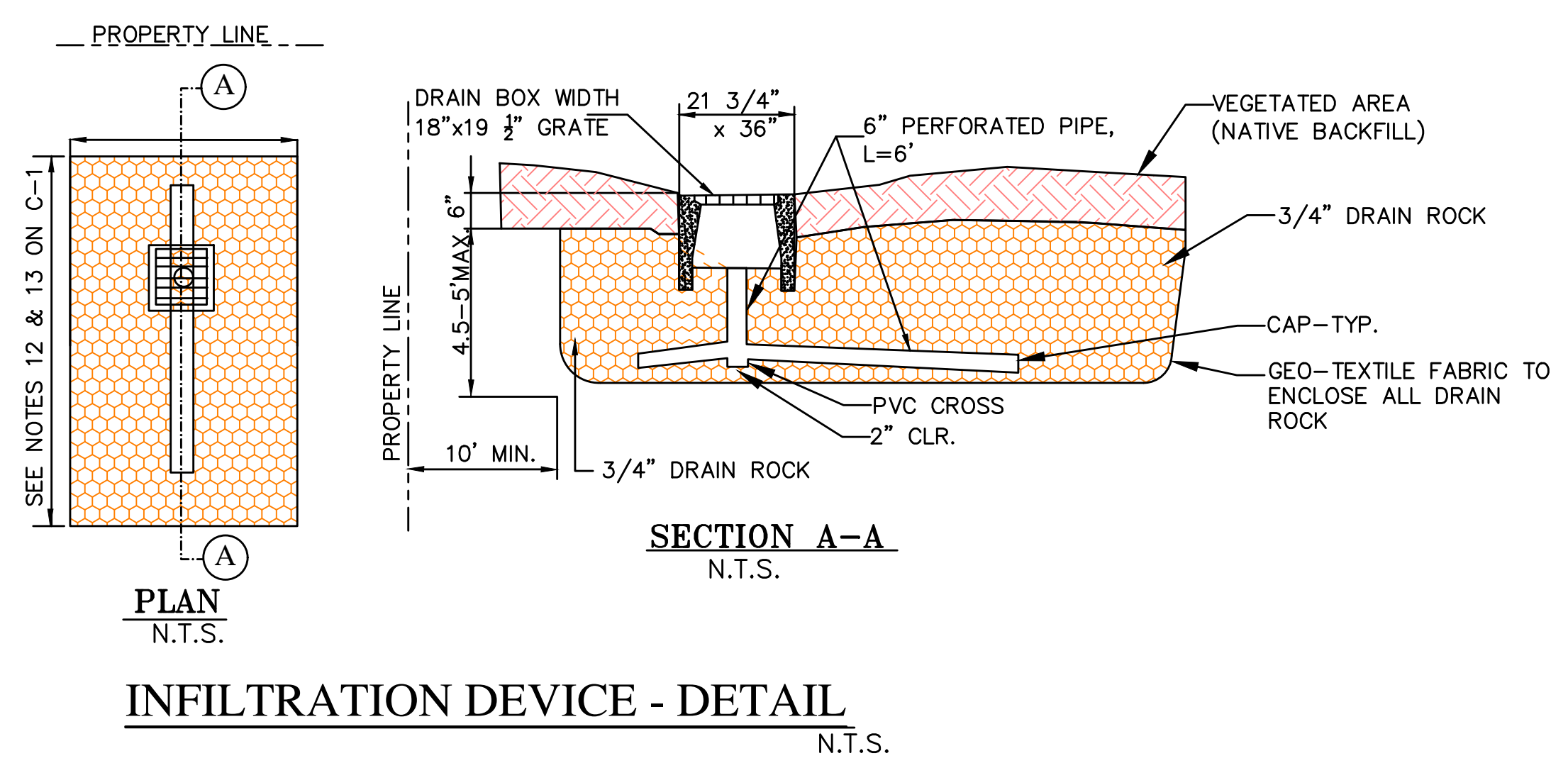
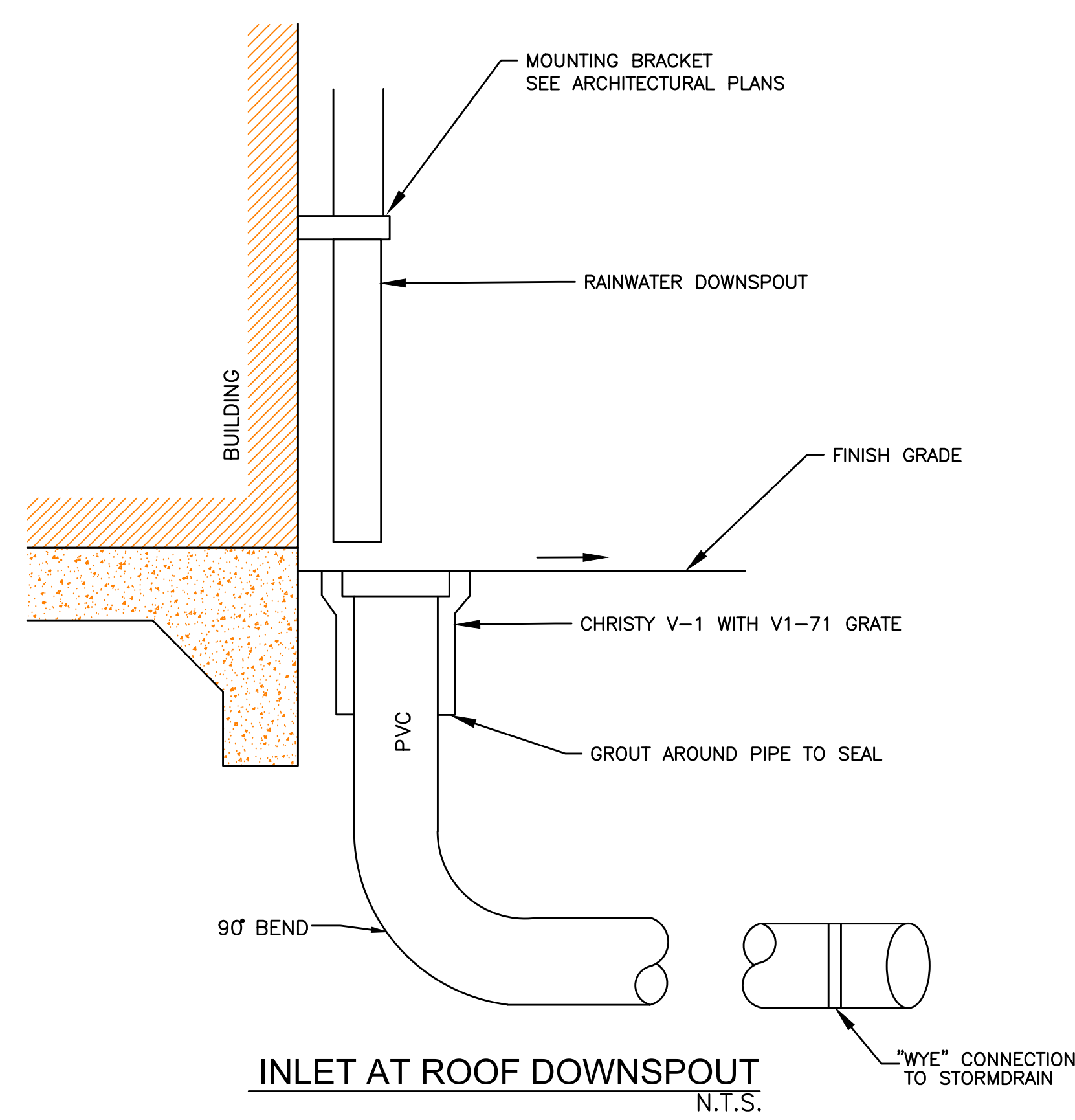
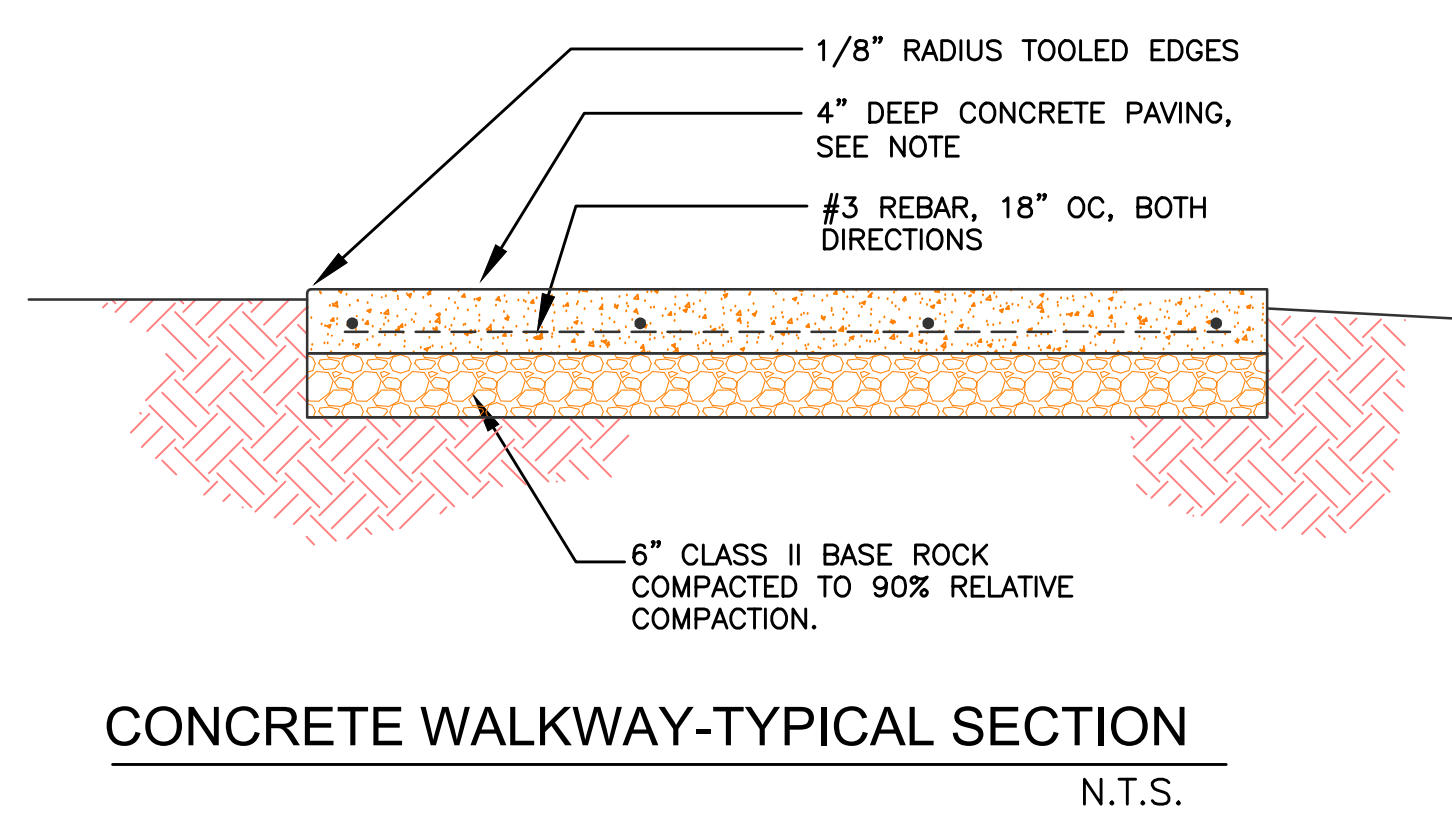
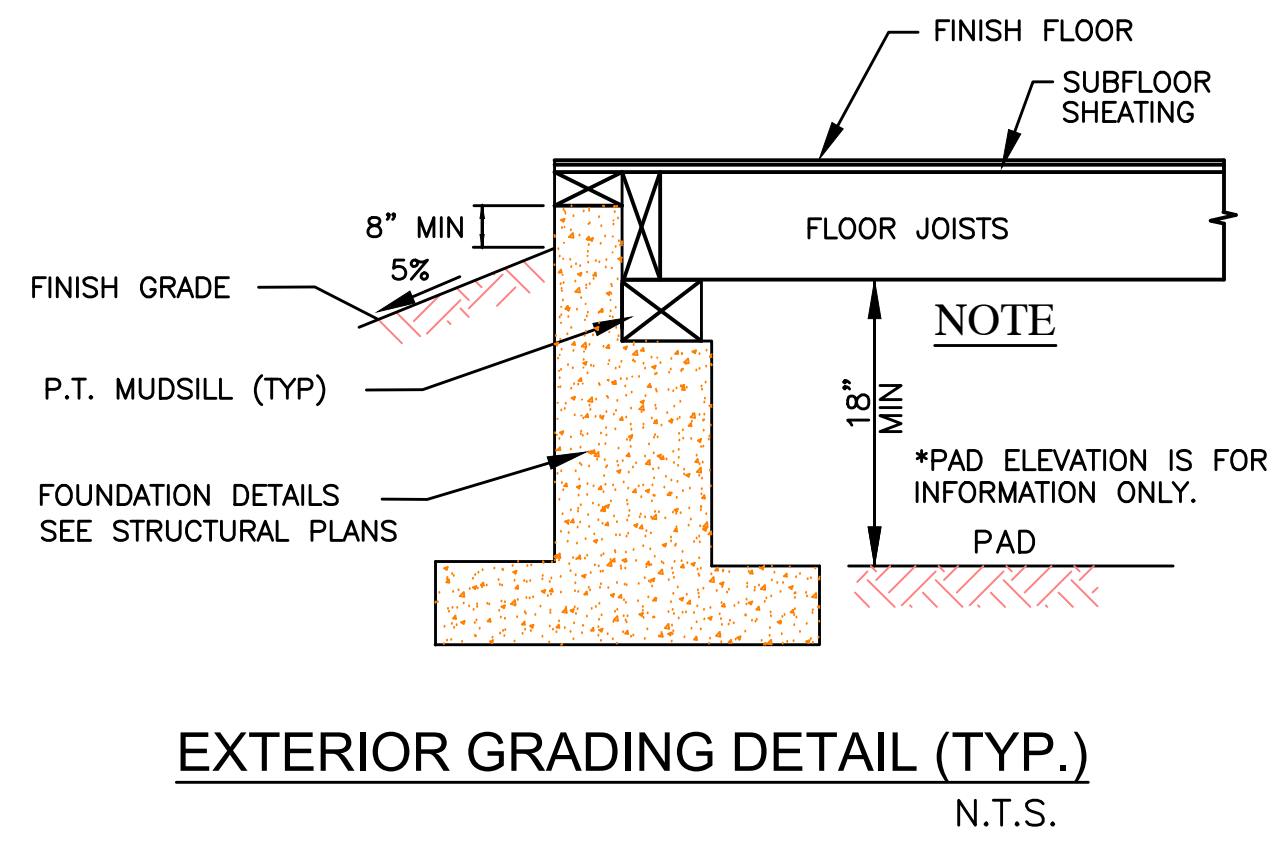
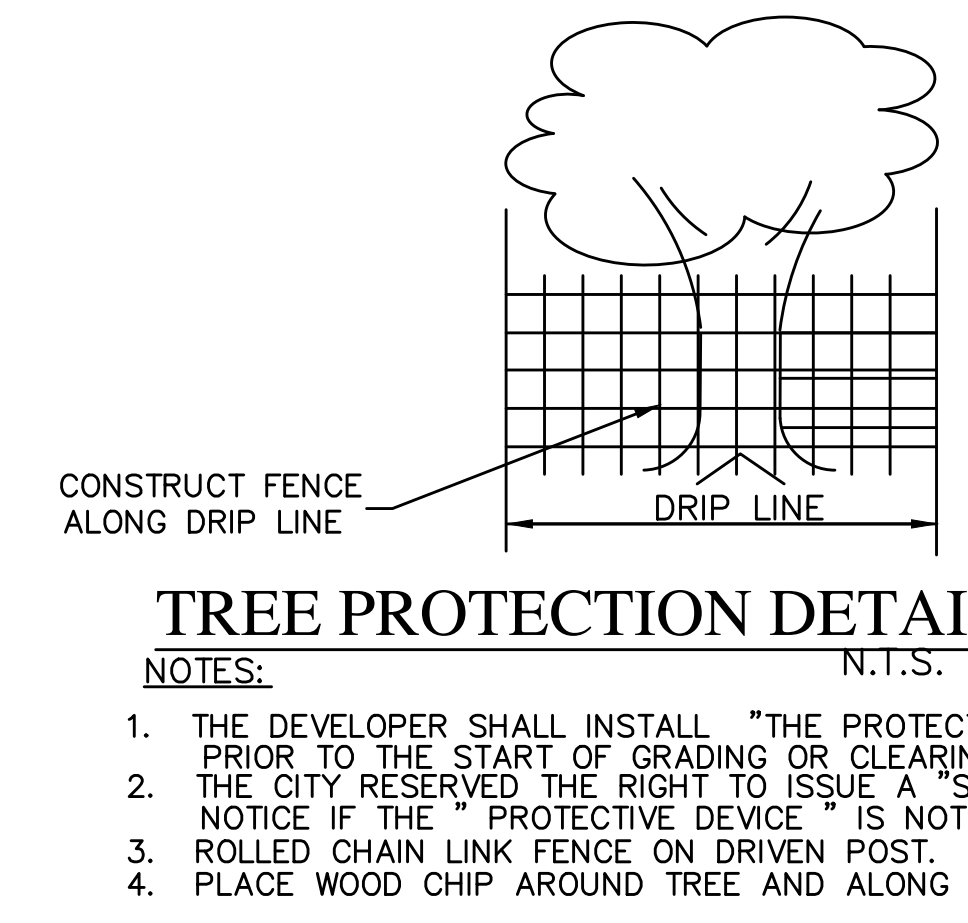
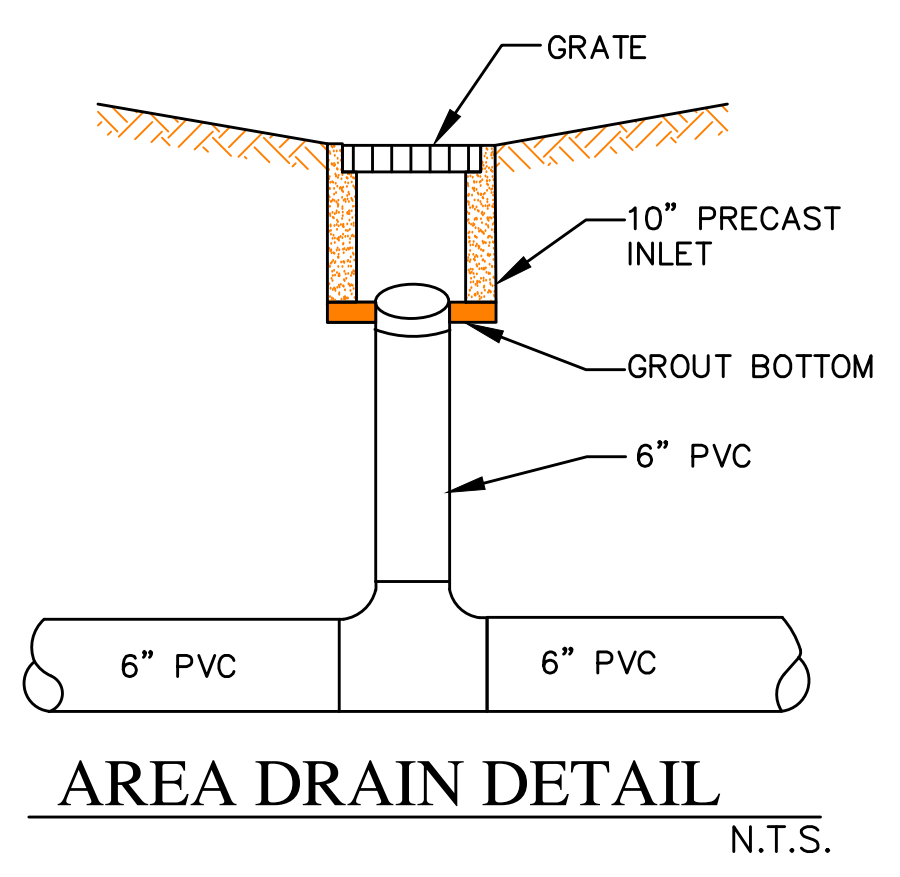
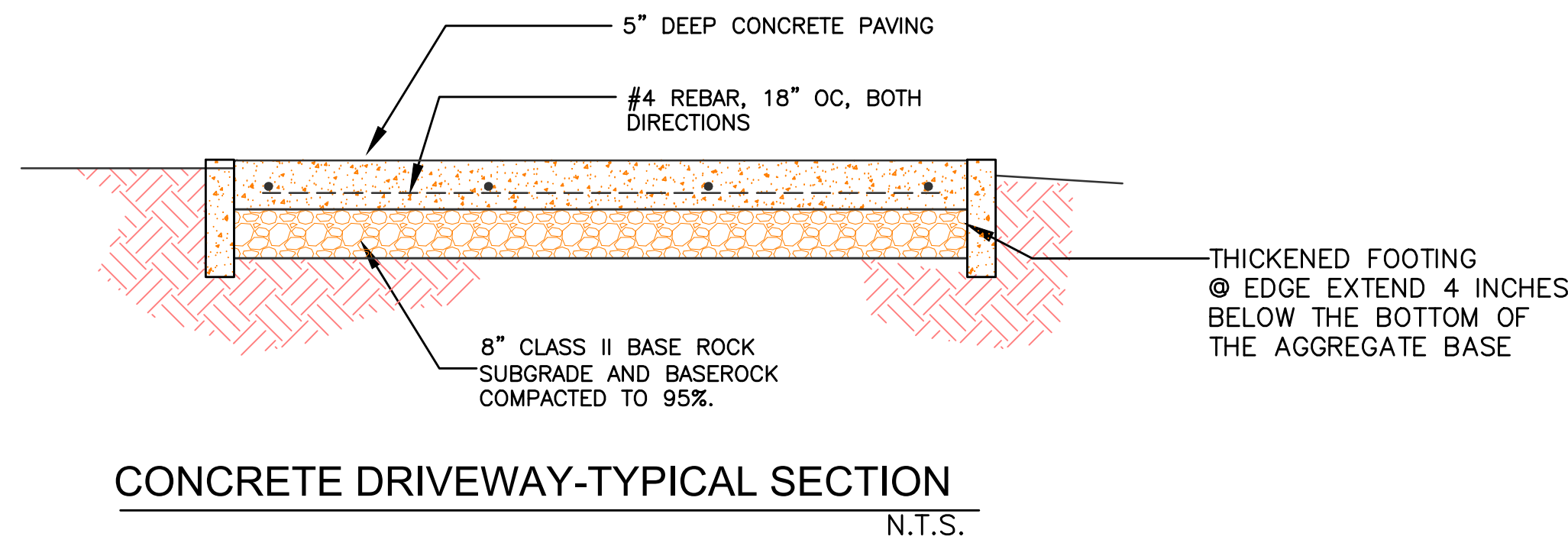
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**NIR ENGINEERING**  
 SERVICES CO.  
 555 WETHERIDGE DRIVE  
 SAN JOSE, CALIFORNIA 95123  
 (408) 948-7813

630 ARBOLEDA DRIVE  
 LOS ALTOS  
 APN: 189-40-010  
 SANTA CLARA COUNTY CALIFORNIA

**MISC. DETAILS**

REVISIONS	DATE

JOB NO:  
 DATE: 2-22-2023  
 SCALE: N.T.S.  
 DRAWN BY: NR  
 SHEET NO:

**C-2**



**PLAN VIEW**

**SECTION A-A**

**LEGEND:**

- AC ASPHALT CONCRETE
- PROPERTY LINE
- CENTERLINE
- EXISTING OR NEW LANDSCAPING
- STREET TREE (NEW OR EXISTING)
- BIOSWALE/RAIN GARDEN
- NEW PERMEABLE SURFACE
- NEW DRAINAGE SWALE
- FLOWPATH
- NOTES, SEE SU-20B

Approved: *[Signature]* 12/12/18

REVISION		ENGINEERING DIVISION	
Description	Date		
		<b>STREET SHOULDER IMPROVEMENT POLICY (SHEET 1 OF 3)</b> <b>SU-20A</b>	

**NOTES:**

- IF THE STREET PAVEMENT WIDTH IS 36 FEET OR GREATER, NO SHOULDER IMPROVEMENTS ARE PERMITTED WITH THE EXCEPTION OF LANDSCAPING AND IRRIGATION.
- POLICY DOES NOT APPLY FOR REPAIRS, RESEALING, AND REPAVING IN KIND OF EXISTING SHOULDERS, NOR DOES IT REQUIRE THAT SHOULDERS MUST BE PAVED.
- THE SHOULDER OF A NEWLY CONSTRUCTED OR 50% OR GREATER SQUARE FOOTAGE REMODELED RESIDENCE IS REQUIRED TO BE BROUGHT INTO COMPLIANCE WITH THIS POLICY.
- DRAINAGE SWALE:
  - 3' WIDE
  - MAXIMUM CROSS SLOPE 5%
  - DRAINAGE SWALE SHALL BE CONSTRUCTED USING PERMEABLE MATERIALS PER DETAIL SU-20C.
- PARKING AREA SHALL FEATURE ONE OF THE FOLLOWING MATERIALS:
  - PERMEABLE CONCRETE PAVERS AND OPEN CELL CONCRETE BLOCKS: CONCRETE PAVER BLOCKS BOTH SOLID AND GRIDDED SYSTEMS (WITH OPEN CELLS FOR AGGREGATE, GRAVEL, OR GRASS) HAVE BEEN DEVELOPED IN A LARGE VARIETY OF SHAPES, TEXTURES, PATTERNS, AND COLORS. THE CONCRETE PAVERS AND OPEN CELL CONCRETE BLOCKS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. GAPS OF CONCRETE PAVERS, IF FEATURED BY THE TYPE OF PAVEMENT, SHALL BE FILLED WITH SAND. OPEN CELL CONCRETE BLOCKS (GAPS IN SIZE BASED ON BLOCK TYPE) AND SHALL BE FILLED IN WITH GRAVEL OR GRASS, ALLOWING WATER TO ENTER THE SUBGRADE. CONCRETE PAVERS AND OPEN CELL CONCRETE BLOCKS SHALL BE INSTALLED OVER A SAND BEDDING COURSE (MINIMUM 1" THICK) OR PER PAVEMENT MANUFACTURER'S RECOMMENDATION. FURTHER WATER RESERVOIR CAPACITY CAN BE ADDED BY INSTALLING OPEN GRADED BASE AND STONE SUBGRADE WITH AN OPTIONAL UNDERDRAIN (TO BE ROUTED TO THE BIOSWALE/RAIN GARDEN) WITH DEPTH/TEXTURE ON BOTTOM AND SIDES. TYPICALLY AN EDGE CONSTRAINT IS INSTALLED AT THE PERIMETER OF THE PAVERS OR LOCATIONS SUBJECT TO LATERAL LOADING. SUBGRADE EXCAVATION DEPTH REQUIRED IS 8-12 INCHES, BUT CAN BE GREATER IN DEPTH IF ADDITIONAL RESERVOIR CAPACITY IS DESIRED.
  - COMPACTED AGGREGATE BASE (AB): 1-1/2 INCH OR 3/4 INCH CLASS 2 AGGREGATE BASE (6 INCHES THICK ON COMPACTED NATIVE SOIL)
  - COMPACTED STABILIZED DECOMPOSED GRANITE (DG): SMALL SIZED GRANITE AGGREGATE MIXED WITH A STABILIZING AGENT, COMPACTED AND PLACED OVER EXISTING PERMEABLE SURFACES AND 6 INCHES OF AGGREGATE BASE IF SUBGRADE IS LESS SUITABLE. SUBGRADE EXCAVATION REQUIRED IS 6-12 INCHES, BUT CAN BE GREATER IN DEPTH IF ADDITIONAL RESERVOIR CAPACITY IS CONSIDERED. DG LAYER SHALL BE MINIMUM 4 INCHES THICK, GRADE TO DRAIN.
- BIOSWALE/RAIN GARDEN IN LANDSCAPE AREA DESIGNED TO RECEIVE RUNOFF FROM DRAINAGE SWALE/PARKING AREA. DESIGN AND SHAPE OF BIOSWALE/RAIN GARDEN BY ARCHITECT OR ENGINEER. MINIMUM DEPTH SHALL BE 2.5'. REFER TO THE C.3 STORMWATER HANDBOOK FOR DESIGN PARAMETERS AND SPECIFICATIONS OF SOILS OR PLANTS. AREA SHALL BE DEPENDING ON LENGTH OF FRONTAGE (DISTANCE MEASURED PARALLEL TO EDGE OF ROAD BETWEEN PROPERTY LINES) AS FOLLOWS:
  - FRONTAGE < 75: 50 SF MINIMUM
  - 75 < FRONTAGE < 100: 100 SF MINIMUM
  - 100 < FRONTAGE < 150: 200 SF MINIMUM
  - FRONTAGE > 150: 300 SF MINIMUM
- LOTS LOCATED ALONG SUGGESTED ROUTES TO SCHOOL MAY REQUIRE MODIFICATION TO THIS STANDARD DETAIL AS APPROVED BY THE CITY ENGINEER. OTHER MODIFICATIONS MAY BE MADE AS APPROVED BY THE CITY ENGINEER.

Approved: *[Signature]* 12/12/18

REVISION		ENGINEERING DIVISION	
Description	Date		
		<b>STREET SHOULDER IMPROVEMENT POLICY (SHEET 2 OF 3)</b> <b>SU-20B</b>	

**PERMEABLE DRAINAGE SWALE**

**NOTES:**

- AC PLUG SHALL BE 4" THICK OR MATCH EXISTING PAVEMENT THICKNESS, WHICHEVER IS GREATER. AGGREGATE BASE SHALL BE COMPACTED TO 98% OF MAXIMUM DRY DENSITY.
- INSTALL PAVERS AND ALL BASE MATERIALS PER MANUFACTURER'S RECOMMENDATIONS.
- ALTERNATE DRAINAGE SWALE MAY BE CONSTRUCTED WITH 1-1/2 INCH OR 3/4 INCH COMPACTED CLASS 2 AB (6 INCH THICK ON COMPACTED NATIVE SOIL).

**LEGEND:**

- CONCRETE PAVERS, OR APPROVED PERMEABLE MATERIAL FROM SU-20B (NOTE 5.a.)
- BEDDING SAND
- BASE MATERIAL
- SUBBASE MATERIAL
- PCC
- AGGREGATE BASE
- AC PLUG
- EXISTING PAVEMENT
- PERMEABLE PARKING AREA
- NATIVE MATERIAL
- NOTES

Approved: *[Signature]* 12/12/18

REVISION		ENGINEERING DIVISION	
Description	Date		
		<b>STREET SHOULDER IMPROVEMENT POLICY (SHEET 3 OF 3)</b> <b>SU-20C</b>	

**TRENCH PAVING SECTIONS**

**PIPE BEDDING**

Approved: *[Signature]* 1/4/19

REVISION		ENGINEERING DIVISION	
Description	Date		
		<b>TRENCH PAVING, BACKFILL AND PIPE BEDDING SECTIONS</b> <b>SU-19</b>	

**SEWER LATERAL AND SEWER RISER**

**NOTES:**

- STAMP 'S' IN CURB FACE TO SHOW LOCATION OF LATERAL. SEE DETAIL SU-7
- MINIMUM SLOPE OF LATERAL SHALL BE 1/4\"/>

Approved: *[Signature]* 1/4/19

REVISION		ENGINEERING DIVISION	
Description	Date		
		<b>SEWER LATERAL AND SEWER RISER</b> <b>SS-5</b>	

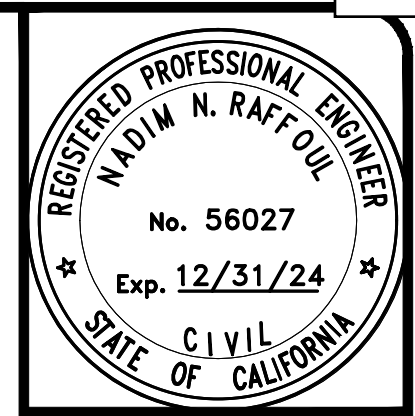
**C.3 STORMWATER HANDBOOK**

**OPTIONAL MOUNDING PARAMETERS:**  
TOP OF MOUNDS AT LEAST 2\"/>

**NOTE:** SURFACE AREA OF THE BIOTREATMENT SOIL SHALL EQUAL 48% OF THE AREA OF THE SITE THAT DRAINS TO TREATMENT MEASURE, UNLESS SIZING CALCULATIONS ARE SUBMITTED DEMONSTRATING THAT PROVISION C.3 REQUIREMENTS ARE MET USING A SMALLER SURFACE AREA.

NOT TO SCALE  
SEE FIGURE 6-3 FOR TYPICAL OVERFLOW

Figure 6-2: Cross Section of a Bioretention Area (with Maximized Infiltration)



**NNR ENGINEERING**  
 SERVICES CO.  
 535 WESTERIDGE DRIVE  
 SAN JOSE, CALIFORNIA 95128  
 (408) 948-7983

630 ARBOLEDA DRIVE  
 LOS ALTOS  
 APN: 189-40-010

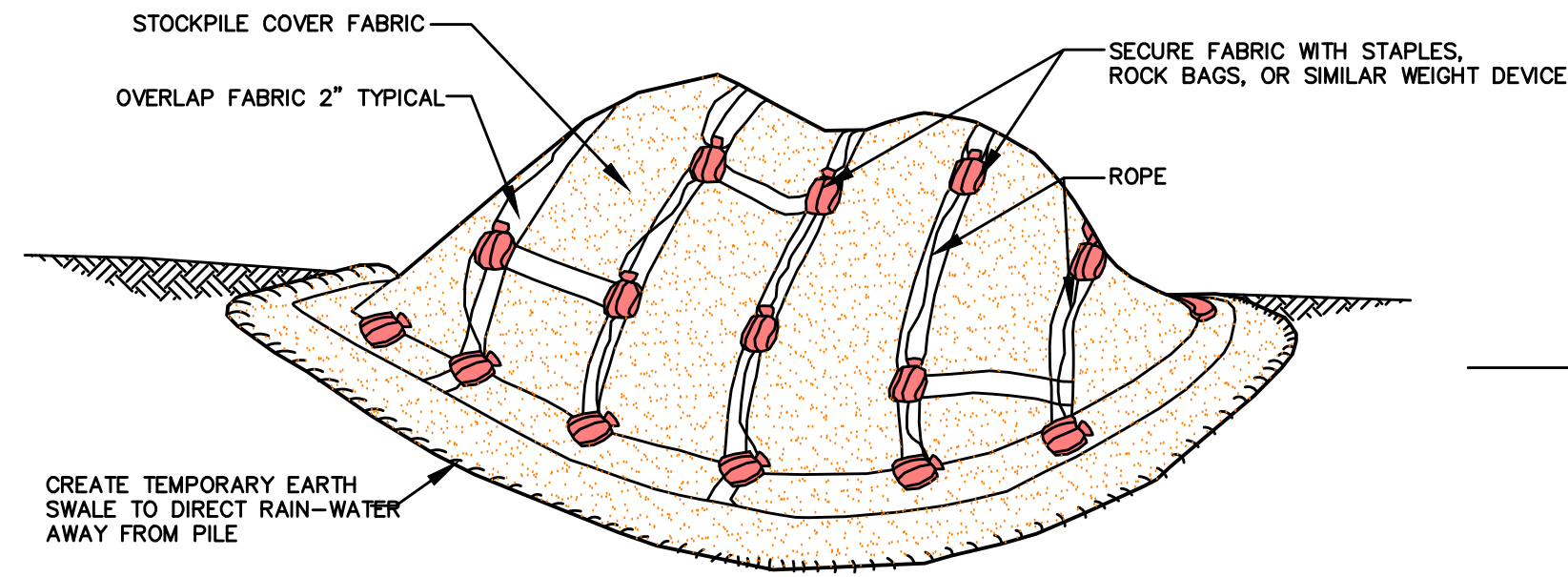
**CITY STANDARD DETAILS**

REVISIONS	DATE
JOB NO:	
DATE: 2-2-2023	
SCALE: N.T.S.	
DRAWN BY: NR	
SHEET NO:	
<b>C-3</b>	
OF 5 SHEETS	

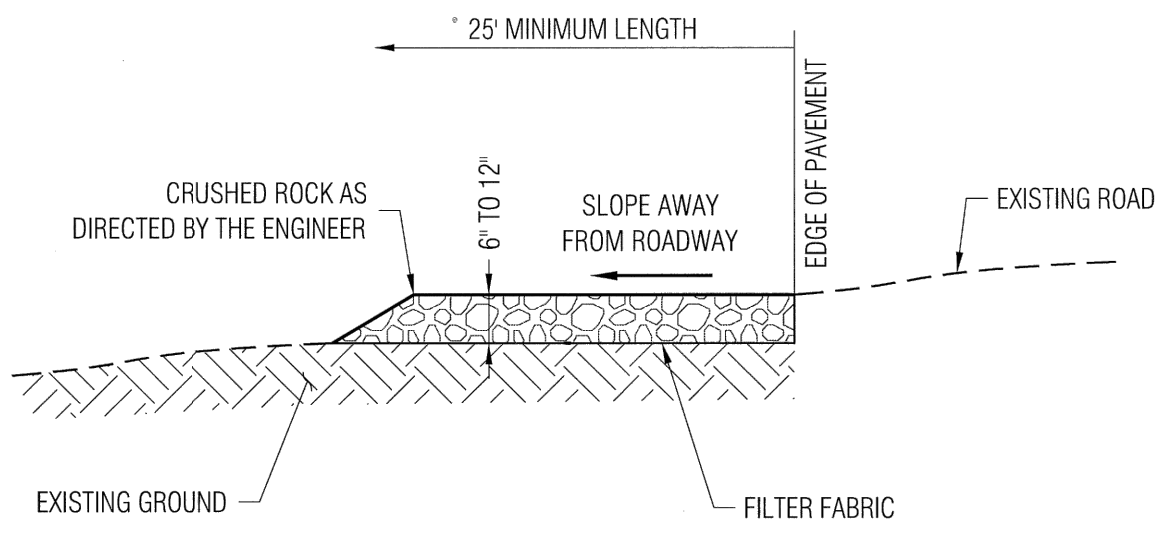
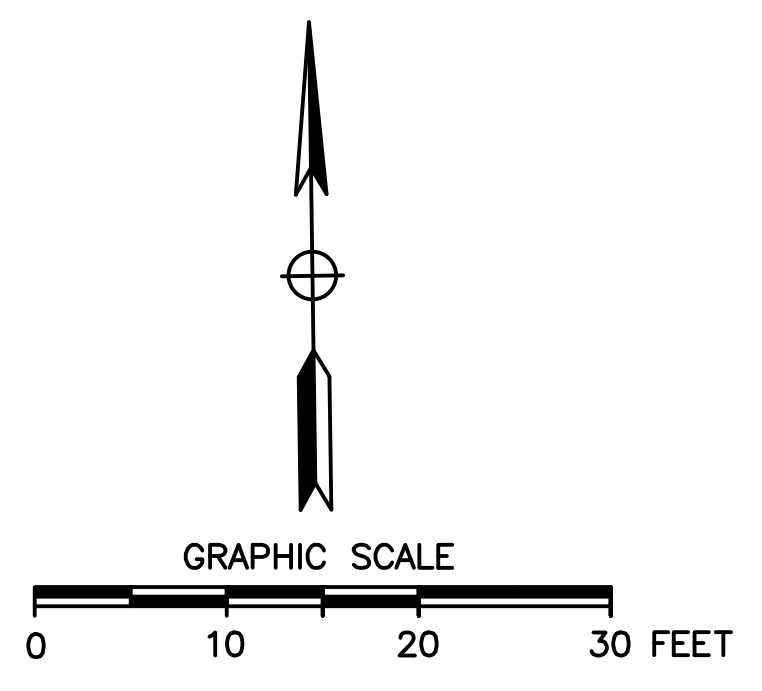
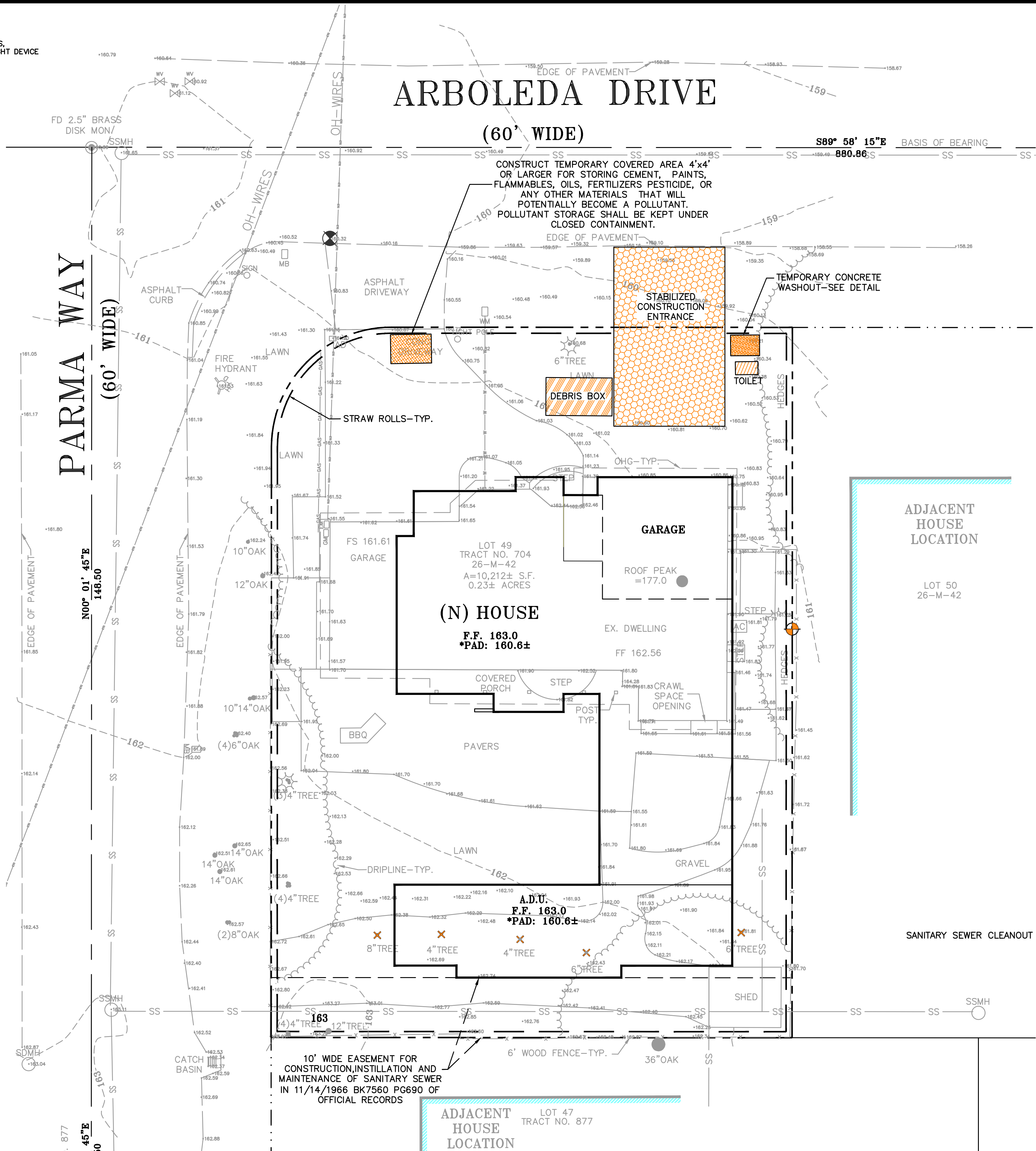


**EROSION AND SEDIMENT CONTROL NOTES:**

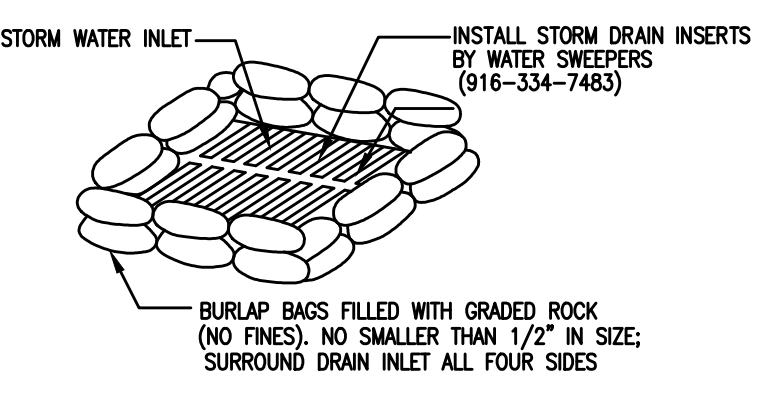
1. ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN CONFORMANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN FOR THIS PROJECT AND AS REQUIRED BY THE STATE OF CALIFORNIA WATER RESOURCES CONTROL BOARD ORDER R2-2003-0021 AND NPDES PERMIT NO. CAS 0029831.
2. THE DEVELOPER IS RESPONSIBLE FOR ENSURING THAT ALL CONTRACTORS AND SUBCONTRACTORS ARE AWARE OF ALL STORM WATER QUALITY MEASURES AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED CONSTRUCTION BEST MANAGEMENT PRACTICES WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, AND/OR STOP ORDERS.
3. ANY VEHICLE OR EQUIPMENT WASHING/STEAM CLEANING MUST BE DONE AT AN APPROPRIATELY EQUIPPED FACILITY WHICH DRAINS TO THE SANITARY SEWER. OUTDOOR WASHING MUST BE MANAGED IN SUCH A WAY THAT THERE IS NO DISCHARGE OF SOAPS, SOLVENTS, CLEANING AGENTS OR OTHER POLLUTANTS TO THE STORM DRAINS. WASH WATER SHALL DISCHARGE TO THE SANITARY SEWER, SUBJECT TO REVIEW AND APPROVAL OF THE CITY ENGINEER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LITTER CONTROL AND SWEEPING OF ALL PAVED SURFACES DURING CONSTRUCTION.
5. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. EROSION CONTROL MEASURES ARE TO BE FUNCTIONAL PRIOR TO OCTOBER 1ST OF ANY YEAR GRADING OPERATIONS HAVE LEFT AREAS UNPROTECTED FROM EROSION.
6. ALL ON-SITE STORM DRAINS SHALL BE CLEANED IMMEDIATELY BEFORE THE START OF THE RAINY SEASON BEGINNING ON OCTOBER 1ST EACH YEAR, SUBJECT TO THE REVIEW OF THE BUILDING/ENGINEERING INSPECTOR.
7. IF RAINY WEATHER BECOMES IMMINENT, GRADING OPERATIONS SHALL BE STOPPED AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PROTECT DISTURBED AREAS.
8. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.
9. CONSTRUCTION ENTRANCES SHALL CONSIST OF A MINIMUM 8" THICK LAYER OF 3"-4" FRACTURED STONE AGGREGATE UNLAD WITH GEOTEXTILE LINER FOR A MINIMUM DISTANCE OF 50 FEET, AND IS TO BE PROVIDED AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. THE DEPTH AND LENGTH OF AGGREGATE MAY NEED TO BE ADJUSTED IN THE FIELD TO ENSURE NO TRACKING OF SEDIMENT ONTO EXISTING PAVED STREETS. CONSTRUCTION ENTRANCES SHALL SLOPE AWAY FROM EXISTING PAVED STREETS.
10. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL MEASURES ARE TO BE BLOCKED UNLESS THE AREA DRAINED IS UNDISTURBED OR STABILIZED.
11. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.
12. NO STRAW BALES OR SILT FENCES SHALL BE USED AS EROSION CONTROL MEASURES. SILT FENCES MAY ONLY BE USED AS A PHYSICAL BARRIER TO PREVENT VEHICULAR AND PEDESTRIAN TRAFFIC FROM USING NON-APPROVED ACCESS POINTS (E.G. - ALONG RIGHT-OF-WAY).
13. ALL DISTURBED AREAS INCLUDING FLAT PADS ARE TO BE TREATED WITH STRAW AND TACKIFIER AT A RATE OF 2 TONS PER ACRE APPROXIMATELY 3 INCHES THICK.



TEMPORARY COVER ON STOCK PILE  
NTS

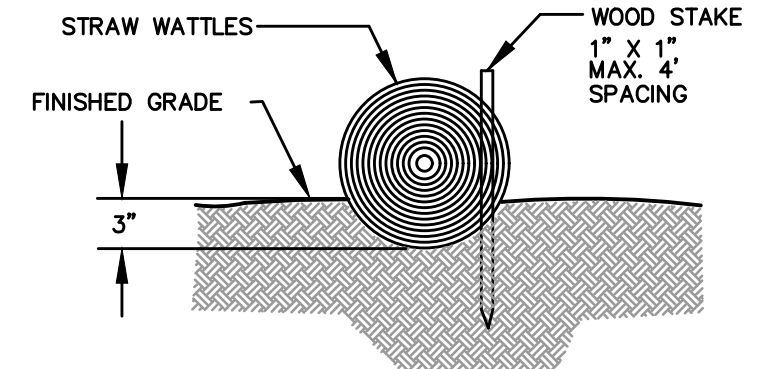


- NOTES:
1. PROVIDE A FANNED STABILIZED CONSTRUCTION ENTRANCE TO ACCOMMODATE THE TURNING RADIUS OF CONSTRUCTION EQUIPMENT ON AND OFF THE PUBLIC STREET
  2. INSTALL STABILIZED CONSTRUCTION ENTRANCE ALONG NEW DRIVEWAY CORRIDOR FOR THE FULL PROPOSED WIDTH



- NOTES:
1. THICKNESS OF FILLED BAGS WHEN LAID SHALL NOT EXCEED 4".
  2. ENSURE THERE ARE NO GAPS BETWEEN THE BAGS.
  3. REMOVE ACCUMULATED SILT, AND DEBRIS BEFORE IT EXCEEDS 2" THICK ON THE SIDES
  4. INSPECT INLET PROTECTION DAILY DURING EXTENDED RAINFALL PERIODS AND BEFORE AND AFTER EACH RAIN EVENT.

BURLAP SACK DRAIN INLET (D.I.)  
SEDIMENT FILTER DETAIL  
NTS



ENTRENCHMENT  
DETAIL  
IN FLAT AREA  
STRAW WATTLES  
NTS



**NNR ENGINEERING**  
REGISTERED CIVIL ENGINEER  
MADIM H. RAFFOUL  
555 WETHERIDGE DRIVE  
SAN JOSE, CALIFORNIA 95128  
(408) 948-7895

630 ARBOLEDA DRIVE  
LOS ALTOS  
APN: 189-40-010  
SANTA CLARA COUNTY  
CALIFORNIA

**EROSION CONTROL  
PLAN**

Approved: [Signature] City Engineer Date: 1/4/12

REVISION		ENGINEERING DIVISION	
Description	Date		
		<b>STABILIZED CONSTRUCTION SITE ENTRANCE</b>	<b>EC-2</b>

STANDARD DETAILS MAY 2010

REVISIONS	DATE
JOB NO:	
DATE:	2-22-2023
SCALE:	1" = 10'
DRAWN BY:	NR
SHEET NO:	

C-4





NRR ENGINEERING SERVICES CO. 630 ARBOLEDA DRIVE LOS ALTOS, CALIFORNIA 95025 (408) 947-780

630 ARBOLEDA DRIVE LOS ALTOS APN: 189-40-010 SANTA CLARA COUNTY CALIFORNIA

BLUEPRINT FOR A CLEAN BAY

Table with 2 columns: REVISIONS, DATE. Includes fields for JOB NO., DATE, SCALE, DRAWN BY, SHEET NO.

Preventing Pollution: It's Up to Us

In the Santa Clara Valley, storm drains transport water directly to local creeks and San Francisco Bay without treatment. Storm water pollution is a serious problem for wildlife dependent on our waterways...

Spill Response Agencies

DIAL 9-1-1 State Office of Emergency Services Warning Center (24 hours): 800-852-7550 Santa Clara County Environmental Health Services: (408) 299-6930

Local Pollution Control Agencies

County of Santa Clara Pollution Prevention Program: (408) 441-1195 County of Santa Clara Integrated Waste Management Program: (408) 441-1198 County of Santa Clara District Attorney Environmental Crimes Hotline: (408) 299-TIPS

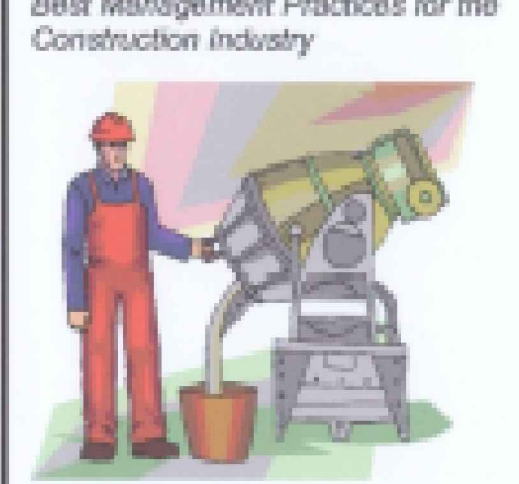
Doing The Job Right

- General Business Practices: Wash out concrete mixers only in designated wash-out areas in your yard, away from storm drains and waterways...

Storm Drain Pollution from Fresh Concrete and Mortar Applications

Fresh concrete and cement-related materials that wash into lakes, streams, or waterways are toxic to fish and the aquatic environment.

Fresh Concrete and Mortar Application



- Best Management Practices for the: Mixers and batchers, Pallet construction crews, Pallet construction workers, Construction inspectors...

Roadwork and Paving



- Best Management Practices for the: Road crews, Crews/contractors/working lot construction sites, Seal coat contractors...

Doing The Job Right

- General Business Practices: Develop and implement erosion/sediment control plans for roadway embankments. Schedule excavation and grading work during dry weather.

Storm Drain Pollution from Roadwork

Road paving, surfacing, and pavement removal happen right in the street, where there are numerous opportunities for asphalt, sealcoat, slurry seal, or excavated materials to illegally enter storm drains.

Heavy Equipment Operation



- Best Management Practices for the: Vehicle and equipment operators, Site supervisors, General contractors, Home builders, Developers.

Doing The Job Right

- Site Planning and Preventive Vehicle Maintenance: Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks.

Storm water Pollution from Heavy Equipment on Construction Sites

Properly maintained vehicles and heavy equipment that leak fuel, oil, antifreeze or other fluids on the construction site are common sources of storm drain pollution.

Spill Cleanup

- Clear up spills immediately when they happen. Never hose down "dirty" pavement or impermeable surfaces where fluids have spilled. Use dry cleaning methods.

Landscaping, Gardening, and Pool Maintenance



- Best Management Practices for the: Landscapers, Gardeners, Swimming pool/spa service and repair workers, General contractors, Home builders, Developers, Homeowners.

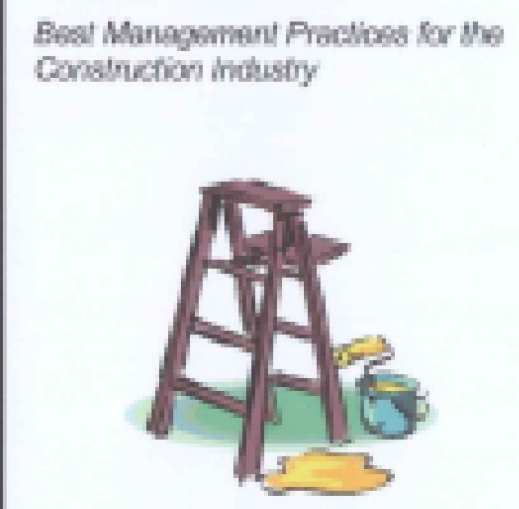
Doing The Job Right

- General Business Practices: Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.

Storm Drain Pollution from Landscaping and Swimming Pool Maintenance

Many landscaping activities expose soils and increase the likelihood that earth and garden chemicals will run off into the storm drain during irrigation or when it rains.

Painting and Application of Solvents and Adhesives



- Best Management Practices for the: Homeowners, Painters, Paperhangers, Plasterers, Graphic artists, Dry wall crews, Floor covering installers, General contractors, Home builders, Developers.

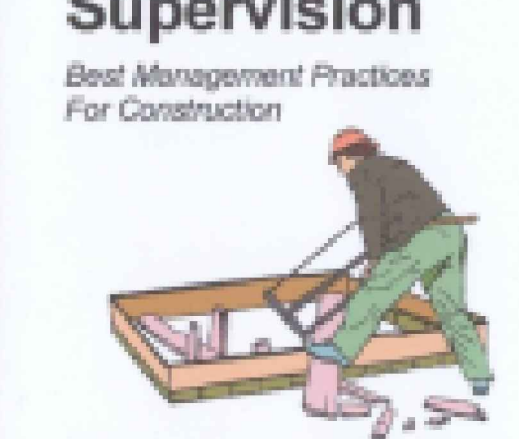
Doing The Job Right

- Handling Paint Products: Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residue from paints, thinners, solvents, glues, and cleaning fluids are hazardous wastes and must be disposed of at a hazardous waste collection facility.

Storm Drain Pollution from Paints, Solvents, and Adhesives

All paints, solvents, and adhesives contain chemicals that are harmful to wildlife in local creeks, San Francisco Bay, and the Pacific Ocean.

General Construction And Site Supervision



- Best Management Practices for the: General contractors, Site supervisors, Inspectors, Home builders, Developers.

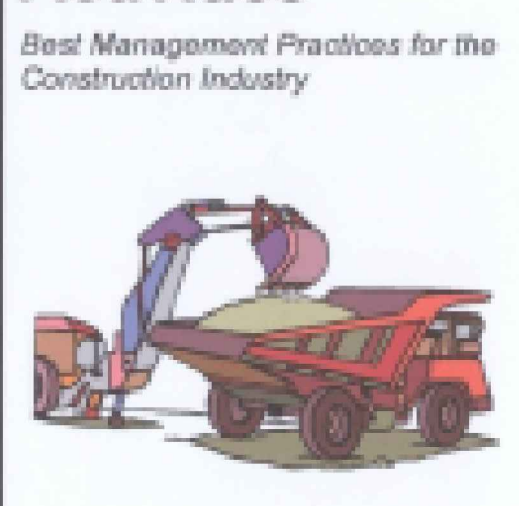
Doing The Job Right

- General Principles: Keep an orderly site and ensure good housekeeping practices are used. Maintain equipment properly.

Storm Drain Pollution from Construction Activities

Construction sites are common sources of storm water pollution. Materials and wastes that flow or wash into a storm drain, gutter, or street have a direct impact on local creeks and the Bay.

Earth-Moving And Dewatering Activities



- Best Management Practices for the: Bulldozer, back hoe, and grading machine operators, Dump truck drivers, Site supervisors, General contractors, Home builders, Developers.

Doing The Job Right

- General Business Practices: Schedule excavation and grading work during dry weather. Perform major equipment repairs away from the job site.

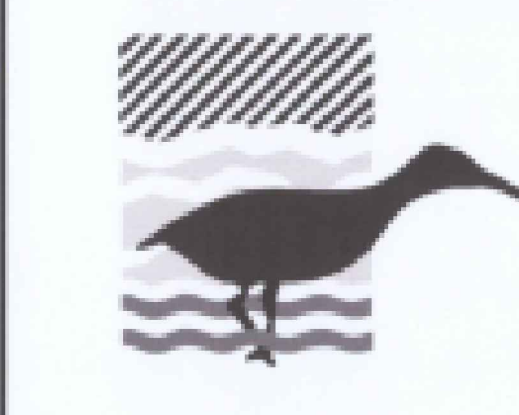
Storm Drain Pollution from Earth-Moving Activities and Dewatering

Soil excavation and grading operations loose large amounts of soil that can flow or blow into storm drains when handled improperly. Sediments in runoff can clog storm drains, smother aquatic life, and destroy habitats in creeks and the Bay.

Blueprint for a Clean Bay

Remember: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. You may be held responsible for any environmental damage caused by your subcontractors or employees.

Best Management Practices for the Construction Industry



Santa Clara Urban Runoff Pollution Prevention Program

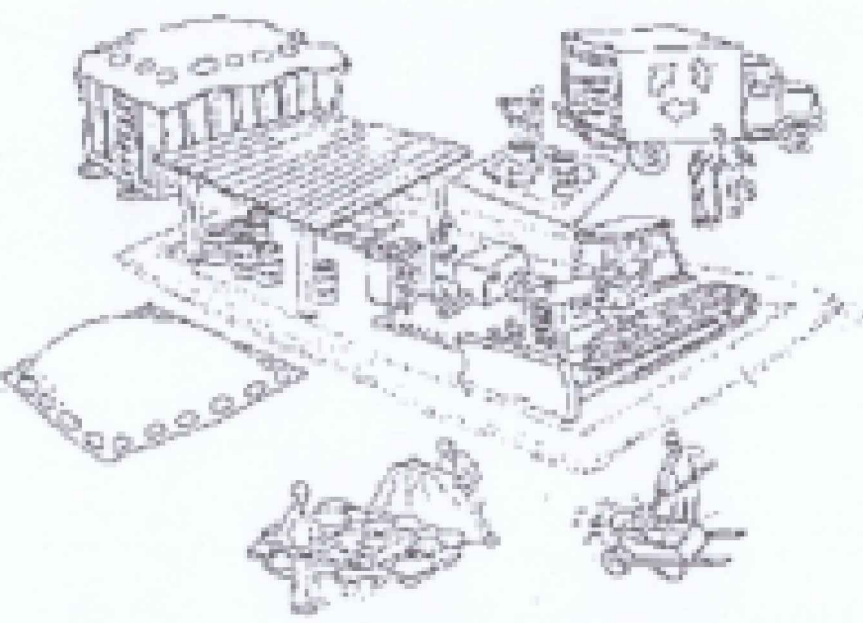


Table with 4 columns: DESIGNED BY, APPROVED BY, CITY OF LOS ALTOS, DATE. Includes fields for SHEET, OF, SHEETS, DRAWING NO.



**SURVEYOR'S NOTE:**

1. UTILITIES FOUND ARE BASED UPON SURFACE EVIDENT FINDINGS. RECORDS OF UTILITIES WERE NOT UTILIZED FOR THIS SURVEY
2. TREES SHOWN ARE THOSE OF SIZE SIGNIFICANCE. THE SITE CONTAINS OTHER TREES UNDER 6" AND ARE NOT SHOWN FOR MAP CLARITY. TREE CLASSIFICATIONS ARE TO THE BEST KNOWLEDGE OF THE SURVEYOR. AN ARBORIST MUST SPECIFY ACTUAL TREE TYPE.
3. MAIN STRUCTURE AND APPURTENANT STRUCTURES ARE BASED UPON THE BEST EFFORTS OF THE SURVEY CREW. SOME ELEMENTS MAY BE MISSING AND CHECKS BY THE ARCHITECTS OFFICE WILL BE NECESSARY BEFORE DESIGN WORK.

**SITE BENCHMARK**

SURVEY CONTROL POINT  
MAG AND SHINER SET IN ASPHALT  
ELEVATION = 160.32' (ASSUMED DATUM)

**FLOOD ZONE**

FLOOD ZONE X  
AS SHOWN ON FEMA FIRM MAP  
06085C0201H, EFFECTIVE DATE  
5/18/2009.

**BASIS OF BEARINGS**

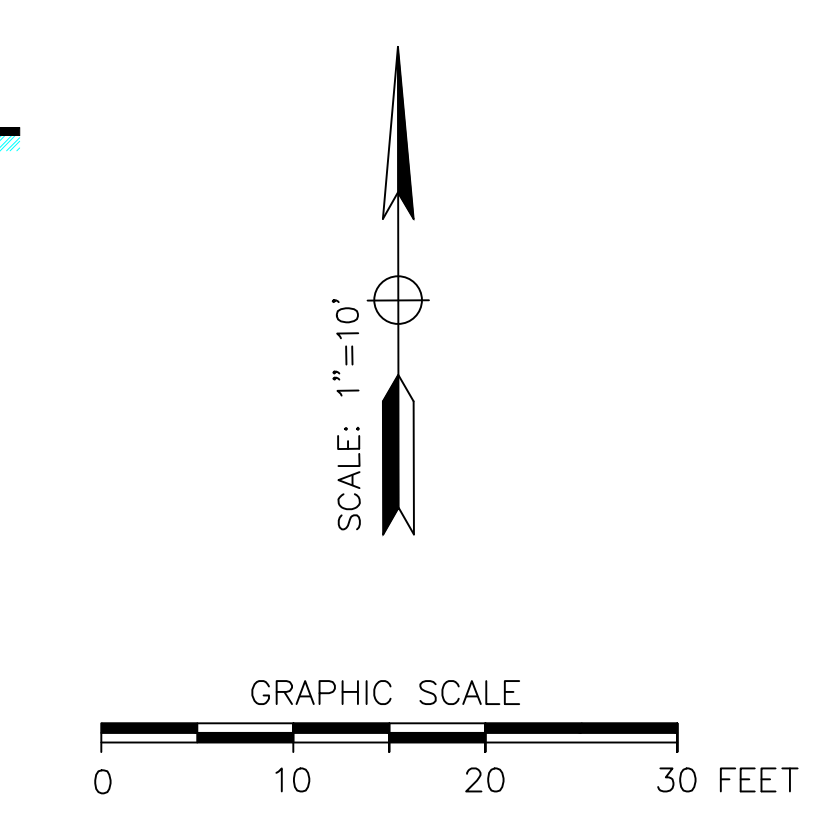
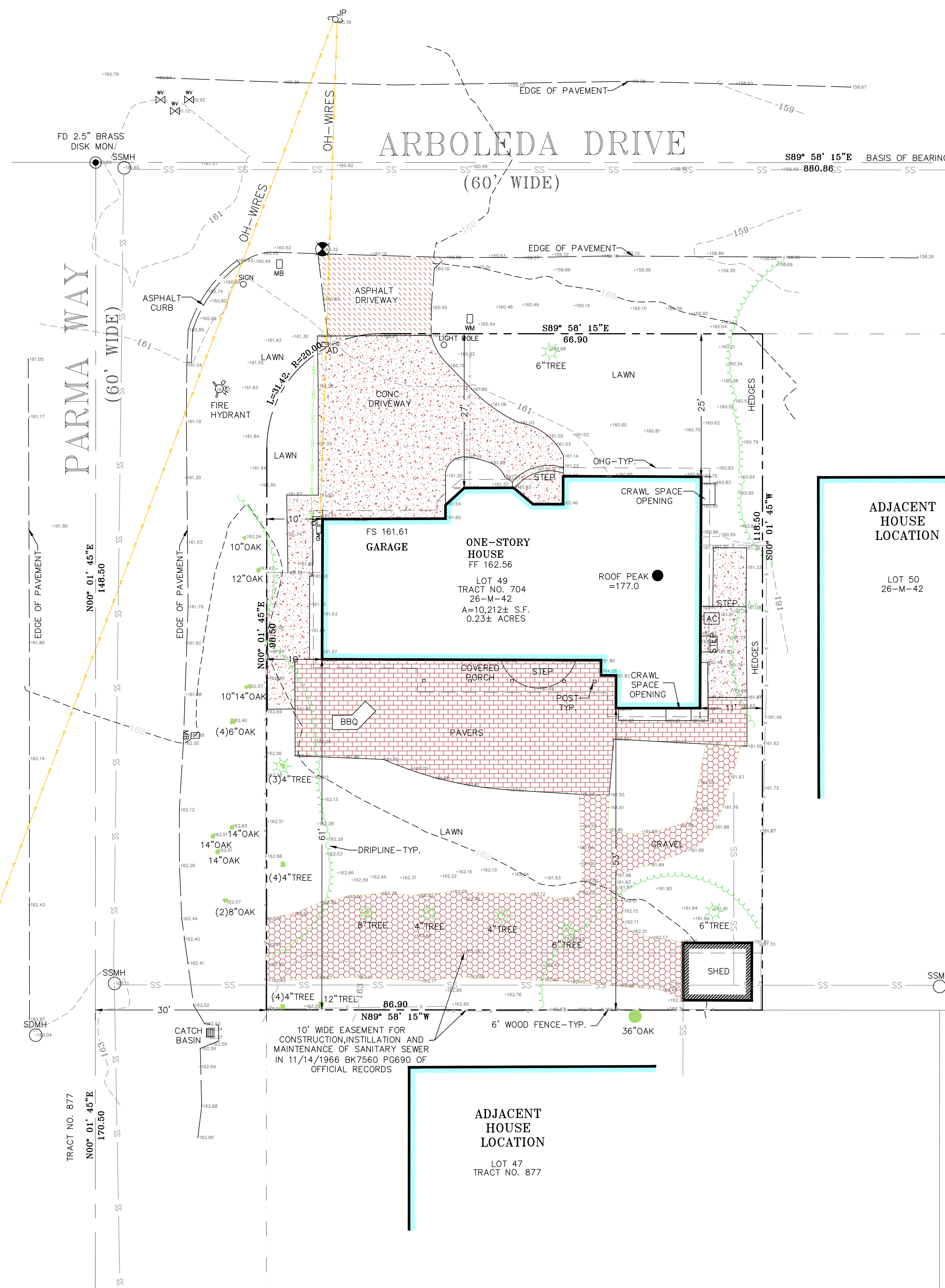
BEARINGS ARE BASED UPON THE CENTER  
LINE OF ARBOLEDA DRIVE AS SHOWN ON  
THAT MAP FILED IN VOLUME 26 OF MAPS  
AT PAGE 42, SANTA CLARA COUNTY  
RECORDS, AND ESTABLISHED BETWEEN  
MONUMENTS FOUND AS SHOWN  
= N 89° 58' 15" W

**ABBREVIATIONS**

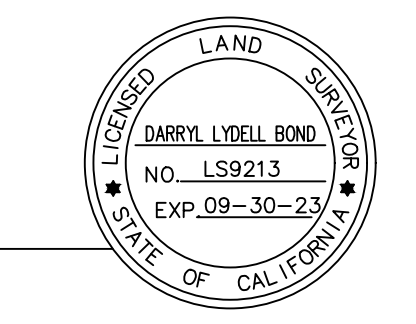
- FL FLOWLINE
- TC TOP OF CURB
- EP EDGE OF PAVEMENT
- CONC CONCRETE
- LIP LIP OF GUTTER
- GS GROUND SHOT
- AD AREA DRAIN
- FF FINISH FLOOR
- BSL BUILDING SETBACK LINE

**LEGEND**

- SSCO SANITARY SEWER CLEANOUT
- SSMH SANITARY SEWER MANHOLE
- X FENCE LINE
- WV WATER VALVE
- WM WATER METER
- Fire Hydrant Symbol FIRE HYDRANT
- Joint Pole Symbol JOINT POLE
- GUY ANCHOR
- Tree Symbol TREE, SIZE AND TYPE AS NOTED
- XX" TREE
- G GAS LINE
- W WATER LINE
- CONCRETE
- GM GAS METER



**SURVEYOR'S STATEMENT**  
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY  
ME OR UNDER MY DIRECTION IN CONFORMANCE WITH  
THE REQUIREMENTS OF THE PROFESSIONAL LAND  
SURVEYORS' ACT



Darryl Lydell Bond  
PLS 9213  
EXPIRES 9-30-23

Agenda Item 2.

**TOPOGRAPHICAL SURVEY**

**630 ARBOLEDA DRIVE**

APN: 89-40-010  
SANTA CLARA COUNTY

LOS ALTOS

CALIFORNIA

NNR ENGINEERING SERVICES CO.

DARRYL LYDELL BOND PLS 9213  
535 WEYBRIDGE DRIVE, SAN JOSE, CA 95123  
(408) 348-7813  
nnrengineering@lydell.com

DATE	BY	CHK	SCALE	DATE	DATE	DATE	DATE	DATE
			1" = 10'	4-27-2022				

SHEET REVISIONS	NO.	DATE	DESCRIPTION

DATE	NO.	DATE	NO.

SHEET NO. **1**

OF 1 SHEETS

JOB NO. ARBOLEDA DR

CAD FILE:

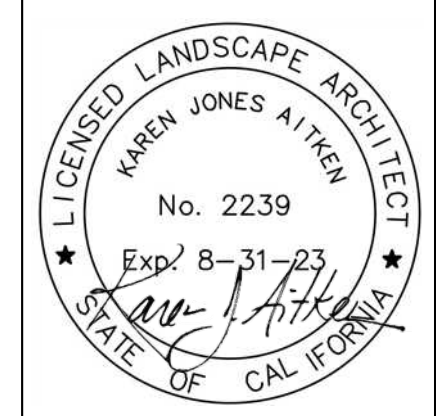


REVISIONS	BY
2	SL
1	SL



**KAREN AITKEN & ASSOCIATES**  
**LANDSCAPE ARCHITECTS**  
 8262 Rancho Real Gilroy Ca. 95020  
 Calif. Reg.#2239 (408) 842-0245  
 karen@kaa.design

**MO RESIDENCE**  
 630 Arboleda Drive, Los Altos, CA.  
**LAYOUT & DRAINAGE PLAN**



DATE	06-15-23
SCALE	1/8" = 1'-0"
DRAWN	SL
JOB	MO

**L-1**

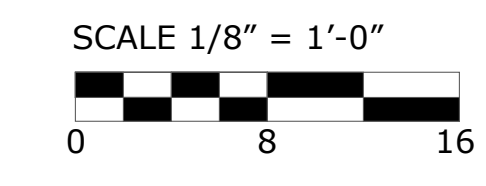
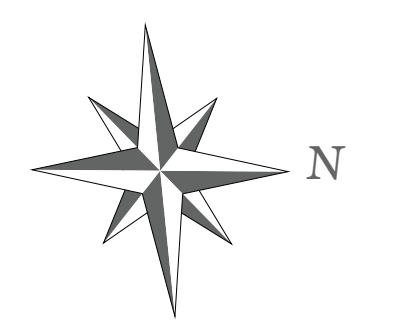
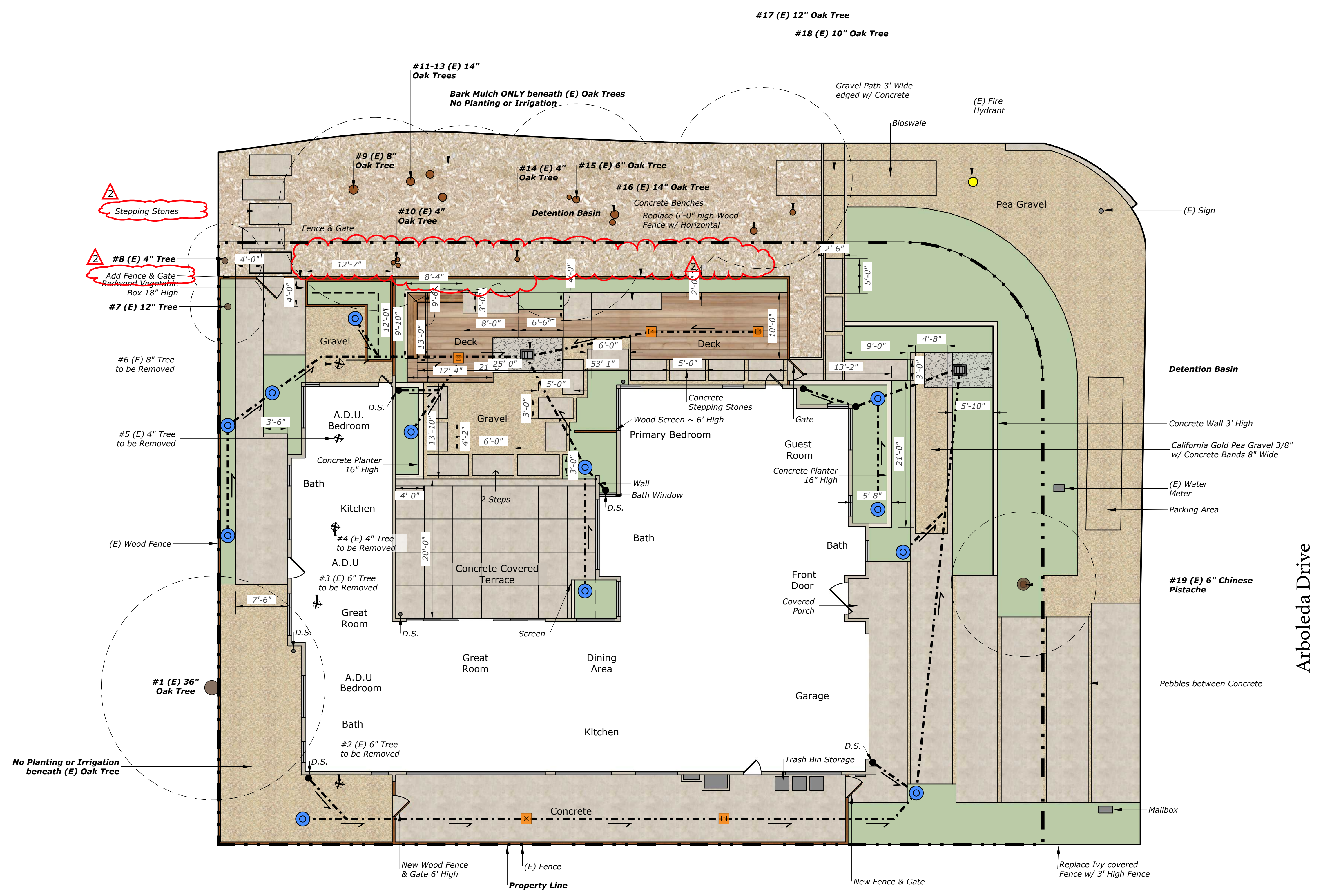
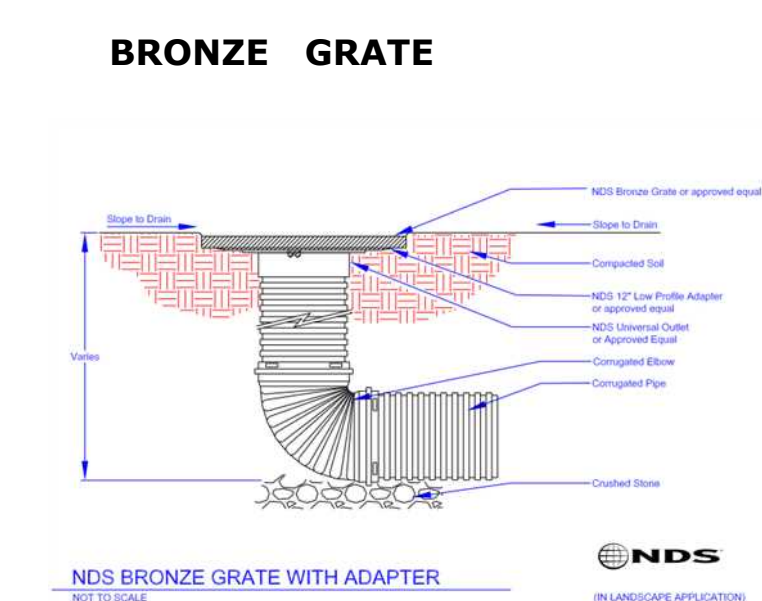
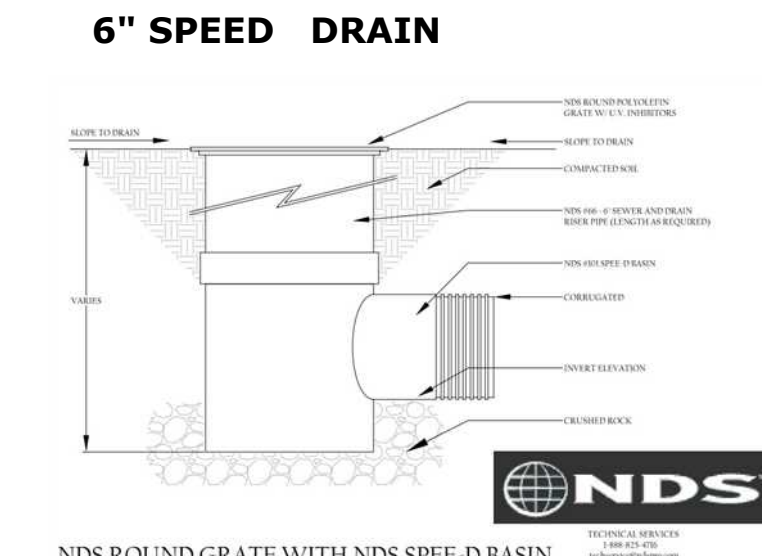
**DRAINAGE LEGEND**

- 4" ADS Flexdrain Solid Drainpipe
- - - 4" Perforated Drainpipe beneath grade or channel drain
- ⊙ 6" Speed Drain with black grate
- ⊠ 4" Brass drain grate for hardscape
- Pipe Drainage Direction.
- ↖ Surface Drainage Direction Slope 1%-2%
- ⊞ Storm Gravel Detention Basin

**NOTES:**

- All drain lines should have minimum 1% slope on less otherwise noted.
- Attach new drains & drain lines to existing drainage system.
- Existing drainage to remain if possible.
- Contractor shall maintain positive drainage away from foundation at min 2%.

\* NOTE: Refer to C-1 for Drainage Details & Specifications



\* NOTES (E) = Existing

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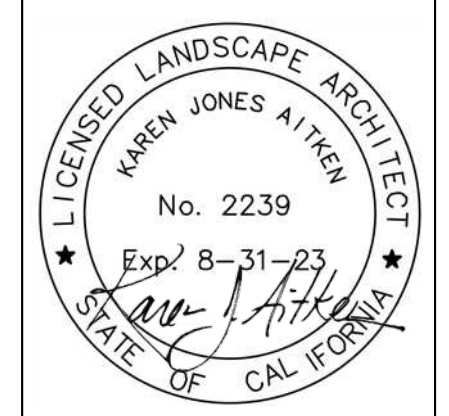


REVISIONS	BY
▲ 04-28-23	SL
▲ 06-15-23	SL



**KAREN AITKEN & ASSOCIATES**  
**LANDSCAPE ARCHITECTS**  
 8262 Rancho Real Gilroy Ca. 95020  
 Calif. Reg.#2239 (408) 842-0245  
 karen@kaa.design

**MO RESIDENCE**  
 630 Arboleda Drive, Los Altos, CA.  
**PLANTING PLAN**



DATE	06-15-23
SCALE	1/8" = 1'-0"
DRAWN	SL-AD
JOB	MO

Plant Legend					
Botanical	Common	Qty	Size	Water	Remarks
<b>Tree</b>					
Acer palmatum	Japanese Maple	1	15 Gallon	Medium, Extra in Summer	Dwarf
Acer palmatum 'Dissectum Viridis'	Laceleaf Japanese Maple	1	15 Gallon	Medium, Extra in Summer	Dwarf
Citrus x 'Dwarf Meyer'	Dwarf Meyer Lemon	1	15 Gallon	Low, Medium, Extra in Summer	
Lagerstroemia indica 'Tuscarora'	Tuscarora Crape Myrtle	1	24" Box	Low	
Olea europaea 'Swan Hill'	Swan Hill Olives® Tree	2	24" Box	Very Low, Medium	
Pistacia chinensis	Chinese Pistache	1	24" Box	Low	
<b>Shrub</b>					
Nandina domestica	Nandina, Heavenly Bamboo	6	5 Gallon	Low	
Pittosporum tenuifolium	Blackstem Pittosporum	4	5 Gallon	Medium	
Prunus caroliniana 'Compacta'	Dwarf Carolina Laurel Cherry	10	15 Gallon	Low	Standards
<b>Ground cover</b>					
Dymondia margaretae	Dymondia, Rock Ditty	140	1 Gallon	Low	
<b>Vine</b>					
Wisteria floribunda	Japanese Wisteria	3	1 Gallon	Medium	
<b>Grass</b>					
Calamagrostis 'Karl Foerster'	Karl Foerster Feather Reed Grass	7	5 Gallon	Medium, Extra in Summer	
Chondropetalum tectorum	Cape Rush	7	5 Gallon	Low	
Deschampsia cespitosa 'Pixie Fountain'	Dwarf Tufted Hair Grass	3	5 Gallon	Medium, Extra in Summer	
Equisetum hyemale	Horsetail	12	1 Gallon	Medium, Extra in Summer	
Juncus effusus	Soft Rush	14	1 Gallon	Very Low, High, Extra in Summer	
Juncus patens	California Gray Rush	14	1 Gallon	Low, Medium	Or 10 Grama 'Blonde Ambition'

**Acer palmatum**  
 J. Maple Green Leaf 15 Gal.  
 4-5-5' x 3-4' (Height x Width)  
 <20' x <20' (At Maturity)  
 Growth Rate: Slow

**Citrus x 'Dwarf Meyer'**  
 Dwarf Meyer Lemon Tree 15 Gal.  
 4'-6' x 4'-6' (At Maturity)  
 Growth Rate: Moderate

**Olea europaea 'Swan Hill'**  
 Fruitless Olive 24" Box  
 <25' x <25' (At Maturity)  
 Growth Rate: Moderate

**Lagerstroemia 'Tuscarora'**  
 Tuscarora Crape Myrtle 24" Box  
 8-9' x 2-3' (Height x Width)  
 22' x 12' (At Maturity)  
 Growth Rate: Moderate

**Acer palmatum 'Dissectum Viridis'**  
 Laceleaf Japanese Maple 15" Gal.  
 6-10' x 6-10' (Height x Width)  
 Growth Rate: Slow

**Pistacia chinensis**  
 Chinese Pistache 24" Box  
 <30-60' x 20-40' (At Maturity)  
 Growth Rate: Moderate

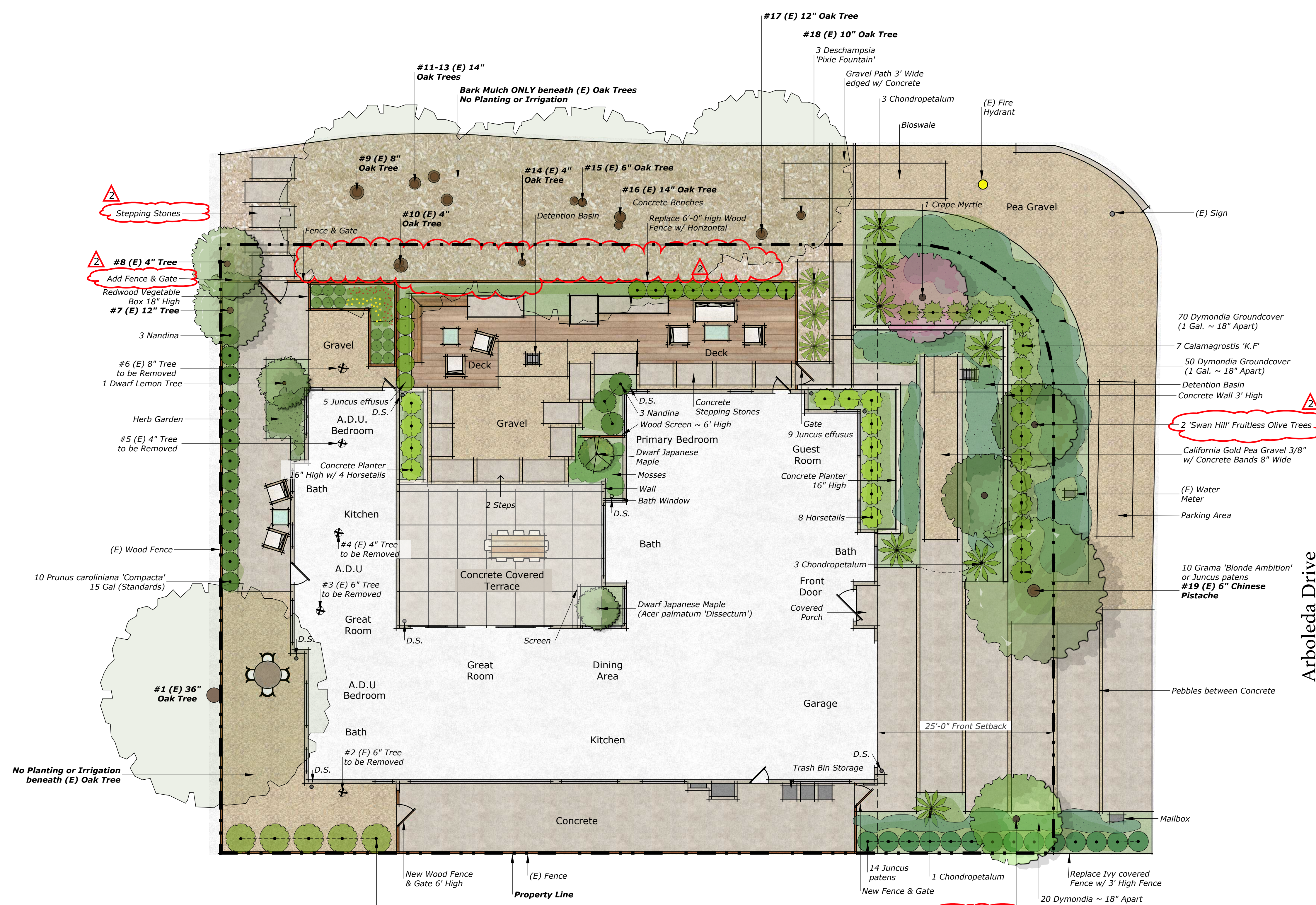
**Pittosporum tenuifolium**  
 Blackstem Pittosporum 5 Gal.  
 12-16" x 10-14" (Height x Width)  
 12-16' x 6-8' (At Maturity)  
 Growth Rate: Moderate

**Nandina domestica**  
 Heavenly Bamboo 5 Gal.  
 6-8' x 4' (At Maturity)  
 Growth Rate: Moderate

**Front Setback - Required Landscape Area**  
 Total Landscape Surface  
 Required Front Setback= 1, 042 Sq. Ft.  
 Represents 50.24% (Landscape Area)

Total Hardscape Surface  
 Required Front Setback=1, 032 Sq. Ft.

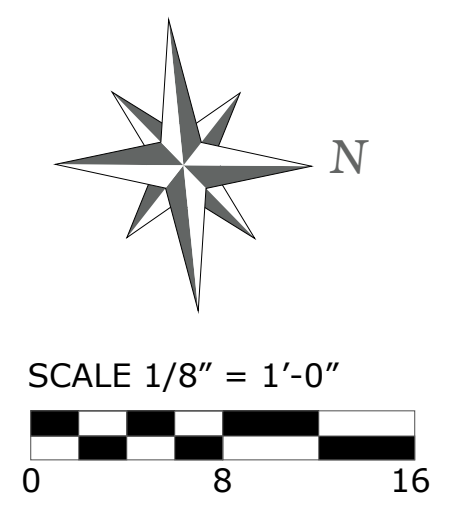
**Prunus caroliniana 'Compacta'**  
 Dwarf Carolina Laurel Cherry 15 Gal.  
 6-10' x 6-8' (At Maturity)  
 Growth Rate: Moderate



\* NOTES (E) = Existing

At least 4 cu. yds. of compost, six (6) inches deep, shall be applied per 1,000 sq. ft. of landscape area.

A minimum three (3") inch layer of mulch shall be applied on all exposed soil surfaces of planting areas, except in areas of direct seeding application.



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REVISIONS	BY
2	SL
06-15-23	

SURFACE COVERAGE TABLE	
<b>Floor Plan Surfaces</b>	<b>Total Sq. Ft.</b>
House Foot Print	2,265 Sq. Ft.
Garage Foot Print	430 Sq. Ft.
A.D.U. Foot Print	804 Sq. Ft.
<b>Hardscape Surfaces</b>	<b>Total Sq. Ft.</b>
M1 - Concrete ~ Front Yard	1,557 Sq. Ft.
M2 - California Pea Gravel ~ Front Yard	1,210 Sq. Ft.
M3 - Concrete Stepping Stones	286 Sq. Ft.
M4 - Wood Deck	421 Sq. Ft.
M5 - California Pea Gravel ~ Backyard	294 Sq. Ft.
M6 - Concrete Terrace	556 Sq. Ft.
M7 - Bark Mulch	1,516 Sq. Ft.
M8 - Concrete	1,163 Sq. Ft.
Sub Total Hardscape:	7,003 Sq. Ft.



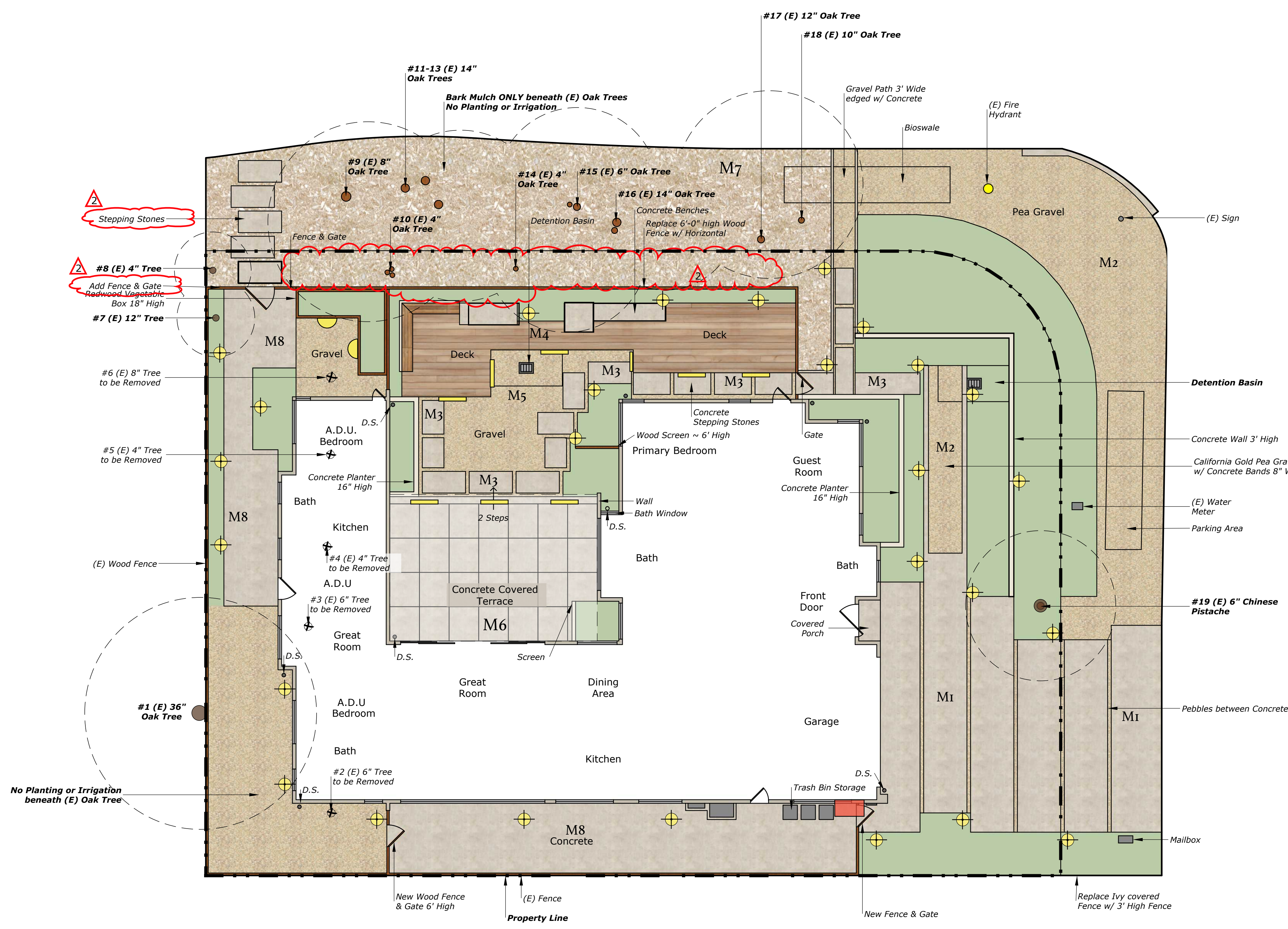
**KAREN AITKEN & ASSOCIATES**  
**LANDSCAPE ARCHITECTS**  
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 Calif. Reg.#2239 (408) 842-0245  
 karen@kaa.design

**MO RESIDENCE**  
 630 Arboleda Drive, Los Altos, CA.  
**LIGHTING & MATERIAL PLAN**

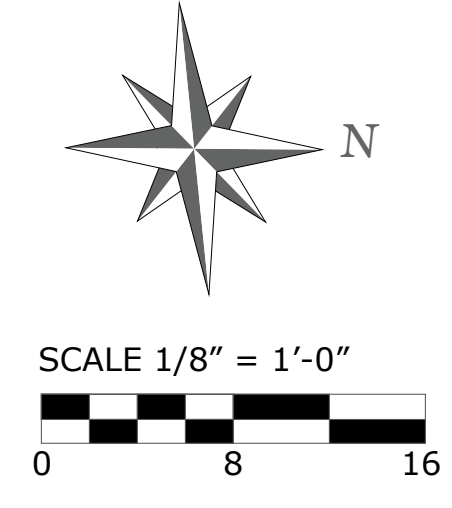


DATE	06-15-23
SCALE	1/8" = 1'-0"
DRAWN	SL
JOB	MO

**L-3**



Low Voltage Lights- by Alliance		
Symbol	Manufacturer / Model / Description	Qty.
	Alliance iT150 Transformer	01
	<b>Path Light</b> - PL250-LED Hat 7.75" Diameter. Order code: AL250, Brass, (AB) Aged Brass, PLSTEM18 LBIPIN-200lm, 2.5W/3.75VA, 2700K.	27
	<b>Wall Light</b> - SL 100 - Wall Light Brass Ledge Light Fixture. 3.75" W x 1.75" D. Order code: SL 100, Brass, (AB) Aged Brass Lamp: LBIPIN-2001m, 2.5W/3.75VA, 2700K.	02
	<b>Step Light</b> - SL 300 Brass Fixture, aged brass Finish. 9" W x 2.87" D. Order code: SL 300, Brass, (AB) Aged Brass Lamp: LBIPIN-LED-3W	09



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REVISIONS	BY
2	SL
1	SL



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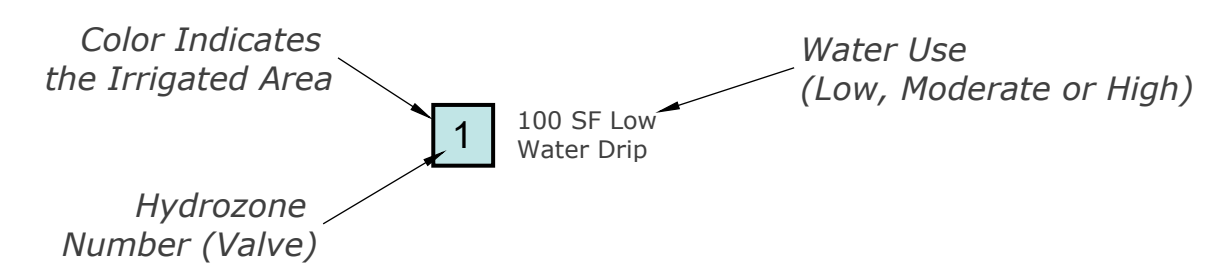
**MO RESIDENCE**  
 630 Arboleda Drive, Los Altos, CA.  
**IRRIGATION PLAN**



DATE 06-15-23  
 SCALE 1/8" = 1'-0"  
 DRAWN SL  
 JOB MO

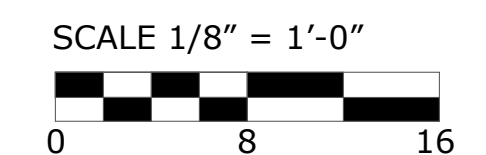
**L-4**

IRRIGATION KEY	
	Irrigation Lateral Line: 1 in. PVC Class 200
	Irrigation Mainline: 1 1/2 in. PVC Schedule 40
	Pipe Sleeve: PVC Class 200 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.
	<b>Hunter ICZ-101-25-LF</b> Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow Range: .5-15 GPM. 150 mesh stainless steel screen.
	<b>Hunter Dripline HDL-06-12-CV</b> Hunter Dripline w/ 0.9 GPH emitters every 12 in. Dripline laterals spaced at 12" apart. Install with Hunter PLD barbed or PLD-LOC fittings.
	Tree Ring Irrigation Dripline w/ 0.9 drip emitters placed every 12 in. Inner ring 12" from plant. Outer ring 30" from plant. Place tie down every 4' in loam and 5' in clay.
	<b>Hunter ACC-1200</b> 12 to 42 Station Outdoor Modular Controller. No Module Required. High-End Commercial Use. Metal Cabinet.
	<b>Hunter SOIL-CLIK</b> The Soil-Clík probe uses proven technology to measure moisture within the root zone. When the probe senses that the soil has reached its desired moisture level, it will shut down irrigation, preventing water waste.
	<b>Hunter Solar-Sync</b> 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.
	<b>Hunter HFS-150</b> Flow Sensor for use with ACC controller, 1-1/2" Schedule 40 Sensor Body, 24 VAC, 2 amp.
	<b>Hunter ICV-G-BSP 1-1/2"</b> 1", 1-1/2", 2", and 3" Plastic Electric Master Valve, Globe Configuration, with BSP Threaded Inlet/Outlet, for Commercial/Municipal Use.
	<b>FEBCO 825Y 1-1/2"</b> Reduced Pressure Backflow Preventer
	Water Meter 1-1/2" NEW IRRIGATION WATER METER



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

*Karen Aitken*

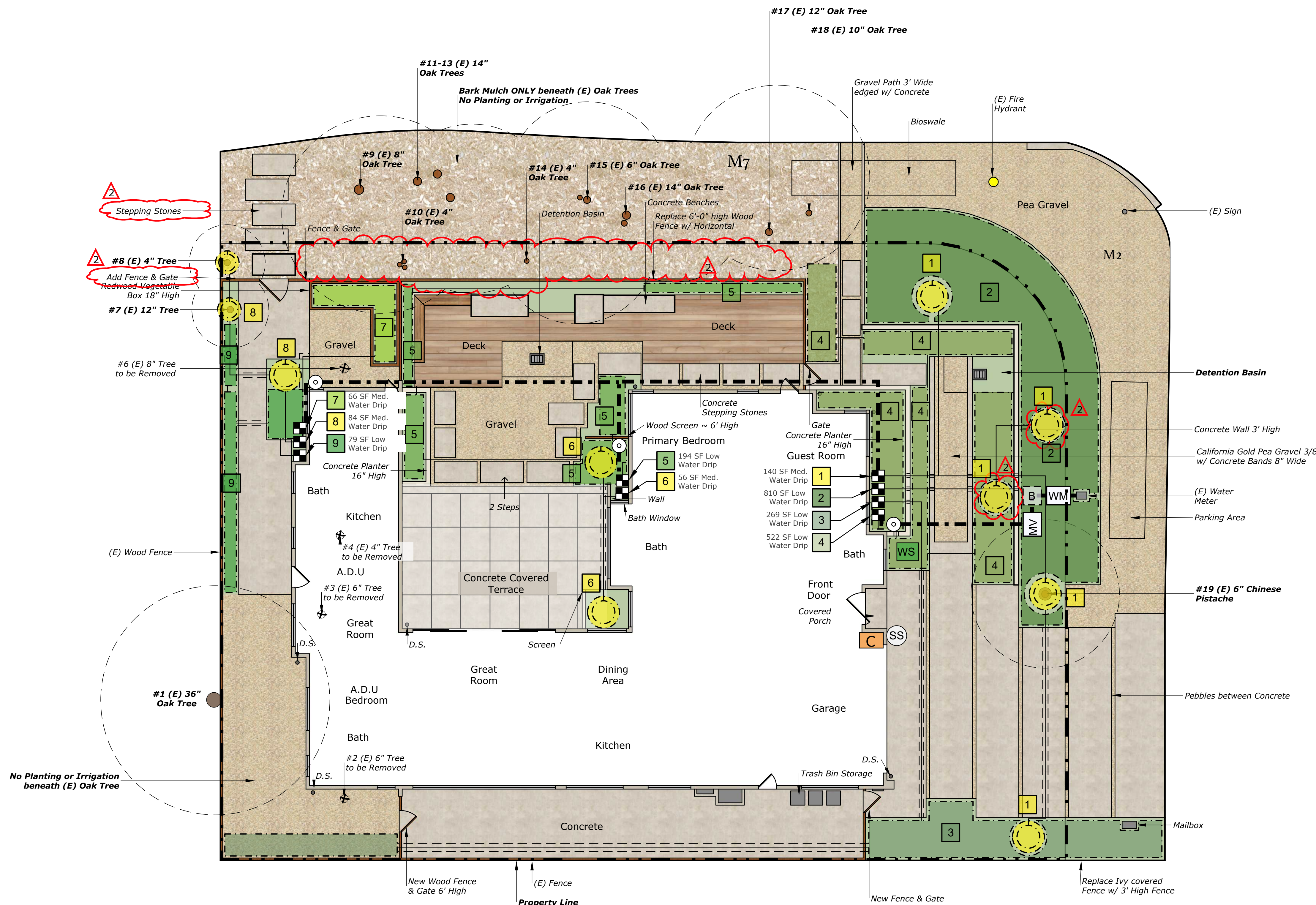


**\* NOTE: Refer to L-5 for Water Calculations & Irrigation Details**

**\* NOTES (E) = Existing**

Karen Aitken & Associates

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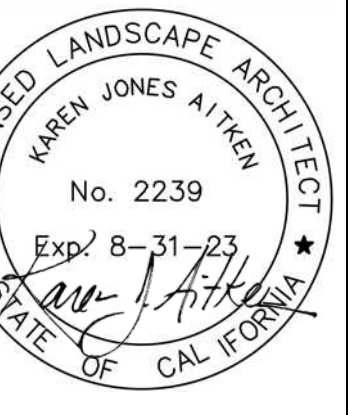






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 Calif. Reg.#2239 (408) 842-0245  
 karen@kaa.design

**MO RESIDENCE**  
 630 Arboleda Drive, Los Altos, CA.  
**IRRIGATION & PLANTING DETAILS**



DATE 06-15-23  
 SCALE  
 DRAWN SL  
 JOB MO

**MAWA EPPT and ETWU Calculations**

Project Name:	Mo Residence
Project Location:	630 Arboleda Drive, Los Altos, CA
Total Landscape Area:	2,220.0 sq. ft.
Date:	15/06/2023

**MAWA CALCULATION**  
 MAWA = (Eto) x .62 [(0.55xLA) + (1-ETAF x SLA)]

MAWA = Maximum Applied Water Allowance (gallons per year)  
 Eto = Reference Evapotranspiration (inches per year)  
 .62 = Conversion Factor (to gallons)  
 0.55 = ET Adjustment Factor (ETAF)  
 LA = Landscape Area including SLA (square feet)  
 0.45 = Additional Water Allowance for SLA  
 SLA = Special Landscape Area (square feet)

Eto =	45.4	
Conversion	0.62	
ETAF =	0.55	
LA =	2,220	
SLA =	0	
<b>MAWA =</b>	<b>34,368.7</b>	<b>gallons per year</b>
	<b>4,594.7</b>	<b>cubic feet per year</b>

**MAWA with EPPT**  
 MAWA = (Eto-EPPT) x .62 [(0.55xLA) + (1-ETAF x SLA)]

Eto =	45.4	
EPPT =	4.1	
ETAF =	0.55	
LA =	2,220	
SLA =	0	
<b>MAWA w/ EPPT =</b>	<b>31,290.5</b>	<b>gallons per year</b>
	<b>4,183.2</b>	<b>cubic feet</b>

**ETWU CALCULATION**  
 ETWU = (Eto) x .62 [(PF) x (LA)]

ETWU = Estimated Total Water Use Per Year (gallons)  
 Eto = Reference Evapotranspiration  
 PF = Plant Factor from WUCOLS (Region 2, Water Use: H 0.7 - 0.9, M 0.4 - 0.6, L 0.1 - 0.3, VL < 0.1, All Turf 0.8)  
 LA = Landscape Area (High, Medium, and low water use areas) (square feet)  
 SLA = Special Landscape Area  
 .62 = Conversion Factor  
 IE = Irrigation Efficiency (drip spray and bubblers .81, sub surface .81, spray sprinklers .75)  
 ET Adjustment Factor (ETAF) .55 for Residential and .45 for Non Residential

Hydrozone #/ Plant Description	Irrigation Method	Plant Factor (PF)	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft)	ETAF x Area	ETWU
1.) Med. Water User/ Trees	Drip	0.4	0.81	0.49382716	140.0	69.1	1,946.0
2.) Low Water User/ Shrubs	Drip	0.3	0.81	0.37037037	810.0	300.0	8,444.4
3.) Low Water User/ Shrubs	Drip	0.3	0.81	0.37037037	269.0	99.6	2,804.4
4.) Low Water User/ Shrubs	Drip	0.3	0.81	0.37037037	522.0	193.3	5,441.9
5.) Low Water User/ Shrubs	Drip	0.3	0.81	0.37037037	194.0	71.9	2,022.6
6.) Med. Water User/ Trees	Drip	0.4	0.81	0.49382716	56.0	27.7	778.4
7.) Med. Water User/ Veg. Box	Drip	0.4	0.81	0.49382716	66.0	32.6	917.4
8.) Med. Water User/ Trees	Drip	0.4	0.81	0.49382716	84.0	41.5	1,167.6
9.) Low Water User/ Shrubs	Drip	0.3	0.81	0.37037037	79.0	29.3	823.6
<b>Totals</b>					<b>2,220.0</b>	<b>864.9</b>	<b>24,346.3</b>

Hydrozone #/ Plant Description	Irrigation Method	Plant Factor (PF)	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft)	ETAF x Area	ETWU
				1	0	0	0.0
<b>Totals</b>					<b>0</b>	<b>0</b>	<b>0.0</b>
<b>ETWU TOTAL</b>							<b>24,346.3</b>
<b>MAWA</b>							<b>34,368.7</b>

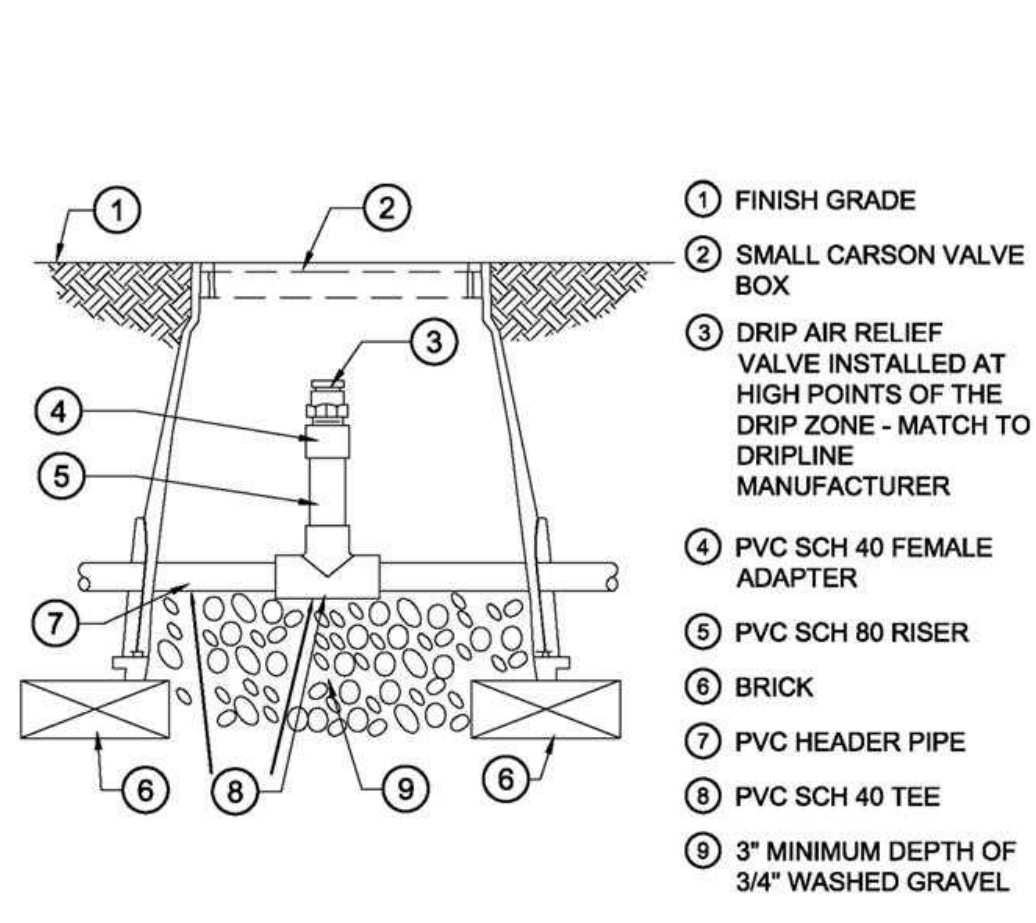
**ETAF CALCULATIONS**

<b>Regular Landscape Areas</b>	
Total ETAF x Area	864.9
Total Area	2,220.0
Average ETAF	0.39
<b>Special Landscape Areas</b>	
Total ETAF x Area	864.9
Total Area	2,220.0
Site-wide ETAF	0.4

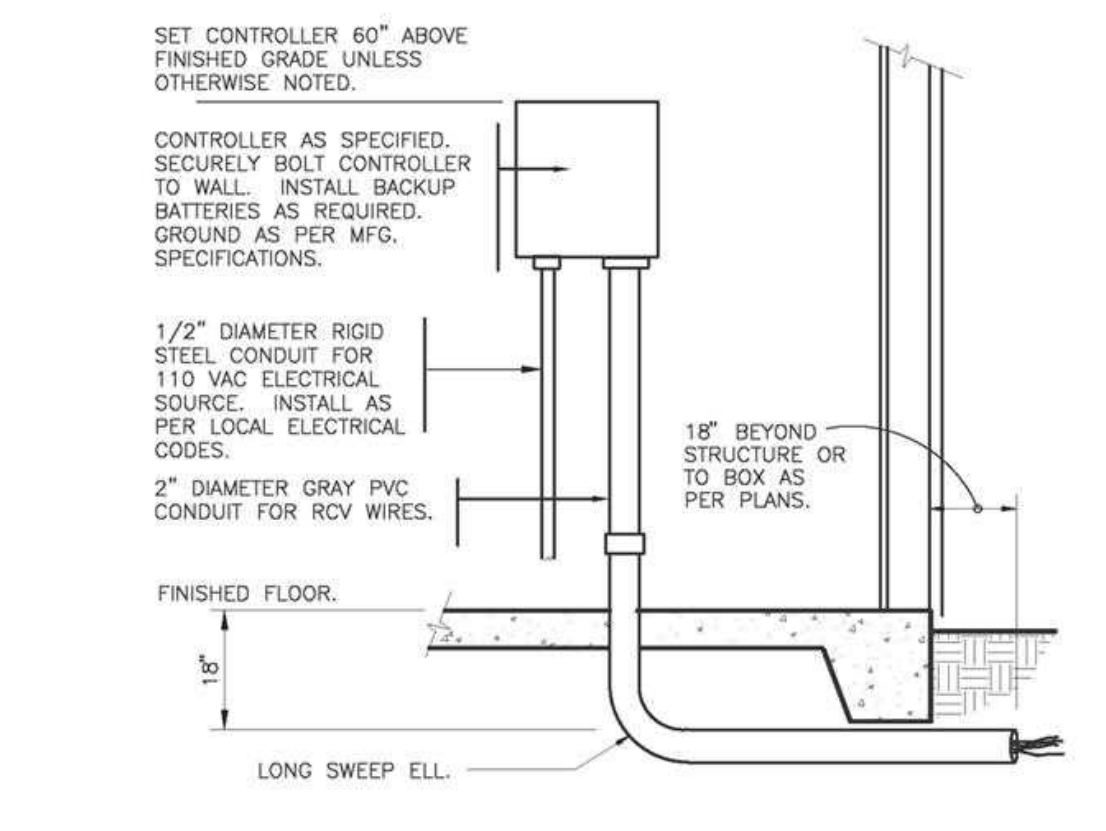
Average ETAF for Regular Landscape Areas must be .55 or below for residential areas, and .45 or below for non residential areas.

**PLANTING NOTES**

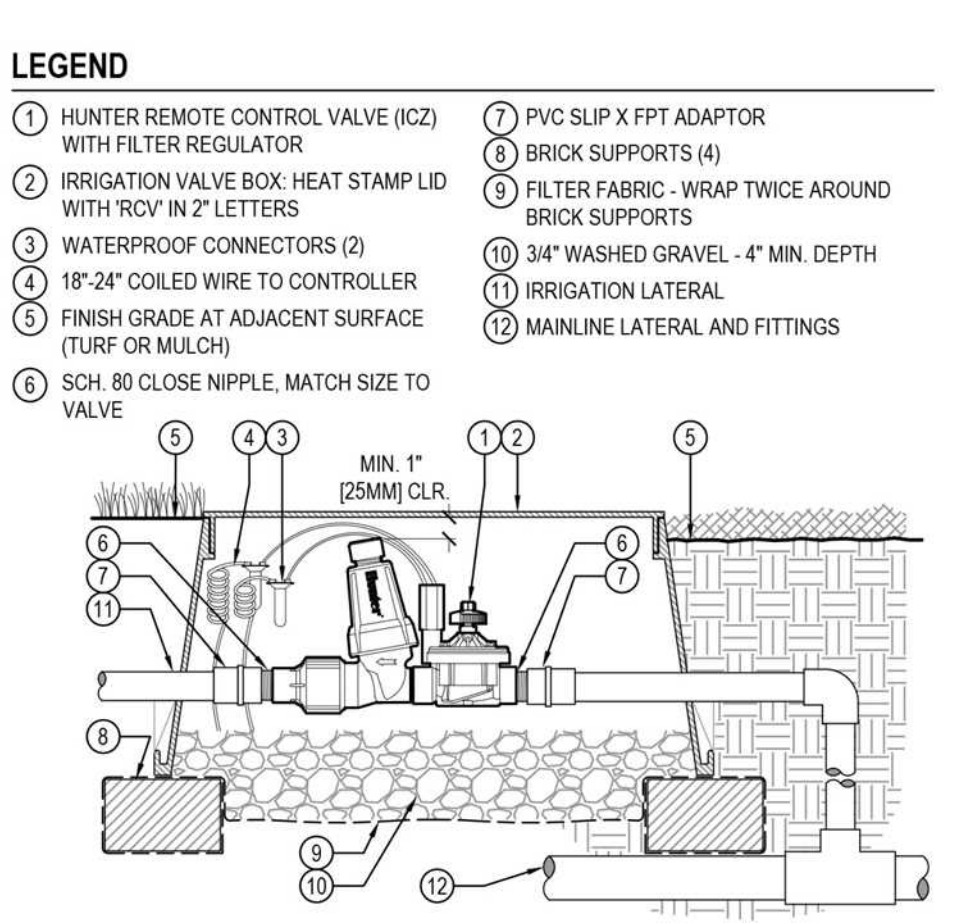
- The contractor shall locate and verify the existence of all utilities prior to starting work.
- The plant material locations are diagrammatic and subject to change in the field as directed by the Landscape Architect.
- All plant material shall conform to the guidelines established by the current American Standard of Nursery Stock, published by The American Association of Nurserymen.
- The plant count is for contractor's convenience. In case of discrepancy, the plan shall govern.
- All trees to be staked plumb unless otherwise noted.
- All planted areas shall be free from rocks and debris greater than 2" in diameter.
- Prior to the planting of any materials, compacted soils shall be transformed to a friable condition. On engineered slopes, only amended planting holes need meet this requirement;
- Soil amendments shall be incorporated according to recommendations of the soil report and what is appropriate for the plants selected;
- A minimum three inch (3") layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated. To provide habitat for beneficial insects and other wildlife, up to 5% of the landscape area may be left without mulch. Designated insect habitat must be included in the landscape design plan as such;
- Stabilizing mulching products shall be used on slopes that meet current engineering standards.



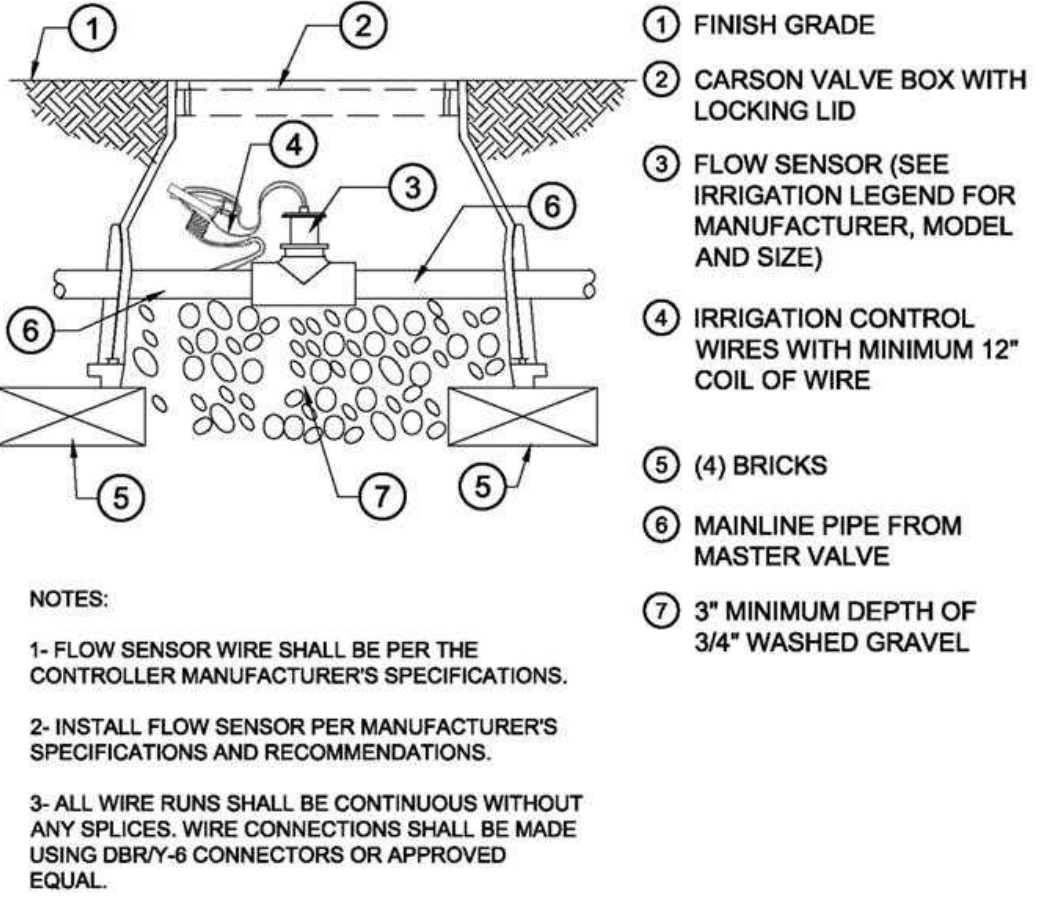
**AIR RELIEF VALVE IN PVC HEADER**



**INTERIOR WALL MOUNT CONTROLLER**



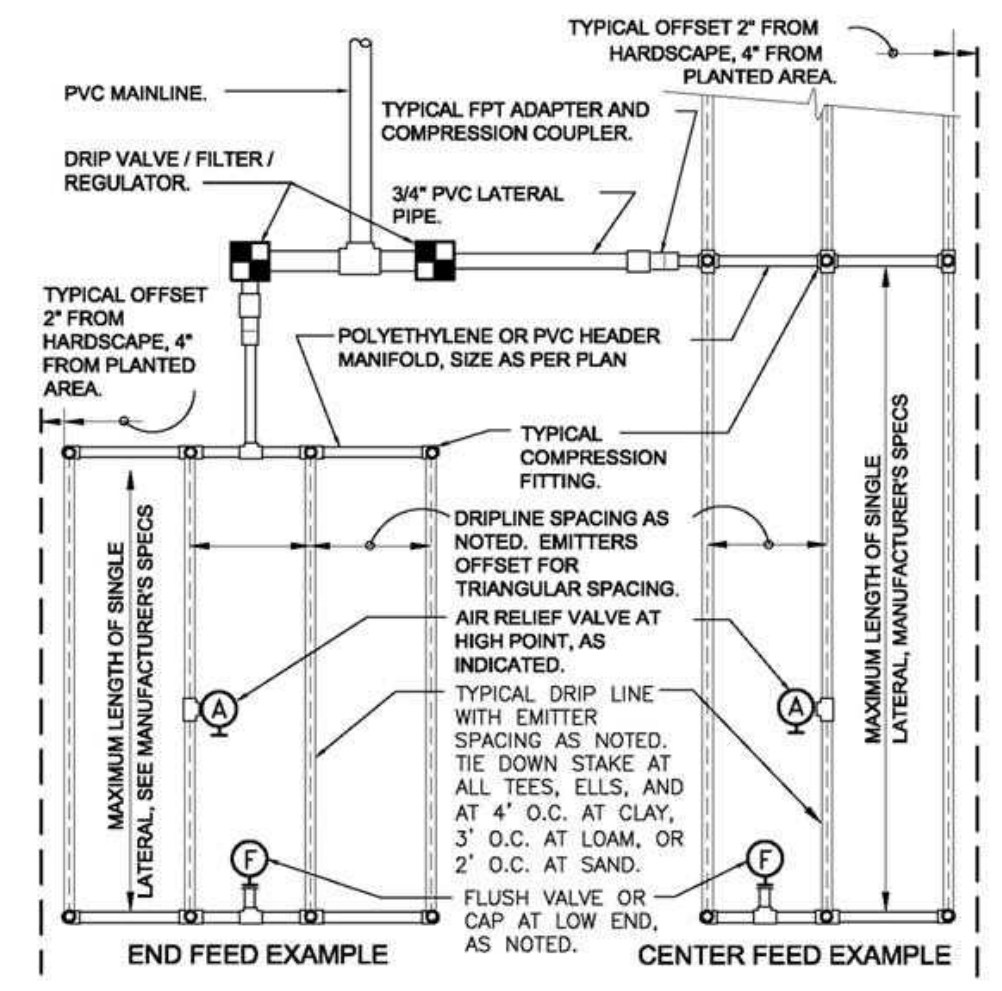
**DRIP CONTROL ZONE KIT (ICZ-101-LF)**



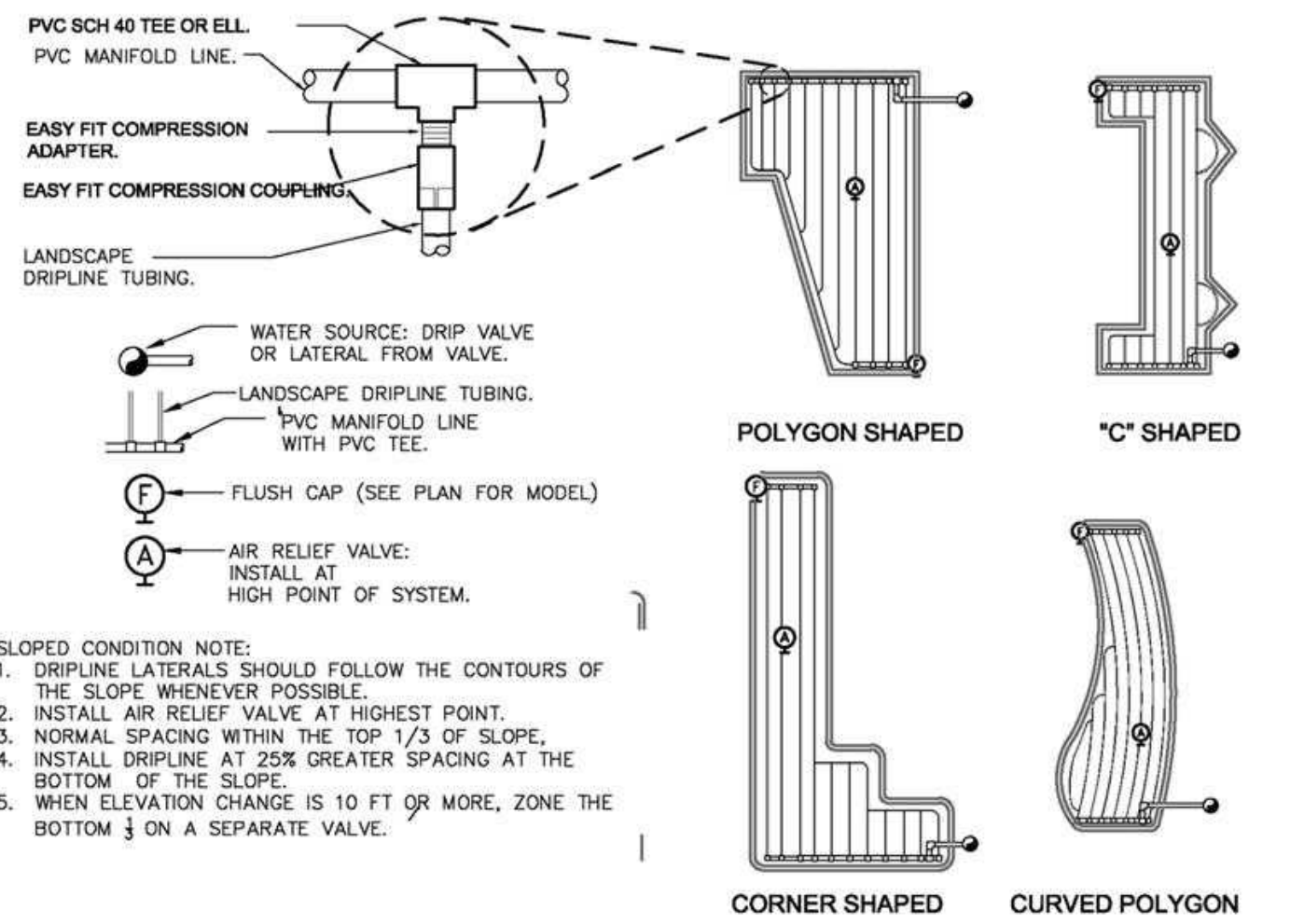
**FLOW SENSOR**

**IRRIGATION NOTES**

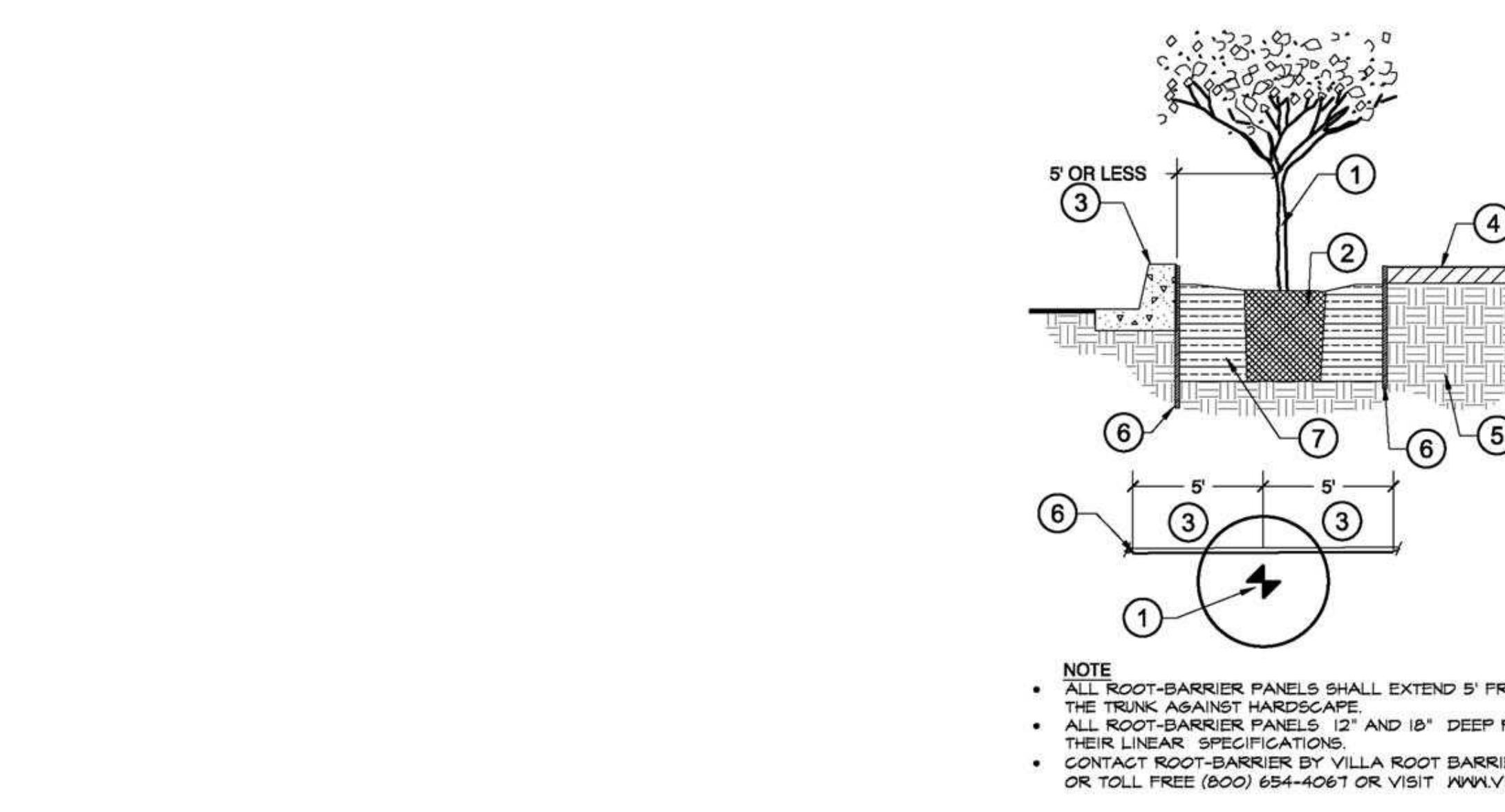
- Before beginning work, Contractor shall inspect the site. If any conditions exist that differ from what is shown on the plans and will affect the Contractor's work, notify the Owner or Landscape Architect immediately.
- This irrigation system is based on a minimum of 40 psi and 6 gpm. Prior to irrigation 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 Santa Clara County.
- 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.



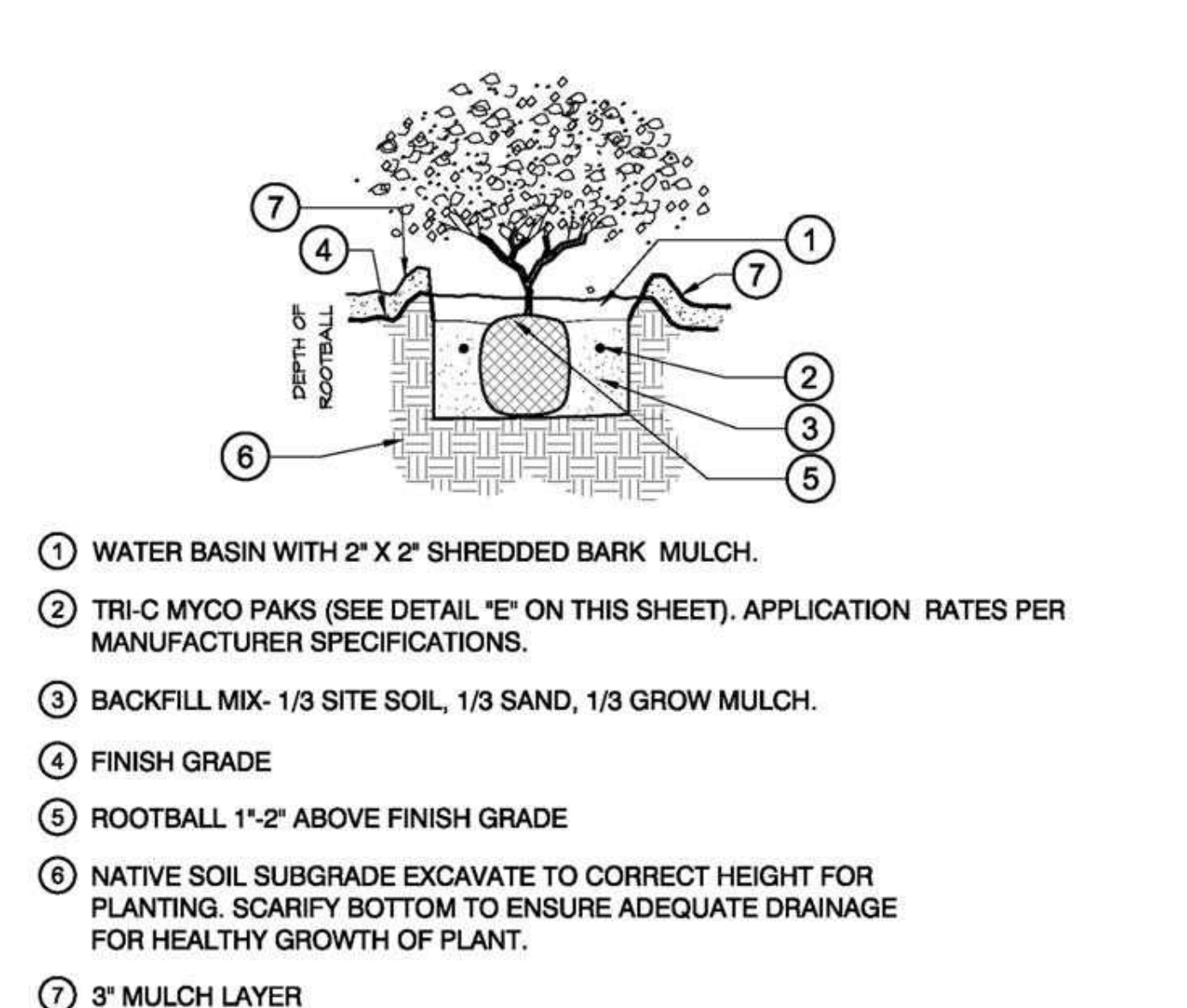
**TYPICAL DRIPLINE LAYOUT**



**TYPICAL DRIPLINE LAYOUT**



**ROOT PANEL BARRIER**



**TYPICAL SHRUB PLANTING**



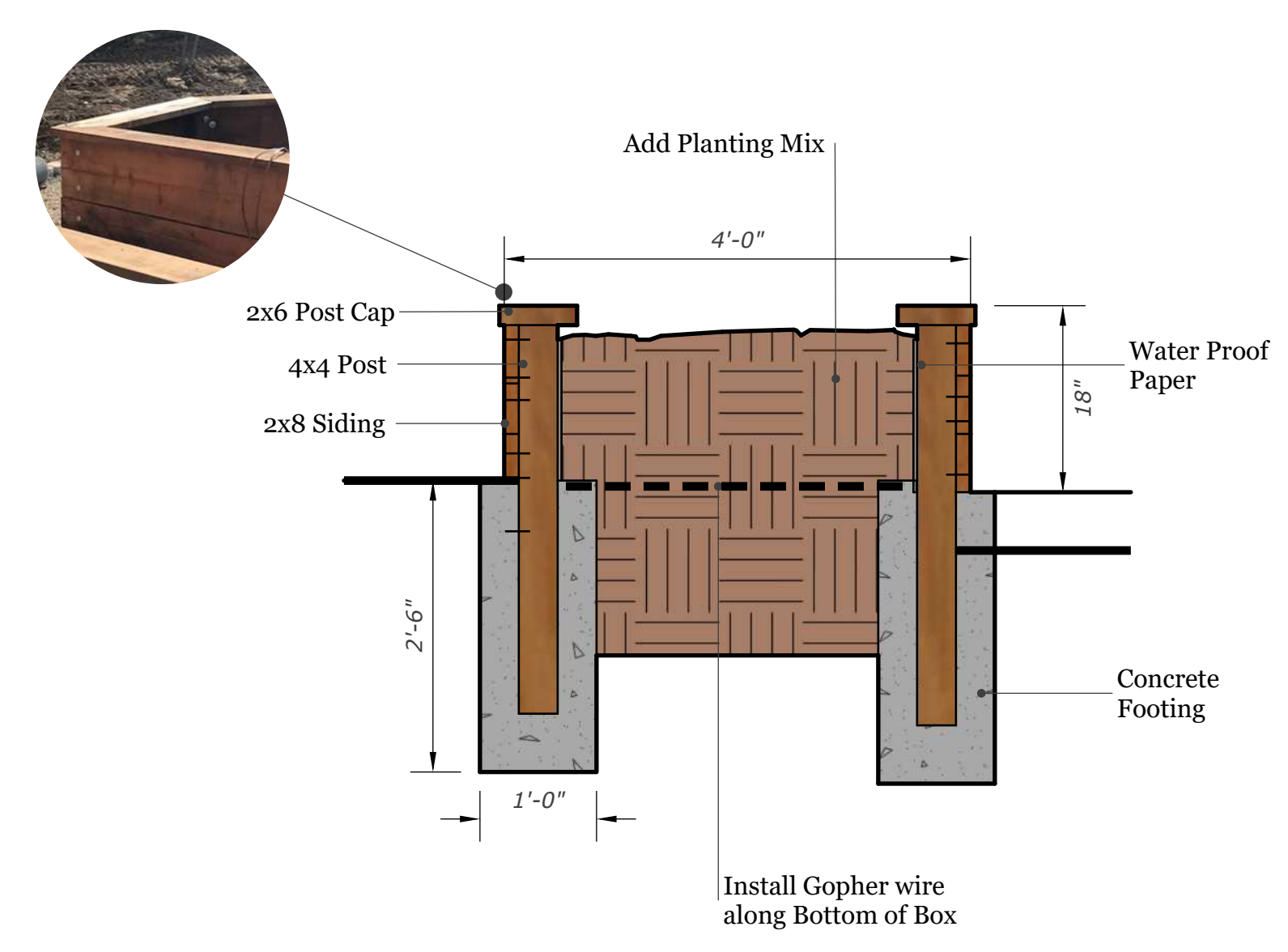




REVISIONS	BY

# Planter Detail: 18" High Planter

Note: All Lumber to be Construction Grade Redwood

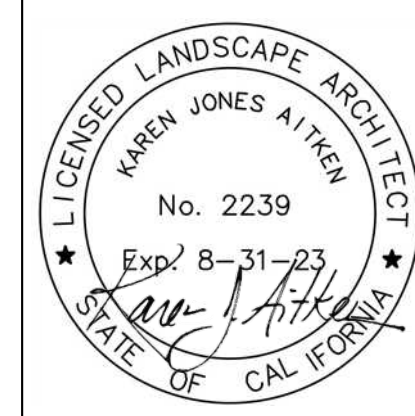


**KAREN AITKEN & ASSOCIATES**  
**LANDSCAPE ARCHITECTS**

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 Calif. Reg.#2239 (408) 842-0245  
 karen@kaa.design

**MO RESIDENCE**  
 630 Arboleda Drive, Los Altos, CA.

**DETAILS**



DATE 06-15-23

SCALE

DRAWN SL

JOB MO

**L-7**



**From:** [John Maneatis](#)  
**To:** [Public Comment - ZA](#)  
**Cc:** [Jia Liu](#); [maneatis@truecircuits.com](mailto:maneatis@truecircuits.com)  
**Subject:** Construction Plans for 630 Arboleda Drive  
**Date:** Friday, September 01, 2023 1:28:39 PM

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Re: Two-Story House Proposal at 630 Arboleda Drive

Dear Zoning Administrator:

My name is John Maneatis and I live at 588 Arboleda Drive. I oppose the building of a two-story house at 630 Arboleda Drive. Arboleda only has a few two-story houses on it on the Cuesta side (built recently), and none between Campbell and Springer (where I am located). If this plan is approved, I will be very disappointed.

Two-story houses really degrade the character of the area and give it the look and feel of dense housing. Most people do not realize what they are giving up when they build a two-story house and the impact it will have on their neighbors. Privacy is substantially impacted, as people can see in one another's house, but the sight lines more substantially impact the privacy of neighboring single-story home residents. Two-story home residents will be able to hear every noise in the neighborhood and every gardener within three blocks of their house. As people get older and or have older relatives living with them, having two stories will be problematic. Two-story houses are not good for the environment as they require air conditioning, which is a waste of energy, while one-story houses do not require it.

Many neighbors on Arboleda Drive have remodeled/rebuilt their houses and kept them to a single story, including the immediate neighbor at 636 Arboleda. Property owners building a two-story house is in some ways a slap in the face to these people who tried to maintain the character of the neighborhood and respect the privacy of their neighbors.

I was told by the planning office that an owner can build to the same maximum square footage for either single-story or two-story houses. If this is the case, or even if not quite the case, the only advantage of two-story is a little more yard space.

The Arboleda Drive neighborhood is a predominately single-story housing neighborhood. Single-story houses come with all kinds of benefits, including privacy, noise isolation, energy efficiency, and give the impression of a more spacious, spread out, and non-dense housing area.

Let's not turn Los Altos into Mountain View!

Regards,

John Maneatis  
588 Arboleda Drive, Los Altos, CA 94024  
(650) 703-2093