

## DESIGN REVIEW COMMISSION MEETING AGENDA

## 7:00 PM - Wednesday, July 06, 2022

**Telephone/Video Conference Only** 

Please Note: Per California Executive Order N-29-20, the Commissions will meet via teleconference only. Members of the Public may call (720) 707-2699 to participate in the conference call (Meeting ID: 850 1813 3624 or via the web at <u>https://tinyurl.com/4bckepjy or https://losaltosca-gov.zoom.us/j/85018133624?pwd=UDZqSldsdzRUZVE0SEVBU3V5ZktjZz09&from=addon</u>.The Passcode for the meeting is 560683.

Members of the Public may only comment during times allotted for public comments. Public testimony will be taken at the direction of the Commission Chair and members of the public may only comment during times allotted for public comments. Members of the public are also encouraged to submit written testimony prior to the meeting at DesignReviewCommission@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.

### CONSENT CALENDAR

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

- 1. **Design Review Commission Minutes** Approve minutes of the regular meeting of June 15, 2022.
- 2. SC22-00021 Dominique Price 2161 Via Escalera

Design Review for modifications to the existing second-story windows along the front elevation as part of a bathroom remodeling project. This project is categorically exempt from environmental review under Section 15301 of the California Environmental Quality Act. *Project Planner: Liu* 

### **ITEMS FOR CONSIDERATION/ACTION**

### **PUBLIC HEARING**

### <u>3.</u> <u>V21-0003 & DR22-0067 – California Water District – 10900 Beechwood Lane</u>

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

### **INFORMATIONAL ITEMS**

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

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

### 5. <u>SC21-0053 – Nick McCracken – 1848 Fallen Leaf</u>

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

### 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:

Agendas, Staff Reports and some associated documents for Design Review Commission items may beviewedontheInternetat<a href="http://losaltosca.gov/meetings">http://losaltosca.gov/meetings</a>.

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

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



## DESIGN REVIEW COMMISSION MEETING MINUTES

## 7:00 PM - Wednesday, June 15, 2022

Telephone/Video Conference Only

### CALL MEETING TO ORDER

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

### **ESTABLISH QUORUM**

- PRESENT: Chair Blockhus, Vice-Chair Ma, Commissioners Bishop (arrived at 7:02 PM due to technical issues), Harding and Kirik
- STAFF: Senior Planner Gallegos and Associate Planner Healy

# PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA None.

### **ITEMS FOR CONSIDERATION/ACTION**

### **CONSENT CALENDAR**

1. <u>Design Review Commission Minutes</u> Approve minutes of the regular meeting of June 1, 2022.

<u>Action</u>: Upon a motion by Commissioner Harding, seconded by Vice-Chair Ma, the Commission approved the minutes of the regular meeting of June 1, 2022 as written. The motion was approved (5-0) by the following vote: AYES: Blockhus, Bishop, Harding, Kirik, and Ma NOES: None

### **PUBLIC HEARING**

### 2. <u>SC21-0051, V22-0001 & ADU21-0090 – Khurram Iqbal – 899 Madonna Way</u>

Variance to encroach into the daylight plane for the R1-10 Zoning district and Design Review for a 4,023 square-foot new two-story house. The project includes a 2,528 square-foot addition at the first story and a 1,495 square-foot addition at the second story. The project also includes an 849 square-foot attached accessory dwelling unit, which is not part of the design review application. This project is categorically exempt from environmental review under Section 15301 of the California Environmental Quality Act. *Project Planner: Gallegos* 

Vice-Chair Ma recused himself due to a business relationship with the party related to the project.

### STAFF PRESENTATION

Senior Planner Gallegos presented the staff report recommending approval of design review and variance applications SC22-0009 and V22-0001 subject to the listed findings and conditions.

### APPLICANT PRESENTATION

Applicant Khurram Iqbal provided a project presentation and answered clarifying questions from Commissioners Harding, Kirik, Bishop and Chair Blockhus.

### PUBLIC COMMENT

Residents Polly Siegel and Joyce Ng commented on the project.

Chair Blockhus closed the public comment period.

Commissioner discussion then proceeded.

<u>Action</u>: Motion by Commissioner Kirik to approve variance application V22-0001 per the staff report findings and conditions.

Commissioner Kirik withdrew his motion.

<u>Action</u>: Upon a motion by Commissioner Kirik, seconded by Commissioner Harding, the Commission continued design review and variance applications SC21-0051 and V22-0001 with the following direction:

- The applicant shall come back with further details in the plans addressing the retaining walls and safety concerns of the retaining walls in the front yard and at the street.
- The applicant shall further develop the landscape plan to show walkways and steps from the frontage to the ADU.
- The applicant shall provide further detailing on both the upper and lower decks.
- The applicant shall revise the plans to show how the retaining wall will work in the easement area, specifically the sewer easement, and evaluate whether backing up and turning around will work there.
- Staff will require a construction management plan.

The motion was approved (4-0) by the following vote: AYES: Blockhus, Bishop, Harding, and Kirik NOES: None RECUSED: Ma

Vice-Chair Ma rejoined the meeting for the remainder of the agenda items.

### **DISCUSSION ITEMS**

### 3. <u>SC22-0009 – Kyle Chan – 629 Benvenue Avenue</u>

Design review for a new 3,564 square-foot two-story single-family residence. The project includes 2,477 square feet on the first story and 1,087 square feet on the second story. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. *Project Manager: Healy. THIS ITEM WAS CONTINUED FROM THE JUNE 1, 2022 DRC MEETING.* 

### STAFF PRESENTATION

Associate Planner Healy presented the staff report recommending approval of design review application SC22-0009 subject to the listed findings and conditions.

### APPLICANT PRESENTATION

Applicant and project architect, Kyle Chan provided a project presentation and answered clarifying questions from Commissioner Kirik and Chair Blockhus.

### PUBLIC COMMENT

None.

Chair Blockhus closed the public comment period.

Commissioner discussion then proceeded.

<u>Action</u>: Upon a motion by Commissioner Harding, seconded by Vice-Chair Ma, the Commission approved design review application SC22-0009 subject to the staff report findings and conditions. The motion was approved (5-0) by the following vote: AYES: Blockhus, Bishop, Harding, Kirik, and Ma NOES: None

### 4. <u>SC22-0002 – Walter Chapman – 632 Leaf Court</u>

Design review for a new 3,878 square-foot two-story single-family residence. The project includes 3,171 square feet on the first story and 707 square feet on the second story. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. *Project Planner: Healy* 

### STAFF PRESENTATION

Associate Planner Healy presented the staff report recommending approval of design review application SC22-0002 subject to the listed findings and conditions and answered questions from Vice-Chair Ma and Commissioners Kirik and Bishop.

### APPLICANT PRESENTATION

Applicant and project designer, Walter Chapman provided a project presentation and answered clarifying questions from Commissioner Kirik, Vice-Chair Ma, and Chair Blockhus.

### PUBLIC COMMENT

Residents Mark Beckstead, Kevin Vanderbeak, Mrs. Beckstead, and Amy Lynch commented on the project.

Chair Blockhus closed the public comment period.

The property owners Fernando and Gayle Mujica responded to the Public Comments.

Commissioner discussion then proceeded.

<u>Action</u>: Upon a motion by Commissioner Kirik, seconded by Commissioner Harding, the Commission continued design review application SC22-0002 with the following direction:

• Provide a certified arborist report addressing the condition of the impacts of the basement and driveway, including a shoring plan, on the 60-inch Oak tree and Magnolia tree.

- No driveway width in excess of the average driveway curb cuts on Leaf Court shall be allowed.
- Address the plate height.

The motion was approved (5-0) by the following vote: AYES: Blockhus, Bishop, Harding, Kirik, and Ma NOES: None

### COMMISSIONERS' REPORTS AND COMMENTS

Chair Blockhus said he will not be in attendance for the DRC meeting on July 20, 2022.

Commissioner Kirik and Vice-Chair Ma reported on their progress on the SB9 subcommittee feedback.

### POTENTIAL FUTURE AGENDA ITEMS

Senior Planner Gallegos stated that the next few meetings have full agendas and polled the Commissioners for attendance for the July 2022 DRC meetings.

### ADJOURNMENT

Chair Blockhus adjourned the meeting at 9:40 PM.

Sean Gallegos Senior Planner



DATE: July 6, 2022

AGENDA ITEM # 2

TO: Design Review Commission

FROM: Jia Liu, Associate Planner

SUBJECT: SC22-0021 – 2161 Via Escalera

### **RECOMMENDATION:**

Approve design review application SC22-0021 subject to the listed findings and conditions

### **PROJECT DESCRIPTION**

This is a design review application for modifications to existing second-story windows along the front elevation of an existing two-story residence at 2161 Via Escalera.

### BACKGROUND

On March 30, 1962, Building Permit (#A 7024) was issued for the construction of a two-story singlefamily residence located at 2161 Via Escalera. The permit record is attached to this staff report in Attachment C. According to the permit record, the existing house appears to be a conforming residence subject to the current setback and height requirements.

### DISCUSSION

### **Design Review**

The application proposes to remodel an existing bathroom at the existing second story. Due to the reorientation of the bathroom shower and countertops, new windows and adjustments to the existing windows are proposed due the remodeling. All the new and modified windows are located along the front elevation.

Procedurally, the Community Development Director typically acts on minor exterior remodeling, including alterations to window styles, adding new windows on the first story, and modifications to the texture and color of the existing house. Since the additional window glazing on the second story could potentially have privacy impacts, the review was referred to Design Review Commission.

According to the Residential Design Guidelines, house modifications should be designed consistent with the original house design. Due to the new windows maintaining a consistent size and style as the original windows, the proposed alterations maintain the composition of the building's architecture. Overall, the proposed exterior window modifications do not create an abrupt change and is integrated into the existing design.

### Privacy

The new windows and adjustment of the existing windows will occur at the second story along the front elevation with the same window height. As the subject house features a similar front setback compared to the neighboring homes, the line of sight from the modified windows will be limited to the front yard and should not create any privacy invasion to the side and rear yards of the neighboring properties.

### ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15301 of the Environmental Quality Act because it involves exterior alterations to an existing structure.

Cc: Dominique Price, Applicant Susan Stick and Corey Stick, Owner

Attachments:

- A. Vicinity and Public Notification Maps
- B. Building Permit (#A 7024) Record

### **FINDINGS**

### SC22-0021 – 2161 Via Escalera

With regard to window modifications proposed for the existing two-story house, the Design Review Commission finds the following in accordance with Section 14.76.060 of the Municipal Code:

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

### **CONDITIONS**

### SC22-0021 – 2161 Via Escalera

### **GENERAL**

### 1. Expiration

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

### 2. Approved Plans

The approval is based on the plans and materials received on received on June 16, 2022, except as may be modified by these conditions.

### 3. 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 BUILDING PERMIT SUBMITTAL

### 4. Conditions of Approval

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

### 5. Applicant Acknowledgement of Conditions of Approval

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



# ATTACHMENT AB da Item 2.

	LOCATION				STREE	T NO.	LOT NO.	DATE		FEE	cor	Λ. 7	0.0.4	
	Via E	scalera			216	51	37	8-3	0-62	\$ 81	<u>8-1</u>	<u>H (</u>	024	
	TRACT							SIZE (					ZON	ING
	USEZONE	SET BACK	SIDELINE	REAR LINE	NEAREST BLDG.			44.5	WIDTH	DEPTH		HEIGHT	STORIE	S FIRE
	R-1	25*	10*	25*	10° \$	B	OF BUILDING		701	48*	6 <sup>81</sup>	201	2	8
	TYPE OF CO	NSTRUCTION	board,		OCC. GRP.	HO G	w HEATED	ral	TO BE USE	DAS	Gar.	•	ESTIMATED	COST D
	BUILDER:	brick,a	Bat.	101113	<u>(                                    </u>			OW	/NER:	· · · · · · · · · · · · · · · · · · ·			N E 1	~ 🗌
	Dave	McClan	aban						Conra				A D I	۹L. 🔲
	1353	Don Ki	r in										ALT	ю. 🔲
	Los	Altos, (	Califor	n <b>ie</b>									REF	».
<u>.</u>	NOTES:	·											<b>_</b>	
						TO								
This perm Los Altos or	it is issued subje dinances, all pe	ect to complic ertinent State	ance with all Laws, and Ic	applicable Ci wfut orders o	ty of the cab	offirm. le ordi	that the fact hances of the	s stated e City o	by me hereo f Los Altos ar	on are true. nd to hold th	l agree he City	e to be b of Los A	ound by all a litos harmless	sppli- from
Building Ins	pector. ING INSPECTOR	र			all	costs c	and damage sub-sidewalk	ipace.	may accrue	from the us	se or o	iccupane)	y of the side	walk,
CITÝ C	OF LOS	ALTO	S	4 4	<b>B</b>		ALC T	*	1	nspections	are re	equired (	as work pro	gresses.
OFFICE OF CITY H	THE BUILDIN ALL, LOS ALTO WHITECLIFF 8-60	G INSPECTO DS, CALIF. 660	)R		COD PE		MARINESS WAR	./	F	Request ins tion Record	pectic I.	ons as sc	heduled on	Inspec-
® د							And the second second		TRE	ASURER	'S C	OPY		

SYMBOLS	6	ABBREVIA	ATIONS
	ΗΔΤΩΗΕΏ ΔΒΕΔ ΝΟΤ ΙΝ ΩΟΝΤΒΔΩΤ	ΔBV	ABOVE
		ADJ A.F.F.	ADJACENT ABOVE FINISH FLOOR
	EXISTING CONSTRUCTION	APPROX ARCH	APPROXIMATE ARCHITECTURAL
	NEW CONSTRUCTION	BLDG CLG CLR	BUILDING CEILING CLEAR
	DEMOLISHED CONSTRUCTION	CONT CTR DEMO	CONTINUOUS CENTER DEMOLISH / DEMOLITION
(D)	ITEM TO BE DEMOLISHED	DTL DWG	DETAIL DRAWING
(E)	ITEM EXISTING TO REMAIN	E ELEC ELEV	ELECTRICAL
(R)	ITEM TO BE REMOVED AND RELOCATED	EQ	
(N)	ITEM TO BE NEW	EXT	EXTERIOR
(CLG)	INDICATES ABOVE CEILING DEVICE	FT	FEET GENERAL CONTRACTOR
-04	KEYNOTE REFERENCE	GL	GALLONS PER FLUSH
DET # SHT #	DETAIL REFERENCE	GPM HB	GALLONS PER MINUTE
DET # SHT #	ELEVATION REFERENCE	HT	
<u>/#</u>	REVISION DELTA	INT	INTERIOR
NAME 000000 150 SF	ROOM TAG		
xx	GLAZING TAG	MECH	MECHANICAL
XX	DOOR TAG	MISC	MISCELLANEOUS
2' - 5" * *	DIMENSION	N N	
FD	FLOOR DRAIN	OC	ON CENTER
Ş	SINGLE SWITCH	RCP	REFLECTED CEILING PLAN
\$\$	DOUBLE SWITCH	RM	ROOM
¢	DUPLEX ELECTRICAL RECEPTACLE	SIM	SIMILAR
∯ <sup>GFCI</sup>	DUPLEX ELECTRICAL RECEPTACLE, GFCI PROTECTED	STD TBD	STANDARD TO BE DETERMINED
$\bigcirc$	NORTH ARROW	U.O.N. V.I.F. WC W/	UNLESS OTHERWISE NOTED VERIFY IN FIELD WATER CLOSET WITH
		W/O WD	WITHOUT WOOD

# **PROJECT INFORMATION**

PROJECT ADDRESS:

OWNER NAME: OWNER ADDRESS: 2161 VIA ESCALERA LOS ALTOS, CA 94024 SUSAN STICK 2161 VIA ESCALERA LOS ALTOS, CA 94024 650.450.3229

OWNER PHONE:

SCOPE OF WORK:

DEMOLITION OF EXISTING BATHROOM DOOR, BATHROOM WINDOWS, BATHROOM VANITY, TOILET ROOM WALL, SHOWER AND SHOWER WALL; CONSTRUCTION OF NEW BATHROOM DOOR, BATHROOM WINDOWS, BATHROOM VANITY, TOILET ROOM WALL, SHOWER AND SHOWER WALLS

# **PROJECT TEAM**

ARCHITECT: AS-IS

1254 MASON ST, SAN FRANCISCO, CA 94108 DOMINIQUE PRICE 1.415.553.0412

# SHEET INDEX

NUMBER	SHEET NAME
a0.0	TITLESHEET
a0.1	SITE PLAN
a1.0	EXISTING & PROPOSED EXT. ELEVATIONS
a1.1	DEMO PLAN
a1.2	CONSTRUCTION PLAN
a1.3	BATHROOM ELEVATIONS



1254 Mason St San Francisco, CA 94108

+1 415 515 2517 office@as-is.us as-is.us



# BATHROOM REMODEL

2161 Via Escalera Los Altos, CA 94024

TITLESHEET









1254 Mason St San Francisco, CA 94108

+1 415 515 2517 office@as-is.us as-is.us



# BATHROOM REMODEL

2161 Via Escalera Los Altos, CA 94024

SITE PLAN

a0.1

 $\bigcirc$ 





# NOTES

A: 36" X 24" FIXED GLASS WINDOW

B: 36" X 24" CASEMENT WINDOW

C: 18" X 24" CASEMENT WINDOW

ALL WINDOWS TO BE ANDERSEN, MILGARD, OR APPROVED EQUAL, TO MATCH EXISTING



# BATHROOM REMODEL

2161 Via Escalera Los Altos, CA 94024

EXISTING & PROPOSED EXT. ELEVATIONS

a1.0







EXISTING TO REMAIN





# BATHROOM REMODEL

2161 Via Escalera Los Altos, CA 94024

DEMO PLAN a1.1



**CONSTRUCTION PLAN - BATHROOM** 1/2" = 1'-0"



# NOTES

L-1: RECESSED CAN LIGHT, LED

L-2: INTEGRATED VENT FAN / LIGHT, LED, ENERGY STAR COMPLIANT, GFCI, DAMP RATED, MIN 50 CFM

L-3: LINEAR WALL LIGHT, LED

ALL ADDED/REPLACED RECEPTACLE **OUTLETS TO BE TAMPER-RESISTANT** 

**PROVIDE 20-AMP DEDICATED CIRCUIT** FOR BATHROOM RECEPTACLE OUTLETS

PROVIDE CEMENT BOARD BACKING ON ALL WALLS AND FLOOR TO RECEIVE TILE



# **BATHROOM** REMODEL

2161 Via Escalera Los Altos, CA 94024

**CONSTRUCTION PLAN** 

a1.2











BATHROOM REMODEL

2161 Via Escalera Los Altos, CA 94024

a1.3

**BATHROOM ELEVATIONS** 

18



DATE: July 6, 2022

AGENDA ITEM # 3

TO: Design Review Commission

FROM: Sean K. Gallegos, Senior Planner

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

### **RECOMMENDATION:**

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

### **PROJECT DESCRIPTION**

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

General Plan Designation: Zoning: Parcel Size: Materials:		Single-Family, Residential R1-20 26,555 square feet (net) Metal exterior	
	Existing	Proposed	Allowed/Required
COVERAGE:	251 square feet	351 square feet	6,390 square feet
<b>FLOOR AREA:</b> Buildings Generator Enclosure Total	251 square feet 251 square feet	251 square feet 100 square feet 351 square feet	5,350 square feet
<b>SETBACKS:</b> Front Rear Right side Left side	50 feet 25 feet 25 feet/25 feet 35 feet/35 feet	13.5 feet 145.6 feet 74 feet/- 43 feet/-	30 feet 35 feet 25 feet/25 feet 25 feet/25 feet
Неіднт:	27 feet	11.52 feet	12 feet

### BACKGROUND

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

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

### **Application History**

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

### DISCUSSION

### Variance

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

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

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

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

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

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

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

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

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

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

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

### **Design Review**

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

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

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

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

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

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

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

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

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

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

### Landscaping

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

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

### **ENVIRONMENTAL REVIEW**

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

### PUBLIC CONTACT

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

Cc: California Water Service, Applicant, Engineer and Owners

Attachments:

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

#### **FINDINGS**

#### V21-0003 and DR22-0067 - 10900 Beechwood Lane

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

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

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

### **CONDITIONS**

### V21-0003 and DR22-0067 - 10900 Beechwood Lane

### GENERAL

### 1. Expiration

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

### 2. Approved Plans

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

### 3. Generator Testing

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

### 4. Protected Trees

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

### 5. Tree Removal Approved

Trees Nos. 301 to 305 shown to be removed on plan Sheet LAS9-3575-C0-00c of the approved set of plans are hereby approved for removal. Tree removal shall not occur until a building permit is submitted and shall only occur after issuance of a demolition permit or building permit. Exceptions to this condition may be granted by the Community Development Director upon submitting written justification.

### 6. Encroachment Permit

An encroachment permit shall be obtained from the Engineering Division prior to doing any work within the public right-of-way including the street shoulder. All work within the public street right-of-way shall be in compliance with the City's Shoulder Paving Policy.

### 7. Landscaping

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

### 8. Underground Utilities

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

### 9. Fire Sprinklers

Fire sprinklers may

be required pursuant to Section 12.10 of the Municipal Code

### 10. Indemnity and Hold Harmless

The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the

City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project.

### INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

### 11. Conditions of Approval

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

### 12. Tree Protection Note

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

### 13. Underground Utility Location

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

### 14. Storm Water Management

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

### PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

### 15. Tree Protection

Tree protection fencing shall be installed around the driplines of tree Nos. 306 to 314, and 334 to 342 and for trees on neighboring properties where dripline areas encroach into the subject site. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.





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

October 8, 2021

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

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

Dear Design Review Commission,

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

### Front Setback

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

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

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



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



#### <u>Lot Coverage and Floor</u> Area

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

City comments shown in bold are addressed below.

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



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

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

The zoning plan objectives include the following.

<u>A. To guide community growth along sound lines;</u> This project does not affect this objective.

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

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

<u>C. To promote a safe, workable traffic circulation system;</u> This project does not affect this objective.

<u>D. To provide appropriate locations for needed community facilities;</u> This project does not affect this objective.

<u>E. To promote business activities of appropriate types;</u> This project does not affect this objective.

*F. To protect and enhance real property values within the city; and* Having a robust water supply is a benefit to the neighborhood.

# <u>*G.*</u> To conserve the city's natural beauty, to improve its appearance, and to preserve and enhance its distinctive physical character.

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

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

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



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

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

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

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

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

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

Sincerely,

Davon Smithson

Dawn Smithson, P.E. District Manager

Attachments Exhibit A Drawings Arborist Report

32

Quality. Service. Value. calwater.com





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

### Statement of Hammett & Edison, Inc., Consulting Engineers

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

## **Executive Summary**

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

## **Prevailing Standard**

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

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

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

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

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

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



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

### Site & Facility Description

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

### **Study Results**

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

### Conclusion

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

### Authorship

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



May 16, 2022

<sup>&</sup>lt;sup>†</sup> See attached three-page description from Caterpillar.

### **Noise Level Calculation Methodology**

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

20 10 4 11
30 dBAlibrary40 dBArural background50 dBAoffice space60 dBAconversation70 dBAcar radio80 dBAtraffic corner90 dBAlawnmower

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

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

$$L_{\rm P} = L_{\rm K} + 20 \log(D_{\rm K}/D_{\rm P}),$$

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

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

where  $L_T$  is the total sound pressure level and  $L_1$ ,  $L_2$ , etc are individual sound pressure levels.

 $L_{\rm T} = 10 \log (10^{L_1/10} + 10^{L_2/10} + ...),$ 

Certain equipment installations may include the placement of barriers and/or absorptive materials to reduce transmission of noise beyond the site. Noise Reduction Coefficients ("NRC") are published for many different materials, expressed as unitless power factors, with 0 being perfect reflection and 1 being perfect absorption. Unpainted concrete block, for instance, can have an NRC as high as 0.35. However, a barrier's effectiveness depends on its specific configuration, as well as the materials used and their surface treatment.
# Cat C7.1 DIESEL GENERATOR SETS



### Standby & Prime: 60 Hz, 480V



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

Standby	Prime	Performance Strategy
125 ekW	114 ekW	EPA TIER III

### PACKAGE PERFORMANCE

Performance	Star	ıdby	Pri	me
Genset power rating	156.3	3 kVA	142.5	kVA
Genset power rating with fan @ 0.8 power factor	125	ekW	114 6	ekW
Performance number	P4392	2A-00	P4392	2C-00
Fuel Consumption				
100% Load with fan	37.8 L/hr	10.0 g/hr	35.2 L/hr	9.3 g/hr
75% Load with fan	30.3 L/hr	8.0 g/hr	28.2 L/hr	7.4 g/hr
50% Load with fan	21.9 L/hr	5.8 g/hr	20.3 L/hr	5.4 g/hr
Cooling System <sup>1</sup>				
Radiator air flow restriction (system)	0.12 kPa	0.48 in Water	0.12 kPa	0.48 in Water
Engine coolant capacity	9.5 L	2.5 gal	9.5	L 2.5 gal
Radiator coolant capacity	11.5 L	3.0 gal	11.5	L 3.0 gal
Total coolant capacity	21.0 L	5.5 gal	21.0 L	L 5.5 gal
Inlet Air				
Combustion air inlet flow rate	14.4 m³/min	508.5 cfm	13.9 m³/min	490.9 cfm
Max. allowable combustion air inlet temp		51°C,	124°F	
Exhaust System				
Exhaust stack gas temperature	450°C	843°F	439°C	822°F
Exhaust gas flow rate	29.9 m³/min	1056 cfm	28.8 m³/min	1017 cfm
Exhaust system backpressure (maximum allowable)	15.0 kPa	60.2 in water	15.0 kPa	60.2 in water
Exhaust flange size (internal diameter)	89.0 mm	3.5 in	89.0 mm	3.5 in
Heat Rejection				
Heat rejection to Coolant (total)	75.0 kW	4368 Btu/min	69.0 kW	3924 Btu/min
Heat rejection to Exhaust (total)	128.0 kW	7496 Btu/min	120.0 kW	6796 Btu/min
Heat rejection to Aftercooler	32.0 kW	2138 Btu/min	30.0 kW	1689 Btu/min
Heat rejection to Atmosphere from Engine	28.0 kW	1649 Btu/min	26.0 kW	1496 Btu/min
Heat rejection from alternator	9.8 kW	557.3 Btu/min	8.8 kW	500.4 Btu/min
Lube System				
Sump refill with filter	17.5 L	4.6 gal	17.5 L	4.6 gal



# Cat C7.1 DIESEL GENERATOR SETS

Emissions (Nominal) <sup>2</sup>	Stan	ıdby	Pri	me
N0x + HC	4.0 g/l	kW-hr	4.0 g/l	kW-hr
CO	1.0 g/l	kW-hr	1.0 g/l	kW-hr
PM	0.2 g/l	kW-hr	0.2 g/l	(W-hr
Alternator <sup>3</sup>				
Voltages	48	OV	480	VC
Motor starting capability @ 30% Voltage Dip	363 s	skVA	363 s	skVA
Frame Size	LC31	14G	LC31	14G
Excitation	Self E	xcited	Self Ex	kcited
Temperature Rise	130°C	234°F	105°C	189°F

#### **DEFINITIONS AND CONDITIONS**

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

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

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

#### **APPLICABLE CODES AND STANDARDS:**

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

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

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

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

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

LEHE1582-00 (03/18)





www.Cat.com/electricpower

©2018 Caterpillar. All rights reserved. Materials and specifications are subject to change without notice. CAT, CATERPILLAR, their respective logos, ADEM, S • 0 • S, BUILT FOR IT, "Caterpillar Yellow", the "Power Edge" trade dress as well as corporate and product identity used herein, are trademarks of Caterpillar and may not be used without permission.



#### \* CUSTOMER: Peterson Power

\* QUOTATION #:

0

\* PROJECT NAME: California Water

#### \* DATE: 07/01/2021

\* SKIDED GEN-SET SIZICAT C7.1 125kW

	-	

			(	Octave Ba	nd Center	<sup>-</sup> Frequen	icy (Hz.)			
		31.5	63	125	250	500	1000	2000	4000	8000
Step	Description:									
1	GEN-SET Casing PWL	92.8	93.7	97.2	104.1	100.2	98.0	96.1	93.2	91.0
2	SILENCER D.I.L. (36")	-5.3	-7.9	-10.5	-15.1	-26.7	-37.2	-37.2	-29.3	-16.1
3	NO Discharge Elbow	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
4	Distance Attenuation	-21.0	-21.0	-21.0	-21.0	-21.0	-21.0	-21.0	-21.0	-21.0
5	SPL @ Distance (dB)	66.5	64.8	65.7	68.0	52.5	39.8	37.9	42.9	53.9
6	"A"-Weighting	-39.0	-26.0	-16.0	-9.0	-3.0	0.0	1.0	1.0	-1.0
7	SPL @ Distance (dBA)	27.5	38.8	49.7	59.0	49.5	39.8	38.9	43.9	52.9
	PERFORMANCE:			65.0 c	BA AT	23.0	FEET =	7.0	Meters	
	Baffle Panels:	36.0 "	Deep							
	ACTUAL PERFORMANCE	<u>.</u>		60.8 c	BA AT	23.0	FEET =	7.0	Meters	



10

## NOTICE OF DEVELOPMENT PROPOSAL

125kW Back-up Generator - 10900 Beechwood Ln



#### Project Description:

Variance for a 10-foot front yard setback, where a 25-foot setback is required in the 8-10 Juning District and Design Review for the installation of a 125kW Diesel Emergency Back-up Generator. Property Owner

California Munan Sa 140013674290

#### Applant.

State (Authors with \$100 kinds TRATING STRATEGY AND ADDRESS OF

Project Planet

To submit comparison texast Gallegins (EMI) Sel7-2040 I IN ANY ADDRESS

and work of the other datas

#### Public Manting Dates (as scheduled bright)

Design Review Commission block 1494.2025





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

	Existing	Change in	Total Proposed
<b>IABITABLE LIVING AREA:</b> ncludes habitable basement areas	<u>NA</u> square feet	NA square feet	<u>NA</u> square feet
<b>SON- HABITABLE AREA:</b> Does not include covered porches or open structures	6,857 square feet	<u>113</u> square feet	6,970 square feet

NET LOT AREA:		25,555 square feet
FRONT YARD HARDSCAPE ARE Hardscape area in the front yard setback so	E <b>A:</b> ball not exceed 50%	808square feet ( <u>3</u> %)
LANDSCAPING BREAKDOWN:	Total hardscape area (e Existing softscape (und New softscape (new or <i>Sum of all three should equ</i>	xisting and proposed): <u>2,148</u> sq ft listurbed) area: <u>16,175</u> sq ft replaced landscaping) area: <u>375</u> sq ft <i>val the site's net lot area</i>















DRAWN BY:



ENGINEERING



<u>NOTE:</u>

- EXISTING SCREENING TREE

BEXISTING TREE

1. PRIOR TO CONSTRUCTION, CONTRACTOR TO ENGAGE THE SERVICES OF AN ARBORIST TO OBTAIN TREE REMOVAL PERMIT FROM THE CITY OF LOS ALTOS FOR THE REMOVAL THE TREES INDICATED FOR DEMOLITION AND REMOVE THOSE TREES PER THE REQUIREMENTS OF THAT PERMIT PRIOR TO CONSTRUCTION.



2. EXISTING SCREEING TREES 339, 340, 341, 342, AND 343 SHALL NOT BE TRIMMED OR REMOVED.

	TREE REMOVAL TABLE							
TAG NO.	SPECIES	DIAMETER (IN)	HEIGHT (FT)	RETAIN/REMOVE				
301	ACACIA DEALBATA	7.2	45	REMOVE				
302	EUCALYPTUS NICHOLII	20	50	REMOVE				
303	EUCALYPTUS NICHOLII	17	50	REMOVE				
304	ACACIA DEALBATA	5.7	35	REMOVE				
305	EUCALYPTUS NICHOLII	16.5, 4.7, 2.7	50	REMOVE				
306	ACACIA DEALBATA	11.1	30	RETAIN				
307	ACACIA DEALBATA	10.5, 4.0, 4.0	35	RETAIN				
308	ACACIA DEALBATA	18.4	50	RETAIN				
309	ACACIA DEALBATA	8.2	35	RETAIN				
310	ACACIA DEALBATA	8.6	30	RETAIN				
311	ACACIA DEALBATA	11.8	40	RETAIN				
312	ACACIA DEALBATA	15.8	40	RETAIN				
313	ACACIA DEALBATA	9.6	50	RETAIN				
314	ACACIA DEALBATA	14.6	45	RETAIN				
315	ACACIA DEALBATA	10.5	40	RETAIN				
316	ACACIA DEALBATA	7.2	30	RETAIN				
317	ACACIA DEALBATA	12	40	RETAIN				
318	ACACIA DEALBATA	11.7	50	RETAIN				
319	ACACIA DEALBATA	14.3	40	RETAIN				
320	ACACIA DEALBATA	17.6	20	RETAIN				
321	ACACIA DEALBATA	13.9	35	RETAIN				
322	EUCALYPTUS SIDEROXYLON	26.9	55	RETAIN				
323	ACACIA DEALBATA	13.1	20	RETAIN				
324	EUCALYPTUS SIDEROXYLON	28.3	60	RETAIN				
325	ACACIA DEALBATA	7.5	20	RETAIN				
326	QUERCUS AGRIFOLIA	5	20	RETAIN				
327	OLEA EUROPAEA	7, 4, 3	25	RETAIN				
328	QUERCUS AGRIFOLIA	20	40	RETAIN				
329	QUERCUS AGRIFOLIA	12	40	RETAIN				
330	QUERCUS AGRIFOLIA	16, 12	45	RETAIN				
331	ACACIA DEALBATA	5	20	RETAIN				
332	ACACIA DEALBATA	16	50	RETAIN				
333	QUERCUS AGRIFOLIA	22	35	RETAIN				
334	QUERCUS AGRIFOLIA	23.5	35	RETAIN				
335	ACACIA DEALBATA	11.6	30	RETAIN				
336	ACACIA DEALBATA	10.7	25	RETAIN				
337	QUERCUS AGRIFOLIA	18.7	25	RETAIN				
338	CUPRESSUS SP.	5.5, 5.0	20	RETAIN				
339	QUERCUS AGRIFOLIA	6.5	20	RETAIN				
340	QUERCUS AGRIFOLIA	5	15	RETAIN				
341	ACACIA DEALBATA	15.5	35	RETAIN				
342	ACACIA DEALBATA	9.4	35	RETAIN				
343	ACACIA DEALBATA	16.2	3	RETAIN				
*TRE REP(	E INFORMATION PER AUG DRT PREPARED BY HELIX	GUST 31, 2021 ENVIRONMENTA	ARBORIST					



 $\bigcirc$ 

 $\longrightarrow$ 

 $\bigcirc$ 

 $\sim$ 

 $\bigcirc$ 

 $\bigcirc$ 

 $\longrightarrow$ 

AR

No. C56653

04-14-22



10



Agenda Item 3.



8	7	6	5	4	3	2	
8	36.0 [914				.0 [1219.20] .0 [1524.00]	2	
				48	.0 [1219.20] 		
	36.0 [914	I.40]		`	<u> </u>		
			210.0 [5334.00] 224.0 [5689.60]		12.0 [304.80] 102.0 [2590.80] 106.0 [2692.40]		

P	ETER	Agenda Ite	m 3	3.	
	SAN LEANDRO, CA	A - HILLSBORO, CA			-
	WED. WWW.PETEI		XX/XX/XX	DATE	F
			XXX	DESCRIPTION	E
			XXX	EV BY	
	1		×	R	
	NCLOSURE	HARGE			
WATER LAS9	RIPTION: 125KW CUSTOM 65DBA E GALLON UL 142 TANK	KIZONTAL RADIATOR DISCI RENCE DRAWINGS: 0863			С
CHECKE APPROV DRAWN M CHECKE N, APPROV N, OVERAL	G STATUS: MINARY N MINARY N BY: RH D BY: /A /A L LENGTH:	IOT FOR N/A DATE: 4/11/22 REV #: - WET WEIGHT:	1BE	R:	В
N/A OVERAL N// OVERAL N// NOTES: -ALI OVERA TOLERANCI DISCREPAN -ALI MEASI OCENTER OI DRAWIMI	L WIDTH: L HEIGHT: L HEIGHT: SECONSULTFACTOR CONSULT CO	N/A DRY WEIGHT: N/A SCALE: NONE RE NOMINAL WITH ± 11 PRY FOR QUESTIONS / SPLAYED IN INCHES WET WEIGHT		ENT	А
C SHEET N	A WATER	LAS9 1 OF 1	4	9	









DATE: July 6, 2022

AGENDA ITEM #4

TO: Design Review Commission

FROM: Sean K. Gallegos, Senior Planner

**SUBJECT**: SC21-0047 – 265 Mt. Hamilton Avenue

#### **RECOMMENDATION**:

Approve design review application SC21-0047 subject to the listed findings and conditions.

#### **PROJECT DESCRIPTION**

This is a design review application for a 199 square-foot first story and 89 square-foot second story addition to an existing two-story house. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Zoning: Parcel Size: Materials: Single-Family, Small Lot (4du/net acre) R1-10 11,026 square feet Standing seam metal roof, IPE shiplap siding, stucco siding, culture stone veneer, and wood clad aluminum windows.

	Existing	Proposed	Allowed/Required
COVERAGE:	3,150 square feet	3,274 square feet	3,307.7 square feet
FLOOR AREA:			
First floor	2,815.5 square feet	3,034.5 square feet	
Second floor	1,037 square feet	814 square feet	
Total	3,852.5 square feet	3,848.5 square feet	3,852.5 square feet
SETBACKS:			
Front (Los Altos Ave)	23.5 feet	23.5 feet	25 feet
Rear	14.25 feet	14.25 feet	25 feet
Exterior side (Mt. Hamilton)	25.1 feet	24.25 feet	20 feet
Left side (1 <sup>st</sup> /2 <sup>nd</sup> ) 25.7 feet/42.1 feet		35 feet/42.1 feet	10 feet/17.5 feet
Неіднт:	23.25 feet	22.9 feet	27 feet

#### BACKGROUND

#### Neighborhood Context

The subject property is located on Mount Hamilton Avenue, at the intersection with Los Altos Avenue. The neighborhood along Mount Hamilton Avenue is considered a Consistent Character Neighborhood as defined in the City's Residential Design Guidelines. The homes in this neighborhood are primarily lower-scale single-story residences with uniform horizontal eave lines except for one two-story residence located 44 Los Altos Avenue. Residences in this neighborhood have similar setbacks, hipped or gable roof structures and share a variety of exterior siding materials. The street along Mount Hamilton Avenue is wide with unimproved shoulders and does not have uniform street tree and vegetation patterns; however, most properties have mature street trees and shrubs that obscures views of houses from the street.

#### Zoning Conformance

According to Section 14.02 of the Zoning Code, a "front property line' is the shortest dimension of a lot fronting a street. For the subject site, the front property line along Los Altos Avenue is the shortest lot line along a street frontage; therefore, it is the front lot line.

The existing house is non-conforming due to having a 23.5-foot front setback, where a 25-foot front yard setback is required based on the R1-10 standards. The house is also non-conforming along the rear property line due to the existing setback being 14.25 feet, where a 25-foot rear yard setback is required based on the R1-10 standards. The Zoning Code allows non-conforming setbacks to remain (Section 14.66.050) but requires non-conforming setbacks to be remedied when 50% or more of the floor area is being replaced or rebuilt (Section 14.06.080.H).

#### DISCUSSION

#### **Design Review**

According to the Design Guidelines, in Consistent Character Neighborhoods, appropriate designs have elements, materials, and scale found in the neighborhood, and sizes that are not significantly larger than other houses in the neighborhood. The emphasis should be on designs that fit-in and lessen abrupt changes.

The project is a minor first and second story addition with window changes to an existing two-story house. The wall plate heights, roof heights, and overall height are being maintained. The proposed additions are well integrated into the simple forms seen in the existing residence. The front elevation includes an 88 square-foot first-story addition to enclose a portion of an existing recessed entry porch, and an 89 square-foot second story addition for a bathroom. The rear elevation includes a 115 square-foot first story addition for an open concept family room, kitchen and nook, and the demolition of 312 square feet at the second floor, which eliminates an existing bathroom and partial game room. The roof of the expansion is designed to integrate into the revised hipped roof form on the second story. Both the front and rear first- and second-story additions appear well-integrated into the existing horizontal roof lines, minimizing impacts to bulk and mass.

The project includes significant changes to the roof form along the rear elevation at the second story due to the demolition of 312 square feet at the second story. The existing second-story roof form

consists of a hipped roof forms that runs parallel to the rear of the house. The project proposes to create a hipped roof on the second story, which is similar in form to the existing hipped roofs on the structure and some of the residences in the neighborhood context. The project also proposes two new gable roof forms on the first-story front elevation for a defined entry, and the roof form is compatible with the overall house design. Overall, the changes to the roof form appear to be compatible in scale and form to the existing neighborhood context.

The additions propose to match the existing materials on both the first and second story exterior walls. The only major change in material appears to come from the proposed new IPE siding along the front elevation and new standing seam metal roof, which replaces an existing wood shingle roof. Although IPE siding and standing steam metal roof are not seen within the existing neighborhood context, the material is considered high quality materials, which can help integrate the roof into the existing context.

#### Privacy

The project proposes several window modifications on both the first and second story. The existing exterior side (Mt. Hamilton Avenue) elevation contains four windows, and the proposed front elevation includes five new windows. The new windows are oriented toward a public right-of-way, and they have no potential privacy impacts due to their orientation toward Mt. Hamilton Avenue.

The interior side window has one window for bedroom No. 3, and the window has a sill heigh of three feet, two inches. Staff have potential privacy concerns due to the number and lower sill heights of proposed windows on this elevation. Per page 14 of the Residential Design Guidelines, it is generally recommended that second floor side yard windows "should be no larger than UBC (Uniform Building Code) minimum sizes nor more than the number required for egress or light and ventilation requirements." Per current standards, the minimum recommended sill height from staff to meet this guideline is 44 inches (3.6 feet). Therefore, staff proposes a condition of approval No. 2a that addresses the proposed sill heights while also allowing bedroom No. 3 to maintain Building Code standards.

The rear elevation proposes the addition of one medium-sized two-panel window with a four-foot, eight-inch sill height. Due to the window size and the four-foot, eight-inch sill height for the window, the proposed window does not create any unreasonable privacy impacts.

#### Trees and Landscaping

There is a total of 14 existing mature trees throughout the site, and the applicant is proposing to remove one African fern pine (No. 3) in the exterior side yard due to being within the footprint of the proposed addition. Aside from some minor hardscape changes to accommodate the first-story rear addition, the existing softscape is proposed to remain. Because less than 2,500 square feet of new softscape is proposed, the project is not subject to the Water Efficient Landscape Ordinance (WELO).

#### **Environmental Review**

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

#### **Public Notification**

A public meeting notice was posted on the property and mailed to 13 nearby property owners on Los Altos Avenue and Mt. Hamilton Avenue. The Notification Map is included in Attachment A. The applicant has provided an outreach letter, and it is provided as Attachment B. The applicant also posted the public notice sign (24" x 36") in conformance with the Planning Division posting requirements, as shown in Attachment C.

Cc: Amandeep Dulay, Applicant and Designer Kashani Behzad, Property Owners

Attachments:

- A. Notification Map
- B. Arborist Report
- C. Outreach Letter
- D. Proof of Public Notice
- E. Material Board

#### **FINDINGS**

#### SC21-0047 – 265 Mt. Hamilton Avenue

With regard to the addition to the existing two-story house, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code:

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

#### **CONDITIONS**

#### SC21-00047 - 265 Mt. Hamilton Avenue

#### GENERAL

#### 1. Expiration

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

#### 2. Approved Plans

This approval is based on the plans received on June 13, 2022 and the materials provided by the applicant, except as may be modified by these conditions.

- a) In order to mitigate privacy concerns resulting from the left-side second story windows, the applicants shall revise the plans to include the following:
  - a. Revise the left-side second story windowsill heights to be no larger than UBC (Uniform Building Code) or other applicable Building Code's minimum sizes.

#### 3. Protected Trees

Tree nos. 1 and 3 to 15 shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

#### 4. 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.

#### 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 2,500 square feet or more of new or replaced landscape area, including irrigated planting areas, turf areas, and water features is proposed. Any project with an aggregate landscape area of 2,500 square feet or less may conform to the prescriptive measures contained in Appendix D of the City's Model Water Efficient Landscape Ordinance.

#### 6. 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.

#### 7. Indemnity and Hold Harmless

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

#### 8. **Conditions of Approval**

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

#### 9. Applicant Acknowledgement of Conditions of Approval

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

#### 10. Tree Protection Note

On 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."

#### 11. Reach Codes

Building Permit Applications submitted on or after January 26, 2021 shall comply with specific amendments to the 2019 California Green Building Standards for Electric Vehicle Infrastructure and the 2019 California Energy Code as provided in Ordinances Nos. 2020-470A, 2020-470B, 2020-470C, and 2020-471 which amended Chapter 12.22 Energy Code and Chapter 12.26 California Green Building Standards Code of the Los Altos Municipal Code. The building design plans shall comply with the standards and the applicant shall submit supplemental application materials as required by the Building Division to demonstrate compliance.

#### 12. Green Building Standards

Provide verification that the house will comply with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code and provide a signature from the project's Qualified Green Building Professional Designer/Architect and property owner.

#### 13. Underground Utility Location

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

#### 14. Air Conditioner Sound Rating

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

#### 15. 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

#### 16. Tree Protection

Tree protection fencing shall be installed around the dripline(s), or as required by the project arborist, of tree nos. 1, and 3 to 15 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.

### PRIOR TO FINAL INSPECTION

#### 17. Landscaping Installation

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

#### 18. Landscape Privacy Screening

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

#### 19. Green Building Verification

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

ATTACHMENT Notification Map



A





### Kielty Arborist Services LLC Certified Arborist WE#10724A P.O. Box 6187 San Mateo, CA 94403 650- 532-4418

March 25<sup>th</sup>, 2022

Brad & Gita Kashani

Site: 265 Mt. Hamilton Avenue

Dear Brad & Gita Kashani

As requested on Thursday, March 10<sup>th</sup>, 2022, Kielty Arborist Services LLC visited the above site for the purpose of providing a Tree Inventory Report/Tree Protection Plan for the proposed construction. A home addition and remodel is proposed for this site, and as needed an Arborist Report is required when submitting plans to the city of Los Altos. Site plan A-1 dated 12/21/21 was reviewed for writing this report. This Tree Inventory Report is not a Tree Risk Assessment. As such, no trees were assessed for risk in accordance with industry standards, nor are there any tree risk ratings or risk mitigation recommendations provided within this preservation plan.

### Method:

All inspections were made from the ground; the trees were not climbed for this inspection. No root crown exploration or plant tissue analysis was performed. The trees in question were located on an existing topography map provided by you. The trees were then measured for diameter at 48 inches above ground level (DBH or diameter at breast height). The trees were given a condition rating for form and vitality. The trees condition ratings are based on 50 percent vitality and 50 percent form, using the following scale.

- F- Very Poor
- **D-** Poor
- C- Fair
- **B-** Good
- A- Excellent

The height of the trees was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

### Survey Key:

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

265 M Surve	t. Hamilton			(2)	
Troo#	y. Snacias	DRH	CON	HT/SI	Comments
1	Birch (Betula pendula)	9.1	D	25/15	Fair to poor vigor, poor form, decay at root crown
2	Crape Myrtle (Lagerstroemia indice	5.0 a)	В	20/12	Good vigor, good form.
3 <b>R</b>	African Fern Pine (Afrocarpus gracilior)	7.3	С	8/3	Fair vigor, poor form, topiary pruned, against house.
4	Camelia <i>(Camelia japonica)</i>	6.0	С	10/8	Fair vigor, fair form.
5 <b>P</b>	Valley Oak (Quercus lobata)	42.1	В	40/45	Good vigor, fair form, pruned for utilities, restricted root zone, street tree.
6	Birch (Betula pendula)	4.1	В	25/8	Fair vigor, fair form
7	Red Maple (Acer rubrum)	5.8	D	25/10	Fair to poor vigor, poor form, in decline.
8	Chinese Elm (Ulmus parvifolia)	7.7	В	25/20	Good vigor, good form.
9	Japanese Maple (Acer palmatum)	6.1	В	15/10	Fair vigor, good form, suppressed by adjacent elm.
10	Camelia (Camelia japonica)	6-6	В	12/6	Good vigor, fair form, good screening.
11	Magnolia <i>(Magnolia grandiflor</i> )	14.0 a)	В	30/20	Good vigor, good form, close to property line.
12* <b>P</b>	Redwood (Sequoia semperviren	30.0 (s)	С	80/25	Fair vigor, good form, drought stress, minor deadwood.
13	Cherry (Prunus serrulata)	13.8	F	15/8	Poor vigor, poor form, dead
14	Birch (Betula pendula)	4.9	В	25/15	Good vigor, good form, healthy young tree

#### Agenda Item 4.



#### 265 Mt. Hamilton



### (4)

#### **Site Observations:**

The trees on site are in fair to poor condition. Trees #1, 7, 13, and 15 are trees that are in poor condition. The landscape itself is in fair condition. Drought stress symptoms were observed throughout the site.

#### Summary of protected trees:

The only protected trees on site observed are Valley Oak street tree #5 and neighboring Redwood tree #12. The remaining trees are all under 15" in diameter (protected size in Los Altos). Valley Oak tree #5 is located within a large planting strip within the street on the Los Altos Avenue side of the property. The tree has a restricted root zone as the tree outside of the planting strip is completely covered by hardscapes (the street). Despite the restricted root zone the tree is in good health with good vigor. The tree has been pruned for utility line clearance in the past. **Showing Valley Oak tree #5** 



Redwood tree #12 is in fair condition. The tree is located on the neighboring property to the north. Drought stress symptoms were observed in the canopy. Any irrigation provided near the tree would help to improve the health of the tree. A limited visual inspection was conducted as the tree is located on the neighboring property.

#### Showing Redwood tree #12

#### 265 Mt. Hamilton

#### (5)



#### Impact/Recommendations:

No impacts are expected due to the proposed addition/remodel as no work is proposed near the trees. The only tree that will need to be removed is African Fern Pine tree #3. The tree is located up against the home and the new siding work for the existing home will result in the need to remove the tree. The following tree protection plan will help to reduce impacts to the retained trees on site.

Showing African Fern Pine #3

#### **Tree Protection Plan:**

#### Tree Protection Zones

Tree protection zones should be installed and maintained throughout the entire length of the project. Prior to the commencement of any Development Project, a chain link fence shall be installed at the drip line (canopy spread) of any protected tree which will or will not be affected by the construction. Non-protected trees to be retained shall also be protected by fencing material. Non-protected trees can be protected by orange plastic snow fencing. Due to the location of the Valley Oak tree #5, no tree protection fencing is recommended. Therefore, the only protected tree that will require metal chain link fencing is Redwood tree #12. The drip line shall not be altered in any way so as to increase the encroachment of the construction. When work is to take place underneath a trees dripline, fencing must be placed as close as possible to the tree proposed work. If an area of access is needed underneath a trees canopy, the area shall be protected by a landscape barrier. Fencing for the protected trees shall consist of 6-foot-tall metal chain link type supported my 2 inch metal poles pounded into the ground by no less than 2 feet. The support poles should be spaced no more than 10 feet apart on center. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". No materials or equipment should be stored or cleaned inside the tree protection zones. Excavation, grading, soil deposits, drainage and leveling is prohibited within the tree protection zones without the project arborist consent. No wires, signs or ropes shall be attached to the protected trees on site. Utility services and irrigation lines shall all be place outside of the tree protection zones when possible. When access is needed and tree protection fencing restricts access a landscape barrier shall be installed to protect the non-protected root zone.

#### Agenda Item 4.

#### 265 Mt. Hamilton





Showing the recommended tree protection fencing

#### Landscape Barrier zone

If for any reason a smaller tree protection zone is needed for access, a landscape buffer consisting of wood chips spread to a depth of six inches with plywood or steel plates placed on top will be placed where tree protection fencing is required. The landscape buffer will help to reduce compaction to the unprotected root zone.

#### Inspections

The site arborist will need to verify that tree protection fencing has been installed before the start of construction. The site arborist must inspect the site anytime excavation work is to take place underneath a protected trees dripline. It is the contractor's responsibility to contact the site arborist if excavation work is to take place underneath the protected trees on site. Kielty Arborist Services can be reached at davidkieltyarborist@gmail.com or by phone at (650) 532-4418 (David).

#### Root Cutting and Grading

If for any reason roots are to be cut, they shall be monitored and documented. Large roots (over 2" diameter) or large masses of roots to be cut must be inspected by the site arborist. The site arborist, at this time, may recommend irrigation or fertilization of the root zone. All roots needing to be cut should be cut clean with a saw or lopper. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist. The site arborist must first give consent if roots over 2 inches in diameter are to be cut.

#### 265 Mt. Hamilton

#### Trenching and Excavation

Trenching for foundation, irrigation, drainage, electrical or any other reason shall be done by hand when inside the dripline of a protected tree. Hand digging and the careful placement of pipes below or besides protected roots will significantly reduce root loss, thus reducing trauma to the tree. All trenches shall be backfilled with native materials and compacted to near its original level, as soon as possible and if possible. Trenches to be left open for a period of time, will require the covering of all exposed roots with burlap and be kept moist. The trenches will also need to be covered with plywood to help protect the exposed roots.

#### Pruning

At this time no pruning is proposed. If during the project pruning is needed, it shall be under the direction of the Project Arborist. All pruning must follow ANSI A300 pruning standards.

#### Irrigation

Normal irrigation shall be maintained on this site at all times. The imported trees will require normal irrigation. On a construction site, I recommend irrigation during winter months, 1 time per month. Seasonal rainfall may reduce the need for additional irrigation. During the warm season, April – November, my recommendation is to use heavy irrigation, 2 times per month. This type of irrigation should be started prior to any excavation. The irrigation will improve the vigor and water content of the trees. The on-site arborist may make adjustments to the irrigation recommendations as needed. The foliage of the trees may need cleaning if dust levels are extreme. Removing dust from the foliage will help to reduce mite and insect infestation. Native oak trees shall not be irrigated unless directed by the project arborist. **Coast Live Oak, Valley Oak and Blue Oak**: deep water in May and September — do not water during other months. For oaks already in the vicinity of irrigated conditions, automatic sprinklers or regular watering shall not be allowed to spray on or within 8 feet of the trunk. The water shall not be allowed to pool or drain towards the trunk.

The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,

David Beckham

Certified Arborist WE#10724A

TRAQ Qualification David Beckham

(8)

## Kielty Arborist Services

P.O. Box 6187 San Mateo, CA 94403 650-532-4418

### **ARBORIST DISCLOSURE STATEMENT**

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like a medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures.

Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees.

Arborist:

David Beckham

David Beckham

Date: March 25<sup>th</sup>, 2022



Dear DRC,

As part of the process for remodeling our house, I sent the attached letter with certified mail to 8 neighbors, around our house. The attached document shows the certified mail receipt with the address of each of the 8 neighbors we contacted.

We have not gotten any concerns from our neighbors.

Respectfully, Behzad Kashani (650) 490-0321

\*\*\*\*\*

Dear Neighbor,

we are planning to do some remodeling work in our property at 265 Mount Hamilton.

We wanted to update our immediate neighbors about what we are doing, so that if there are any concerns, we can discuss it.

Essentially most of the remodeling are changes to the interior of the house. The only external changes are as follows:

- The entrance door will be pushed out to be level with the external wall next to it.

- We are relocating the second floor bathroom to be on the front of the house building over the roof of the first floor.

- We will be putting in a new roof.

- Everything else will be cosmetic changes.

You can refer to the attached plan for the details.

If you have any concerns or would like to get more details on the plan, please feel free to contact me.

Brad Kashani Email: <u>brad@kashanis.com</u>. Phone: (650) 490-0321







71

## Northe

STREET OF STREET, STRE






LIFORNIA RESIDENTIAL CODE (CRC)	2019 EDITION
LIFORNIA BUILDING CODE (CBC)	2019 EDITION
LIFORNIA MECHANICAL CODE (CMC)	2019 EDITION
LIFORNIA PLUMBING CODE (CPC)	2019 EDITION
LIFORNIA ELECTRIC CODE (CEC)	2019 EDITION
LIFORNIA FIRE CODE (CRC)	2019 EDITION
EEN BUILDING CODE	2019 EDITION
ANY OTHER APPLICABLE LOCAL AND S	TATE LAWS AND REGULATIONS

	ZONING COMPLIANCE			
	Existing	Proposed	Allowed/Required	
that	$\frac{3,150}{(\underline{28.5}\%)}$ square feet	$\frac{3,155}{(\underline{28.6}\%)}$ square feet	$\frac{3,307.77}{(30\%)}$ square feet	
	$\frac{3,867.5}{(35.07\%)}$ square feet	$\frac{3,848.5}{(\underline{34.9}\%)}$ square feet	$\frac{3,852.5}{(\underline{35}\%)}$ square feet	
nAve.)	$\frac{23'6.5"_{feet}}{\underline{14'3"}_{feet} \text{ feet } 32'3.5"}$ $\frac{25'1"}{\underline{25'7.5"_{feet}/\underline{42'1}_{feet}}$	$\frac{n/a}{n/a}_{feet} = \frac{n/a}{32'3.5''}$ $\frac{24'3.5''}{24'3.5''}_{feet} = \frac{42}{42}_{feet}$	<u>25</u> feet <u>25</u> feet <u>20</u> feet/20 feet <u>10</u> feet/17.5 feet	
	feet	2 <u>2'11.5'</u> feet	<u>27'</u> feet	

	Existing	Change in	Total Proposed	
<b>A:</b>	<u>3,149.5</u> square feet	square feet	<u>3,400.5</u> square feet	
open	448square feet	square feet	<u>448</u> square feet	

		<u>11,025.9</u> square feet
E AREA: Along Los Altos Ave. No Hardscape area Atback shall not exceed 50%		<u> </u>
WN:	Total hardscape area (existing and proposed): $2,044$ sq ftExisting softscape (undisturbed) area: $7,701.9$ sq ftNew softscape (new or replaced landscaping) area: $1,280$ sq ftSum of all three should equal the site's net lot area	

Desi	gner: ADU	ay			
	AKS BUILDING	DESIGN			
AMAN DULAY (Principal Designer)					
BUI DE	LDING SIGN Aksdesign@gmail	55 .com			
	J				
e use of t cific site	these plans and specifications shall b for which they were prepared and pu	e restricted to the blication thereof shall			
expressiy / method, ecification	in whole or in part, is prohibited. T s remains with "AKS BUILDING DESIGN	itle to the plans and "without			
judice. V Istitute pr	fisual contact with these plans and s rima facie evidence of the acceptance	pecifications shall e of the restrictions.			
Proje Sinale	ct: Family Residence				
TWO S	TORY ADDITON/ REMOD	EL			
265 N LOS A	AUUNT HAMILTON AVE ALTOS, CA 94024				
APN:	167-31-017				
_					
Owne RFH7/	rs: AD KASHANI				
265 N	MOUNT HAMILTON AVE	Ē.			
LOS	ALTOS, CA 94024				
No.	Submittals	Date			
1	PLANNING	9/15/2021			
2	PLANNING	12/21/2021			
3	PLANNING	5/5/2022			
4	PLANNING	5/31/2022			
NI -	Devicies 1.				
NO.					
<u>/1\</u>	PLANNING	10/19/2021			
<u>/2</u>	PLANNING	2/2/2022			
Projec	et: MOL	NT HAMILTON			
Scale:		As Shown			
Date:	6	5/13/2022			
Sheet	Title:				
"	COVER SHEET/				
	PROJECT DATA"				

Sheet No:





## Kielty Arborist Services LLC Certified Arborist WE#10724A P.O. Box 6187 San Mateo, CA 94403 650- 532-4418

## March 25<sup>th</sup>, 2022

Brad & Gita Kashani

Site: 265 Mt. Hamilton Avenue

Dear Brad & Gita Kashani

As requested on Thursday, March 10<sup>th</sup>, 2022, Kielty Arborist Services LLC visited the above site for the purpose of providing a Tree Inventory Report/Tree Protection Plan for the proposed construction. A home addition and remodel is proposed for this site, and as needed an Arborist Report is required when submitting plans to the city of Los Altos. Site plan A-1 dated 12/21/21 was reviewed for writing this report. This Tree Inventory Report is not a Tree Risk Assessment. As such, no trees were assessed for risk in accordance with industry standards, nor are there any tree risk ratings or risk mitigation recommendations provided within this preservation plan.

#### Method:

All inspections were made from the ground; the trees were not climbed for this inspection. No root crown exploration or plant tissue analysis was performed. The trees in question were located on an existing topography map provided by you. The trees were then measured for diameter at 48 inches above ground level (DBH or diameter at breast height). The trees were given a condition rating for form and vitality. The trees condition ratings are based on 50 percent vitality and 50 percent form, using the following scale.

F-	Very Poor
D-	Poor
C-	Fair
B-	Good

A- Excellent

The height of the trees was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

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

#### 265 Mt. Hamilton



(4)

The trees on site are in fair to poor condition. Trees #1, 7, 13, and 15 are trees that are in poor condition. The landscape itself is in fair condition. Drought stress symptoms were observed throughout the site.

#### Summary of protected trees:

The only protected trees on site observed are Valley Oak street tree #5 and neighboring Redwood tree #12. The remaining trees are all under 15" in diameter (protected size in Los Altos). Valley Oak tree #5 is located within a large planting strip within the street on the Los Altos Avenue side of the property. The tree has a restricted root zone as the tree outside of the planting strip is completely covered by hardscapes (the street). Despite the restricted root zone the tree is in good health with good vigor. The tree has been pruned for utility line clearance in the past. Showing Valley Oak tree #5



Redwood tree #12 is in fair condition. The tree is located on the neighboring property to the north. Drought stress symptoms were observed in the canopy. Any irrigation provided near the tree would help to improve the health of the tree. A limited visual inspection was conducted as the tree is located on the neighboring property.

## Showing Redwood tree #12

265 Mt. Hamilton Survey:				(2)	
Tree#	Species	DBH	CON	HT/SF	Comments
1	Birch (Betula pendula)	9.1	D	25/15	Fair to poor vigor, poor form, decay at root crown
2	Crape Myrtle (Lagerstroemia indic	5.0 a)	В	20/12	Good vigor, good form.
3 <b>R</b>	African Fern Pine (Afrocarpus gracilion	7.3 r)	С	8/3	Fair vigor, poor form, topiary pruned, against house.
4	Camelia <i>(Camelia japonica)</i>	6.0	С	10/8	Fair vigor, fair form.
5 <b>P</b>	Valley Oak (Quercus lobata)	42.1	В	40/45	Good vigor, fair form, pruned for utilities, restricted root zone, street tree.
6	Birch (Betula pendula)	4.1	В	25/8	Fair vigor, fair form
7	Red Maple (Acer rubrum)	5.8	D	25/10	Fair to poor vigor, poor form, in decline.
8	Chinese Elm <i>(Ulmus parvifolia)</i>	7.7	В	25/20	Good vigor, good form.
9	Japanese Maple (Acer palmatum)	6.1	В	15/10	Fair vigor, good form, suppressed by adjacent elm.
10	Camelia <i>(Camelia japonica)</i>	6-6	В	12/6	Good vigor, fair form, good screening.
11	Magnolia <i>(Magnolia grandiflor</i>	14.0 ra)	В	30/20	Good vigor, good form, close to property line.
12* <b>P</b>	Redwood (Sequoia semperviren	30.0 ns)	С	80/25	Fair vigor, good form, drought stress, minor deadwood.
13	Cherry (Prunus serrulata)	13.8	F	15/8	Poor vigor, poor form, dead
14	Birch (Betula pendula)	4.9	В	25/15	Good vigor, good form, healthy young tree



265 Mt. Hamilton

16

17

18





## Landscape Barrier zone

If for any reason a smaller tree protection zone is need consisting of wood chips spread to a depth of six inche top will be placed where tree protection fencing is req reduce compaction to the unprotected root zone.

## Inspections

The site arborist will need to verify that tree protection of construction. The site arborist must inspect the sit underneath a protected trees dripline. It is the contractor if excavation work is to take place underneath the prote can be reached at davidkieltyarborist@gmail.com or b

## Root Cutting and Grading

If for any reason roots are to be cut, they shall be more 2" diameter) or large masses of roots to be cut must arborist, at this time, may recommend irrigation or fert to be cut should be cut clean with a saw or lopper. R should be covered with layers of burlap and kept mois if roots over 2 inches in diameter are to be cut.

## 265 Mt. Hamilton



#### **Tree Protection Plan:** Tree Protection Zones

Tree protection zones should be installed and maintained throughout the entire length of the project. Prior to the commencement of any Development Project, a chain link fence shall be installed at the drip line (canopy spread) of any protected tree which will or will not be affected by the construction. Non-protected trees to be retained shall also be protected by fencing material. Non-protected trees can be protected by orange plastic snow fencing. Due to the location of the Valley Oak tree #5, no tree protection fencing is recommended. Therefore, the only protected tree that will require metal chain link fencing is Redwood tree #12. The drip line shall not be altered in any way so as to increase the encroachment of the construction. When work is to take place underneath a trees dripline, fencing must be placed as close as possible to the tree proposed work. If an area of access is needed underneath a trees canopy, the area shall be protected by a landscape barrier. Fencing for the protected trees shall consist of 6-foot-tall metal chain link type supported my 2 inch metal poles pounded into the ground by no less than 2 feet. The support poles should be spaced no more than 10 feet apart on center. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". No materials or equipment should be stored or cleaned inside the tree protection zones. Excavation, grading, soil deposits, drainage and leveling is prohibited within the tree protection zones without the project arborist consent. No wires, signs or ropes shall be attached to the protected trees on site. Utility services and irrigation lines shall all be place outside of the tree protection zones when possible. When access is needed and tree protection fencing restricts access a landscape barrier shall be installed to protect the non-protected root zone.

# (5)

mpact/Recommendations:

No impacts are expected due to the proposed addition/remodel as no work is proposed near the trees. The only tree that will need to be removed is African Fern Pine tree #3. The tree is located up against the home and the new siding work for the existing home will result in the need to remove the tree. The following tree protection plan will help to reduce impacts to the retained trees on site.

Showing African Fern Pine #3

(3)         CON       HT/SP Comments         D       8/5         B       10/12         Good vigor, good form, aesthetically pleasing.         B       15/15         Good vigor, good form, aesthetically pleasing.         B       10/12         Good vigor, good form, aesthetically pleasing.	Design Design Design Design Design BUILD DESIM The use of the specific site for be expressly lim any method, in specifications r prejudice. Visu constitute prime Project Single F TWO STO 265 MO LOS AL APN: 1 Owners BEHZAD 265 MO LOS AL	AKS BUILDING AMAN DULAY Principal Desi Tel: 408.375.8 Fax: 650.941. aksdesign@gm se plans and specifications sha which they were prepared and ited to such use. Reuse, rep whole or in part, is prohibited emains with "AKS BUILDING DE al contact with these plans and facie evidence of the accept Samily Residence ORY ADDITON/ REMO DUNT HAMILTON A TOS, CA 94024 67-31-017 Sunt HAMILTON A TOS, CA 94024	Ave.
The for the fo			
	No. 1 2 3 4	Submittals PLANNING PLANNING PLANNING PLANNING	Date 9/15/2021 12/21/2021 5/5/2022 5/31/2022
Los ALTOS AVE (R/W: VARIES) recommended tree protection fencing	No.	Revision/Issue PLANNING PLANNING	Date 10/19/2021 2/2/2022
action zone is needed for access, a landscape buffer a depth of six inches with plywood or steel plates placed on tion fencing is required. The landscape buffer will help to d root zone. that tree protection fencing has been installed before the start sust inspect the site anytime excavation work is to take place . It is the contractor's responsibility to contact the site arborist inderneath the protected trees on site. Kielty Arborist Services t@gmail.com or by phone at (650) 532-4418 (David).	Project: Scale: Date: Sheet T "A Sheet	Title: RBORIST REP No:	OUNT HAMILTON As Shown 6/13/2022 ORT"
			-

### 265 Mt. Hamilton

## Trenching and Excavation

Trenching for foundation, irrigation, drainage, electrical or any other reason shall be done by hand when inside the dripline of a protected tree. Hand digging and the careful placement of pipes below or besides protected roots will significantly reduce root loss, thus reducing trauma to the tree. All trenches shall be backfilled with native materials and compacted to near its original level, as soon as possible and if possible. Trenches to be left open for a period of time, will require the covering of all exposed roots with burlap and be kept moist. The trenches will also need to be covered with plywood to help protect the exposed roots.

## Pruning

At this time no pruning is proposed. If during the project pruning is needed, it shall be under the direction of the Project Arborist. All pruning must follow ANSI A300 pruning standards.

## Irrigation

Normal irrigation shall be maintained on this site at all times. The imported trees will require normal irrigation. On a construction site, I recommend irrigation during winter months, 1 time per month. Seasonal rainfall may reduce the need for additional irrigation. During the warm season, April – November, my recommendation is to use heavy irrigation, 2 times per month. This type of irrigation should be started prior to any excavation. The irrigation will improve the vigor and water content of the trees. The on-site arborist may make adjustments to the irrigation recommendations as needed. The foliage of the trees may need cleaning if dust levels are extreme. Removing dust from the foliage will help to reduce mite and insect infestation. Native oak trees shall not be irrigated unless directed by the project arborist. Coast Live Oak, Valley Oak and Blue Oak: deep water in May and September — do not water during other months. For oaks already in the vicinity of irrigated conditions, automatic sprinklers or regular watering shall not be allowed to spray on or within 8 feet of the trunk. The water shall not be allowed to pool or drain towards the trunk.

The information included in this report is believed to be true and based on sound arboricultural principles and practices. Sincerely,

# David Beckham

Certified Arborist WE#10724A TRAQ Qualification David Beckham

#### 265 Mt. Hamilton

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like a medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures.

Arborist: David Beckham

Date:

(8)

# Kielty Arborist Services

P.O. Box 6187 San Mateo, CA 94403 650-532-4418

## **ARBORIST DISCLOSURE STATEMENT**

Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees.

David Beckham

March 25<sup>th</sup>, 2022



ADulay AKS BUILDING DEŠIGN AMAN DULAY (Principal Designer) Tel: 408.375.8351 Fax: 650.941.8755 aksdesign@gmail.com

The use of these plans and specifications shall be restricted to the specific site for which they were prepared and publication thereof shall be expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with "AKS BUILDING DESIGN" without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of the restrictions.

#### Project:

<u>Single Family Residence</u> TWO STORY ADDITON/ REMODEL 265 MOUNT HAMILTON AVE. LOS ALTOS, CA 94024 APN: 167-31-017

## Owners:

BEHZAD KASHANI 265 MOUNT HAMILTON AVE. LOS ALTOS, CA 94024

	No.	Submittals	Date
	1	PLANNING	9/15/2021
•	2	PLANNING	12/21/2021
•	3	PLANNING	5/5/2022
•	4	PLANNING	5/31/2022

No.	Revision/Issue	Date
$\Delta$	PLANNING	10/19/2021
2	PLANNING	2/2/2022

Project:	MOUNT HAMILTON
Scale:	As Shown
Date:	6/13/2022
Sheet Title:	

"ARBORIST REPORT

Sheet No:





ADulay

Designer:

AKS BUILDING DESIGN AMAN DULAY (Principal Designer) Tel: 408.375.8351 Fax: 650.941.8755 aksdesign@gmail.com					
The use of the specific site be expressly any method, specification prejudice. Veconstitute preserved and the specification of the spec	The use of these plans and specifications shall be restricted to the specific site for which they were prepared and publication thereof shall be expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with "AKS BUILDING DESIGN" without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of the restrictions.				
Proje <u>Single</u> TWO S 265 M LOS A APN:	ct: <u>Family Residence</u> TORY ADDITON/ REMOD 40UNT HAMILTON AVI ALTOS, CA 94024 167–31–017	EL E.			
Owne BEHZA 265 M LOS A	rs: AD KASHANI MOUNT HAMILTON AV ALTOS, CA 94024	E.			
No.	Submittals	Date			
		9/15/2021			
2		E /E /0000			
<u>ح</u>		5/5/2022			
4	PLANNING	5/31/2022			
No.	Revision/Issue	Date			
$\Lambda$	PLANNING	10/19/2021			

No.	Revision/Issue	Date
$\underline{\wedge}$	PLANNING	10/19/2021
$\bigtriangleup$	PLANNING	2/2/2022

Project:	MOUNT HAMILTON
Scale:	As Shown
Date:	6/13/2022
Sheet Title:	
"NEIGHBORHOOD	CONTEXT
	MAP"

Sheet No:

A-2.0

14

\_\_\_\_









ADulay AKS BUILDING DESIGN AMAN DULAY (Principal Designer) Tel: 408.375.8351 Fax: 650.941.8755 aksdesign@gmail.com

The use of these plans and specifications shall be restricted to the specific site for which they were prepared and publication thereof shall be expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with "AKS BUILDING DESIGN" without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of the restrictions.

## Project:

<u>Single Family Residence</u> TWO STORY ADDITON/ REMODEL 265 MOUNT HAMILTON AVE. LOS ALTOS, CA 94024 APN: 167-31-017

## Owners:

BEHZAD KASHANI 265 MOUNT HAMILTON AVE. LOS ALTOS, CA 94024

No.	Submittals	Date
1	PLANNING	9/15/2021
2	PLANNING	12/21/2021
3	PLANNING	5/5/2022
4	PLANNING	5/31/2022

No.	Revision/Issue	Date
$\underline{\Lambda}$	PLANNING	10/19/2021
$\triangle$	PLANNING	2/2/2022

Project:	MOUNT HAMILTON
Scale:	As Shown
Date:	6/13/2022
Sheet Title:	

"(E) FLOOR/ ROOF PLAN"

Sheet No:







# A (E) EXTERIOR SIDE ELEVATION (ALONG MT. HAMILTON AVE.)



1/4"=1'-0"

ADulay

AKS BUILDING DESIGN AMAN DULAY (Principal Designer) Tel: 408.375.8351 Fax: 650.941.8755 aksdesign@gmail.com

Designer:

aks

The use of these plans and specifications shall be restricted to the specific site for which they were prepared and publication thereof shall be expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with "AKS BUILDING DESIGN" without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of the restrictions.				
Proje <u>Single</u> TWO S 265 N LOS A APN:	ect: <u>Family Residence</u> TORY ADDITON/ REMOD MOUNT HAMILTON AVI ALTOS, CA 94024 167-31-017	EL E.		
Owne BEHZ 265 LOS	Owners: BEHZAD KASHANI 265 MOUNT HAMILTON AVE. LOS ALTOS, CA 94024			
	Submittele	Data		
1 NO.	PI ANNING	9/15/2021		
2	PLANNING	12/21/2021		
3	PLANNING	5/5/2022		
4	PLANNING	5/31/2022		

No.	Revision/Issue	Date
$\triangle$	PLANNING	10/19/2021
	PLANNING	2/2/2022

Project:	MOUNT HAMILTON
Scale:	As Shown
Date:	6/13/2022
Sheet Title:	

# "(E) EXTERIOR ELEVATIONS"

Sheet No:

A-3





ADulay AKS BUILDING DESIGN AMAN DULAY (Principal Designer) Tel: 408.375.8351 Fax: 650.941.8755 aksdesign@gmail.com

The use of these plans and specifications shall be restricted to the specific site for which they were prepared and publication thereof shall be expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with "AKS BUILDING DESIGN" without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of the restrictions.

## Project:

<u>Single Family Residence</u> TWO STORY ADDITON/ REMODEL 265 MOUNT HAMILTON AVE. LOS ALTOS, CA 94024 APN: 167-31-017

## Owners:

BEHZAD KASHANI 265 MOUNT HAMILTON AVE. LOS ALTOS, CA 94024

N	ο.	Submittals	Date
1		PLANNING	9/15/2021
2	2	PLANNING	12/21/2021
	3	PLANNING	5/5/2022
4	ŀ	PLANNING	5/31/2022

No.	Revision/Issue	Date
$\underline{\uparrow}$	PLANNING	10/19/2021
2	PLANNING	2/2/2022

Project:	MOUNT HAMILTON
Scale:	As Shown
Date:	6/13/2022
Sheet Title:	

"(E) EXTERIOR ELEVATIONS"

Sheet No:

A-4

FIRST FLOOR			
GARAGE AREA			
G1	20'-11" X 21'-5"	448 SF	
TOTAL GARAGE AREA:		448 SF	
F1	32'-3" X 6'-5 1/2"	208 SF	
F2	28'-11 1/2" X 9'-11"	287 SF	
F3	11'-4" X 15'-5 1/2"	175 SF	
F4	16'-6" X 24'-10"	410 SF	
F5	33'-4" X 5'-11 1/2"	199 SF	
F6	26'-6 1/2" X 41'-3 1/2"	1096 SF	
TOTAL (EXISTING) LIVIN	G AREA:	2,375 SF	
F7 (ADDITIONAL AREA)	16'-6" X 7'-0"	115 SF	
F8 (ADDITIONAL AREA)	11'-9 1/2" X 5'-3 1/2"	62: SF	
F9 (ADDITIONAL AREA)	9'-3" X 2'-4 1/2"	22 SF	
P1 (ADDITIONAL AREA)	13'-0" X 1'-6"	20 SF	
NEW LIVING AREA:	219 SF		
EXISTING LIVING AREA (TO BE REMOVED)			
F10	1'-6" X 5'-0"	7.5 SF	
1ST FLOOR NEW & LIVING, GARAGE AREA:		3,034.5 SF	
2ND FLOOR AREA:	814 SF		
TOTAL AREA:		3,848.5 SF	







ADulay

AKS BUILDING DESIGN AMAN DULAY (Principal Designer) Tel: 408.375.8351 Fax: 650.941.8755

aksdesign@gmail.com

The use of these plans and specifications shall be restricted to the specific site for which they were prepared and publication thereof shall be expressly limited to such use. Reuse, reproduction or publication by

any method, in whole or in part, is prohibited. Title to the plans and specifications remains with "AKS BUILDING DESIGN" without prejudice. Visual contact with these plans and specifications shall

Designer:

aks

ESIGN

constitute p	constitute prima facie evidence of the acceptance of the restrictions.	
Proje <u>Single</u> TWO S 265 M LOS A APN:	ct: <u>Family Residence</u> TORY ADDITON/ REMOD MOUNT HAMILTON AVI ALTOS, CA 94024 167—31—017	EL <u>-</u> .
Owne BEHZ 265 I LOS	rs: AD KASHANI MOUNT HAMILTON AV ALTOS, CA 94024	Ε.
No.	Submittals	Date
1	PLANNING	9/15/2021
2	PLANNING	12/21/2021

No.	Submittals	Date
1	PLANNING	9/15/2021
2	PLANNING	12/21/2021
3	PLANNING	5/5/2022
4	PLANNING	5/31/2022

No.	Revision/Issue	Date
$\underline{\uparrow}$	PLANNING	10/19/2021
$\triangle$	PLANNING	2/2/2022

Project:	MOUNT HAMILTON
Scale:	As Shown
Date:	6/13/2022
Sheet Title:	
"1ST ELOOR AREA	Δ

# "1ST FLOOR AREA CALCULATIONS"

Sheet No:

-E10

7.5 SF

A-5.01

SECOND FLOOR		
EXISTING LIVING AREA (TO BE REMOVED)		
S4	23'-1 1/2" X 13'-6"	312 SF
TOTAL (E) LIVING ARE	<b>A</b> :	1,037 SF
S1	26'-1" X 17'-3"	450 SF
S2	1'-8" X 7'-7"	13 SF
S3	23'-1 1 1/2" X 13'-6"	262 SF
S5 (ADDITIONAL AREA)	23'-1 1/2" X 11'-4"	89 SF
NEW LIVING AREA:		814 SF





ADUUCY AKS BUILDING DESIGN AMAN DULAY (Principal Designer) Tel: 408.375.8351 Fax: 650.941.8755 aksdesign@gmail.com

The use of these plans and specifications shall be restricted to the specific site for which they were prepared and publication thereof shall be expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with "AKS BUILDING DESIGN" without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of the restrictions.

## Project:

<u>Single Family Residence</u> TWO STORY ADDITON/ REMODEL 265 MOUNT HAMILTON AVE. LOS ALTOS, CA 94024 APN: 167-31-017

## Owners:

BEHZAD KASHANI 265 MOUNT HAMILTON AVE. LOS ALTOS, CA 94024

	No.	Submittals	Date
	1	PLANNING	9/15/2021
•	2	PLANNING	12/21/2021
•	3	PLANNING	5/5/2022
•	4	PLANNING	5/31/2022
•			

No.	Revision/Issue	Date
$\underline{\uparrow}$	PLANNING	10/19/2021
2	PLANNING	2/2/2022

Project:	MOUNT HAMILTON
Scale:	As Shown
Date:	6/13/2022
Sheet Title:	
	- ^

# "2ND FLOOR AREA CALCULATIONS"

Sheet No:

A-5.02



LEGEND:





AKS BUILDING	
Tel: 408.375.8 Fax: 650.941.8 aksdesign@gmc	ak BUILD DESIG
lans and specifications shall ich they were prepared and to such use. Reuse, repro- ole or in part, is prohibited. ins with "AKS BUILDING DES ontact with these plans and cie evidence of the accepta	The use of thes specific site for be expressly lim any method, in specifications re prejudice. Visua constitute primo
<u>nily Residence</u> ′ ADDITON/ REMO NT HAMILTON A' )S, CA 94024 ′—31—017	Project: <u>Single F</u> TWO STO 265 MO LOS AL APN: 1
(ASHANI NT HAMILTON A' )S, CA 94024	Owners: BEHZAD 265 MC LOS AL
Submittals	No.
Submittals PLANNING PLANNING	No.
Submittals PLANNING PLANNING PLANNING	No. 1 2 3
Submittals PLANNING PLANNING PLANNING PLANNING	No. 1 2 3 4
Submittals PLANNING PLANNING PLANNING PLANNING	No. 1 2 3 4
Submittals PLANNING PLANNING PLANNING PLANNING Revision/Issue	No.
Submittals PLANNING PLANNING PLANNING PLANNING Revision/Issue PLANNING	
Submittals PLANNING PLANNING PLANNING PLANNING PLANNING PLANNING PLANNING	
Submittals PLANNING PLANNING PLANNING PLANNING PLANNING PLANNING PLANNING	

Project:	MOUNT HAMILTON
Scale:	As Shown
Date:	6/13/2022
Sheet Title:	

"NEW 1ST FLOOR PLAN"

Sheet No:

A-5



ADulay

AKS BUILDING DESIGN AMAN DULAY (Principal Designer) Tel: 408.375.8351 Fax: 650.941.8755 aksdesign@gmail.com

Designer:

aks

The use of specific site be expressly any method, specification prejudice.	these plans and specifications shall b for which they were prepared and pu limited to such use. Reuse, reprodu in whole or in part, is prohibited. Is remains with "AKS BUILDING DESIGN Visual contact with these plans and s rima facie evidence of the acceptanc	e restricted to the ublication thereof shall uction or publication by litle to the plans and N" without pecifications shall e of the restrictions.
Proje <u>Single</u> TWO S 265 I LOS APN:	ect: <u>Family Residence</u> TORY ADDITON/ REMOD MOUNT HAMILTON AVI ALTOS, CA 94024 167-31-017	EL <del>I</del> .
Owne BEHZ 265 LOS	ers: AD KASHANI MOUNT HAMILTON AV ALTOS, CA 94024	Ε.
No	Submittals	Date
1		9 /15 /2021
		12/21/2021
		5/5/2022
4	PLANNING	5/31/2022

No.	Revision/Issue	Date
$\Lambda$	PLANNING	10/19/2021
$\triangle$	PLANNING	2/2/2022

Project:	MOUNT HAMILTON
Scale:	As Shown
Date:	6/13/2022
Sheet Title:	

"NEW 2ND FLOOR PLAN"

Sheet No:



84





<u> </u>		<u>G DESIGN</u>
BUILDI	NG NG NG NG NG NG NG NG NG NG NG NG NG N	igner) 8351 8755
DESIG	aksdesign@gm	ail.com
The use of these specific site for	e plans and specifications sha which they were prepared and ted to such use	II be restricted to the d publication thereof shall
any method, in v specifications re	whole or in part, is prohibited mains with "AKS BUILDING DE	. Title to the plans and SIGN" without
prejudice. Visua constitute prima	l contact with these plans an facie evidence of the accept	d specifications shall ance of the restrictions.
Project:		
<u>Single F</u> TWO STO	amily Residence RY ADDITON/ REM(	DDEL
265 MO	UNT HAMILTON A	VE.
APN: 16	57–31–017	
0.000		
BEHZAD	KASHANI	
265 MO LOS AL	UNT HAMILTON A TOS, CA 94024	VE.
	,	
No.	Submittals	Date
No.	Submittals PLANNING	Date 9/15/2021
No.	Submittals PLANNING PLANNING	Date 9/15/2021 12/21/2021
No. 1 2 3	Submittals PLANNING PLANNING PLANNING	Date 9/15/2021 12/21/2021 5/5/2022
No. 1 2 3 4	Submittals PLANNING PLANNING PLANNING PLANNING	Date 9/15/2021 12/21/2021 5/5/2022 5/31/2022
No. 1 2 3 4	Submittals PLANNING PLANNING PLANNING PLANNING	Date 9/15/2021 12/21/2021 5/5/2022 5/31/2022
No. 1 2 3 4	Submittals PLANNING PLANNING PLANNING PLANNING	Date 9/15/2021 12/21/2021 5/5/2022 5/31/2022
No. 1 2 3 4	Submittals PLANNING PLANNING PLANNING PLANNING PLANNING	Date 9/15/2021 12/21/2021 5/5/2022 5/31/2022
No. 1 2 3 4 No. A	Submittals PLANNING PLANNING PLANNING PLANNING PLANNING PLANNING	Date 9/15/2021 12/21/2021 5/5/2022 5/31/2022 5/31/2022
No. 1 2 3 4 Νο. Λ	Submittals PLANNING PLANNING PLANNING PLANNING PLANNING Revision/Issue PLANNING	Date 9/15/2021 12/21/2021 5/5/2022 5/31/2022 5/31/2022 Date 10/19/2021
No. 1 2 3 4 No. <u>1</u> 2 3 4 <u>No.</u>	Submittals PLANNING PLANNING PLANNING PLANNING Revision/Issue PLANNING PLANNING	Date         9/15/2021         12/21/2021         5/5/2022         5/31/2022         5/31/2022         10/19/2021         2/2/2022
No. 1 2 3 4 No. <u>1</u> 2 3 4	Submittals PLANNING PLANNING PLANNING PLANNING PLANNING PLANNING PLANNING PLANNING	Date         9/15/2021         12/21/2021         5/5/2022         5/31/2022         5/31/2022         10/19/2021         2/2/2022         10/19/2021
No. 1 2 3 4 No. <u>1</u> 2 3 4	Submittals PLANNING PLANNING PLANNING PLANNING PLANNING PLANNING PLANNING	Date         9/15/2021         12/21/2021         5/5/2022         5/31/2022         5/31/2022         10/19/2021         2/2/2022         10/19/2021         2/2/2022
No. 1 2 3 4 No. 1 2 3 4	Submittals PLANNING PLANNING PLANNING PLANNING PLANNING PLANNING PLANNING PLANNING	Date         9/15/2021         12/21/2021         5/5/2022         5/31/2022         5/31/2022         10/19/2021         2/2/2022         10/19/2021         10/19/2021
No.         1         2         3         4         No.         1         2         3         4         No.         1         2         3         4         1         2         3         4         1         2         1         2         1         2         1         1         1         1         1         1         1         1         2         1	Submittals PLANNING PLANNING PLANNING PLANNING PLANNING PLANNING PLANNING	Date         9/15/2021         12/21/2021         5/5/2022         5/31/2022         10/19/2021         2/2/2022         10/19/2021         2/2/2022         I
No. 1 2 3 4 No. <u>1</u> 2 3 4 Project: Scale:	Submittals PLANNING PLANNING PLANNING PLANNING PLANNING PLANNING PLANNING M	Date         9/15/2021         12/21/2021         5/5/2022         5/31/2022         10/19/2021         10/19/2021         2/2/2022         10/19/2021         0UNT HAMILTON         As Shown
No. 1 2 3 4 No. Â 2 - - - - - - - - - - - - -	Submittals PLANNING PLANNING PLANNING PLANNING PLANNING PLANNING PLANNING M	Date 9/15/2021 12/21/2021 5/5/2022 5/31/2022 5/31/2022 2/2/2022 2 2/2/2022 0 10/19/2021 2/2/2022
No. 1 2 3 4 No. <u>1</u> 2 3 4 Project: Scale: Date: Sheet Ti	Submittals PLANNING PLANNING PLANNING PLANNING PLANNING PLANNING M	Date         9/15/2021         12/21/2021         5/5/2022         5/31/2022         10/19/2021         10/19/2021         2/2/2022         10/19/2021         0UNT HAMILTON         As Shown         6/13/2022
No. 1 2 3 4 No. <u>1</u> 2 3 4 Project: Scale: Date: Sheet Ti "N	Submittals PLANNING PLANNING PLANNING PLANNING PLANNING PLANNING M HANNING	Date 9/15/2021 12/21/2021 5/5/2022 5/31/2022 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

\_\_\_\_\_

Agenda Item 4.

A-7



"NEW REAR ELEVATION" В 1/4"=1'-0"

	BUILDING COMPONENTS
1	ROOF: SEAM DOWN METAL ROOF CLASS"A"
2a	WALL: 7/8" 3 COAT SMOOTH STUCCO OVER 2 LAYERS OF GRADE 'D' PAPER BACKED METAL MESH.
2b	WALL: 5" WOOD SIDING
2c	WALL: CULTURED STONE
3	WINDOW TRIMS: ANDERSEN 100 SERIES (COMPOSITE)
4	EAVE: ENCLOSED EAVE SOFFIT

		uay
a] BUII DE	AKS BUILDII AMAN DULAN (Principal De Tel: 408.375 Fax: 650.94 aksdesign@gr	NG DESIGN ( ssigner) 5.8351 1.8755 mail.com
The use of t specific site be expressly any method, specifications prejudice. V constitute pr	hese plans and specifications s for which they were prepared c limited to such use. Reuse, re in whole or in part, is prohibit s remains with "AKS BUILDING I ïsual contact with these plans ima facie evidence of the acce	hall be restricted to the and publication thereof sho eproduction or publication ed. Title to the plans an DESIGN" without and specifications shall ptance of the restrictions.
Proje Single TWO S 265 M LOS A APN:	ct: <u>Family Residence</u> TORY ADDITON/ REM 10UNT HAMILTON ALTOS, CA 94024 167-31-017	e MODEL AVE.
Owner BEHZA 265 N LOS A	rs: AD KASHANI MOUNT HAMILTON ALTOS, CA 94024	AVE.
No.	Submittals	Date
1		
	PLANNING	9/15/2021
2	PLANNING	9/15/2021
2 3	PLANNING PLANNING PLANNING	9/15/2021 12/21/2021 5/5/2022
2 3 4	PLANNING PLANNING PLANNING PLANNING	9/15/2021 12/21/2021 5/5/2022 5/31/2022
2 3 4	PLANNING PLANNING PLANNING PLANNING	9/15/2021 12/21/2021 5/5/2022 5/31/2022
2 3 4 No.	PLANNING PLANNING PLANNING PLANNING Revision/Issue	9/15/2021 12/21/2021 5/5/2022 5/31/2022
2 3 4 No.	PLANNING PLANNING PLANNING PLANNING Revision/Issue PLANNING	9/15/2021 12/21/2021 5/5/2022 5/31/2022 Date 10/19/2021
2 3 4 No. <u>A</u>	PLANNING PLANNING PLANNING PLANNING Revision/Issue PLANNING PLANNING	9/15/2021 12/21/2021 5/5/2022 5/31/2022 Date 10/19/2021 2/2/2022
2 3 4 No. <u>A</u>	PLANNING PLANNING PLANNING PLANNING Revision/Issue PLANNING PLANNING	9/15/2021 12/21/2021 5/5/2022 5/31/2022 Date 10/19/2021 2/2/2022
2 3 4 No.	PLANNING PLANNING PLANNING PLANNING Revision/Issue PLANNING PLANNING	9/15/2021 12/21/2021 5/5/2022 5/31/2022 Date 10/19/2021 2/2/2022
2 3 4 No. <u>A</u> <u>A</u> Projec	PLANNING PLANNING PLANNING PLANNING PLANNING PLANNING	9/15/2021 12/21/2021 5/5/2022 5/31/2022 Date 10/19/2021 2/2/2022 MOUNT HAMILTOI
2 3 4 No. <u>A</u> <u>A</u> <u>Project</u> Scale:	PLANNING PLANNING PLANNING PLANNING PLANNING PLANNING PLANNING	9/15/2021 12/21/2021 5/5/2022 5/31/2022 Date 10/19/2021 2/2/2022 0 MOUNT HAMILTOR As Shown
2 3 4 No. <u>A</u> <u>A</u> Project Scale: Date:	PLANNING PLANNING PLANNING Revision/Issue PLANNING PLANNING	9/15/2021 12/21/2021 5/5/2022 5/31/2022 Date 10/19/2021 2/2/2022 0 MOUNT HAMILTOR As Shown 6/13/2022
2 3 4 No. <u>A</u> <u>A</u> <u>A</u> <u>A</u> <u>A</u> <u>A</u> <u>A</u> <u>A</u> <u>A</u> <u>A</u>	PLANNING PLANNING PLANNING PLANNING Revision/Issue PLANNING PLANNING Title:	9/15/2021 12/21/2021 5/5/2022 5/31/2022 Date 10/19/2021 2/2/2022 0 MOUNT HAMILTON As Shown 6/13/2022 1 EV/ATIONS"
2 3 4 No. A $\Delta$ Project Scale: Date: Sheet "NE	PLANNING PLANNING PLANNING PLANNING PLANNING PLANNING Title: EW EXTERIOR E	9/15/2021 12/21/2021 5/5/2022 5/31/2022 Date 10/19/2021 2/2/2022 0 MOUNT HAMILTOR As Shown 6/13/2022 ELEVATIONS'

A-8





DATE: July 6, 2022

AGENDA ITEM #5

**TO**: Design Review Commission

FROM: Sean K. Gallegos, Senior Planner

SUBJECT: SC21-0053–1848 Fallen Leaf Lane

#### **RECOMMENDATION**:

Approve design review application SC21-0053, subject to the listed findings and conditions

#### **PROJECT DESCRIPTION**

This is a design review for a two-story addition to an existing one-story house. The project includes an addition of 449 square feet on the second story. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION:	Single-family Medium Lot
Zoning:	R1-10
PARCEL SIZE:	9,386 square feet
MATERIALS:	Standing seam metal roof, stucco and metal siding, and vinyl windows

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	2,976 square feet	2,974 square feet	2,815.8 square feet
FLOOR AREA:			
First floor	2,836 square feet	2,836 square feet	
Second floor	-	449 square feet	
Total	2,836 square feet	3,285 square feet	3,285 square feet
SETBACKS:			
Front	24.75feet	24.75 feet	25 feet
Rear	45.6 feet	45.6 feet	25 feet
Right side $(1^{st}/2^{nd})$	5.3 feet/-	5.3 feet/ 30.5 feet	7.6 feet/15.2
Left side $(1^{st}/2^{nd})$	6.4 feet/-	6.4 feet/23.9 feet	7.6 feet/15.2 feet
Неіднт:	18.6 feet	22.5 feet	27 feet

#### BACKGROUND

#### Neighborhood Context

The subject property is located in a Consistent Character Neighborhood, as defined in the City's Residential Design Guidelines. The property is located on Fallen Leaf Lane, between Holt Avenue and Lantis Lane. The majority of the single-family homes in the neighborhood are older one-story Ranch style structures with low plate heights, simple roof forms, and rustic materials, with wood or stucco siding dominant. The residences are similar in massing and building footprint with a uniform pattern of 25-foot front yard setbacks and 10-foot side setbacks. The landscaping along Fallen Leaf Lane includes a variety of mature trees and vegetation with no distinct street pattern.

#### **Zoning Compliance**

The subject property is considered a narrow corner lot, which is defined as a lot that is less than 80 feet in width. For narrow lots, the interior side yard setback is reduced from 10 feet to 10 percent of the width of the lot. Since the lot is 76 feet in width, the required interior side yard setback is seven feet, seven inches with a second story side yard setback of 15 feet, 2 inches.

#### **Zoning Compliance**

The existing house is non-conforming due to having a 24.75-foot front setback, where a 25-foot setback is required in the R1-10 (Single-Family) zoning district. The house also is nonconforming due to have a right-side setback of 5.3 feet and a left side setback of 6.4 feet, where the required first floor setback is 7.6 feet. The existing first-story side-facing gable roof structures are non-conforming due to the current daylight plane requirements. The existing house is additionally nonconforming due to the existing lot coverage exceeding the maximum allowed lot coverage of 2,815.8. The setback, daylight plane encroachment and lot coverage nonconformities were created at the time of construction of the house, and it is therefore considered to be a legal nonconforming structure. Since the project will not eliminate or replace more than 50 percent of the floor area, the non-conformities can be maintained.

#### DISCUSSION

#### **Design Review**

According to the Design Guidelines, in Consistent Character Neighborhoods, good neighbor design has design elements, materials, and scale found within the neighborhood and sizes that are not significantly larger than other homes in the neighborhood. The emphasis should be on designs that fit-in and lessen abrupt changes.

According to the Residential Design Guidelines, house modifications should be designed consistent with the original house design and maintain compatibility with the neighborhood. The existing house has a traditional Ranch architectural style with hipped and gable roof forms, low-scaled forms and simple details. The hipped roof form and overall façade has been maintained to minimize the impact of the two-story addition to the overall design of the one-story house. The lower-scale, 449 square-foot second story addition is located at the center of the residence in front of the primary ridgeline. The project has low eave lines, which is appropriate and in keeping with the lower profile of the adjacent homes. The project's forms, as compared to surrounding structures, is in-keeping with the character of the neighborhood. The project design materials include standing seam metal roof, stucco and metal siding, and vinyl windows. Overall, the project's detailing and materials maintain an

Design Review Commission SC21-0053– 1848 Fallen Leaf Lane July 6, 2022 appropriate relationship to the rustic qualities of the area and are compatible with the character of the surrounding neighborhood. The project's materials board is included in Attachment D.

The project is designed to be compatible with the scale and bulk of surrounding houses. The existing residence has relatively simple massing with hipped roofs, and materials consistent with the design of the other houses in the neighborhood context. The second story is positioned seven feet in front of the primary ridgeline, and the massing of the second story is significantly smaller than the first story which diminishes the perception of bulk when viewed from the street or adjacent properties along the sides. Overall, the design incorporates simple hipped roof forms and low horizontal eave lines to break up the two-story massing along the front and side elevations.

The height of the new two-story house is 22.5 feet, which is approximately 4.5 feet below the maximum permitted height of 27 feet, and it is compatible with the 17- to 20-foot tall one- and twostory houses in the immediate neighborhood context. The project reduces the perception of bulk by proposing the eight-foot tall first story and 8.75-foot tall second story wall plate heights. Overall, the two-story design is well proportioned and articulated to reduce any perception of excessive bulk and mass, and it is an appropriate design within this Consistent Character Neighborhood context.

#### Privacy

On the right (north) side elevation of the second story, there is one window in bathroom No. 2 with a five-foot sill height. Due to the small window size and the five-foot sill height for the windows, the proposed windows do not create any unreasonable privacy impacts.

On the rear (southeast) elevation of the second story, there is a french door with side lights exiting from bedroom No. 4 to a balcony. The balcony is 6.1 to 21.3 feet wide and a depth between 4 feet to 11.75 feet and primarily faces the side and rear yards. The balcony size does not comply with the four-foot maximum balcony depth recommended in the Residential Design Guidelines, and it is active in nature due to its depth. Without a reduction in the size of the balcony to limit its potential as an active use, the project does not appear to meet the following design review finding. As designed, the balcony is setback of 24 feet from the left property line, 30.5 feet from the right property line and 56.75 feet to the rear property line. With the existing and proposed evergreen screening, the balcony continues to have partial views to adjacent properties to the sides and rear.

To meet the findings related to privacy, staff recommends a condition of approval (No. 2a) to reduce the depth of the second story balcony to a maximum depth of four feet. To ensure that a reasonable level of privacy is maintained, a condition of approval (No. 2b) has been added to incorporate fast growing evergreen trees along side and rear property lines to fill-in unscreened areas of the property line. As designed, and with the recommended condition, staff finds that the project maintains a reasonable degree of privacy.

#### Trees and Landscaping

There are five trees on the property, and the project proposes to retain all trees. The landscape plan (Sheet L-1) shows the retention of five trees. The proposed landscaping screening plants along the right (north) side property line and rear (west) property line are outlined in Table 1 below.

Location	Common	Size	Quantity	Description
	Name			
Right Side Yard	Cherry Laurel	15-gallon	2	20-30' tall x 15-25' wide
Right Side Yard	Yunnan	15-gallon	2	10-15' tall x 6-8' wide
	Michelia	_		
Left Side Yard	Sweet Olive	15 gallon	3	8-1' tall x 6-8' wide
Left Side yard	Red Delicious	15 gallon	1	20-25' tall x 25' wide
Rear Yard	Cherry Laurel	15-gallon	2	20-30' tall x 15-25' wide

#### Table 1: Screening Plant List

Staff requested a landscape plan for the project, and the applicant provided a landscape plan with general landscaping for the site. Due to the scope of work being limited to a 449 square-foot second story addition, the applicant expects to preserve existing landscaping. Therefore, the applicant did not provide a detailed landscape plan for re-landscaping the entire site with the plan set. The landscape plan reflects the project will preserve the existing shrubs and groundcover type plants throughout the site. In addition to preserving the existing vegetation and trees on the site, the project will be installing new evergreen screening trees along the side and rear property lines. If the applicant rehabilitates more than 2,500 square feet of landscape area, Condition No. 5 will require the project to conform to the City's Water Efficient Landscape Ordinance (WELO) pursuant to Chapter 12.36 of the Municipal Code. Overall, the existing and proposed landscaping meets the intent of the City's landscape regulations and street tree guidelines.

#### **Environmental Review**

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

#### **Public Notification**

A public meeting notice was posted on the property and mailed to 12 nearby property owners on Fallen Leaf Lane and Penny Way. The Notification Map is included in Attachment B. The applicant has provided an outreach letter, and it is provided as Attachment C. The applicant also posted the public notice sign (24" x 36") in conformance with the Planning Division posting requirements, as shown in Attachment D.

Cc: Nick McCracken and Malika Junaid, Applicant and Architect Askarinam Behzad, Property Owner

Attachments:

- A. Neighborhood Compatibility Worksheet
- B. Notification Map
- C. Outreach Letter
- D. Proof of Public Notice
- E. Material Board

Design Review Commission SC21-0053– 1848 Fallen Leaf Lane July 6, 2022

#### **FINDINGS**

#### SC20-0053–1848 Fallen Leaf Lane

With regard to design review for the second story addition, the Design Review Commission finds the following in accordance with Section 14.76.060 of the Municipal Code that:

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

#### **CONDITIONS**

#### SC21-0053-1848 Fallen Leaf Lane

#### **GENERAL**

#### 1. Expiration

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

#### 2. Approved Plans

The approval is based on the plans and materials received on May 3, 2022, except as may be modified by these conditions. The scope of work is limited to that shown on the plans and may not exceed rebuilding 50 percent of the existing floor area of the structure.

#### a. Balcony

In order to mitigate privacy concerns resulting from the balcony, the project plans shall be modified to reduce the depth of the second story balcony to a maximum depth of four feet.

#### b. Evergreen Screening

In order to mitigate privacy concerns resulting from the balcony, the landscape plan shall be revised to incorporate fast growing evergreen trees along the side and rear property lines to fill-in unscreened areas of the property line.

#### 3. Protected Trees

Trees Nos. 1-3 and 6-7 and privacy screening shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

#### 4. 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.

#### 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 2,500 square feet or more of new or replaced landscape area, including irrigated planting areas, turf areas, and water features is proposed. Any project with an aggregate landscape area of 2,500 square feet or less may conform to the prescriptive measures contained in Appendix D of the City's Model Water Efficient Landscape Ordinance.

#### 6. 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.

#### 7. Indemnity and Hold Harmless

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

or Federal Court, challenging any of the City's action with respect to the applicant's project. 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

#### 8. Conditions of Approval

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

#### 9. Applicant Acknowledgement of Conditions of Approval

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

#### 10. 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."

#### 11. Reach Codes

Building Permit Applications submitted on or after January 26, 2021 shall comply with specific amendments to the 2019 California Green Building Standards for Electric Vehicle Infrastructure and the 2019 California Energy Code as provided in Ordinances Nos. 2020-470A, 2020-470B, 2020-470C, and 2020-471 which amended Chapter 12.22 Energy Code and Chapter 12.26 California Green Building Standards Code of the Los Altos Municipal Code. The building design plans shall comply with the standards and the applicant shall submit supplemental application materials as required by the Building Division to demonstrate compliance.

#### 12. California Water Service Upgrades

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

#### 13. 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.

#### 14. 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.

#### 15. Air Conditioner Sound Rating

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

Design Review Commission SC21-0053– 1848 Fallen Leaf Lane July 6, 2022

#### 16. 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

#### 17. Tree Protection

Tree protection fencing shall be installed around the dripline(s), or as required by the project arborist, of trees Nos. 1-3 and 6-7 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.

#### 18. School Fee Payment

In accordance with Section 65995 of the California Government Code, and as authorized under Section 17620 of the Education Code, the property owner shall pay the established school fee for each school district the property is located in and provide receipts to the Building Division. 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

#### 19. Landscaping Installation

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

#### 20. Landscape Privacy Screening

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

#### 21. 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).





City of Los Altos

Planning Division (650) 947-2750 Planning@losaltosca.gov

## NEIGHBORHOOD COMPATIBILITY WORKSHEET

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

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

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

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

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

Project Address 1848 FALLEN LEAF LN, LOS ALTOS, CA 94024

Scope of Project: Addition or Remodel or New Home	
Age of existing home if this project is to be an addition or remodel? 69	
Is the existing house listed on the City's Historic Resources Inventory? No	

#### What constitutes your neighborhood?

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

#### **Streetscape**

#### 1. Typical neighborhood lot size\*:

Lot area: 9,386	square	e feet
Lot dimensions:	Length <u>123.50</u>	feet
	Width <u>76</u>	feet
If your lot is signifi	cantly different than	those in your neighborhood, then
note its: area <u>N.A</u>	, length <u>N.A</u>	, and
width <u>N.A</u>	·	

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

Existing front setback if home is a remodel?<u>No</u> What % of the front facing walls of the neighborhood homes are at the front setback  $\frac{85}{9}$  % Existing front setback for house on left  $\frac{38}{5}$  ft./on right  $\frac{22}{5}$  ft. Do the front setbacks of adjacent houses line up? <u>Yes</u>

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

Indicate the relationship of garage locations in your neighborhood\* only on your street (count for each type) Garage facing front projecting from front of house face 5\_\_\_\_\_\_ Garage facing front recessed from front of house face 4\_\_\_\_\_\_ Garage in back yard 0\_\_\_\_\_\_ Garage facing the side 0\_\_\_\_\_\_ Number of 1-car garages1\_; 2-car garages8\_\_; 3-car garages0\_\_\_\_

#### 4. Single or Two-Story Homes:

What % of the homes in your neighborhood\* are: One-story <u>90 %</u> Two-story <u>10 %</u>

#### 5. Roof heights and shapes:

Is the overall height of house ridgelines generally the same in your neighborhood\*? <u>Yes</u> Are there mostly hip <u>,</u> gable style <u>,</u> or other style <u>roofs</u>? Do the roof forms appear simple <u>, or complex</u>? Do the houses share generally the same eave height <u>Yes</u>?

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

What siding materials are frequently used in your neighborhood\*?

\_\_\_\_wood shingle <u>✓</u> stucco <u>✓</u> board & batten <u>\_\_\_\_\_</u> clapboard \_\_\_\_\_tile \_\_\_\_stone <u>✓</u> brick \_\_\_\_ combination of one or more materials (if so, describe) <u>Mostly stucco, partially brick/ board & batten</u>

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

If no consistency then explain:

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

Does your neighborhood\* have a <u>consistent</u> identifiable architectural style? ☑ YES □ NO

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

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

Does your property have a noticeable slope? No

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

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

#### 9. Landscaping:

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

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

They are totally visible from the street but they are mostly hidden form the back neighbor's Property by the trees located in the back yard of each property.

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

<u>Asphalt</u>

#### 10. Width of Street:

What is the width of the roadway paving on your street in feet? <u>38</u> Is there a parking area on the street or in the shoulder area? <u>Yes</u> Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? <u>landscaped with a</u> <u>curb/qutter</u>.

#### 11. What characteristics make this neighborhood\* cohesive?

Such as roof material and type (hip, gable, flat), siding (board and batten, cement plaster, horizontal wood, brick), deep front yard setbacks, horizontal feel, landscape approach etc.: <u>Gable roof shapes, same roof material (asphalt shingle), cement plaster siding</u> <u>material</u>

#### General Study

B. Do you think that most (~ 80%) of the homes were originally built at the same time?  $\square$  YES  $\square$  NO

- C. Do the lots in your neighborhood appear to be the same size? ¥YES NO
- D. Do the lot widths appear to be consistent in the neighborhood?
- E. Are the front setbacks of homes on your street consistent (~80% within 5 feet)?I YES I NO
- G. Do the houses appear to be of similar size as viewed from the street? ☑ YES □ NO
- H. Does the new exterior remodel or new construction design you are planning relate in most ways to the prevailing style(s) in your existing neighborhood?

🗵 YES 🗖 NO

## Summary Table

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

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
1840 Fallen Leaf Lane	22'-0"	50'-0"	Front Right	one	15'-6"	*1, 2, 5,	Simple
1856 Fallen Leaf Lane	38'-0"	35'-0"	Front Left	one	16'-0"	*1, 2, 5,	Simple
1857 Farndon Ave	24'-0"	72'-0"	Front Right	one	15'-6"	*3,5	Simple
1823 Fallen Leaf Lane	28'-0"	30'	Front Left	one	16'-0"	*1,3,4,5	Simple
1831 Fallen Leaf Lane	21'-0"	30'	Front Left	one	16'-0"	*1,4,5	Simple
1839 Fallem Leaf Lane	26'-0"	31'-0"	Front Right	one	18'-0"	*1,4,5	Simple
1847 Fallen Leaf lane	23'-0"	39'-0"	Front Right	one	15'-6"	*1,5	Simple
1701 Penny Way Lane	18'-0"	6'-0"	Front Left	one	16'-0"	* 2,3,5	Simple
1832 Fallen Leaf Lane	21'-0"	52'-0"	Front Right	two	25'-0"	*1, 3, 6	Modern

\* 1. Wall- Stucco 2. Wall- Brick cladding on wall 3. Wall- Wood Siding 4. Wall-Stone cladding 5. Roof-Asphalt Shingles 6. Roof-Standing Seam Metal

#### Neighborhood Compatibility Worksheet

\* See "What constitutes your neighborhood", (page 2).

ATTACHMEN B Agenda Item 5. LAN TIS <v FALLEN LEAF LN FARNDON AVE CREEK STEVEN PENNY WAY HOLTAVE 1:2,257 Print Date: December 2, 2021 0.03 0.06 mi 0.015 0.0225 0.045 0.09 km ľ Schools Situs Label ę Park and Recreation Areas TaxParcel City Limit Road Names

Waterways



June 13, 2022

Planning Division Community Development Department One North San Antonio Road Los Altos, California 94022

> Subject: Hold Harmless Letter Regarding Property: 1848 Fallen leaf lane County's Permit #: SC21-0053

To Whom it May Concern:

On behalf of the owners, Priyanka Roshyan and Sachin Walia, who are proposing an addition & remodel, submitting the Hold Harmless Letter per County's request.

Priyanka Roshyan & Sachin Walia 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.

We are hopeful that our drawings and supporting documents are satisfactory. Please don't hesitate to call to clarify any items that come up.

Very truly yours,

Malika Junaid AIA Principal Architect M•Designs Architects

Sachin Walla Rungarl deby n

Agenda Item 5.

We moved into our home at 1848 Fallen Leaf Lane, Los Altos about two years ago. When we moved in, our plan was to live in the house for a while to discover what changes make the most sense for us and then do a cosmetic remodel. While we appreciate many aspects of the house, it has become clear that the house can adapt to our current needs with our growing family.

We've decided that it's time to remodel so we have a home that can support us going forward. We'd love your support of our home building project!

We have hired an architectural firm M. Designs Architects in Palo Alto. Our initial plans for the new home are ready and we would love to share them with you, & would love to hear any concerns, and answer any questions that you might have.

We want our house to be rebuilt in its same place as our existing home but with increased Square footage. We also want to maintain and improve upon the privacy that we and you currently enjoy. The new structure respects the current lines of the existing home, yet accentuating a bit more of an updated feel to it. We're very happy with the design and hope you will be too.



Many of you are familiar with our home, and you are not, here is a picture of our home:

Here is an initial rendering of the new design for our house:



We really love our neighborhood and would like to be a part of it for the rest of our lives.

Thank you for your support! If you have any questions or concerns, please reach out to us.

Your neighbors, Priyanka Roshyan & Sachin Walia Cell 408-505-1239 Email: <u>priyankawalia@yahoo.com</u> Email: sachinwalia@yahoo.com

Our architect's contact information: M·Designs Architects Malika Junaid <u>malikajunaid@mdesignsarchitects.com</u> <u>https://www.mdesignsarchitects.com/</u> 4131 El Camino Real Suite #200, Palo Alto, CA 94306 Office 650-565-9036

Our Architectural Designer's contact information: M·Designs Architects Priyanka Bendre priyanka@mdesignsarchitects.com <u>https://www.mdesignsarchitects.com/</u> 4131 El Camino Real Suite #200, Palo Alto, CA 94306 Office 650-565-9036

Agenda Item 5.

м.	DESIGNS ARCHITECTS

June 9, 2022

Priyanka Roshyan and Sachin Walia 1848 Fallen Leaf Ln, Los Altos, CA 94024

Subject:Neighbor's acknowledgement and approvalRegarding Property:1848 Fallen Leaf Ln, Los Altos, CA 94024

"We have looked at the drawings and support Priyanka & Sachin on their construction project"

PROPERTY ADDRESS	NAME	SIGN OFF
1840 Fallen Leaf Ln, Los	FAY	Signed off
Altos, CA 94024, USA		through email.
1832 Fallen Leaf Ln, Los	Alin antik	
Altos, CA 94024, USA	VIKRANT KASARAB	ASA
1856 Fallen Leaf Ln, Los	Mrs Pm	Æ
Altos, CA 94024, USA	MEHRDAD PO	URMAND
1864 Fallen Leaf Ln, Los	Can	$C \square$
Altos, CA 94024, USA	Som	SV
1857 Farndon Ave, Los	Barry Nagatoishi	Approved by
Altos, CA 94024, USA		email.
1701 Penny Way, Los		
Altos, CA 94024, USA		
1847 Fallen Leaf Ln, Los	KEVINIWADA	f how
Altos, CA 94024, USA	6/122	
L		

www.M·DesignsArchitects.com 4131 El Camino Real, Suite 200 · Palo Alto, California 94306 · (650) 565-9036 Sochin Priyanka Roshyan & <del>Roshya</del>n Walia M·DA Neighbor's acknowledgement and approval 2022-06-08 Page 2

M•Designs Architects (650) 565-9036 www.MDesignsArchitects.com

1839 Fallen Leaf Ln, Los Altos, CA 94024, USA	PRASANTHE GANE	G.V.S. P. Prosbartin
1831 Fallen Leaf Ln, Los Altos, CA 94024, USA		
182 <b>%</b> Fallen Leaf Ln, Los Altos, CA 94024, USA		

# ATTACHMENT D

Agenda Item 5.

Public Meeting MATION Maximum Dirich States - Tallant

108

#### NOTICE OF DEVELOPEMENT PROPOSAL

#### Project Title = 1848 Ealan Loof





#### **Propert Description**

In a deal of some of the owner, where the party lines, in which the party lines in the pa
### PROPOSAL

### .eaf

### scription

ilication for the remodel of a first story and a 448 square-flot second story rig one-alony house.

> Property Dente: Priyanka Roshyan (408) 105-1239

sighter christian care

privantavalin@yeloo oom

to or gal additional information, please contact anior Planner)

ALB DEV

### state lists and we don't all

### PUBLIC MEETING

### Wadnesday, Joby 6, 1922 or 7.00 per

the integration of the same of the system wanter to

Property and sub-states or restates for some or the

And the state of t

The second secon

### Agenda Item 5.





November 12, 2021

Subject: MATERIALS BOARD

Re: 2nd Story Addition - 1848 Fallen Leaf Ln, Los Altos, CA

KOOF- PAC CLAD STANDING SEAWI - BLACK	SIDING - LONGBOARD - NATURAL WOOD
WINDOWS/DOORS -ANDERSON - BLACK	STUCCO - WHITE



# **ROSHYAN RESIDENCE** 1848 FALLEN LEAF LN, LOS ALTOS, CA 94024 APN: 318-18-047

### PARCEL MAP





### SHEET INDEX

CHITECTU	IRE
A0.01	TITLE SHEET
A0.04	ABBREVIATIONS AND GRAPHIC SYMBO
A0.07	AREA DIAGRAMS & CALCULATIONS
A0.08	LOT COV. DIAGRAMS & CALCULATIONS
A0.09	HARDSCAPE CALCULATIONS
A0.10	NEIGHBORHOOD CONTEXT MAP
A0.11	WALL & FOUNDATION DEMOLITION CAL
A1.01	(E) SITE PLAN
A1.02	(P) SITE PLAN
A1.03	(E) 1ST FLOOR PLAN
A1.04	(P) 1ST & 2ND FLOOR PLAN
A1.11	(E) ROOF PLAN
A1.12	(P) ROOF PLAN
A2.01	(E) & (P) EAST ELEVATION
A2.02	(E) & (P) WEST ELEVATIONS
A2.03	(E) & (P) SOUTH ELEVATION
A2.04	(E) & (P) NORTH ELEVATIONS
<b>A3 01</b>	(P) A-A & B-B SECTIONS

- (P) A-A & B-B SECTIONS A3.0
- (P) C-C SECTION 19 A3.02
  - SPECIFICATION SHEET
- BEST MANAGEMENT PRACTICES 21 A9.01 LANDSCAPE PLAN 22 L-1

# 2 CODE COMPLIANCE

- APPLICABLE CODES 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA ENERGY CODE 2019 CALIFORNIA RESIDENTIAL CODE

CIV	IL
23	T-1

3

TOPOGRAPHIC SURVEY MAP

LCULATION

CODE SUMMARY OCCUPANCY: OCCUPANT LOAD: TYPE OF CONSTRUCTION FIRE SUPPRESSION: OCCUPANCY SEPARATION: HEIGHT MAXIMUM:

ALLOWABLE FLOOR AREA:

ALLOWABLE LOT COVERAGE:

R3/U 200 GROSS V-B NON-SPRINKLED 1-HOUR 27'-0" 3285.10 SF

2,815.8 SF

## PROJECT TEAM

PRIYANKA ROSHYAN & SACHIN WALIA PRIYANKA ROSHYAN & SACHIN WALIA CONTACT: EMAIL: priyankawalia@yahoo.com PHONE: 408.505.1239

ARCHITECT M DESIGNS ARCHITECTS 4131 W. EL CAMINO REAL, STE 200 PALO ALTO, CA 94306 MALIKA JUNAID ARCHITECT: CONTACT: Nick McCracken malikajunaid@mdesignsarchitects.com EMAIL: nick@mdesignsarchitects.com EMAIL 650.565.9036 PHONE: FAX: 949.625.7869

### SURVEYOR SMP ENGINEERING

1534 CAROB LANDE, LOS ALTOS, CA 92024 SAEID RAZAVI CONTACT: 650.941.8055 PHONE: FAX: 650.941.8755 EMAIL srazavi@smpengineers.com

STRUCTURAL ENGINEER CONTACT: EMAIL: PHONE:

ENERGY CONSULTANT CONTACT: EMAIL: PHONE:

GENERAL CONTRACTOR EMAIL: PHONE:

GEOTECHNICAL SERVICE CONTACT: EMAIL: PHONE:

### **ZONING COMPLIANCE**

ZONING COMPLIANCE WORKSHEET

	Existing	Proposed	Allowed/Required
<b>LOT COVERAGE:</b> Land area covered by all structures that are over 6 feet in height	$\frac{2,976}{(31.69\%)}$ square feet		$\frac{2,815.8}{(30\%)}$ square feet
<b>FLOOR AREA:</b> Measured to the outside surfaces of exterior walls	<u>2,836</u> square feet ( <u>30.21</u> %)	<u>3,285</u> square feet ( <u>34.99</u> %)	<u>3,285.10</u> square feet ( <u>35</u> %)
SETBACKS: Front (1st/2nd) Rear (1st/2nd) Right side (1 <sup>st</sup> /2 <sup>nd</sup> ) Left side (1 <sup>st</sup> /2 <sup>nd</sup> )	<u>24'-9"</u> feet <u>45'-8"</u> feet <u>5'-4"</u> feet <u>6'-5"</u> feet	$\frac{24'-9"}{45'-8"} \frac{\text{feet}}{40'-3"} \frac{1}{\text{feet}} \frac{1}{45'-8"} \frac{1}{1} \frac{1}$	$\frac{25'-0''}{25'-0''} feet  7'-6'' feet  7'-6'' feet 15'-0'' feet  7'-6'' feet 15'-0'' feet$
HEIGHT:	<u>_18'-8"</u> feet	_ <u></u>	feet

### SQUARE FOOTAGE BREAKDOWN

	Existing	Change in 1	Total Proposed	
HABITABLE LIVING AREA: Includes habitable basement areas	square feet	<u>+449</u> square feet	square feet	
<b>NON- HABITABLE AREA:</b> Does not include covered porches or open structures	<u>421</u> square feet	<u>N/A</u> square feet	square feet	

### LOT CALCULATIONS

NET LOT AREA:		9,386	_square feet
<b>FRONT YARD HARDSCAPE AREA:</b> Hardscape area in the front yard setback shall not exceed 50%		759	_square feet ( <u>39.</u> 94%)
Landscaping Breakdown:	Total hardscape area (existing and proposed):       6560 sq ft         Existing softscape (undisturbed) area:       2826 sq ft         New softscape (new or replaced landscaping) area:       0 sq ft         Sum of all three should equal the site's net lot area		d proposed): <u>6560</u> sq ft area: <u>2826</u> sq ft landscaping) area: <u>0</u> sq ft <i>'s net lot area</i>

4 PROJECT SUMMARY

ZONING SUMMARY	
ZONE:	R1-10
APN:	318-18-047
FLOOD ZONE:	" X "
PUBLIC R.O.W.:	30'- 0" FROM THE CENTERLINE OF THE STREET
CONFORMITY:	NONCONFORMING
LOT DIMENSIONS:	76' x 123.5' (35% X LOT AREA 9,386 SQ.FT = 3285.10 SQ.FT )
SCOPE OF WORK:	INTERIOR RENOVATION OF EXISTING FIRST FLOOR. ADDITION OF SECOND STORY.



	0
	& ∠
	@ ¢
	*
	# 12
	A.B.
	A.F.F A.P.L.
	A/C
	AC. ADD'L
	ADDN. ADJ.
	AGG.
	AL. ATL.
	APPROX. ARCH.
	B.M.
	в.о.в. BD.
	BITUM. BLDG.
	BLKG.
	BOT.
	BTWN. C.B.
	C.C.T.
	C.I.
	C.J. C.L.P
	C.M.U.
	C.T.
	CAB. CEM.
	CER.
	CLR.
	COL. COMB.
	CONC. CONN
	CONST.
	CONT. CONTR.
	CORR. CTR.
	CTSK.
	D.B.A. D.D.
	D.F. D.O.
	D.P.
	DRK. FTR D.S.
	DB. DBL.
	DEPT. DET
	DIA.
	DIAG. DIM.
	DISP. DN.
	DR.
	(E)
	E.F. E.I.F.S.
	E.J. F N
	E.O.R.
	E.₩.C.
	EA. EL.
	ELEC.
	ELEV. EMERG.
	ENCL. FQ
	EQPT.
	EXH. EXP.
	EXT. F.A.
	F.B.
	F.D.
	F.E. F.E.C.
	F.F.
	F.H.C.
	F.H.S. F.L.
	F.N.
	F.O.F.
	F.O.M. F.O.S.
	F.R.
	F.S.E.C.
	F.S.S.
	FDN. FIN
	FIXT.
	r∟. FLUOR.

AND FPRF FRM. ANGLE FT. AT FTG. CENTERLINE FURR. PHASABLE @ (E) BLDG FUT. POUND OF NUMBER G.C. PROPERTY LINE G.F.R.C. ANCHOR BOLT G.F.R.G. ABOVE FINISHED FLOOR G.I. ASSUMED PROPERTY LINE G.L.B. AIR CONDITIONING GA. ACOUSTICAL G.B. ADDITIONAL GALV. ADDITION GEN. ADJUSTABLE GL. AGGREGATE GND. ALUMINUM GR. ALTERNATE GYP. APPROXIMATE GYP. BD. ARCHITECTURAL H.A. **BENCH MARK** H.B. BOTTOM OF BEAM H.C. BOARD H.D. BITUMINOUS H.S.B. BUILDING H.M. BLOCKING H.W. BEAM HD. BOTTOM HDR. BETWEEN HDW. CATCH BASIN HDWD. CUBICLE CURTAIN TRACK HK. COMB. DISPENSING UNIT HORIZ CAST IRON HR. CONTROL JOINT HT. CENTERLINE OF PIER HTR. CONCRETE MASONRY UNIT I.D. CLEAN OUT I.F. CERAMIC TILE I.J. CABINET IN. CEMENT INSUL CERAMIC INT. CEILING INV. CLEAR INT. COLUMN JAN. COMBINATION JST. CONCRETE JT. CONNECTION KIT. CONSTRUCTION L.P. CONTINUOUS LAM. CONTRACTOR LAV. CORRIDOR LB. CENTER LDGR. COUNTERSUNK LGTH. DEFORMED BAR ANCHOR LT. DECK DRAIN Μ DOUGLAS FIR M.B. DO OVER M.B.H. DAMP PROOFING M.C. DRINKING FOUNTAIN M.E. DOWNSPOUT M.G.P. DECIBEL M.H. DOUBLE M.K. DEPARTMENT M.O. DETAIL MAT DIAMETER MAX. DIAGONAL MECH. DIMENSION MEMB. DISPENSER MEZZ. DOWN MFR. DOOR MIN. DRAWING MISC. EXISTING MLDG. EACH FACE MTD. EXT. INSUL. & FIN. SYSTEM MTL. **EXPANSION JOINT** MUL. EDGE NAIL (N) ENGINEER OF RECORD N.F. EACH WAY N.G. ELECTRIC WATER COOLER N.I.C. EACH N.T.S. **ELEVATION** NO. ELECTRICAL NOM. ELEVATOR O.A. EMERGENCY 0.C. ENCLOSURE O.D. EQUAL O.F. EQUIPMENT O.F.C.I. EXHAUST **EXPANSION** O.F.D. EXTERIOR 0.F.S. FIRE ALARM O.H. FLAT BAR O.L. FLOOR CLEAN OUT O.S.B. FLOOR DRAIN O/ FIRE EXTINGUISHER OBS. FIRE EXTINGUISHER CAB. OPP. FAR FACE OPNG. FINSHED GRADE P.A.D. FIRE HOUSE BABINET P.C. FLAT HEAD SCREW P.I.P. FLOW LINE P.J. FIELD NAIL P.L. FACE OF CONCRETE P.O.C. FACE OF FINISH P.S.F. FACE OF MASONRY P.S.I. FACE OF STUD P.T. FIRE RETARDANT P.T.D. FLR. SINK/FOOD SERVICE P.W. FOOD SERVICE PEN. EQUIPMENT CONTR. PERP. FOLDING SHOWER SEAT PG. FOUNDATION PLAM. FINISH PL. FIXTURE PLAST. FLOOR PLBG. FLUORESCENT

PLYWD.

**FIREPROOF** FRAMING FOOR OF FEET FOOTING FURRING FUTURE GENERAL CONTRACTOR GLASS FIBER REIN. CONC GLASS FIBER REIN. GYP. GALVANIZED IRON GLUE-LAMINATED BEAM GAUGE GRADE BEAM GALVANIZED GENERAL GLASS GROUND GRADE GYPSUM GYPSUM BOARD HANDICAP ACCESSIBLE HOSE BIBB HOLLOW CORE HOLD DOWN HIGH-STRENGTH BOLT HOLLOW METAL HOT WATER HEAD HEADER HARDWARE HARDWOOD HOOK HORIZONTAL HOUR HEIGHT HEATER INSIDE DIAMETER INSIDE FACE **ISOLATION JOINT** INCH INSULATION INTERIOR INVERT INTRAVENOUS TRACK JANITOR JOIST JOINT **KITCHEN** LAMINATED PLASTIC LAMINATE LAVATORY POUND LEDGER LENGTH LIGHT MIRROR MACHINE BOLT MOP AND BROOM HOLDER STL. MEDICINE CABINET MATCH EXISTING MEDICAL GAS PANEL MANHOLE MARKER BOARD MASONRY OPENING MATERIAL MAXIMUM MECHANICAL MEMBRANE MEZZANINE MANUFACTURER MINIMUM MISCELLANEOUS MOULDING MOUNTED METAL MULLION NEW NEAR FACE NATURAL GRADE NOT IN CONTRACT NOT TO SCALE NUMBER NOMINAL OVERALL **ON CENTER** OUTSIDE DIAMETER OUTSIDE FACE OWNER FURNISHED CONTR. INSTALLED OVERFLOW DRAIN OVERFLOW SCUPPER OPPOSITE HAND OVERALL LENGTH **ORIENTED STRAND BOARD** OVER OBSCURE OPPOSITE OPENING POWER ACTUATED DEVICE W.H. PRECAST CONCRETE POURED-IN-PLACE **TILT-UP PANEL JOIST** PROPERTY LINE POINT OF CONNECTION POUNDS PER SQ. FOOT POUNDS PER SQ. INCH PRESSURE TREATED PAPER TOWEL DISPENSER PLATE WASHER PENETRATION(S) PERPENDICULAR PAGE PLASTIC LAMINATE PLATE PLASTER PLUMBING PLYWOOD

PNL. PANEL PR. PAIR PT. POINT PAINTED PTD. PTN. PARTITION Q.T. QUARRY TILE RISER R ROOF DRAIN R.D. **ROBE HOOK** R.H. R.O. ROUGH OPENING R.T. **RESILENT TILE** RAIN WATER LEADER R.W.L RADIUS RAD. RD. ROUND REF. REFERENCE REFG. REFRIGERATOR REG. REGISTER REINF. REINFORCEMENT REQ'D REQUIRED RESIL RESILIENT REV. REVISION RFG. ROOFING RGH. ROUGH ROOM RM. RWD. REDWOOD S.A.D. SEE ARCH. DRAWINGS S.C. SOLID CORE S.C.D. SEAT COVER DISPENSER S.D. SOAP DISPENSER S.J. SAWCUT JOIST S.M.D. SEE MECH. DRAWINGS S.M.S. SHEET METAL SCREW S.O.G. SLAB ON GRADE S.S. STAINLESS STEEL S-S SERVICE SINK S.W. SHEAR WALL SCHED. SCHEDULE SCR. SCREW SDG. SIDING SECT SECTION SEL. SELECT SEL. STR. SELECT STRUCTURAL SH. SHELF SHEET SHT. SHWR. SHOWER SIM. SIMILAR SLIDING SLDG. SMOOTH SM. SPEC. SPECIFICATION SPL. SPLASH SQ. SQUARE STD. STANDARD STGR STAGGER STIFF. STIRRUP STEEL STORAGE STOR. STRUCT. STRUCTURAL SUSP. SUSPENDED SWITCH BOARD SW. BD. SYMMETRICAL SYM. TREAD T&B TOP AND BOTTOM T&G TONGUE AND GROOVE T.B. TOWEL BAR T.D. TRENCH DRAIN T.O. TOP OF T.O.C. TOP OF CURB/CONC. T.O.F. TOP OF FOOTING T.O.P. TOP OF PLATE T.O.S. TOP OF STEEL T.O.W. TOP OF WALL T.P. TOP OF PAVEMENT TOILET PEPER DISPENSER T.P.D. TEL. TELEPHONE TER. TERRAZZO THK. THICK TACKBOARD TK. BD. TV. TELEVISION TYPICAL TYP. V.C.T. VINYL COMPOSITION TILE V.C.P. VITREOUS CLAY PIPE V.D.U. VISUAL DISPLAY UNIT V.G. VERTICAL GRAIN V.T. VINYL TILE V.T.R. VENT THROUGH ROOF VERT VERTICAL VEST. VESTIBULE VERIFY IN FIELD V.I.F. W/ WITH W/O WITHOUT WATER CLOSET W.C. W.F. WIDE FLANGE WATER HEATER W.H.S. WELDED HEAD STUDS W.P. WATERPROOF W.S.P. WOOD STRUCT. PANEL W.R. WASTE RECEPTACLE W.W.F. WELDED WIRE MESH WD. WOOD WK. PT. WORK POINT WT. WEIGHT





	z	
SCALE: 1/8" = 1'-0"	3	AREA CALCULATIONS

(P) 2ND FLR ADDITION

(P) FAR

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

z

1

(E) FAR CALCULATION					
NO. Width Length	AREA				
(E) 1ST FLR TO BE DEMOLISHED					
D1 3' - 1" 1' - 8" 5 SF	-				

5 SF

(E) 1ST FLR	TO BE REMODE	ELED	
R1	29' - 11"	18' - 3"	545 SF
R2	23' - 1"	14' - 3"	330 SF
R3	7' - 1"	7' - 0"	50 SF
R4	33' - 2"	26' - 7"	881 SF
R5	17' - 0"	14' - 5"	246 SF
R6	17' - 3"	5' - 1"	87 SF
D7	041 01	101 101	070 OF

R7	21' - 3"	12' - 10"			
(E) GARAGE TO REMAIN					
G1	19' - 7"	5' - 5"			
G2	19' - 6"	16' - 2"			
			_		

G (E) FAR TOTAL

### 7' - 0" R3 7' - 1" 26' - 7" R4 33' - 2" R5 R6 14' - 5" 17' - 0" 5' - 1" 17' - 3" 12' - 10" 21' - 3"

(P) 1ST FLR ADDITION A1 7' - 1" 1' - 11"

(P) 2I	ND FLR ADDIT	ION	
A2	15' - 7"	7' - 9"	12
A3	10' - 3"	7' - 4"	75
A4	14' - 9"	11' - 5"	16
A5	10' - 3"	7' - 4"	75
			44
			44
(P) FAR TOTAL			
ALLOWED FAR			







(E) LOT COV.

(E) COVERED PORCH

(E) GARAGE

MAIN HOUSE

(P) LOT COV.

(E) GARAGE

(P) COVERED PATIO

(P) COVERED PORCH

MAIN HOUSE

16'

32'

0' 4' 8'

(E) NO.	LOT COVERAGE AREA	%				
(E) COVERED PORCH P1	138 SF	1.47%				
(E) GARAGE	138 SF	1.47%				
G1	421 SF 421 SF	4.48% 4.48%			X	
MAIN HOUSE H1	2416 SF 2416 SF	25.74% 25.74%		M • D		• RCHITEC1
E) LOT COVERAGE TOTAL	2974 SF	31.69%				
				4131 W 20	I DESIGNS ARC EST EL CAMINO 00, PALO ALTO	HITECTS D REAL, SUI CA 94306
				wv Email:	w.mdesignsarch info@mdesignsa Phone: 650-564	nitects.com architects.co
					Fax: 949-625-	-7869
					ОS	
			z		N N N N	4
					ШШ	02
1						タ
	SCALE:	1/8" =	1'-0" 1		ESIC EAF	A 94
32'	SCALE:	1/8" =	1'-0" 1		N RESID	3, CA 94
32' (P)	SCALE:	1/8" =	1'-0" 1		HYAN RESID	TOS, CA 94
32' (P) NO. (E) GARAGE	SCALE: LOT COVERAGE AREA	1/8" =	: <b>1'-0''</b> 1		OSHYAN RESID 8 FALLEN LEAF	ALTOS, CA 94
(P) NO. (E) GARAGE G1	SCALE: LOT COVERAGE AREA 421 SF 421 SF	1/8" = % 4.49% 4.49%	: <b>1'-0'' 1</b>		ROSHYAN RESID 1848 FALLEN LEAF	ALTOS, CA 94
32' (P) NO. (E) GARAGE G1 (P) COVERED PATIO B1	SCALE: LOT COVERAGE 421 SF 421 SF 421 SF 35 SF 35 SF	1/8" = % 4.49% 4.49% 0.37%	<b>1'-0" 1</b>		ROSHYAN RESID 1848 FALLEN LEAF	ALTOS, CA 94
32' (P) NO. (E) GARAGE G1 (P) COVERED PATIO B1 (P) COVERED PORCH P1	SCALE: LOT COVERAGE 421 SF 421 SF 421 SF 35 SF 35 SF 35 SF	1/8" = % 4.49% 4.49% 0.37% 0.37%	: <b>1'-0'' 1</b>		ROSHYAN RESID 1848 FALLEN LEAF	ALTOS, CA 94
32' (P) NO. (E) GARAGE G1 (P) COVERED PATIO B1 (P) COVERED PORCH P1	SCALE: LOT COVERAGE 421 SF 421 SF 421 SF 35 SF 35 SF 35 SF 94 SF 94 SF	1/8" = % 4.49% 4.49% 0.37% 0.37% 1.00%	: <b>1'-0'' 1</b>		ROSHYAN RESID 1848 FALLEN LEAF	ALTOS, CA 94
32'         (P)         NO.         (E) GARAGE         G1       (P) COVERED PATIO         B1       (P) COVERED PATIO         B1       (P) COVERED PORCH         P1       MAIN HOUSE         H1       (P) LOT COLSPANE	SCALE: SCALE: SCALE: SCALE: AREA 421 SF 421 SF 421 SF 35 SF 35 SF 35 SF 94 SF 94 SF 94 SF 94 SF	1/8" = 1/8" = % 4.49% 4.49% 0.37% 0.37% 0.37% 1.00% 1.00% 1.00% 25.83% 25.83% 25.83%	: <b>1'-0'' 1</b>		& ROSHYAN RESID 8 1848 FALLEN LEAF	ALTOS, CA 94
(P) NO. (E) GARAGE G1 (P) COVERED PATIO B1 (P) COVERED PATIO B1 (P) COVERED PORCH P1 MAIN HOUSE H1 (P) LOT COVERAGE TOTAL	SCALE: SCALE: SCALE: SCALE: SCALE: 2421 SF 421 SF 421 SF 421 SF 421 SF 35 SF 35 SF 35 SF 94 SF 94 SF 94 SF 2424 SF 2424 SF 2974 SF 2974 SF	1/8" = 1/8" = 1/8" = 1.00% 1.00% 1.00% 1.00% 1.00% 25.83% 31.68% 20%	<b>1'-0"</b> 1	GE	AS & T848 FALLEN LEAF	S ALTOS, CA 94
32' (P) NO. (E) GARAGE G1 (P) COVERED PATIO B1 (P) COVERED PORCH P1 MAIN HOUSE H1 (P) LOT COVERAGE TOTAL ALLOWED LOT COVERAGE	SCALE:         LOT COVERAGE         421 SF         421 SF         421 SF         35 SF         35 SF         35 SF         35 SF         94 SF         94 SF         94 SF         94 SF         2424 SF         2974 SF         2,815.8 SF	1/8" = 1/8" = 1.00% 1.00% 1.00% 1.00% 25.83% 31.68% 30%	<pre>: 1'-0" 1</pre>	CKAGE	ROSHYAN RESIC ROSHYAN RESIC ROSHYAN RESIC	DNS ALTOS, CA 94
32' (P) NO. (E) GARAGE G1 (P) COVERED PATIO B1 (P) COVERED PORCH P1 MAIN HOUSE H1 (P) LOT COVERAGE TOTAL ALLOWED LOT COVERAGE	SCALE:         LOT COVERAGE         421 SF         421 SF         421 SF         35 SF         35 SF         35 SF         35 SF         35 SF         35 SF         2424 SF         2424 SF         2974 SF         2,815.8 SF	1/8" = 1/8" = 1.00% 1.00% 1.00% 1.00% 25.83% 31.68% 30%	<pre>: 1'-0" 1</pre>	PACKAGE	AGRAMS & 1848 FALLEN LEAF	ATIONS ALTOS, CA 94
32' (P) NO. (E) GARAGE G1 (P) COVERED PATIO B1 (P) COVERED PORCH P1 (P) LOT COVERAGE TOTAL ALLOWED LOT COVERAGE	SCALE:         LOT COVERAGE         421 SF         421 SF         421 SF         35 SF         35 SF         35 SF         94 SF         94 SF         94 SF         2424 SF         2974 SF         2,815.8 SF	1/8" = 1/8" = 1.00% 1.00% 1.00% 1.00% 25.83% 31.68% 30%	<pre>: 1'-0" 1</pre>	IG PACKAGE	DIAGRAMS & 1848 FALLEN LEAF	ULATIONS ALTOS, CA 94
32' 32' (P) NO. (E) GARAGE G1 (P) COVERED PATIO B1 (P) COVERED PORCH P1 MAIN HOUSE H1 (P) LOT COVERAGE TOTAL ALLOWED LOT COVERAGE	SCALE:         LOT COVERAGE         421 SF         421 SF         421 SF         35 SF         35 SF         35 SF         35 SF         35 SF         2424 SF         2424 SF         2974 SF         2,815.8 SF	1/8" = 1/8" = 1.00% 1.00% 1.00% 1.00% 25.83% 31.68% 30%	1'-0"       1	NING PACKAGE	DV. DIAGRAMS & 1848 FALLEN LEAF	LCULATIONS ALTOS, CA 94
32' (P) NO. (E) GARAGE G1 (P) COVERED PATIO B1 (P) COVERED PORCH P1 (P) LOT COVERAGE TOTAL ALLOWED LOT COVERAGE	SCALE:         LOT COVERAGE         421 SF         421 SF         421 SF         35 SF         35 SF         35 SF         94 SF         94 SF         2424 SF         2974 SF         2,815.8 SF	1/8" = 1/8" = 1.49% 4.49% 0.37% 0.37% 0.37% 1.00% 1.00% 25.83% 31.68% 30%		ANNING PACKAGE	- COV. DIAGRAMS & 1848 FALLEN LEAF	CALCULATIONS ALTOS, CA 94
32' (P) NO. (E) GARAGE G1 (P) COVERED PATIO B1 (P) COVERED PORCH P1 (P) LOT COVERAGE TOTAL ALLOWED LOT COVERAGE	SCALE:         SCALE:         SCALE:         AREA         421 SF         421 SF         421 SF         35 SF         35 SF         94 SF         94 SF         2424 SF         2424 SF         2974 SF         2,815.8 SF	1/8" = 1/8" = 1.49% 4.49% 0.37% 0.37% 1.00% 1.00% 1.00% 25.83% 31.68% 30%		PLANNING PACKAGE	OT COV. DIAGRAMS & 1848 FALLEN LEAF	CALCULATIONS ALTOS, CA 94
32' (P) NO. (E) GARAGE G1 (P) COVERED PATIO B1 (P) COVERED PORCH P1 (P) LOT COVERAGE TOTAL ALLOWED LOT COVERAGE	SCALE:         LOT COVERAGE         421 SF         421 SF         421 SF         35 SF         2424 SF         2974 SF         2,815.8 SF	1/8" = 1/8" = 1.43% 4.49% 4.49% 0.37% 0.37% 0.37% 1.00% 1.00% 1.00% 1.00% 30%		PLANNING PACKAGE	LOT COV. DIAGRAMS & 1848 FALLEN LEAF	CALCULATIONS ALTOS, CA 94
32' (P) NO. (E) GARAGE G1 (P) COVERED PATIO B1 (P) COVERED PORCH P1 (P) LOT COVERAGE TOTAL ALLOWED LOT COVERAGE	SCALE: LOT COVERAGE 421 SF 421 SF 421 SF 421 SF 35 SF 35 SF 94 SF 94 SF 94 SF 2424 SF 2424 SF 2974 SF 2,815.8 SF	1/8" = 1/8" = 1.4.49% 4.49% 0.37% 0.37% 0.37% 1.00% 1.00% 1.00% 25.83% 31.68% 30%		PLANNING PACKAGE	LOT COV. DIAGRAMS & 1848 FALLEN LEAF	CALCULATIONS ALTOS, CA 94
32' (P) NO. (E) GARAGE G1 (P) COVERED PATIO B1 (P) COVERED PORCH P1 (P) LOT COVERAGE TOTAL ALLOWED LOT COVERAGE	SCALE:         LOT COVERAGE         421 SF         421 SF         421 SF         35 SF         35 SF         94 SF         94 SF         2424 SF         2974 SF         2,815.8 SF	1/8" = 1/8" = 1.4.49% 4.49% 0.37% 0.37% 0.37% 1.00% 1.00% 1.00% 25.83% 31.68% 30%		PLANNING PACKAGE	LOT COV. DIAGRAMS & 1848 FALLEN LEAF 107 COV. DIAGRAMS & 1848 FALLEN LEAF	<sup>22</sup> CALCULATIONS ALTOS, CA 94
(P) NO. (E) GARAGE G1 (P) COVERED PATIO B1 (P) COVERED PORCH P1 (P) LOT COVERAGE TOTAL ALLOWED LOT COVERAGE	SCALE:         LOT COVERAGE         421 SF         421 SF         421 SF         35 SF         35 SF         94 SF         94 SF         2424 SF         2424 SF         2974 SF         2,815.8 SF	1/8" = 1/8" = 1.49% 4.49% 0.37% 0.37% 0.37% 1.00% 1.00% 1.00% 25.83% 31.68% 30%		PLANNING PACKAGE	COV. DIAGRAMS & 1848 FALLEN LEAF	CALCULATIONS ALTOS, CA 94
32' (P) NO. (E) GARAGE G1 (P) COVERED PATIO B1 (P) COVERED PORCH P1 (P) LOT COVERAGE TOTAL ALLOWED LOT COVERAGE	SCALE: LOT COVERAGE 421 SF 421 SF 421 SF 35 SF 35 SF 94 SF 94 SF 94 SF 2424 SF 2424 SF 2424 SF 2974 SF 2,815.8 SF SCALE:	1/8" = 1/8" = 1.4.49% 4.49% 0.37% 0.37% 0.37% 1.00% 1.00% 1.00% 30% 30%	1'-0" 1 - - - - - - - - - - - - - - - - - - -	PLANNING PACKAGE	LOT COV. DIAGRAMS & 1848 FALLEN LEAF 107 COV. DIAGRAMS & 1848 FALLEN LEAF	CALCULATIONS ALTOS, CA 94





# (E) FRONT HARDSCAPE





(E) FRONT HARDSCAPE

[		
(E) FRONT H	IARDSCAPE	
NO.	AREA	%
(E) BRICK WALL		
B1	13 SF	0.70%
(E) DRIVEWAY	13 SF	0.70%
D1	576 SF	30.33%
	576 SF	30.33%
(E) HOUSE		
H1	11 SF	0.59%
	11 SF	0.59%
(E) PORCH		
P1	29 SF	1.54%
	29 SF	1.54%
(E) RAMP		
R1	17 SF	0.90%
	17 SF	0.90%
(E) WALKWAY		
W1	140 SF	7.36%
	140 SF	7.36%
(E) FRONT HARDSCAPE	787 SF	41.42%

64'

(E) HARDSCAPE					
NO.	Area	%			
(E) BRICK WALL					
B2	13 SF	0.14%			
B1	6 SF	0.06%			
	19 SF	0.20%			
(E) DRIVEWAY					
D1	603 SF	6.43%			
	603 SF	6.43%			
(E) HOUSE					
H1	2836 SF	30.22%			
	2836 SF	30.22%			
(E) LANDING					
LA1	8 SF	0.09%			
	8 SF	0.09%			
(E) PATIO / WALKWAY					
PW1	2134 SF	22.74%			
	2134 SF	22.74%			
(E) POOL					
PO1	664 SF	7.08%			
	664 SF	7.08%			
(E) POOL EQU					
PE1	39 SF	0.41%			
	39 SF	0.41%			
(E) PORCH					
P1	157 SF	1.67%			
	157 SF	1.67%			
(E) RAMP					
R2	14 SF	0.15%			
R1	22 SF	0.24%			
	36 SF	0.38%			
(E) HARDSCAPE	6496 SF	69.21%			
. ,					

22'

(E) SOFTSCAPE				
AREA	%			
1010 SF	10.76%			
162 SF	1.73%			
1014 SF	10.80%			
648 SF	6.91%			
18 SF	0.19%			
22 SF	0.23%			
9 SF	0.09%			
7 SF	0.08%			
2889 SF	30.78%			
	AREA 1010 SF 162 SF 1014 SF 648 SF 18 SF 22 SF 9 SF 7 SF 2889 SF			

TOTAL SOFTSCAPE: 8 2889 SF 30.78%

# 1 (P) FRONT HARDSCAPE



### (P) HARDSCAPE

(E) DRIVEWAY
(E) HOUSE
(E) PATIO / WALKWAY
(E) POOL
(E) POOL EQU
(E) RAMP
(P) DECORATIVE WALL
(P) PORCH
(P) WOOD DECK
LAWN



32'

64'

8'

0'

M • [ 4131 W 2 W Email	A DESIGNS ARC /EST EL CAMINO 00, PALO ALTO	HITECTS D REAL, SUITE CA 94306
	Phone: 650-56 Fax: 949-625	5-9036 -7869
	ROSHYAN RESIDENCE 1848 FALLEN LEAF LN, LOS	ALTOS, CA 94024
PLANNING PACKAGE		

Agenda Item 5.

Description

2022.04.27





NO.         Area         %           (E) DRIVEWAY         609 SF         6.49%           D1         609 SF         6.49%           609 SF         6.49%           (E) HOUSE         2845 SF         30.31%           H1         2845 SF         30.31%           2845 SF         30.31%         2845 SF         30.31%           (E) PATIO / WALKWAY         1703 SF         18.14%           PW1         1703 SF         18.14%           (E) POOL         7.08%         664 SF           PO1         664 SF         7.08%           (E) POOL EQU         664 SF         7.08%           PE1         39 SF         0.41%           39 SF         0.41%         14 SF           (E) RAMP         14 SF         0.15%           R1         14 SF         0.15%           (P) DECORATIVE WALL         UN1         3 SF         0.03%           DW1         3 SF         0.03%         127 SF         1.35%           (P) WOOD DECK         WD1         556 SF         5.92%			
(E) DRIVEWAY         D1       609 SF       6.49%         609 SF       6.49%         (E) HOUSE       2845 SF       30.31%         H1       2845 SF       30.31%         2845 SF       30.31%       2845 SF         PW1       1703 SF       18.14%         (E) PATIO / WALKWAY       1703 SF       18.14%         PW1       1703 SF       18.14%         (E) POOL       664 SF       7.08%         PO1       664 SF       7.08%         (E) POOL EQU       29 SF       0.41%         PE1       39 SF       0.41%         (E) RAMP       14 SF       0.15%         R1       14 SF       0.15%         (P) DECORATIVE WALL       UN1       3 SF       0.03%         DW1       3 SF       0.03%       127 SF       1.35%         (P) WOOD DECK       WD1       556 SF       5.92%	NO.	Area	%
(E) DRIVEWAY         D1       609 SF       6.49%         609 SF       6.49%         (E) HOUSE       30.31%         H1       2845 SF       30.31%         2845 SF       30.31%         (E) PATIO / WALKWAY       2845 SF       30.31%         PW1       1703 SF       18.14%         1703 SF       18.14%       1703 SF       18.14%         (E) POOL       664 SF       7.08%         PO1       664 SF       7.08%         (E) POOL EQU       664 SF       7.08%         PE1       39 SF       0.41%         39 SF       0.41%       14 SF       0.15%         (P) DECORATIVE WALL       14 SF       0.15%       14 SF       0.15%         (P) DECORATIVE WALL       UN1       3 SF       0.03%       127 SF       1.35%         (P) WOOD DECK       WD1       556 SF       5.92%       5.92%			
D1         609 SF         6.49%           609 SF         6.49%           (E) HOUSE         30.31%           H1         2845 SF         30.31%           2845 SF         30.31%           (E) PATIO / WALKWAY         2845 SF         30.31%           PW1         1703 SF         18.14%           1703 SF         18.14%         1703 SF         18.14%           (E) POOL         664 SF         7.08%         664 SF         7.08%           (E) POOL EQU         664 SF         7.08%         664 SF         7.08%           (E) POOL EQU         9 SF         0.41%         39 SF         0.41%           (E) RAMP         14 SF         0.15%         14 SF         0.15%           R1         14 SF         0.15%         14 SF         0.03%           (P) DECORATIVE WALL         UN1         3 SF         0.03%           DW1         3 SF         0.03%         127 SF         1.35%           (P) WOOD DECK         WD1         556 SF         5.92%	(E) DRIVEWAY	1	
609 SF       6.49%         H1       2845 SF       30.31%         2845 SF       30.31%         (E) PATIO / WALKWAY       2845 SF       30.31%         PW1       1703 SF       18.14%         1703 SF       18.14%       1703 SF       18.14%         (E) POOL       664 SF       7.08%       664 SF       7.08%         (E) POOL EQU       664 SF       7.08%       664 SF       7.08%         (E) POOL EQU       39 SF       0.41%       39 SF       0.41%         (E) RAMP       14 SF       0.15%       14 SF       0.15%         (P) DECORATIVE WALL       JSF       0.03%       3 SF       0.03%         (P) PORCH       127 SF       1.35%       127 SF       1.35%         (P) WOOD DECK       WD1       556 SF       5.92%	D1	609 SF	6.49%
(E) HOUSE         H1       2845 SF       30.31%         2845 SF       30.31%         (E) PATIO / WALKWAY         PW1       1703 SF       18.14%         1703 SF       18.14%         (E) POOL       1703 SF       18.14%         (E) POOL       664 SF       7.08%         (E) POOL EQU       664 SF       7.08%         (E) POOL EQU       39 SF       0.41%         PE1       39 SF       0.41%         (E) RAMP       14 SF       0.15%         R1       14 SF       0.15%         (P) DECORATIVE WALL       14 SF       0.03%         DW1       3 SF       0.03%         (P) PORCH       127 SF       1.35%         P1       127 SF       1.35%         (P) WOOD DECK       556 SF       5.92%		609 SF	6.49%
H1       2845 SF       30.31%         2845 SF       30.31%         (E) PATIO / WALKWAY         PW1       1703 SF       18.14%         1703 SF       18.14%         (E) POOL       664 SF       7.08%         PO1       664 SF       7.08%         (E) POOL       664 SF       7.08%         (E) POOL EQU       7000000000000000000000000000000000000	(E) HOUSE		
2845 SF       30.31%         (E) PATIO / WALKWAY       1703 SF       18.14%         PW1       1703 SF       18.14%         (E) POOL       664 SF       7.08%         PO1       664 SF       7.08%         (E) POOL EQU       664 SF       7.08%         PE1       39 SF       0.41%         39 SF       0.41%       39 SF       0.41%         (E) RAMP       14 SF       0.15%       14 SF       0.15%         PU1       3 SF       0.03%       3 SF       0.03%         (P) DECORATIVE WALL       UN1       3 SF       0.03%         P1       127 SF       1.35%       127 SF       1.35%         (P) WOOD DECK       WD1       556 SF       5.92%	H1	2845 SF	30.31%
(E) PATIO / WALKWAY         PW1       1703 SF       18.14%         1703 SF       18.14%         (E) POOL       1703 SF       18.14%         PO1       664 SF       7.08%         664 SF       7.08%       664 SF       7.08%         (E) POOL EQU       664 SF       7.08%         PE1       39 SF       0.41%         39 SF       0.41%       39 SF       0.41%         (E) RAMP       14 SF       0.15%         R1       14 SF       0.15%         (P) DECORATIVE WALL       0.03%       3 SF       0.03%         DW1       3 SF       0.03%       127 SF       1.35%         (P) PORCH       127 SF       1.35%       127 SF       5.92%         WD1       556 SF       5.92%       5.92%		2845 SF	30.31%
PW1       1703 SF       18.14%         1703 SF       18.14%         (E) POOL       18.14%         PO1       664 SF       7.08%         664 SF       7.08%       664 SF       7.08%         (E) POOL EQU       39 SF       0.41%         PE1       39 SF       0.41%         (E) RAMP       14 SF       0.15%         R1       14 SF       0.15%         (P) DECORATIVE WALL       DW1       3 SF       0.03%         DW1       3 SF       0.03%       3 SF         (P) PORCH       127 SF       1.35%         (P) WOOD DECK       WD1       556 SF       5.92%	(E) PATIO / WALKWAY		
1703 SF       18.14%         (E) POOL       664 SF       7.08%         664 SF       7.08%         (E) POOL EQU       664 SF       7.08%         PE1       39 SF       0.41%         39 SF       0.41%       39 SF       0.41%         (E) RAMP       14 SF       0.15%       14 SF       0.15%         (P) DECORATIVE WALL       DW1       3 SF       0.03%         DW1       3 SF       0.03%       127 SF       1.35%         (P) PORCH       127 SF       1.35%       127 SF       1.35%         (P) WOOD DECK       WD1       556 SF       5.92%	PW1	1703 SF	18.14%
(E) POOL         PO1       664 SF       7.08%         664 SF       7.08%         (E) POOL EQU       664 SF       7.08%         PE1       39 SF       0.41%         39 SF       0.41%       39 SF       0.41%         (E) RAMP       14 SF       0.15%       14 SF       0.15%         R1       14 SF       0.15%       14 SF       0.15%         (P) DECORATIVE WALL       UN1       3 SF       0.03%         DW1       3 SF       0.03%       127 SF       1.35%         (P) PORCH       127 SF       1.35%       127 SF       1.35%         (P) WOOD DECK       WD1       556 SF       5.92%		1703 SF	18.14%
PO1       664 SF       7.08%         664 SF       7.08%         (E) POOL EQU       664 SF       7.08%         PE1       39 SF       0.41%         39 SF       0.41%       39 SF       0.41%         (E) RAMP       14 SF       0.15%       14 SF       0.15%         (P) DECORATIVE WALL       0.03%       3 SF       0.03%         (P) PORCH       127 SF       1.35%         (P) WOOD DECK       127 SF       1.35%         (P) WOOD DECK       556 SF       5.92%	(E) POOL		
664 SF       7.08%         (E) POOL EQU       39 SF       0.41%         9 SF       0.41%         39 SF       0.41%         (E) RAMP       14 SF       0.15%         R1       14 SF       0.15%         (P) DECORATIVE WALL       0.03%       3 SF       0.03%         (P) PORCH       127 SF       1.35%         (P) WOOD DECK       0.02%       0.02%	PO1	664 SF	7.08%
(E) POOL EQU         PE1       39 SF       0.41%         39 SF       0.41%         (E) RAMP       14 SF       0.15%         R1       14 SF       0.15%         (P) DECORATIVE WALL       14 SF       0.03%         DW1       3 SF       0.03%         (P) PORCH       127 SF       1.35%         P1       127 SF       1.35%         (P) WOOD DECK       556 SF       5.92%		664 SF	7.08%
PE1     39 SF     0.41%       39 SF     0.41%       (E) RAMP     0.15%       R1     14 SF     0.15%       14 SF     0.15%       (P) DECORATIVE WALL       DW1     3 SF     0.03%       3 SF     0.03%       127 SF     1.35%       (P) WOOD DECK     127 SF     5.92%	(E) POOL EQU		
39 SF     0.41%       (E) RAMP     14 SF     0.15%       R1     14 SF     0.15%       14 SF     0.15%       (P) DECORATIVE WALL       DW1     3 SF     0.03%       3 SF     0.03%       (P) PORCH       P1     127 SF     1.35%       (P) WOOD DECK       WD1     556 SF     5.92%	PE1	39 SF	0.41%
(E) RAMP         R1       14 SF       0.15%         14 SF       0.15%         (P) DECORATIVE WALL         DW1       3 SF       0.03%         3 SF       0.03%         (P) PORCH         P1       127 SF       1.35%         (P) WOOD DECK         WD1       556 SF       5.92%		39 SF	0.41%
R1     14 SF     0.15%       14 SF     0.15%       (P) DECORATIVE WALL       DW1     3 SF     0.03%       3 SF     0.03%       (P) PORCH       P1     127 SF     1.35%       127 SF     1.35%       (P) WOOD DECK       WD1     556 SF     5.92%	(E) RAMP		
14 SF         0.15%           (P) DECORATIVE WALL         0.03%           DW1         3 SF         0.03%           3 SF         0.03%           (P) PORCH         127 SF         1.35%           P1         127 SF         1.35%           (P) WOOD DECK         000000000000000000000000000000000000	R1	14 SF	0.15%
(P) DECORATIVE WALL         DW1       3 SF       0.03%         3 SF       0.03%         (P) PORCH       127 SF       1.35%         P1       127 SF       1.35%         (P) WOOD DECK       127 SF       5.92%		14 SF	0.15%
DW1         3 SF         0.03%           3 SF         0.03%           (P) PORCH           P1         127 SF         1.35%           127 SF         1.35%           (P) WOOD DECK         556 SF         5.92%	(P) DECORATIVE WALL		
3 SF         0.03%           (P) PORCH         127 SF         1.35%           P1         127 SF         1.35%           (P) WOOD DECK         127 SF         556 SF           WD1         556 SF         5.92%	DW1	3 SF	0.03%
(P) PORCH P1 127 SF 1.35% 127 SF 1.35% (P) WOOD DECK WD1 556 SF 5.92% 550 05 5.92%		3 SF	0.03%
P1         127 SF         1.35%           127 SF         1.35%           (P) WOOD DECK           WD1         556 SF         5.92%	(P) PORCH		
(P) WOOD DECK WD1 556 SF 5.92%	P1	127 SF	1.35%
(P) WOOD DECK WD1 556 SF 5.92%		127 SF	1.35%
WD1 556 SF 5.92%	(P) WOOD DECK		
	WD1	556 SF	5.92%
550 SF 5.92%		556 SF	5.92%

(P) HARDSCAPE

8'

16'

0'

(P) HARDSCAPE

(P) SOF	TSCAPE	
NO.	Area	%
LAWN		
L1	1023 SF	10.90%
L2	184 SF	1.96%
L3	1014 SF	10.80%
L4	576 SF	6.14%
L5	21 SF	0.22%
L6	8 SF	0.09%
	2826 SF	30.11%
(P) SOFTSCAPE	2826 SF	30.11%

32'

6560 SF 69.89%

(P) FRONT HARDSCAPE

(E) DRIVEWAY

(E) WALKWAY

(E) HOUSE

(P) PORCH

- CORATIVE WALL
- RCH
- OD DECK

# ALLOWED FRONT HARDSCAPE 950 SF 50%

(P) FRONT HARDSCAPE						
NO. AREA %						
(E) DRIVEWAY						
D1	580 SF	30.55%				
	580 SF	30.55%				
(E) HOUSE						
H1	10 SF	0.50%				
	10 SF	0.50%				
(E) WALKWAY						
W1	150 SF	7.91%				
	150 SF	7.91%				
(P) PORCH						
P1	19 SF	0.98%				
	19 SF	0.98%				
(P) FRONT HARDSCAPE	759 SF	39.94%				

4

64'





1815 FALLEN LEAF LN, LOS ALTOS SINGLE -STORY RESIDENCE



### 1823 FALLEN LEAF LN, LOS ALTOS SINGLE -STORY RESIDENCE



### 1832 FALLEN LEAF LN, LOS ALTOS **TWO -STORY RESIDENCE**





1841 FARNDON AVE, LOS ALTOS SINGLE STORY RESIDENCE





### 1839 FALLEN LEAF LN, LOS ALTOS SINGLE -STORY RESIDENCE





Description

Agenda Item 5

1/07/2022 03/30/2022

M DESIGNS ARCHITECTS 4131 WEST EL CAMINO REAL, SUITE 200, PALO ALTO CA 94306 www.mdesignsarchitects.com Email: info@mdesignsarchitects.com Phone: 650-565-9036 Fax: 949-625-7869

# 1847 FALLEN LEAF LN, LOS ALTOS SINGLE -STORY RESIDENCE



# 1856 FALLEN LEAF LN, LOS ALTOS SINGLE -STORY RESIDENCE



# 1872 FALLEN LEAF LN, LOS ALTOS SINGLE -STORY RESIDENCE



### 1864 FALLEN LEAF LN, LOS ALTOS SINGLE -STORY RESIDENCE



S щΟ ()94024 Ž Z Ц Ц ₹ N А П П П С А Щ С ROSHYAN F 1848 FALLEN I ALTOS, C

> CONTEXT NEIGHBORHOOD MAP

PLANNING PACKAGE

2022.04.27

A0.10

(23)

(15)



NO.	LENGTH	COMMENTS
1	7' - 1"	EXISTING TO BE DEMOLIS
2	1' - 11"	EXISTING TO BE DEMOLIS
3	18' - 0"	EXISTING TO BE DEMOLIS
4	1' - 8"	EXISTING TO BE DEMOLIS
5	2' - 11"	EXISTING TO BE DEMOLIS
	31' - 7"	
6	13' - 10"	EXISTING TO BE REMAINE
7	12' - 10"	EXISTING TO BE REMAINE
8	20' - 3"	EXISTING TO BE REMAINE
9	12' - 10"	EXISTING TO BE REMAINE
10	20' - 9"	EXISTING TO BE REMAINE
11	9' - 6"	EXISTING TO BE REMAINE
12	3' - 2"	EXISTING TO BE REMAINE
13	38' - 5"	EXISTING TO BE REMAINE
14	19' - 1"	EXISTING TO BE REMAINE
15	5' - 9"	EXISTING TO BE REMAINE
16	25' - 0"	EXISTING TO BE REMAINE
17	29' - 6"	EXISTING TO BE REMAINE
18	3' - 11"	EXISTING TO BE REMAINE
19	23' - 1"	EXISTING TO BE REMAINE
20	3' - 1"	EXISTING TO BE REMAINE
	240' - 10"	
21	7' - 1"	NEW
22	1' - 9"	NEW
	8' - 9"	
TOTAL	281' - 2"	

				De	escription	
					1	
				M • C 4131 W 20 ww Email:	DESIGNS ARC ZEST EL CAMINO 20, PALO ALTO ww.mdesignsarch info@mdesigns Phone: 650-56 Fax: 949-625	CHITECTS O REAL, SUITE CA 94306 hitects.com architects.com 5-9036 -7869
					ROSHYAN RESIDENCE 1848 FALLEN LEAF LN, LOS	ALTOS, CA 94024
				PLANNING PACKAGE	WALL & FOUNDATION	DEMOLITION CALCULATION
			z		2022.04.	27
_	SCALE:	1/4" = 1'-	-0" 1	-	A0. <sup>-</sup>	11

ION SCHEDULE % 2.51% HED SHED 0.69% SHED 6.39% SHED 0.59% SHED 1.03% 11.23% 4.91% 4.55% 7.19% 4.55% 7.39% 3.37% 1.12% 13.65% 6.80% 2.03% 8.89% 10.48% 1.39% 8.22% 1.09% 85.65% 2.51% 0.61% 3.12%

100.00%

1

Agenda Item 5.



0' 4' 8'

	De	scription	Agenda Item 5
	Revision	1	
1ST FLOOR OUTLINE			
2ND FLOOR OUTLINE			
EC. LINE			
SLINE			•
IITARY SEWER LINE	M • D	esigns	ARCHITECTS
ER LINE			
E LINE			
PROTECTION LINE	M 4131 WI 20	DESIGNS AF EST EL CAMI 0, PALO ALT	RCHITECTS NO REAL, SUITE O CA 94306
D POWER LINE	ww Email:	w.mdesignsar info@mdesign	rchitects.com nsarchitects.com
		Phone: 650-5 Fax: 949-62	565-9036 25-7869
		S	)
		щÖ	
			4
			·02
		SIC AF	94
			CA
		ZZ	, O
		LE X	Ő
		ΑL ΑL	
		Ο φ	
		R 48	
		~	
	<b>GE</b>		
	<b>KA</b>		Z
	<b>JC</b>		
	P/		
	U V		
	Z		S S
	Z		Щ.
		<b>20</b> 22 0	4 27
z		∠∪∠∠.∪4	T. L I
		A1.	01
$Q'' = 1' \cap '''' = 1$			

		PROPERTY LINES
		SETBACK LINES
		(E) 1ST FLOOR OUTLINE
		(P) 2ND FLOOR OUTLINE
E	— E—	ELEC. LINE
G	G	GAS LINE
SS	<del>SS</del>	SANITARY SEWER LINE
		WATER LINE
0		FENCE LINE
X	— X—	TREE PROTECTION LINE
ОН	ОН	OVERHEAD POWER LINE



Air Handling Equipment/Air Conditioning Unit Setback Guid

Air handling equipment, including air conditioning equipment mu Control Ordinance (Municipal Code Chapter 6.16). The Plannin guidelines for locating air handling equipment, including air cond Ordinance limit of 50 dBA at the property line for most residentia visible from the street, appropriate screening should be provide

Sound Rating (Decibels)	Distance to Property Line
4	6 feet
6	8 feet
8	11 feet
0	14 feet
2	18 feet
4	22 feet



1. Air conditioning equipment must maintain a minimum setbac 2. If the air conditioning unit is later determined by the City to ex be relocated, replaced, or otherwise modified to achieve com





1- I. SOUTHERN MAGNOLIA (MAGNOLIA GRANDIFLORA) II. 60-80' HIGH X 30-50' SPREAD III. SLOW TO MEDIUM RATE, 2-4' PER YEAR

	LEGEND
delines	
ng Division has estimated the following setback nditioning units in order to meet the Noise Control ially zoned properties. In addition, if the unit is	— — SETBACK LINES
ed.	(E) 1ST FLOOR OUTLINE
	— — (P) 2ND FLOOR OUTLINE
	E ELEC. LINE
	G GAS LINE
ck of five feet from a property line. xceed the limits of the noise ordinance, it must npliance with Municipal Code Chapter 6.16.	
	W WATER LINE

TREE TABLE	
SPECIES	REMOVE / RETAIN
LIA GRANDIFLORA	(E) TREE TO RETAIN
A PARVIFLORA	(E) TREE TO RETAIN



2- I. AUSTRALIAN WILLOW (GEIJERA PARVIFLORA) II. 20-30' HIGH X 20-30' SPREAD III. FAST GROWING, 6'-10' PER YEAR



2022.04.27

119



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







Agenda Item 5.

Description





# (E) ROOF PLAN









Agenda Item 5.



0' 2'





123

Agenda Item 5.

Description





















# (P) C-C SECTION







Agenda Item 5.

Description

M • DESIGNS ARCHITECTS

M DESIGNS ARCHITECTS 4131 WEST EL CAMINO REAL, SUITE 200, PALO ALTO CA 94306

A3.02

1

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

### SUBMITTAL DATA: Heat Pump SIM Series

# Solstice<sup>®</sup> Inverter Series Air-to-Water Heat Pumps

STANDARD FEATURES

- Reliable Mitsubishi Inverter Compressor User Friendly Wired Touch Screen Control
- (24ga shielded 5 wire. Can be remote mounted up to 600ft)
- Mono-Block Design (No On-Site Refrigerant Charging)
- Lo Ambient Cooling and Freeze Protection Low Amp Draw w/Ultra Quiet Operation





368

Model	Units	SIM-036	SIM-060
Max Heating Capacity* (90hz)	BTU/h	38,755	70,666
Min Heating Capacity* (30hz)	BTU/h	13,191	25,413
Max Cooling Capacity** (90hz)	BTU/h	34,423	59,523
Min Cooling Capacity** (30hz)	BTU/h	12,704	17,884
Heating COP*		Up to 5.01	Up to 4.67
Cooling EER**		Up to 12.97	Up to 11.60
Maximum Running Current	A	18	21
Compressor Rating Load	A	9.7	19
Locked Rotor Current	A	35	50
Fan Motor Rating Current	A	0.8	2×0.8
Minimum Circuit Ampacity	A	20	26
Max Fuse/Circuit Breaker/Overload Device	A	30	40
Power Supply		230/1ph/60hz	230/1ph/60hz
Compressor Quantity		1	1
Compressor Type		Rotary	Rotary
Fan Quantity		1	2
Fan Power Input	W	200	200×2
Max Fan Speed	RPM	750	750
Sound Power Level	dB(A)	54	58
Water Pressure Drop at rated flow	PSI	6	10
Water Connection	inch	1	1 1/4
Rated Water Flow	GPM	7	13
Unit Net Dimensions (L/W/H)	inch	38.6 x 18.3 x 35.4	39 x 13 x 52
Unit Shipping Dimensions (L/W/H)	inch	40.9 x 19.3 x 36.2	42 x 18 x 53
Net Weight	lb.	242.5	326

lb.

Shipping Weight Test Condition (AHRI 550/590)

\*\*Cooling :

Ambient Temperature, DB: 95°F Entering/Return Water Temperature: 59°F

\*Heating:

Ambient Temperature:(DB/WB): 45°F/43°F Entering/Return Water Temperature: 86°F



PROJECT: _		DATE	:
LOCATION:			
CUSTOMER			
ENGINEER:			
SUBMITTED	BY:		
FOR:	□ Reference	Approval	Construction
UNIT DESIG	NATION:		
SCHEDULE	NUMBER:		



SD-SIM-0620

### SUBMITTAL DATA: Heat Pump SIM Series

### PERFORMANCE

SIM-036 HEATING

Ambient	Compressor	86°F Return Water Temperature							
Temp.	Frequency	30	40	50	60	70	80	90	
45°F DB,	Heating Capacity	13,191	17,406	21,621	25,833	30,140	34,447	38,755	BTU/h
43°F WB	COP	5.01	4.93	4.88	4.84	4.46	4.21	4.04	
36°F DB,	Heating Capacity	11,062	14,836	18,611	22,386	26,086	29,785	33,488	BTU/h
34°F WB	COP	4.01	3.87	3.79	3.74	3.64	3.57	3.52	
19°F DB,	Heating Capacity	10,539	12,621	14,700	16,782	19,536	22,294	25,048	BTU/h
18°F WB	COP	2.97	2.91	2.88	2.85	2.81	2.78	2.75	
5°F DB,	Heating Capacity	8,256	9,829	11,406	12,980	15,007	17,038	19,065	BTU/h
3°F WB	COP	2.18	2.25	2.31	2.35	2.29	2.25	2.22	

Ambient Compressor 104°F Return Water Temperature

Temp.	Frequency	30	40	50	60	70	80	90	
45°F DB,	Heating Capacity	12,116	16,014	20,086	24,154	28,222	32,294	36,366	BTU/h
43°F WB	COP	3.70	3.54	3.47	3.43	3.31	3.22	3.16	
36°F DB,	Heating Capacity	9,215	13,065	16,915	20,765	24,427	28,089	31,751	BTU/h
34°F WB	COP	3.20	3.06	2.98	2.94	2.88	2.84	2.81	
19°F DB,	Heating Capacity	7,345	10,200	13,300	15,345	18,219	21,089	23,963	BTU/h
18°F WB	COP	2.50	2.37	2.29	2.23	2.18	2.15	2.13	
5°F DB,	Heating Capacity	4,150	6,703	9,256	11,809	14,362	16,915	19,468	BTU/h
3°F WB	COP	1.78	1.82	1.84	1.85	1.88	1.91	1.93	

Ambient	Compressor	122°F Return Water Temperature								
Temp.	Frequency	30	40	50	60	70	80	90		
45°F DB,	Heating Capacity	18,150	19,256	20,362	21,471	26,004	30,536	-	BTU/hr	
43°F WB	COP	2.80	2.69	2.60	2.52	2.35	2.24	-		
36°F DB,	Heating Capacity	12,058	14,270	16,485	18,696	22,471	27,007	-	BTU/hr	
34°F WB	COP	2.50	2.33	2.21	2.13	2.14	2.20	-		
19°F DB,	Heating Capacity	8,240	11,320	13,481	14,529	17,444	20,362	-	BTU/hr	
18°F WB	COP	1.45	1.57	1.68	1.79	1.79	1.79	-		
5°F DB,	Heating Capacity	3,413	5,782	8,154	10,522	13,345	16,167	-	BTU/hr	
3°F WB	COP	1.13	1.27	1.34	1.38	1.44	1.48	-		

### SIM-036 COOLING

Ambient	Compressor	45°F Return Water Temperature							
Temp.	Frequency	30	40	50	60	70	80	90	]
	Cooling Capacity	8,128	10,757	16,904	20,285	23,768	26,603	30,837	BTU/h
80°F DB	EER	9.90	10.14	10.24	10.00	9.62	9.42	9.22	]
95°F DB	Cooling Capacity	8,025	10,689	16,836	20,217	23,666	27,149	30,735	BTU/h
	EER	9.42	9.80	10.07	9.73	9.39	9.18	9.04	]
	Cooling Capacity	7,991	10,655	16,768	20,114	23,564	27,115	30,394	BTU/h
104 F DB	EER	9.18	9.52	9.93	9.56	9.28	9.04	8.81	]
113°F DB	Cooling Capacity	7,957	10,587	16,665	20,046	23,495	27,047	-	BTU/h
	EER	8.94	9.28	9.69	9.42	9.18	8.87	-	

Ambient	Compressor	59°F Return Water Temperature							_
Temp.	Frequency	30	40	50	60	70	80	90	]
	Cooling Capacity	12,704	16,631	21,002	24,486	28,413	31,350	34,423	BTU/h
80'F DB	EER	11.74	12.32	12.97	12.56	11.67	11.40	11.26	]
	Cooling Capacity	12,465	16,563	20,661	24,281	28,242	31,520	34,594	BTU/h
95°F DB	EER	11.23	11.98	12.42	11.84	11.06	10.89	10.65	]
	Cooling Capacity	12,157	16,085	20,251	23,359	27,935	30,394	34,082	BTU/h
104°F DB	EER	10.31	10.72	11.64	10.85	9.83	9.66	9.42	]
113°F DB	Cooling Capacity	11,440	15,538	19,636	22,368	25,613	-	-	BTU/h
	EER	9.39	10.03	10.44	9.80	8.77	-	-	

Tech Lighting



BRAND

DESCRIPTION Windfall Large Exterior Wall Sconce features a Black or Silver finish. May be mounted vertically or horizontally. One 20 watt, 120 volt LED module is included. ADA compliant. ETL listed for damp locations. 6 inch width x 24 inch height x 4 inch depth.



Windfall Large Exterior Wall Sconce ITEM NUMBER TLG187663



Shown in: Black

<u>/1</u>

DATE - 1

Nov 04, 2021 | 1.866.954.4489

### PERFORMANCE SIM-060 HEATING

Ambient	Compressor
Temp.	Frequency
45°F DB,	Heating Capacity
43°F WB	COP
36°F DB,	Heating Capacity
34°F WB	COP
19°F DB,	Heating Capacity
18°F WB	COP
5°F DB,	Heating Capacity
3°F WB	COP

Ambient	Compressor
Temp.	Frequency
45°F DB,	Heating Capacity
43°F WB	COP
36°F DB,	Heating Capacity
34°F WB	COP
19°F DB,	Heating Capacity
18°F WB	COP
5°F DB,	Heating Capacity
3°F WB	COP

Ambient	Compressor	
Temp.	Frequency	ľ
45°F DB,	Heating Capacity	[
43°F WB	COP	
36°F DB,	Heating Capacity	ſ
34°F WB	COP	
19°F DB,	Heating Capacity	ĺ
18°F WB	COP	ĺ
5°F DB,	Heating Capacity	[
3°F WB	COP	

### SIM-060 COOLING

Ambient	Compressor
Temp.	Frequency
	Cooling Capac
00 F DB	EER
	Cooling Capac
95 F DB	EER
	Cooling Capac
104 F DB	EER
	Cooling Capac
I I J F DD	FER

Ambient	Compresso
 Temp.	Frequency
	Cooling Capa
95°F DB	EER
	Cooling Capa
Ambient Temp. 86°F DB 95°F DB 104°F DB 113°F DB	EER
	Cooling Capa
104 F DB	EER
	Cooling Capa
Ambient Temp. 86°F DB 95°F DB 104°F DB 113°F DB	EER

### SUBMITTAL DATA: Heat Pump SIM Series

		5	emperature	rn Water Te	86°F Retu		
	90	80	70	60	50	40	30
BTU/h	70,666	63,728	56,789	49,847	41,703	33,560	25,413
	3.69	3.87	4.12	4.49	4.53	4.58	4.67
BTU/h	58,321	53,110	47,895	42,680	34,765	26,847	18,928
	2.91	3.08	3.32	3.67	3.72	3.80	3.95
BTU/h	49,099	43,475	37,912	32,348	27,239	21,275	15,309
	2.47	2.55	2.65	2.80	2.87	2.96	3.10
BTU/h	38,219	33,389	28,557	23,727	19,713	15,703	11,690
	1.96	2.01	2.05	2.07	2.07	2.08	2.08

			104°F Retu	urn Water T	emperatur	e		_
	30	40	50	60	70	80	90	
	21,973	30,116	38,263	46,407	52,830	59,250	65,673	BTU/hr
	3.65	3.53	3.47	3.43	3.24	3.11	3.01	
	17,748	25,666	33,584	41,502	46,898	52,297	57,693	BTU/hr
	2.95	3.01	3.05	3.07	2.88	2.74	2.64	
	14,891	20,799	26,707	32,144	37,222	44,161	47,376	BTU/hr
	2.50	2.40	2.33	2.28	2.18	2.21	2.06	
	12,034	15,932	19,830	23,731	26,727	29,724	32,720	BTU/hr
1	2.00	1.87	1.80	1.75	1.64	1.56	1.50	

_		e	emperatur	urn Water T	122°F Retu		
	90	80	70	60	50	40	30
BTU/hr	-	53,427	48,004	42,584	34,441	26,294	18,150
	-	2.45	2.50	2.57	2.61	2.67	2.80
BTU/hr	-	50,465	45,045	35,130	27,437	19,748	12,058
	-	2.20	2.17	2.15	2.20	2.28	2.50
BTU/hr	35,270	31,642	28,017	24,389	21,256	15,519	9,782
	1.63	1.59	1.55	1.49	1.48	1.47	1.45
BTU/hr	31,099	27,021	22,942	18,860	15,075	11,290	7,505
	1.28	1.24	1.19	1.13	1.13	1.13	1.13

sor			45°F Retu	rn Water Te	emperature	5		
ісу	30	40	50	60	70	80	90	
pacity	14,915	26,724	32,389	34,915	41,366	45,973	49,591	BTU/hr
	9.83	9.93	10.07	10.04	9.78	9.39	9.04	
pacity	14,847	26,621	32,321	34,813	41,297	45,905	49,489	BTU/hr
	9.28	9.69	9.90	9.94	9.52	8.98	8.84	
pacity	14,744	26,485	32,185	34,642	41,161	45,734	49,318	BTU/hr
	9.04	9.49	9.73	9.39	9.04	8.77	8.63	
pacity	14,676	26,280	32,082	34,574	40,990	45,598	-	BTU/hr
	8.57	9.15	9.49	8.98	8.84	8.23	-	
sor			59°F Retu	rn Water Te	emperature	2		-
	30	40	50	60	70	80	90	1
pacity	17,884	31,741	38,874	41,912	49,625	55,154	59,523	BTU/hr
. ,	11.26	11.54	11.60	11.47	11.33	11.16	10.75	
pacity	17,816		_					
		31,946	38,772	41,297	49,557	55,086	58,021	BTU/hr
	10.89	31,946 11.26	38,772 11.30	41,297 11.19	49,557 10.75	55,086 10.34	58,021 10.07	BTU/hr
pacity	10.89 17,679	31,946 11.26 31,775	38,772 11.30 38,635	41,297 11.19 41,570	49,557 10.75 49,386	55,086 10.34 54,881	58,021 10.07 57,338	BTU/hr BTU/hr
pacity	10.89 17,679 10.00	31,946 11.26 31,775 10.12	38,772 11.30 38,635 10.35	41,297 11.19 41,570 10.30	49,557 10.75 49,386 9.97	55,086 10.34 54,881 9.73	58,021 10.07 57,338 9.52	BTU/hr BTU/hr
pacity pacity	10.89 17,679 10.00 17,611	31,946 11.26 31,775 10.12 28,123	38,772 11.30 38,635 10.35 37,202	41,297 11.19 41,570 10.30 41,502	49,557 10.75 49,386 9.97 49,181	55,086 10.34 54,881 9.73 54,710	58,021 10.07 57,338 9.52 -	BTU/hr BTU/hr BTU/hr

De Revision	escription	Agenda Item 5. 01/07/2022
M • C 4131 W 20 WV Email:	A DESIGNS ARC /EST EL CAMINO 00, PALO ALTO ww.mdesignsarch : info@mdesigns Phone: 650-56 Fax: 949-625	HITECTS O REAL, SUITE CA 94306 hitects.com architects.com 5-9036 -7869
	ROSHYAN RESIDENCE 1848 FALLEN LEAF LN, LOS	ALTOS, CA 94024
PLANNING PACKAGE		
	2022.04.	27
	<u>Δ</u> 8 (	

### Doing the Job Right Roadwork Heavy Spill Cleanup Site Planning and Preventive Vehicle Equipment Maintenance and Clean up spills immediately when they Maintain all vehicles and heavy equipment. Operation Paving Inspect frequently for and repair leaks. Never hose down "dirty" pavement or Perform major maintenance, repair jobs, and impermeable surfaces where fluids have Best Management Practices for the vehicle and equipment washing off site where spilled. Use dry cleanup methods Best Management Practices for the Construction Industry cleanup is easie (absorbent materials, cat litter, and/or Construction Industry rags) whenever possible and properly If you must drain and replace motor oil, radiator dispose of absorbent materials. coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all Sweep up spilled dry materials spent fluids, store in separate containers, and immediately. Never attempt to "wash properly dispose as hazardous waste (recycle them away" with water, or bury them. whenever possible) Use as little water as possible for dust Do not use diesel oil to lubricate equipment control. Ensure water used doesn't parts, or clean equipment. Use only water for leave silt or discharge to storm drains. any onsite cleaning. Clean up spills on dirt areas by digging Cover exposed fifth wheel hitches and other oily up and properly disposing of or greasy equipment during rain events. contaminated soil. Report significant spills to the appropriate local spill response **Best Management Practices for the** agencies immediately. Road crews If the spill poses a significant hazard to Driveway/sidewalk/parking lot construction human health and safety, property or Storm water Pollution the environment, you must also report it from Heavy Equipment on Seal coat contractors to the State Office of Emergency **Best Management Practices for the** Operators of grading equipment, paving **Construction Sites** Services machines, dump trucks, concrete mixers Vehicle and equipment operators Construction inspectors Site supervisors Poorly maintained vehicles and heavy General contractors General contractors equipment that leak fuel, oil, antifreeze or other Home builders Home builders fluids on the construction site are common sources of storm drain pollution. Prevent spills Developers Developers and leaks by isolating equipment from runof channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible **Doing The Right Job** Landscaping, **Painting and** Do not blow or rake leaves, etc. into the **General Business Practices** street, or place yard waste in gutters or or Gardening, and dirt shoulders, unless you are piling them Protect stockpiles and landscaping materials **Application of** for recycling (allowed by San Jose and from wind and rain by storing them under tarps unincorporated County only). Sweep up **Pool Maintenance** or secured plastic sheeting any leaves, litter or residue in gutters or on □ Store pesticides, fertilizers, and other Solvents and chemicals indoors or in a shed or storage In San Jose, leave yard waste for curbside cabinet Best Management Practices for the Schedule grading and excavation projects recycling pickup in piles in the street, 18 **Adhesives** Construction Industry nches from the curb and completely out of during dry weather. the flow line to any storm drain. Use temporary check dams or ditches to divert runoff away from storm drains. Pool/Fountain/Spa Maintenance Best Management Practices for the Protect storm drains with sandbags or other Construction Industry sediment controls **Draining Pools Or Spas** Re-vegetation is an excellent form of erosion When it's time to drain a pool, spa, or fountain, control for any site please be sure to call your local wastewater treatment plant before you start for further Landscaping/Garden Maintenance guidance on flow rate restrictions, backflow Use pesticides sparingly, according to prevention, and handling special cleaning instructions on the label. Rinse empty waste (such as acid wash). Discharge flows containers, and use rinse water as product shall not exceed 100 gallon per minute. Dispose of rinsed, empty containers in the trash. Dispose of unused pesticides as Never discharge pool or spa water to a hazardous waste street or storm drain; discharge to a Collect lawn and garden clippings, pruning sanitary sewer cleanout. waste, and tree trimmings. Chip if necessary If possible, when emptying a pool or spa, let chlorine dissipate for a few days and and compost. In communities with curbside pick-up of yar then recycle/reuse water by draining it waste, place clippings and pruning waste at the gradually onto a landscaped area. curb in approved bags or containers. Or, take Do not use copper-based algaecides **Best Management Practices for the** to a landfill that composts vard waste. No Control algae with chlorine or other curbside pickup of yard waste is available for alternatives, such as sodium bromide Landscapers commercial properties. Best Management Practices for the Filter Cleaning Gardeners Never clean a filter in the street or near a Swimming pool/spa service and repair Storm Drain Pollution storm drain. Rinse cartridge and workers Homeowners diatomaceous earth filters onto a dirt area, From Landscaping and Painters General contractors and spade filter residue into soil. Dispose Swimming Pool Maintenance Paperhangers of spent diatomaceous earth in the Home builders Plasterers Many landscaping activities expose soils and Graphic artists Developers If there is no suitable dirt area, call your increase the likelihood that earth and garden Dry wall crews local wastewater treatment plant for chemicals will run off into the storm drains during Floor covering installer Homeowners irrigation or when it rains. Swimming pool water instructions on discharging filter backwash General contractors or rinse water to the sanitary sewer. containing chlorine and copper-based algaecides Home builders should never be discharged to storm drains. These Developers chemicals are toxic to aquatic life. Doing The Job Right Clean up leaks, drips and other spills Earth-Moving General eneral Principals immediately so they do not contaminate Keep an orderly site and ensure good soil or groundwater or leave residue on Construction housekeeping practices are used. paved surfaces. Use dry cleanup methods And whenever possible. If you must use water, A Maintain equipment properly. use just enough to keep the dust down. Cover materials when they are not in use. And Site Cover and maintain dumpsters. Check Keep materials away from streets, storm drains Dewatering frequently for leaks. Place dumpsters under and drainage channels. roofs or cover with tarps or plastic sheeting Supervision Ensure dust control water doesn't leave site or secured around the outside of the discharge to storm drains. dumpster. Never clean out a dumpster by **Activities** Advance Planning To Prevent Pollution hosing it down on the construction site. **Best Management Practices** □ Schedule excavation and grading activities for Set portable toilets away from storm drains. dry weather periods. To reduce soil erosion, For Construction Best Management Practices for the Make sure portable toilets are in good plant temporary vegetation or place other working order. Check frequently for leaks. Construction Industry erosion controls before rain begins. Use the Materials/Waste Handling Erosion and Sediment Control Manual, available Practice Source Reduction -- minimize from the Regional Water Quality Control Board, waste when you order materials. Order as a reference. only the amount you need to finish the job. Control the amount of runoff crossing your site Use recyclable materials whenever (especially during excavation!) by using berms possible. Arrange for pick-up of recyclable or temporary or permanent drainage ditches to divert water flow around the site. Reduce storm materials such as concrete, asphalt, scrap water runoff velocities by constructing temporary metal, solvents, degreasers, cleared vegetation, paper, rock, and vehicle check dams or berms where appropriate. maintenance materials such as used oil, Train your employees and subcontractors antifreeze, batteries, and tires, Make these best management practices **Best Management Practices for the** Dispose of all wastes properly. Many available to everyone who works on the construction site. Inform subcontractors about construction materials and wastes, General contractors the storm water requirements and their own including solvents, water-based paints, Site supervisors vehicle fluids, broken asphalt and concrete, responsibilitie **Good Housekeeping Practices** wood, and cleared vegetation can be Inspectors recycled. Materials that cannot be recycled Designate one area of the site for auto parking, Home builders must be taken to an appropriate landfill or vehicle refueling, and routine equipment Developers Best Management Practices for the disposed of as hazardous waste. Never maintenance. The designated area should be bury waste materials or leave them in the well away from streams or storm drain inlets. Storm Drain Pollution from street or near a creek or stream bed. bermed if necessary. Make major repairs off Bulldozer, back hoe, and grading machine Construction Activities operators In addition to local building permits, you Keep materials out of the rain – prevent runoff Construction sites are common sources of storm Dump truck drivers contamination at the source. Cover exposed will need to obtain coverage under the water pollution. Materials and wastes that blow or Site supervisors State's General Construction Activity piles of soil or construction materials with plastic wash into a storm drain, gutter, or street have a General contractors sheeting or temporary roofs. Before it rains, Storm water Permit if your construction direct impact on local creeks and the Bay. site disturbs one acre or more. Obtain Home builders sweep and remove materials from surfaces that As a contractor, or site supervisor, owner or information from the Regional Water drain to storm drains, creeks, or channels. Developers operator of a site, you may be responsible fo Quality Control Board. Keep pollutants off exposed surfaces. any environmental damage caused by your Place trashcans and recycling receptacles subcontractors or employees. around the site to minimize litter.

### Doing The Job Right

dry weather.

- **General Business Practices** Develop and implement erosion/sediment
- control plans for roadway embankments. Schedule excavation and grading work during
- Check for and repair leaking equipment. Perform major equipment repairs at designated
- areas in your maintenance yard, where cleanup is easier. Avoid performing equipment repairs at construction sites. U When refueling or when vehicle/equipment
- maintenance must be done on site, designate a location away from storm drains and creeks. Do not use diesel oil to lubricate equipment
- parts or clean equipment. Recycle used oil, concrete, broken asphalt, etc. whenever possible, or dispose of properly.

### **During Construction**

- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent fresh materials from contacting stormwater runoff.
- Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal or similar materials.
- Protect drainage ways by using earth dikes, sand bags, or other controls to divert or trap and filter runoff.

### Storm Drain Pollution from Roadwork

Road paving, surfacing, and pavement removal happen right in the street, where there are numerous opportunities for asphalt, saw-cut slurry, or excavated material to illegally enter storm drains. Extra planning is required to store and dispose of materials properly and guard against pollution of storm drains, creeks, and the Bay

### Doing The Job Right

- **Handling Paint Products** Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, glues, and cleaning fluids are hazardous wastes and must be disposed of at a hazardous waste collection facility (contact your local stormwater program listed on the back of this brochure)
- When thoroughly dry, empty paint cans, used brushes, rags, and drop cloths may be disposed of as garbage in a sanitary landfill. Empty, dry paint cans also may be recycled as □ Wash water from painted buildings constructed before 1978 can contain high amounts of lead,
- even if paint chips are not present. Before you begin stripping paint or cleaning pre-1978 building exteriors with water under high pressure, test paint for lead by taking paint crapings to a local laboratory. See Yellow Pages for a state-certified laboratory.
- If there is loose paint on the building, or if the paint tests positive for lead, block storm drains Check with the wastewater treatment plant to determine whether you may discharge water to the sanitary sewer, or if you must send it offsite for disposal as hazardous waste

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 Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. Paint material and wastes, adhesives and cleaning fluids should be recycled when possible, or disposed of properly to prevent these materials from flowing into storm drains and watercourses.

### Doing The Job Right

- **General Business Practices** Schedule excavation and grading work during
- dry weather. Perform major equipment repairs away from the
- iob site. When refueling or vehicle/equipment maintenance must be done on site, designate a
- location away from storm drains. Do not use diesel oil to lubricate equipment
- parts, or clean equipment. Practices During Construction
- Remove existing vegetation only when absolutely necessary. Plant temporary vegetation for erosion control on slopes or where construction is not immediately planned
- Protect down slope drainage courses, streams, and storm drains with wattles, or temporary drainage swales. Use check dams or ditches to divert runoff around excavations. Refer to the Regional Water Quality Control Board's Erosion and Sediment Control Field Manual for

### Storm Drain Pollution from Earth-Moving Activities

proper erosion and sediment control

and Dewatering Soil excavation and grading operations loosen 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. Effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or roughened ground surfaces.

Contaminated groundwater is a common problem in the Santa Clara Valley. Depending on soil types and site history, groundwater pumped from construction sites may be contaminated with toxics (such as oil or solvents) or laden with sediments. Any of these pollutants can harm wildlife in creeks or the Bay, or nterfere with wastewater treatment plant operation. Discharging sediment-laden water from a dewatering site into any water of the state without treatment is prohibited

- Never wash excess material from exposed- aggregate concrete or simila treatments into a street or storm drain. Collect and recycle, or dispose to dirt
- Cover stockpiles (asphalt, sand, etc.) and other construction materials with plastic tarps. Protect from rainfall and prevent runoff with temporary roofs or plastic sheets and berms.
- Park paving machines over drip pans or absorbent material (cloth, rags, etc.) to catch drips when not in use.
- Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags), or dig up, remove, and properly dispose of contaminated soil.
- Collect and recycle or appropriately dispose of excess abrasive gravel or Avoid over-application by water trucks
- for dust control.
- Asphalt/Concrete Removal Avoid creating excess dust when
- breaking asphalt or concrete.
- After breaking up old pavement, be sure to remove all chunks and pieces. Make sure broken pavement does not come in contact with rainfall or runoff. When making saw cuts, use as little
- water as possible. Shovel or vacuum saw-cut slurry and remove from the site. Cover or protect storm drain inlets during saw-cutting. Sweep up, and properly dispose of, all residues.
- Sweep, never hose down streets to clean up tracked dirt. Use a street sweeper or vacuum truck. Do not dump vacuumed liquor in storm drains.

### Painting Cleanup

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, French drain, or stream. For water-based paints, paint out
- brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous
- Paint Removal
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury or tributyl tin must be disposed of as hazardous wastes Lead based paint removal requires a
- state-certified contractor. When stripping or cleaning building exteriors with high storm drains. Direct wash water onto a dirl area and spade into soil. Or, check with the local wastewater treatment authority to find out if you can collect (mop or vacuum) building cleaning water and dispose to the sanitary sewer. Sampling of the water may be required to assist the wastewater treatment authority in making its decision.
- Recycle/Reuse Leftover Paints Whenever Possible Recycle or donate excess water-based
- (latex) paint. or return to supplier. Reuse leftover oil-based paint. Dispose
- of non-recyclable thinners, sludge and unwanted paint, as hazardous waste. Unopened cans of paint may be able to be
- returned to the paint vendor. Check with the vendor regarding its "buy-back" policy.
- Cover stockpiles and excavated soil with secured tarps or plastic sheeting.
- Dewatering Operations 1. Check for Toxic Pollutants
- Check for odors, discoloration, or an oily sheen on groundwater.
- Call your local wastewater treatment agency and ask whether the groundwater must be tested.
- If contamination is suspected, have the water tested by a certified laboratory Depending on the test results, you may be
- allowed to discharge pumped groundwater to the storm drain (if no sediments present) or sanitary sewer. OR, you may be required to collect and haul pumped groundwater offsite for treatment and disposal at an appropriate treatment
- Check for Sediment Levels If the water is clear, the pumping time is less than 24 hours, and the flow rate is
- less than 20 gallons per minute, you may pump water to the street or storm drain. If the pumping time is more than 24 hours and the flow rate greater than 20 gpm, call your local wastewater treatment plant
- for guidance. If the water is not clear, solids must be filtered or settled out by pumping to a settling tank prior to discharge. Options
- for filtering include Pumping through a perforated pipe sunk part way into a small pit filled
- with gravel; Pumping from a bucket placed below water level using a submersible pump Pumping through a filtering device such as a swimming pool filter or filter fabric wrapped around end of suction
- When discharging to a storm drain, protect the inlet using a barrier of burlap bags filled with drain rock, or cover inlet with filter fabric anchored under the grate. OR pump water through a grassy swale prior o discharge.

### and Mortar Application Best Management Practices for the Construction Industry

**Fresh Concrete** 



### **Best Management Practices for the** Masons and bricklayers

- Sidewalk construction crews
- Patio construction workers
- Construction inspectors
- General contractors Home builders
- Developers
- Concrete delivery/pumping workers

### Los Altos Municipal Code Requirements

Los Altos Municipal Code Chapter 10.08.390 Non-storm water discharges

- A. Unlawful discharges. It shall be unlawful to discharge any domestic waste or industrial waste into storm drains, gutters, creeks, or San Francisco Bay. Unlawful discharges to storm drains shall include, but not be limited to, discharge from toilets; sinks; industrial processes; cooling systems; boilers; fabric cleaning; equipment cleaning; vehicle cleaning; construction activities, including, but not limited to, painting, paving, concrete placement, saw cutting and grading; swimming pools; spas; and fountains, unless specifically permitted by a discharge permit or unless exempted pursuant to guidelines published by the superintendent.
- such a manner or location as to constitute a threatened discharge into storm drains, gutters, creeks or San Francisco Bay. A "threatened discharge" is a condition creating a substantial probability of harm, when the probability and potential extent of harm make it reasonably necessary to take immediate action to prevent, reduce or mitigate damages to persons, property or natural resources. Domestic or industrial wastes that are no longer contained in a pipe, tank or other container are considered to be threatened discharges unless they are actively being cleaned up.

Los Altos Municipal Code Section 10.08.430 Requirements for construction operations.

- A. A spill response plan for hazardous waste, hazardous materials and uncontained construction materials shall be prepared and available at the construction sites for all projects where the proposed construction site is equal to or greater than one acre of disturbed soil and for any other projects for which the city engineer determines is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer
- A storm water pollution prevention plan shall be prepared and available at the construction sites for all projects greater than one acre of disturbed soil and for any other projects for which the city engineer determines that a storm water management plan is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.
- Prior approval shall be obtained from the city engineer or designee to discharge water pumped from construction sites to the storm drain. The city engineer or designee may require gravity settling and filtration upon a determination that either or both would improve the water quality of the discharge. Contaminated groundwater or water that exceeds state or federal requirements for discharge to navigable waters may not be discharged to the storm drain. Such water may be discharged to the sewer, provided that the requirements of Section 10.08.240 are met and the approval of the superintendent is obtained prior to discharge.
- No cleanup of construction debris from the streets shall result in the discharge of water to the storm drain system; nor shall any construction debris be deposited or allowed to be deposited in the storm drain system. (Prior code § 5-5.643)

Criminal and judicial penalties can be assessed for non-compliance.

# **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 Prog** 

### **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, where the water will flow into a temporary waste pit in a dirt area.
- Let water percolate through soil and dispose of settled, hardened concrete as garbage Whenever possible, recycle washout by pumping back into mixers for reuse. Wash out chutes onto dirt areas at site that do
- not flow to streets or drains. Always store both dry and wet materials under
- cover, protected from rainfall and runoff and away from storm drains or waterways. Protect dry materials from wind.
- Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from streets, gutters, storm drains, rainfall, and
- Do not use diesel fuel as a lubricant on concrete forms, tools, or trailers

### Storm Drain Pollution from Fresh **Concrete and Mortar Applications**

Fresh concrete and cement-related mortars that wash into lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of thes materials to the storm drains or creeks can block storm drains, causes serious problems, and is prohibited by law



**During Construction** 

period.

- Don't mix up more fresh concrete or cement than you will use in a two-hour
- Set up and operate small mixers on tarps or heavy plastic drop cloths.
- When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
- Protect applications of fresh concrete and mortar from rainfall and runoff until the material has dried.
- Wash down exposed aggregate concrete only when the wash water car (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3 be vacuumed from a catchment create by blocking a storm drain inlet. If necessary, divert runoff with temporary berms. Make sure runoff does not reach gutters or storm drains.
- When breaking up pavement, be sure to pick up all the pieces and dispose of properly. Recycle large chunks of broken concrete at a landfill.
- Never bury waste material. Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- Never dispose of washout into the street, storm drains, drainage ditches, or streams.



Threatened discharges. It shall be unlawful to cause hazardous materials, domestic waste, or industrial waste to be deposited in

### **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 and for the people who live near polluted streams or bay lands. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; sediment created by erosion; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil antifreeze, and paint products that people pour or spill into a street or storm drain. Thirteen valley municipalities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight storm water pollution. TO comply with this program, contractors most comply with the practices described this drawing sheet.

### Spill Response Agencies DIAL 9-1-1

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

### Local Pollution Control Agencies

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

Santa Clara County **Recycling Hotline** 

1-800-533-8414

Santa Clara Valley Water (408) 265-2600 District: Santa Clara Valley Water District Pollution Hotline: 1-888-510-5151

Regional Water Quality Control Board San Francisco Bay Region: (510) 622-2300 Palo Alto Regional Water Quality Control Plant: (650) 329-2598

Serving East Palo Alto Sanitary District, Los Altos, Los Altos Hills, Mountain View, Palo Alto, Stanford







ram	DESIGNED BY: LARRY LIND	APPROVED BY:	CITY OF LOS ALTOS	DATE: OCTOBER, 2003
	DRAWN BY: VICTOR CHEN	CITY ENGINEER	48056 R.C.E.	SCALE: N.T.S.
	CHECKED BY: JIM GUSTAFSON	SHEET O	F SHEETS	DRAWING NO:

N Щ ₹ RO 848 BEST MANAGEMENT PRACTICES PACKAG

PLANNING

2022.04.27

A9.01



GOOGLE VIEW - EXISTING LANDSCAPE

1'

$\searrow \frown$	$\langle \rangle \rangle$				Γ
TABLE					
NAME	USDA ZONE	SUNSET ZONE	WATER REQ.	COMMENT	$\prec$
MAGNOLIA	7 - 9	4 - 12, 14 - 24	MODERATE	(E) TREE TO REMAIN	
N WILLOW	9 - 11	8, 9, 12 - 24	LOW	(E) TREE TO REMAIN	
	4 - 7	1 - 24	REGULAR	(E) TREE TO REMAIN	
UREL	7 - 11	5 - 24	MODERATE	(P) TREE	
UREL	7 - 11	5 - 24	MODERATE	(P) TREE	
	9 - 11	8,9,12 - 24	REGULAR	(E) TREE TO REMAIN	
/E	8 - 11	8,9,12 - 24	REGULAR	(E) TREE	
/E	8 - 11	8,9,12 - 24	REGULAR	(P) TREE	
UREL	7 - 11	5 - 24	REGULAR	(P) TREE	
CHELIA	8 - 11	9,14 - 24	REGULAR	(P) TREE	
CHELIA	8 - 11	9,14 - 24	REGULAR	(P) TREE	
UREL	7 - 11	5 - 24	REGULAR	(P) TREE	
/E	8 - 11	8,9,12 - 24	REGULAR	(P) TREE	

## Note- Existing landscape to be retained on the site.



OSMANTHUS FRANGRANS



TUNNAN MICHELIA



LEGEND (E) TREE

TREE TRUNK



Agenda Item 5.

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

1