CITY COUNCIL MEETING
AGENDA

7:00 PM - Tuesday, August 23, 2022

via Teleconference

Please Note: Per California Executive Order N-29-20, the City Council will meet via Telephone/Video Conference Only.

Telephone: 1-669-444-9171 // Webinar ID: 891 0119 1733 // Passcode: 712719

https://losaltosca-gov.zoom.us/j/89101191733?pwd=TlFJOE84SzdtTTVTNzhjdThlZjBIdz09

TO PARTICIPATE VIA VIDEO: Follow the link above. Members of the public will need to have a working microphone on their device and **must have the latest version of ZOOM installed** (available at https://zoom.us/download). To request to speak, please use the "Raise hand" feature located at the bottom of the screen.

TO PARTICPATE VIA TELEPHONE: Members of the public may also participate via telephone by calling the number listed above. To request to speak, press *9 on your telephone.

TO SUBMIT WRITTEN COMMENTS: Prior to the meeting, comments on matters listed on the agenda may be emailed to *PublicComment@losaltosca.gov*. Emails sent to this email address are sent to/received immediately by the City Council. Please include a subject line in the following format:

PUBLIC COMMENT AGENDA ITEM ## - MEETING DATE

Correspondence submitted in hard copy/paper must be received by 2:00 PM on the day of the meeting to ensure distribution prior to the meeting. Correspondence received prior to the meeting will be included in the public record. .

Public testimony will be taken at the direction of the Mayor, and members of the public may only comment during times allotted for public comments.

AGENDA

CALL MEETING TO ORDER

ESTABLISH QUORUM

PLEDGE ALLEGIANCE TO THE FLAG

REPORT ON CLOSED SESSION

CHANGES TO THE ORDER OF THE AGENDA

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Members of the audience may bring to the Council's attention any item that is not on the agenda. Speakers are generally given two or three minutes, at the discretion of the Mayor. Please be advised that, by law, the City Council is unable to discuss or take action on issues presented during the Public Comment Period. According to State Law (also known as "The Brown Act") items must first be noted on the agenda before any discussion or action.

CONSENT CALENDAR

These items will be considered by one motion unless any member of the Council 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 Mayor.

1. **Minutes:** Approve Minutes of the City Council Special Meeting of August 4, 2022. (A. Rodriguez)

2. **Project Acceptance of Annual Street Striping Project TS-01003:** Adopt Resolution No. 2022-____ accepting the Annual Street Striping Project TS-01003; consider finding the project exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (D. Fisch)

3. **Project Acceptance of El Monte Avenue Sidewalk Gap Closure Project TS-01038:** Adopt Resolution No. 2022-XX regarding Project Acceptance of the El Monte Avenue Sidewalk Gap Closure (TS-01038); consider finding that the project is exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (N. Shahbazi)

4. **Quarterly Investment Portfolio Report** – Quarter Ended June 30, 2022 (S. Niederhofer)

5. **Emergency Declaration Resolution**: Adopt a resolution extending the declaration of a local emergency due to the COVID-19 pandemic (J. Maginot)

PUBLIC HEARINGS

6. **Prometheus Real Estate Group, Inc - 5150 El Camino Real:** Consider the Proposed Vesting Tentative Subdivision Map, Inclusionary Housing, and State Density Bonus Modification for a 196-Unit MultipleFamily Development at 5150 El Camino Real; consider finding that no further review under the California Environmental Quality Act (CEQA) is required for the project because the findings in CEQA Guidelines Section 15162 cannot be made (S. Gallegos)

DISCUSSION ITEMS

INFORMATIONAL ITEMS ONLY

7. Annual Development Impact Fees Report for Fiscal Year 2021

8. Tentative Council Calendar

COUNCIL/STAFF REPORTS AND DIRECTIONS ON FUTURE AGENDA ITEMS

ADJOURNMENT

(Council Norms: It will be the custom to have a recess at approximately 9:00 p.m. Prior to the recess, the Mayor shall announce whether any items will be carried over to the next meeting. The

established hour after which no new items will be started is 11:00 p.m. Remaining items, however, may be considered by consensus of the Council.)

SPECIAL NOTICES TO THE PUBLIC

In compliance with the Americans with Disabilities Act, the City of Los Altos will make reasonable arrangements to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the City Clerk 72 hours prior to the meeting at (650) 947-2610.

Agendas Staff Reports and some associated documents for City Council items may be viewed on the Internet at *http://www.losaltosca.gov/citycouncil/online/index.html*.

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, and that are distributed to a majority of the legislative body, will be available for public inspection at the Office of the City Clerk's Office, City of Los Altos, located at One North San Antonio Road, Los Altos, California at the same time that the public records are distributed or made available to the legislative body.

If you wish to provide written materials, please provide the City Clerk with 10 copies of any document that you would like to submit to the City Council for the public record.

CITY COUNCIL MEETING
MINUTES
5:00 PM - Tuesday, August 4, 2022

via Videoconference

CALL MEETING TO ORDER

At 5:03 p.m. Mayor Enander called the meeting to order.

ESTABLISH QUORUM

PRESENT: Council Members Fligor, Lee Eng, Weinberg, Vice Mayor Meadows and Mayor Enander

ABSENT: None

PLEDGE ALLEGIANCE TO THE FLAG

Mayor Enander led the pledge of allegiance.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None

CONSENT CALENDAR

1. **Emergency Declaration Resolution:** Adopt a Resolution extending the declaration of a local emergency due to the COVID-19 pandemic (J. Maginot)

Following a motion by Council Member Weinberg, seconded by Vice Mayor Meadows, the Council approved the extension of the Emergency Declaration by a motion and by the following vote:

AYES:	Council Members Fligor, Lee Eng, Weinberg, Vice Mayor Meadows, Mayor Enander
NOES:	None
ABSENT:	None
ABSTAIN:	None

ADJOURNMENT

Meeting adjourned at 5:06 p.m.

____

Anita Enander MAYOR

ATTEST:

____

Angel Rodriguez, INTERIM CITY CLERK

DRAFT

AGENDA REPORT SUMMARY

Meeting Date: August 23, 2022

Subject Consider adoption of Resolution No. 2022-____: Accept the Annual Street Striping Project TS-01003; consider finding the project exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301

Prepared by: David Fisch, Special Projects Manager
Reviewed by: Jim Sandoval, Public Works Director
Approved by: Gabriel Engeland, City Manager

Attachment(s):
1. Resolution No. 2022 - __

Initiated by:
City Council CIP Project TS-01003, Annual Street Striping

Previous Council Consideration:
February 23, 2021

Fiscal Impact:

Project Item	Project Budget	Final Cost
Construction	$ 157,300	$ 107,072
Construction Contingency (15%)	$ 23,595	$ 0.00
Printing/Advertising/Mailing/Misc.	$ 5,000	$ 2,560
Estimated Total Cost	**$ 185,895**	**$ 109,632**
Funds	Available Budget	Remaining after Project
TS-01003 – CIP/General Fund (FY 20/21)	$100,000	$90,368
TS-01003 – Gas Tax (FY 20/21)	$100,000	$0

The estimated $90,368 in remaining funds will be returned to CIP TS-01003 for ongoing striping work to maintain safe roadways for vehicles, bicyclists, and pedestrians.

Environmental Review:
The acceptance of the work is categorically exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(c) (Existing

Facilities), in that the project consists of the operation, repair, and maintenance of existing facilities such as streets. Also, the project involves negligible or no expansion of existing or former use, and none of the circumstances stated in CEQA Guidelines Section 15300.2 applies.

Policy Question(s) for Council Consideration:
None

Summary:

- CIP Project TS-01003 is an annual project intended for preventative maintenance and upgrading of roadway striping and markings on City-maintained streets.
- On December 23, 2020, City advertised the Annual Street Striping Project.
- On February 23, 2021, the City of Los Altos awarded Chrisp Co. the Annual Street Striping Project.
- Project was completed on January 31, 2022. Staff recommends City Council accept the project.

Purpose

Accept CIP TS-01003 as complete.

Background

The Annual Street Striping Project, TS-01003, was dedicated to maintaining and updating thermoplastic striping and pavement markings on City owned streets. This project upgraded signage and striping to improve existing bicycle facilities on Almond Avenue, Covington Road and Homestead Road.

Discussion/Analysis

Project TS-01003 was completed in accordance with the contract plans and specifications and complies with the Standard Specifications of the City of Los Altos. However, to address community concerns regarding the vertical elements (i.e., plastic bollards) along the Almond Avenue cycle-track, the bollard bid item was removed from the project. This resulted in project savings. The final cost of the construction contract with Chrisp Company was $107,072.00.

Although the project was completed on January 31, 2022, the project close-out was delayed for the following reasons:

1. Deletion of the vertical elements from the project took extra time to resolve.
2. Extra time lapsed as staff considered additional striping work with the savings. Unfortunately, this consideration was never finalized as the staff project manager resigned from the City.

Subject: Resolution No. 2022-____: Accept the Annual Street Striping Project TS-01003

All work was completed and is acceptable. When a public works project is completed and the City's engineering staff determines that the work is acceptable, then the acceptance of the work by the City Council is a quasi-ministerial act such that the City Council must accept the work absent clear evidence that the work was not performed in conformance with the contract.

Recommendation

Adopt Resolution No. 2022-___ accepting the Annual Street Striping Project TS-01003 and authorize the Public Works Director to record a notice of completion as required by Law, and find that the Council's action in adopting the resolution is exempt from review under CEQA pursuant to CEQA Guidelines Section 15301(c).

RESOLUTION NO. 2022-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS ACCEPTING COMPLETION AND DIRECTING THE PUBLIC WORKS DIRECTOR TO FILE A NOTICE OF ACCEPTANCE OF COMPLETION OF THE FISCAL YEAR 20/21 ANNUAL STREET STRIPING PROJECT TS-01003

WHEREAS, the Los Altos Public Works Director has filed with the City Clerk of Los Altos an Engineer's Certificate for the completion of all work provided within and pursuant to the contract between said City and Chrisp Co., dated April 15, 2021; and

WHEREAS, it appears to the satisfaction of this City Council that work under said contract has been fully installed and completed as provided in said contract, and the plans and specifications therein referred to.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Los Altos hereby authorizes the following:

1. That acceptance of completion of said work is hereby made and ordered; and

2. That the Public Works Director is directed to execute and file for recording with the County Recorder of the County of Santa Clara, Notice of Acceptance of Completion thereof, as required by law; and

3. That the acceptance of the work is exempt from review under the California Environmental Quality Act ("CEQA") under CEQA Guidelines Section 15301 for reasons stated in the staff report, and none of the circumstances described in CEQA Guidelines Section 15300.2 applies.

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution passed and adopted by the City Council of the City of Los Altos at a meeting thereof on the 23rd day of August 2022 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Anita Enander, MAYOR

Attest:

____
Angel Rodriguez, INTERIM CITY CLERK

AGENDA REPORT SUMMARY

Meeting Date: August 23, 2022

Subject Consider adoption of Resolution No. 2022-XX regarding Project Acceptance of the El Monte Avenue Sidewalk Gap Closure (TS-01038); consider finding that the project is exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301

Prepared by: Nafiseh Shahbazi Majd, Assistant Engineer
Reviewed by: Jim Sandoval, Public Works Director
Marisa Lee, Transportation Services Manager
Approved by: Gabriel Engeland, City Manager

Attachments:
A. Resolution No. 2022-XX

Initiated by:
City Council CIP Projects TS-01038

Previous Council Consideration:
October 27, 2020

Fiscal Impact:
The table below summarizes the final cost of the project.

Project Item	Project Budget	Final Cost
Engineering	$ 86,492.00	$ 82,724.80
Construction	$ 512,315.44	$ 512,315.44
Construction Contingency (15%)	$ 76,847.32	$ 55,905.76
Inspection	$ 33,592.00	$ 30,283.75
Printing/Advertising/Mailing/Misc.	$ 10,000	$ 2,161.36
Estimated Total Cost	**$ 719,246.76**	**$ 683,391.11**
Funds	**Available Budget**	**Final Cost Allocations**
CIP Funds TS-01038	$ 343,307	$ 343,306.11
Community Development Block Grant (CDBG)	$ 303,933	$ 303,933.00
Professional Services (Operations: 4210-5270)	$ 41,152	$ 36,152.00
Total Budget	**$ 688,392**	**$683,391.11**

Reviewed By:

City Manager	City Attorney	Interim Finance Director
GE	JH	SN

Subject: Project Acceptance - Resolution No. 2022-___ El Monte Avenue Sidewalk Gap Closure Project (TS-01038)

Environmental Review:
The acceptance of the work is categorically exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(c) (Existing Facilities) in that the project consists of the operation, repair, and maintenance of existing facilities, such as streets. Also, the project involves negligible or no expansion of existing or former use, and none of the circumstances stated in CEQA Guidelines Section 15300.2 applies.

Summary:

- On September 29, 2020, City advertised the El Monte Sidewalk Gap Closure Project.
- On October 22, 2020, City received and opened 10 bids in public virtual session.
- Project reached substantial completion in September 2021.
- Project was fully completed in May 2022. Staff recommends the City Council to accept the project.

Staff Recommendation:
Adopt Resolution No. 2022-XX accepting completion of the El Monte Avenue Sidewalk Gap Closure Project (TS-01038) and authorize the Public Works Director to record a Notice of Completion as required by law.

Purpose
Accept CIP Project TS-01038 as complete.

Background
The El Monte Avenue Sidewalk Gap Closure project was initiated in 2017, but delayed since 2018 to 2020, due to design restrictions impacting private properties, city staffing, and General Fund budget constraints. The intent of the project is to provide a dedicated pedestrian pathway along the west side of El Monte Avenue between Almond Avenue and S. Clark Avenue. The City reinitiated the project with a simpler design at the end of summer to take advantage of existing Community Development Block Grant (CDBG) Funds, which expired on June 30, 2021. City staff held multiple community outreach meetings to identify a preferred design alternative between the 2018 design and the 2020 simplified design alternative.

The new design limits private property impacts by building a shared use bicycle and pedestrian facility with pavement treatments to define a designated pedestrian pathway. The new design concept is more cost effective to the City and eliminates private property impacts to vegetation along El Monte Avenue, helping to preserve the street's rural character. Specific design treatments included:

- Buffered Bicycle Lanes on both sides of El Monte Avenue
- Low-Profile Rubber Curbing within Buffer Zones
- Roadway Widening Treatment
- Distinctive Pedestrian Pathway Treatments
- Painted Intersection Returns at Higgins Avenue and El Monte Court
- All-Way STOP at N. El Monte Avenue & S. Clark Avenue
- Flashing Beacon at El Monte Avenue & Mills Avenue

On September 30, 2020, the Complete Streets Commission reviewed and provided input on the design alternatives and concurred with implementation of the 2020 design. The Contract Construction Award was approved on October 27, 2020, by the City Council.

The project was substantially completed in September 2021, and fully completed in May 2022. Therefore, the project should be closed and the 5% retention paid to the Contractor.

Discussion/Analysis

Project TS-01038 was completed in accordance with the contract plans and specifications and complies with the Standard Specifications of the City of Los Altos. The final cost of the construction contract with FBD Vanguard Construction was $568,221.20. All work was completed and is acceptable.

Recording of the Notice of Completion shortens the time for subcontractors and material providers to file stop payment notices on the project and triggers the timeline to release withheld retention in accordance with state prompt payment laws. Attachment A is the proposed resolution of acceptance.

When a public works project is completed and the City's engineering staff determines that the work is acceptable, then the acceptance of the work by the City Council is a quasi-ministerial act such that the City Council must accept the work absent clear evidence that the work was not performed in conformance with the contract.

Recommendation

Adopt Resolution No. 2022-XX accepting completion of the El Monte Avenue Sidewalk Gap Closure Project (TS-01038) and authorize the Public Works Director to record a Notice of Completion as required by law, and find that the Council's action in adopting the resolution is exempt from review under CEQA pursuant to CEQA Guidelines Section 15301(c).

RESOLUTION NO. 2022-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS ACCEPTING COMPLETION AND DIRECTING THE PUBLIC WORKS DIRECTOR TO FILE A NOTICE OF ACCEPTANCE OF COMPLETION OF THE EL MONTE SIDEWALK GAP CLOSURE PROJECT TS-01038

WHEREAS, the Los Altos Public Works Director will file with the City Clerk of Los Altos an Engineer's Certificate for the completion of all work provided within and pursuant to the contract between said City and FBD Vanguard Construction, dated December 14, 2020; and

WHEREAS, it appears to the satisfaction of this City Council that work under the said contract has been fully installed and completed as provided in the said contract and the plans and specifications therein referred to.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Los Altos hereby authorizes the following:

1. That acceptance of completion of said work is hereby made and ordered;

2. That the Public Works Director is directed to execute and file for recording with the County Recorder of the County of Santa Clara, Notice of Acceptance of Completion thereof, as required by law; and

3. That the acceptance of the work is exempt from review under the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15301 for reasons stated in the staff report, and none of the circumstances stated in CEQA Guidelines Section 15300.2 applies.

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution passed and adopted by the City Council of the City of Los Altos at a meeting thereof on the 23rd day of August, 2022 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Anita Enander, MAYOR

Attest:

____
Angel Rodriguez, INTERIM CITY CLERK

AGENDA REPORT SUMMARY

Meeting Date: August 23, 2022

Subject Quarterly Investment Portfolio Report – Quarter Ended June 30, 2022

Prepared by: Suzanne Niederhofer, Interim Finance Director
Approved by: Gabriel Engeland, City Manager

Attachment(s):
1. Portfolio Mix Charts
2. Investment Policy Compliance Chart
3. LAIF Balance 6-30-22
4. LAIF Performance Over Time
5. PFM Investment Report Quarter Ended June 30, 2022

Initiated by:
Staff.

Fiscal Impact:
None

Environmental Review:
Not applicable

Policy Question(s) for Council Consideration:
- None

Summary:
- This report presents the status of the City's investment portfolio through June 30, 2022. The reporting model has been developed in coordination with PFM Asset Management LLC (PFM), the City's investment portfolio managers.

Staff Recommendation:
Receive the Investment Portfolio Report through June 30, 2022.

Reviewed By:

City Manager	City Attorney	Finance Director
GE	JH	SN

Subject: Quarterly Investment Portfolio Report – Quarter Ended June 30, 2022

Purpose

These quarterly reports are presented to both the City Council and the Financial Commission to keep both bodies apprised as to the status of the City's investment holding and demonstrate compliance with the City's Investment Policy.

Background

A review of the Investment Portfolio Report Quarter Ended June 30, 2022 was presented and discussed by the Financial Commission on August 15, 2022. The Financial Commission reviewed the Quarterly Investment Portfolio Report ending June 30, 2022, and had a brief discussion.

Discussion/Analysis

The summary provided below presents the sum of all City investment holdings. The City's portfolio par value and market value, including LAIF but excluding operating cash, as of June 30, 2022, was $58,778,371 and $57,069,074 respectively. The City's operating cash, as of June 30, 2022, was $10,599,883.

As of June 30, 2022, 12.0% of the City's portfolio was placed in Federal Agency Securities (Fannie Mae, Federal Home Loan Bank, Federal Home Loan Mortgage, and Federal Farm Credit), 11.1% in Asset-Backed Securities, 2.4% in Supra-National Agency Bond, 37.8% in US Treasuries, 19.5% in medium-term Corporate Notes and Commercial Paper, and 1.7% in Certificate of Deposits, with the balance of 15.5% in LAIF. This portfolio mix is illustrated as part of Attachment 1 with LAIF balance and performance as Attachments 3 and 4.

Full compliance with the City's Investment Policy is monitored closely and on a per-trade basis as illustrated in Attachment 2. In accordance with California Government Code 53646(b)(3), the City of Los Altos has the ability to meet its pool expenditure requirements for the next six months.

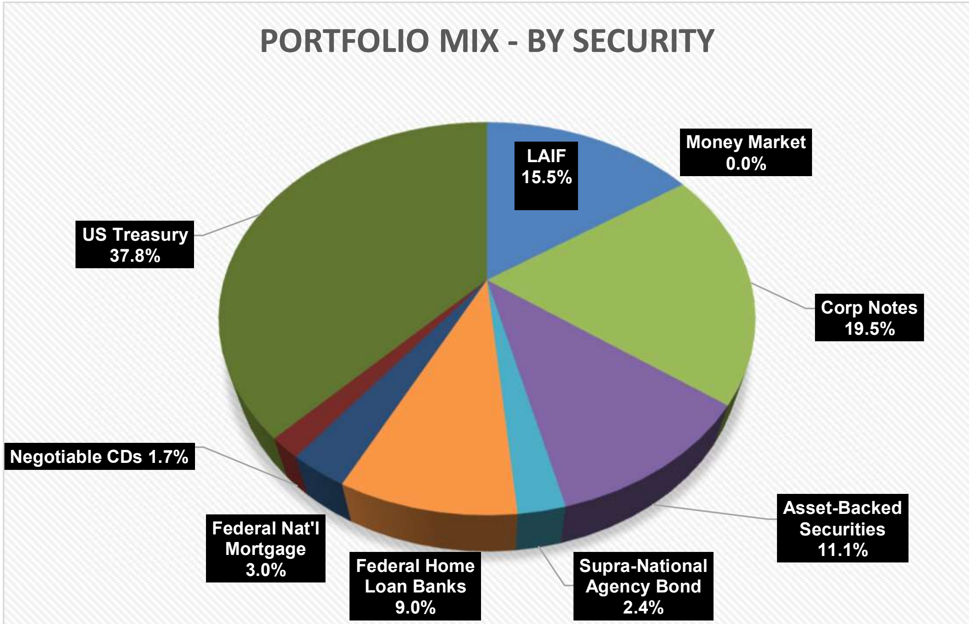
As part of these quarterly updates, a status report is prepared by PFM which is included as Attachment 5: Investment Performance Review for the Quarter Ended June 30, 2022. It is important to note that this report highlights the performance of City investments that fall outside its liquid holdings with LAIF. This has been intentionally crafted to isolate the performance of the City's independently managed investments. The return of the portfolio over ten years is 0.95%, which is highlighted on page 23 of the PFM Investment Performance Review Report (Attachment 5).

Recommendation

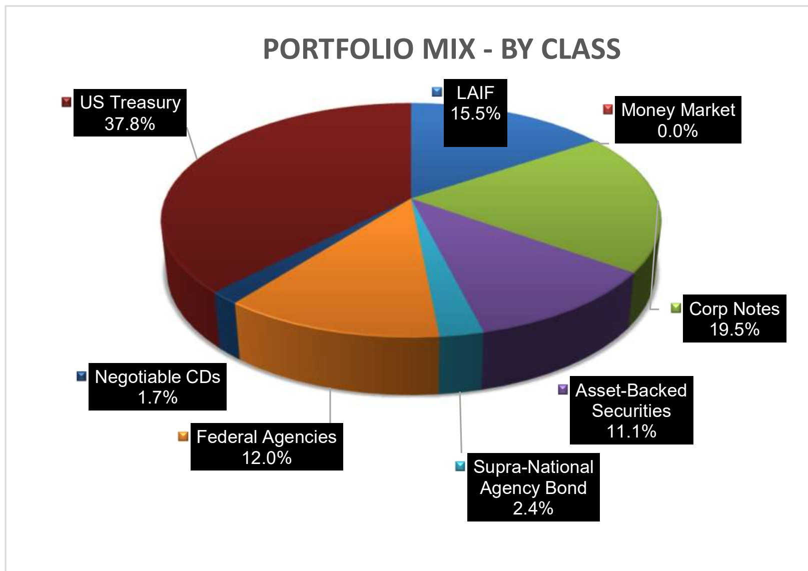
Receive the Investment Portfolio Report Quarter Ended June 30, 2022

Attachment 1
Portfolio Mix Charts
June 2022

Security Type	% of Total	Portfolio Mix By Security
LAIF	15.5%	9,097,166
Money Market	0.0%	-
Corp Notes	19.5%	**11,444,000**
Asset-Backed Securities	11.1%	**6,500,984**
Supra-National Agency Bond	2.4%	**1,400,000**
Federal Home Loan Banks	9.0%	**5,309,221**
Federal Nat'l Mortgage	3.0%	**1,785,000**
Negotiable CDs	1.7%	**1,000,000**
US Treasury	37.8%	**22,242,000**
Commercial Paper	0.0%	-
*** Totals**	**100%**	**58,778,371.09**



Security Type	% of Total	Portfolio Mix Par Value	Market Value
LAIF	15.5%	9,097,166	9,097,166
Money Market	0.0%	-	
Corp Notes	19.5%	11,444,000	**11,102,315**
Asset-Backed Securities	11.1%	6,500,984	**6,365,578**
Supra-National Agency Bond	2.4%	1,400,000	**1,345,798**
Federal Agencies	12.0%	7,094,221	**6,893,716**
Negotiable CDs	1.7%	1,000,000	**990,129**
US Treasury	37.8%	22,242,000	**21,274,372**
	100%	**58,778,371**	**57,069,074**
Corp Notes		11,444,000	11,102,315
Asset-Backed Securities		6,500,984	6,365,578
Supra-National Agency Bond		1,400,000	1,345,798
US Treasury/Agencies		29,336,221	28,168,088
Negotiable CDs		1,000,000	990,129
Accrued Interest		-	99,573
		49,681,205.47	**48,071,481**
Margin Over (Under) Par			**(1,609,725)**



Attachment 2
Investment Policy Compliance Chart
June 2022

City Investment	% Mix	Par Value	Earliest Term	City Policy Term Limitation	City Policy $ Limitation	City Policy % Limitation	CAPACITY	% Compliance Yes/No	Term Compliance Yes/No
LAIF	15.5%	9,097,166	07/01/22	No Term	75,000,000	100%	65,902,834	Yes	N/A
Money Market	0.0%	-		Overnight		20%	11,755,674	Yes	N/A
Corp Notes	19.5%	11,444,000	06/08/23	5 Years		30%	6,189,511	Yes	Yes
Asset-Backed Securities	11.1%	6,500,984	08/21/23	5 Years		20%	5,254,690	Yes	Yes
Supra-National Agency Bond	2.4%	1,400,000	05/24/23	5 Years		20%	10,355,674	Yes	Yes
Federal Agencies	12.1%	7,094,221	07/01/22	5 Years		100%	51,684,150	Yes	Yes
Commercial Paper	0.0%	-	-	270 Days		25%	14,694,593	Yes	-
Negotiable CDs	1.7%	1,000,000	12/02/22	5 Years		30%	16,633,511	Yes	Yes
US Treasury	37.8%	22,242,000	09/30/23	5 Years		100%	36,536,371	Yes	Yes
	100%	**58,778,371**							

Attachment 3 - LAIF Balance 6-30-22

California State Treasurer
Fiona Ma, CPA

Local Agency Investment Fund
P.O. Box 942809
Sacramento, CA 94209-0001
(916) 653-3001

August 08, 2022

LAIF Home
PMIA Average Monthly Yields

CITY OF LOS ALTOS

CITY TREASURER
ONE NORTH SAN ANTONIO ROAD
LOS ALTOS, CA 94022

Tran Type Definitions

Account Number: 98-43-481

June 2022 Statement

Effective Date	Transaction Date	Tran Type	Confirm Number	Web Confirm Number	Authorized Caller	Amount
6/16/2022	6/15/2022	RW	1706178	1666479	JOHN FURTADO	-1,000,000.00

Account Summary

Total Deposit:	0.00	Beginning Balance:	10,097,165.62
Total Withdrawal:	-1,000,000.00	Ending Balance:	9,097,165.62

Attachment 4 - LAIF Performance Over Time

POOLED MONEY INVESTMENT ACCOUNT

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1977	5.770	5.660	5.660	5.650	5.760	5.850	5.930	6.050	6.090	6.090	6.610	6.730
1978	6.920	7.050	7.140	7.270	7.386	7.569	7.652	7.821	7.871	8.110	8.286	8.769
1979	8.777	8.904	8.820	9.082	9.046	9.224	9.202	9.528	9.259	9.814	10.223	10.218
1980	10.980	11.251	11.490	11.480	12.017	11.798	10.206	9.870	9.945	10.056	10.426	10.961
1981	10.987	11.686	11.130	11.475	12.179	11.442	12.346	12.844	12.059	12.397	11.887	11.484
1982	11.683	12.044	11.835	11.773	12.270	11.994	12.235	11.909	11.151	11.111	10.704	10.401
1983	10.251	9.887	9.688	9.868	9.527	9.600	9.879	10.076	10.202	10.182	10.164	10.227
1984	10.312	10.280	10.382	10.594	10.843	11.119	11.355	11.557	11.597	11.681	11.474	11.024
1985	10.579	10.289	10.118	10.025	10.180	9.743	9.656	9.417	9.572	9.482	9.488	9.371
1986	9.252	9.090	8.958	8.621	8.369	8.225	8.141	7.844	7.512	7.586	7.432	7.439
1987	7.365	7.157	7.205	7.044	7.294	7.289	7.464	7.562	7.712	7.825	8.121	8.071
1988	8.078	8.050	7.945	7.940	7.815	7.929	8.089	8.245	8.341	8.397	8.467	8.563
1989	8.698	8.770	8.870	8.992	9.227	9.204	9.056	8.833	8.801	8.771	8.685	8.645
1990	8.571	8.538	8.506	8.497	8.531	8.538	8.517	8.382	8.333	8.321	8.269	8.279
1991	8.164	8.002	7.775	7.666	7.374	7.169	7.098	7.072	6.859	6.719	6.591	6.318
1992	6.122	5.863	5.680	5.692	5.379	5.323	5.235	4.958	4.760	4.730	4.659	4.647
1993	4.678	4.649	4.624	4.605	4.427	4.554	4.438	4.472	4.430	4.380	4.365	4.384
1994	4.359	4.176	4.248	4.333	4.434	4.623	4.823	4.989	5.106	5.243	5.380	5.528
1995	5.612	5.779	5.934	5.960	6.008	5.997	5.972	5.910	5.832	5.784	5.805	5.748
1996	5.698	5.643	5.557	5.538	5.502	5.548	5.587	5.566	5.601	5.601	5.599	5.574
1997	5.583	5.575	5.580	5.612	5.634	5.667	5.679	5.690	5.707	5.705	5.715	5.744
1998	5.742	5.720	5.680	5.672	5.673	5.671	5.652	5.652	5.639	5.557	5.492	5.374
1999	5.265	5.210	5.136	5.119	5.086	5.095	5.178	5.225	5.274	5.391	5.484	5.639
2000	5.760	5.824	5.851	6.014	6.190	6.349	6.443	6.505	6.502	6.517	6.538	6.535
2001	6.372	6.169	5.976	5.760	5.328	4.958	4.635	4.502	4.288	3.785	3.526	3.261
2002	3.068	2.967	2.861	2.845	2.740	2.687	2.714	2.594	2.604	2.487	2.301	2.201
2003	2.103	1.945	1.904	1.858	1.769	1.697	1.653	1.632	1.635	1.596	1.572	1.545
2004	1.528	1.440	1.474	1.445	1.426	1.469	1.604	1.672	1.771	1.890	2.003	2.134
2005	2.264	2.368	2.542	2.724	2.856	2.967	3.083	3.179	3.324	3.458	3.636	3.808
2006	3.955	4.043	4.142	4.305	4.563	4.700	4.849	4.946	5.023	5.098	5.125	5.129
2007	5.156	5.181	5.214	5.222	5.248	5.250	5.255	5.253	5.231	5.137	4.962	4.801
2008	4.620	4.161	3.777	3.400	3.072	2.894	2.787	2.779	2.774	2.709	2.568	2.353
2009	2.046	1.869	1.822	1.607	1.530	1.377	1.035	0.925	0.750	0.646	0.611	0.569
2010	0.558	0.577	0.547	0.588	0.560	0.528	0.531	0.513	0.500	0.480	0.454	0.462
2011	0.538	0.512	0.500	0.588	0.413	0.448	0.381	0.408	0.378	0.385	0.401	0.382
2012	0.385	0.389	0.383	0.367	0.363	0.358	0.363	0.377	0.348	0.340	0.324	0.326
2013	0.300	0.286	0.285	0.264	0.245	0.244	0.267	0.271	0.257	0.266	0.263	0.264
2014	0.244	0.236	0.236	0.233	0.228	0.228	0.244	0.260	0.246	0.261	0.261	0.267
2015	0.262	0.266	0.278	0.283	0.290	0.299	0.320	0.330	0.337	0.357	0.374	0.400
2016	0.446	0.467	0.506	0.525	0.552	0.576	0.588	0.614	0.634	0.654	0.678	0.719
2017	0.751	0.777	0.821	0.884	0.925	0.978	1.051	1.084	1.111	1.143	1.172	1.239
2018	1.350	1.412	1.524	1.661	1.755	1.854	1.944	1.998	2.063	2.144	2.208	2.291
2019	2.355	2.392	2.436	2.445	2.449	2.428	2.379	2.341	2.280	2.190	2.103	2.043
2020	1.967	1.912	1.787	1.648	1.363	1.217	0.920	0.784	0.685	0.620	0.576	0.540
2021	0.458	0.407	0.357	0.339	0.315	0.262	0.221	0.221	0.206	0.203	0.203	0.212
2022	0.234	0.278	0.365	0.523	0.684	0.861						

Attachment 5 # 4.

pfm asset management

CITY OF LOS ALTOS

Investment Performance Review
For the Quarter Ended June 30, 2022

Client Management Team

PFM Asset Management LLC

Monique Spyke, Managing Director
Wale Kajopaiye, Senior Managing Consultant

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415-393-7270

213 Market Street
Harrisburg, PA 17101-2141
717-232-2723

NOT FDIC INSURED : NO BANK GUARANTEE : MAY LOSE VALUE

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Agenda

- Market Update
- Portfolio Review

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Market Update

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Current Market Themes

- The U.S. economy is characterized by:
  - High inflation
  - A strong labor market
  - Depressed consumer confidence
  - Growing potential for economic recession
- The Federal Reserve is tightening monetary policy
  - More aggressive rate hikes to battle persistent inflation
  - Short-term fed funds rate projected to reach 3.25% to 3.75% by year-end
  - Start of balance sheet reduction; pace to double beginning in September
- Asset prices have fallen sharply in 2022 as a result of:
  - The impact of higher rates on bond prices and equity valuations
  - Wider credit spreads
  - High commodity prices, rising labor costs, and the continuing conflict in Ukraine
  - High levels of volatility and uncertainty

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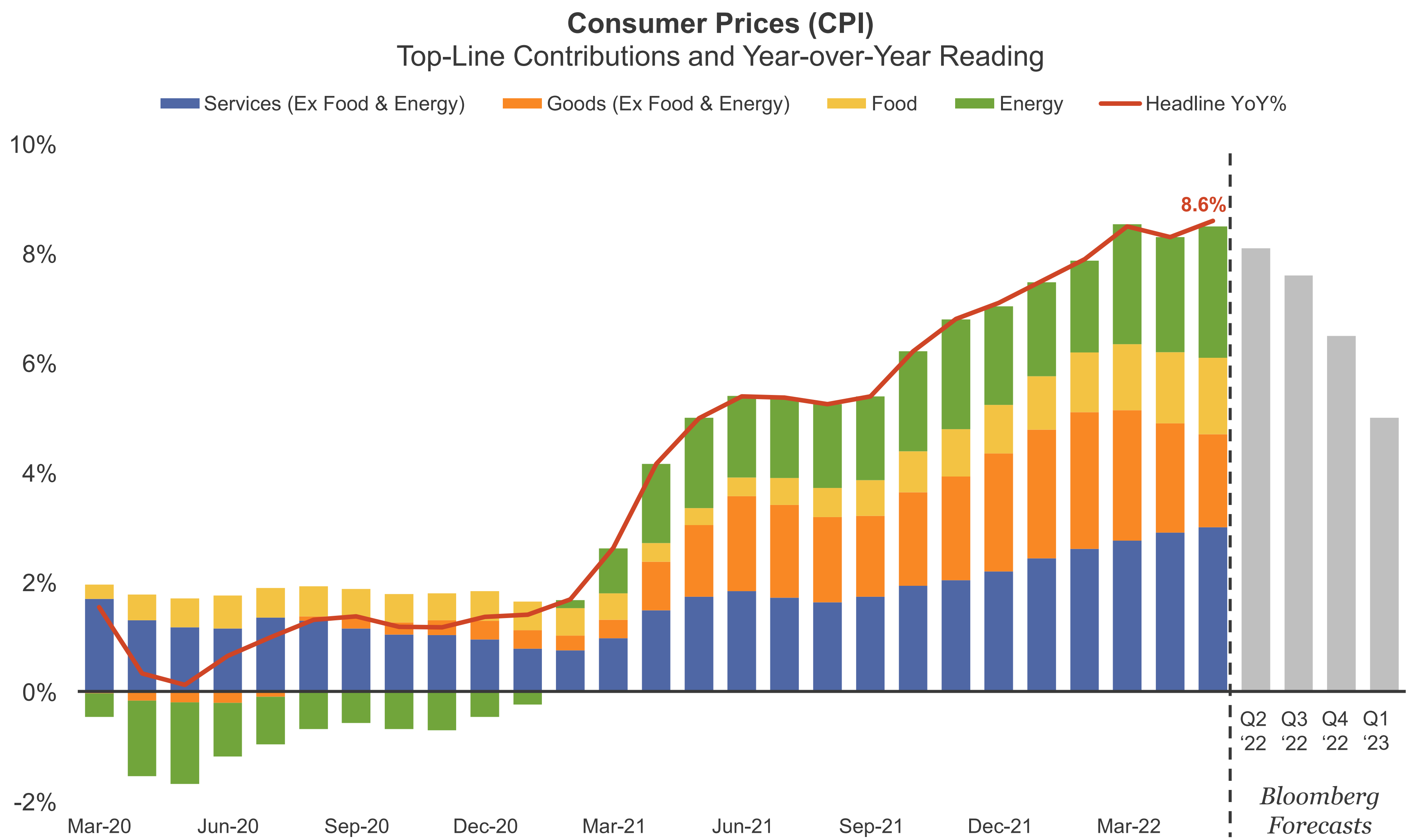
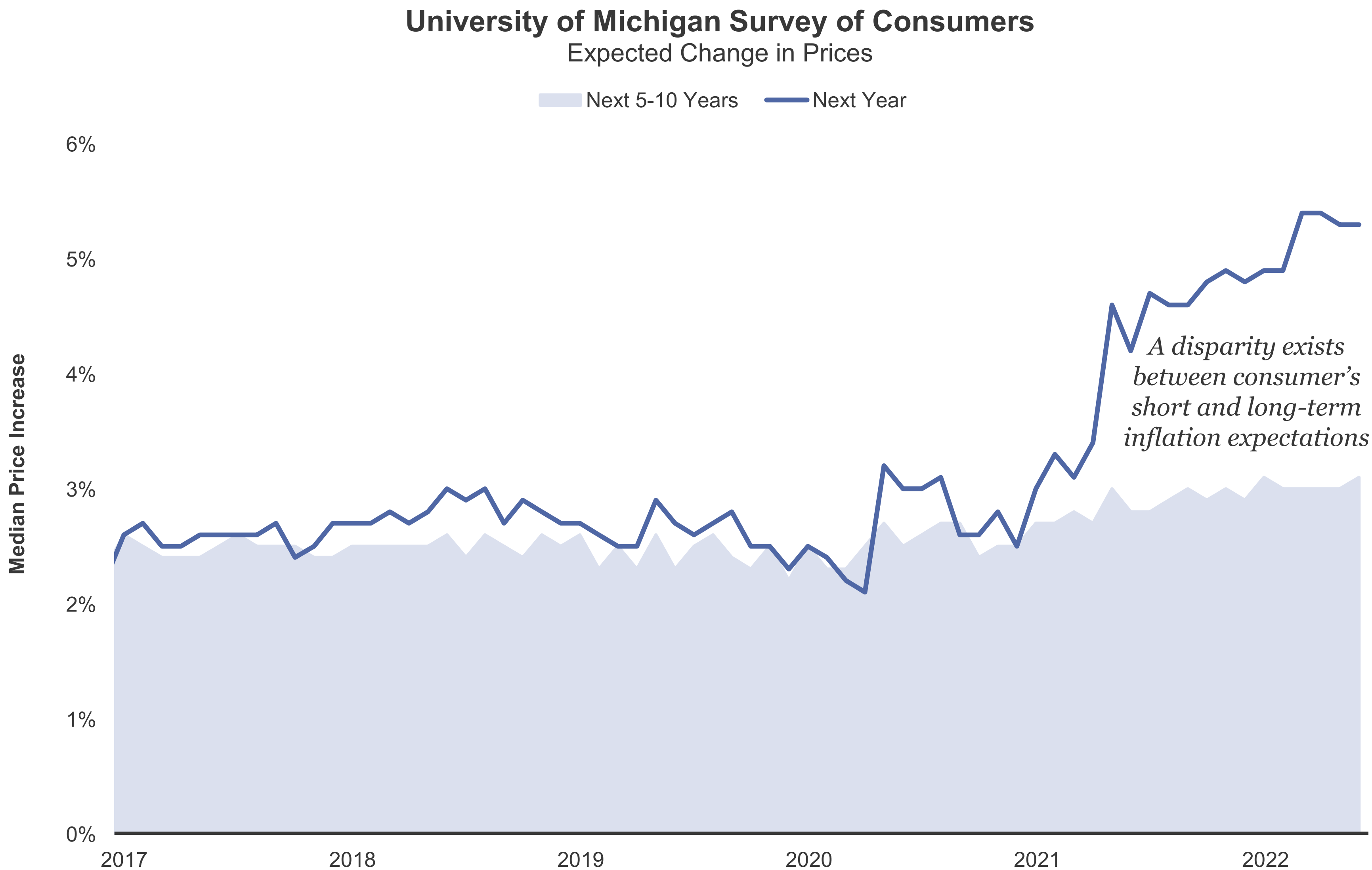
U.S. Inflation Hit a New Four-Decade High in May



Source: Bloomberg, as of May 2022.

Consumers Expect High Inflation in the Near Term, but Moderation Longer Term

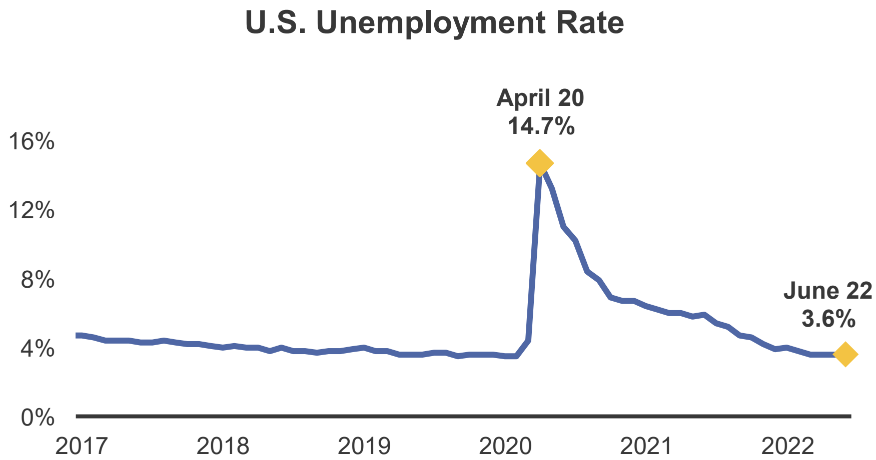


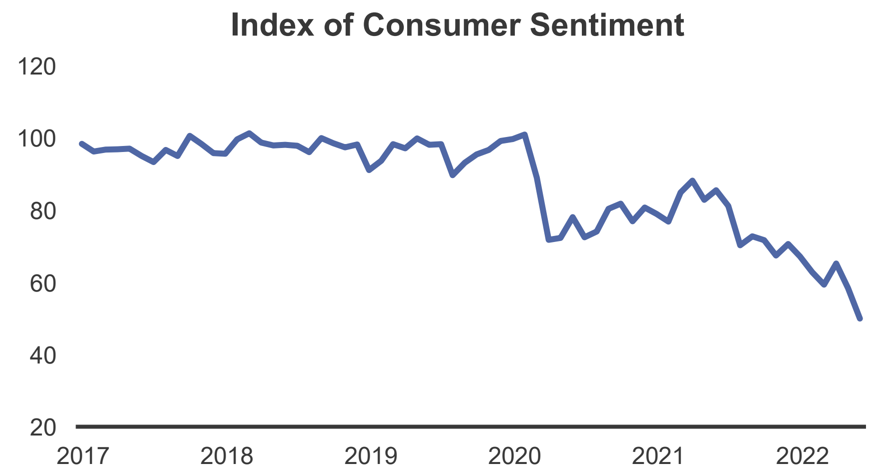
Source: Bloomberg, as of June 2022.

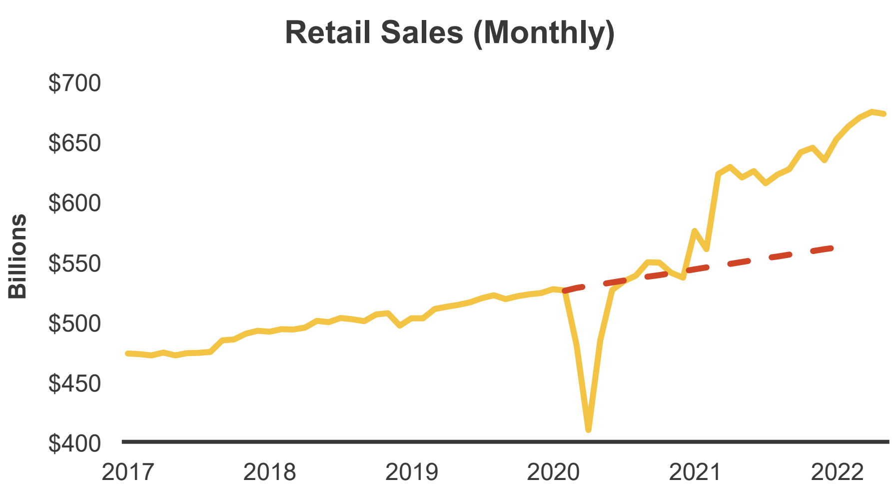
Strong Labor Market and Spending Provide Momentum Against Signs of Economic Slowing

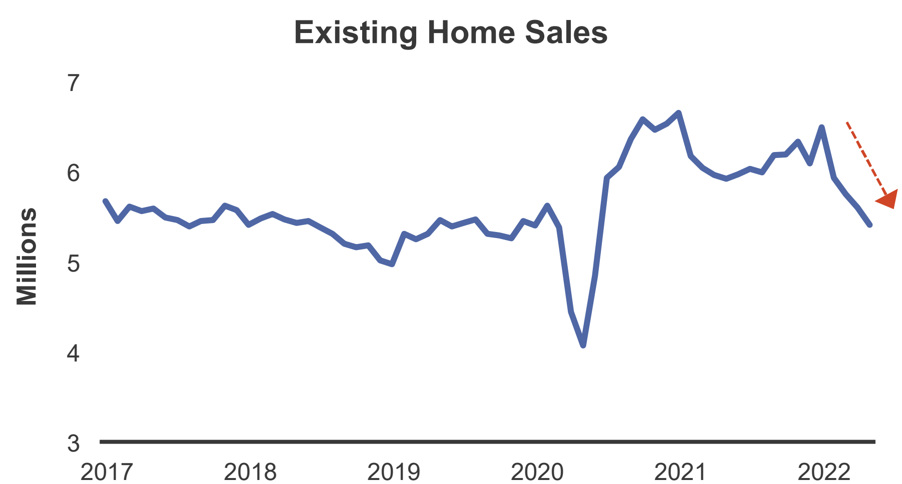
Tailwinds

Headwinds









Source: Bloomberg, as of June 2022.

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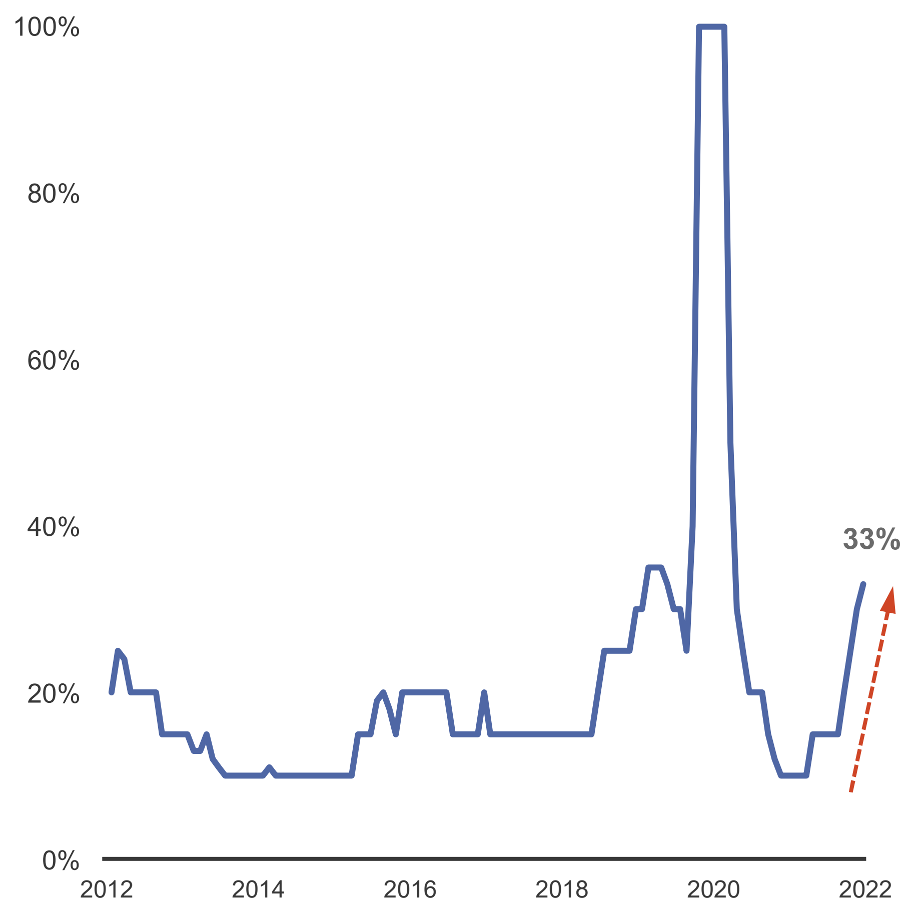
Uncertainty Grows Around Economic Outlook

GDP Contributors	Q2 2021	Q3 2021	Q4 2021	Q1 2022
U.S. Real GDP	**6.7%**	**2.3%**	**6.9%**	**-1.6%**
Personal Consumption	7.9%	1.4%	1.8%	1.2%
Fixed Investment	0.6%	-0.2%	0.5%	1.3%
Private Inventories	-1.3%	2.2%	5.3%	-0.4%
Net Exports	-0.2%	-1.3%	-0.2%	-3.2%
Gov't Expenditures	-0.3%	0.2%	-0.5%	-0.5%

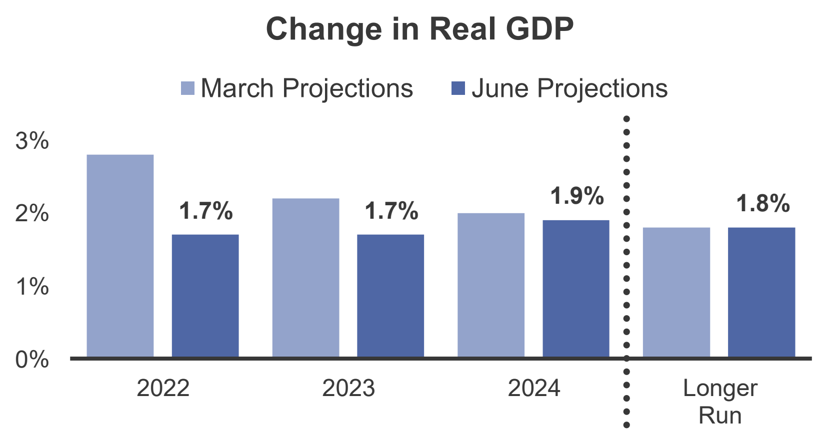
Following a negative Q1 reading, economists expect positive yet decelerating growth amid an increasingly cautious consumer

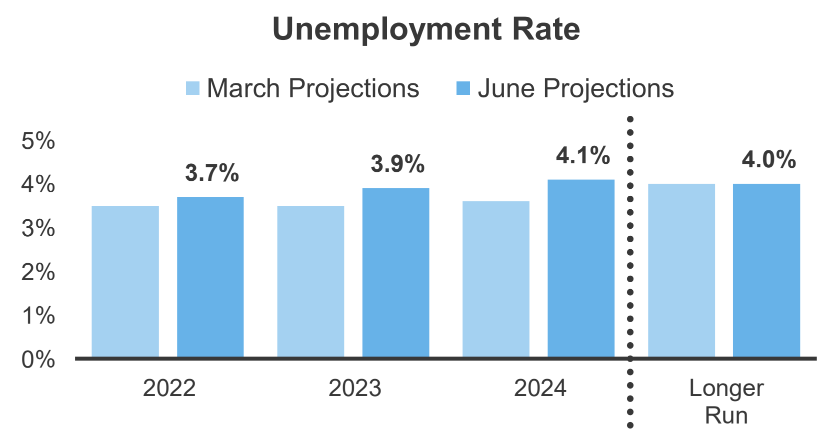
U.S. 1-Year Recession Probability
(Bloomberg Median Economist Forecast)

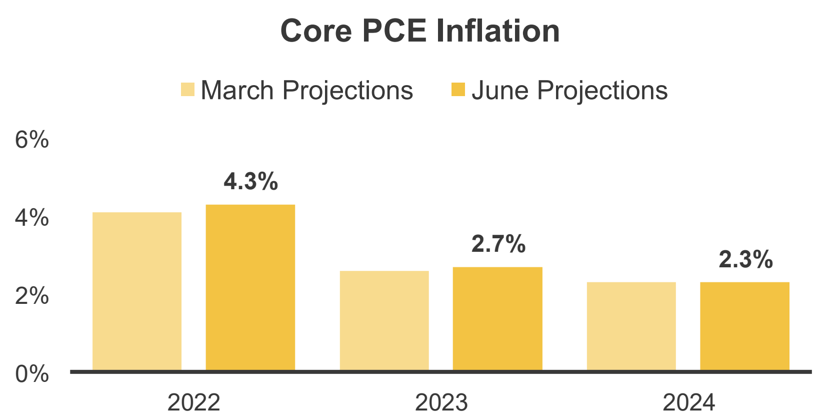


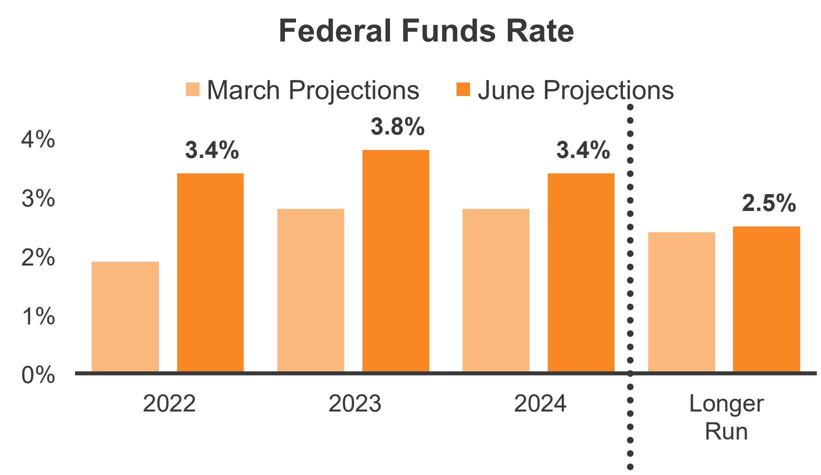
Source: Bloomberg, as of June 2022.

Fed's Updated Projections Show More Expected Inflation, Lower Growth









Source: Federal Reserve, latest economic projections as of June 2022.

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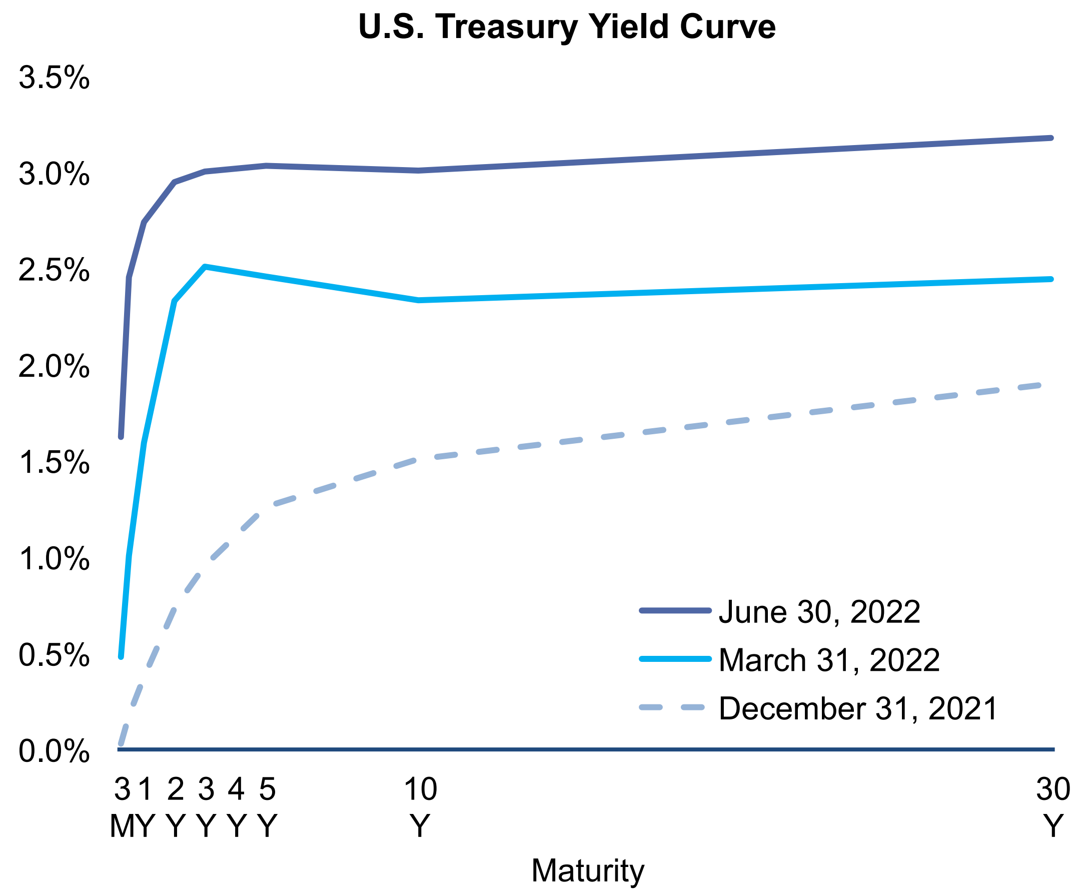
Treasury Yields Move Higher Across the Curve; Curve Remains Flat Beyond 2 Years

	2Q2022 6/30/22	1Q2022 3/31/22	QoQ Change
3-month	1.63%	0.48%	+1.15%
1-year	2.74%	1.60%	+1.14%
2-year	2.95%	2.33%	+0.62%
3-year	3.01%	2.51%	+0.50%
5-year	3.04%	2.46%	+0.58%
10-year	3.01%	2.34%	+0.67%
30-year	3.18%	2.45%	+0.73%



Source: Bloomberg, as of 6/30/2022.

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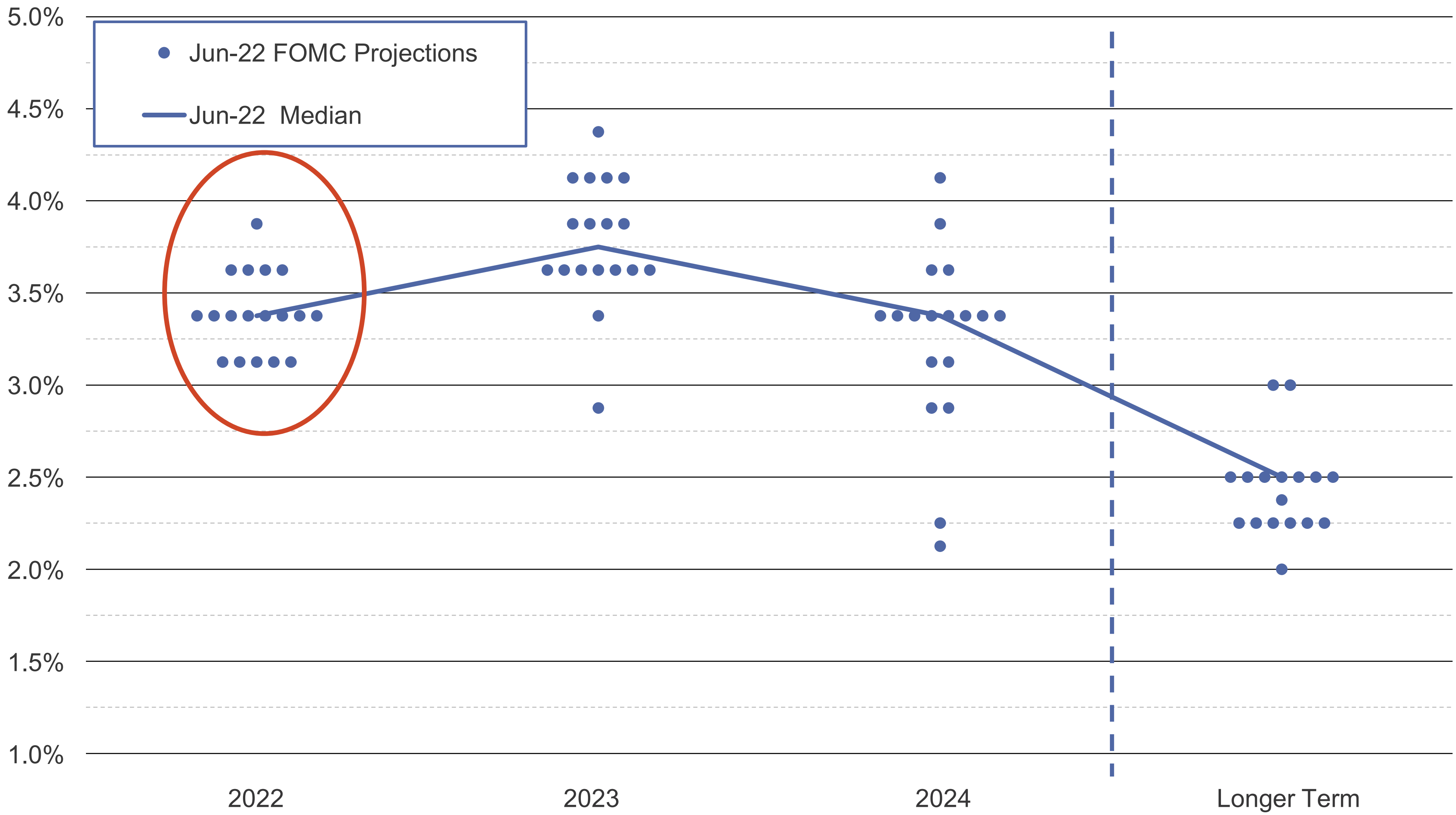
Federal Reserve Officials Project 1.75% More in Rate Hikes in 2022

Fed Participants' Assessments of 'Appropriate' Monetary Policy



Source: Federal Reserve and Bloomberg. Individual dots represent each Fed members' judgement of the midpoint of the appropriate target range for the federal funds rate at each year-end.

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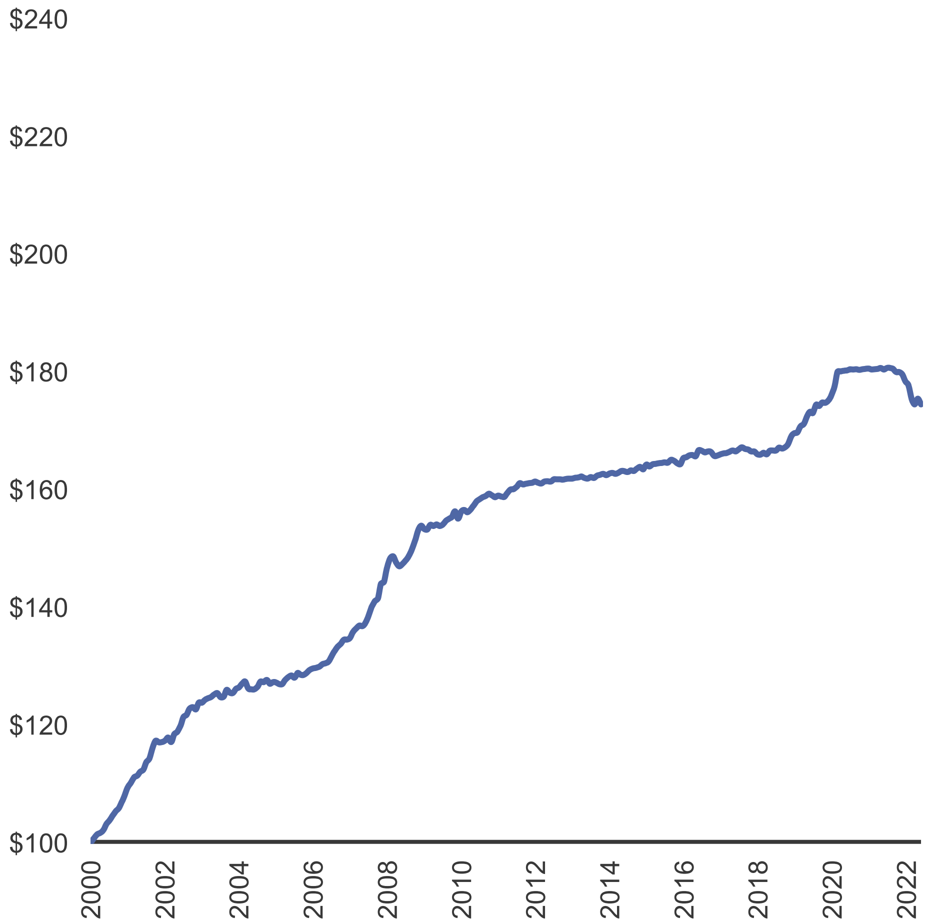
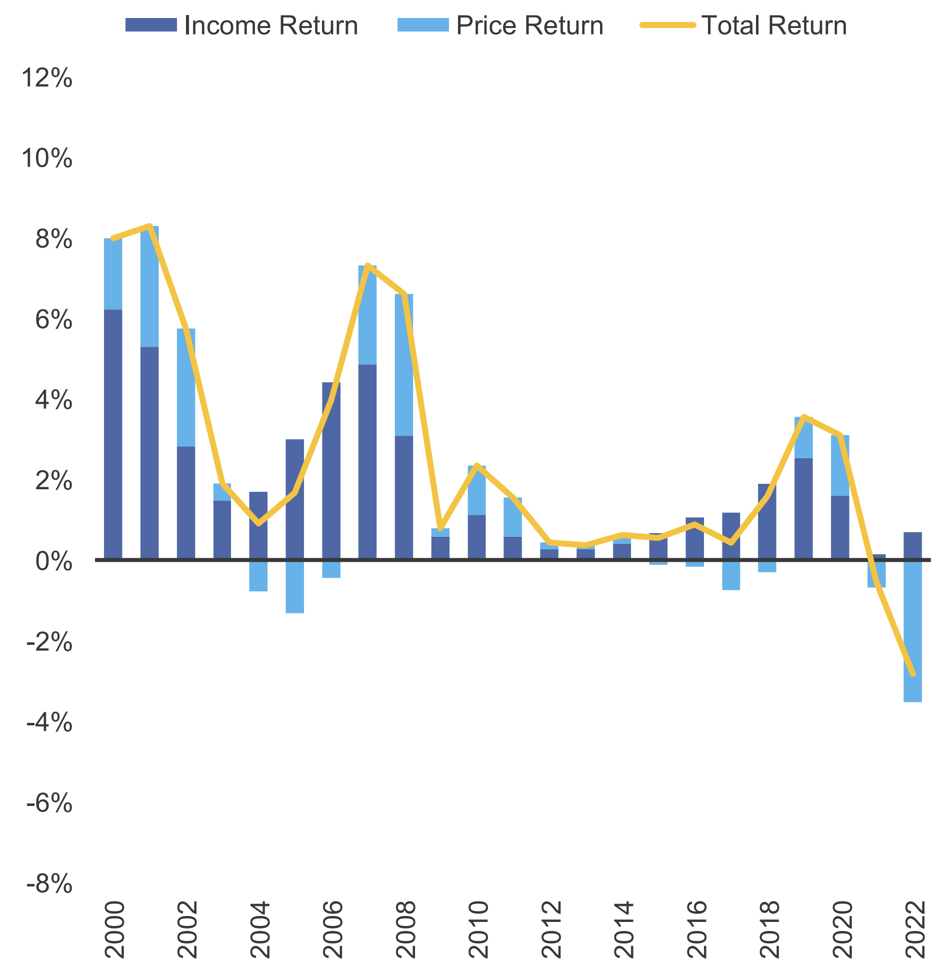
Surging Yields Give Back Pandemic Gains

ICE BofA 1-3 Year Treasury Index

Growth of $100
(1/1/2000 - 6/30/2022)



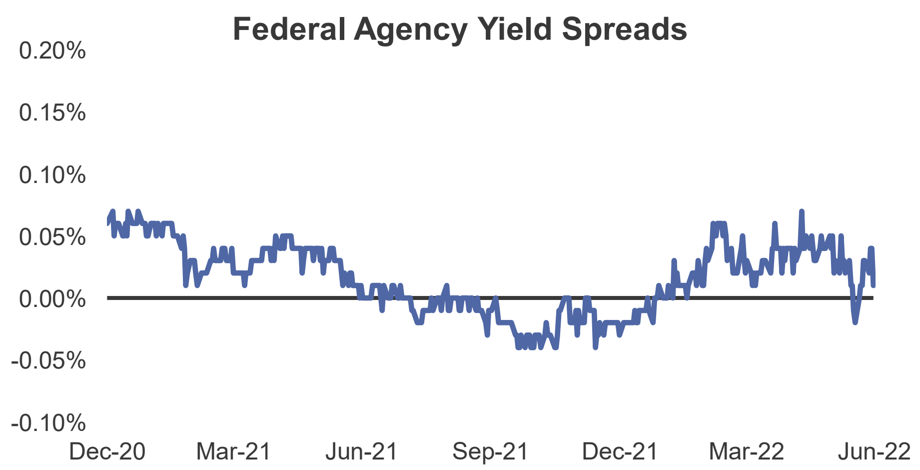
Annual Price & Income Returns

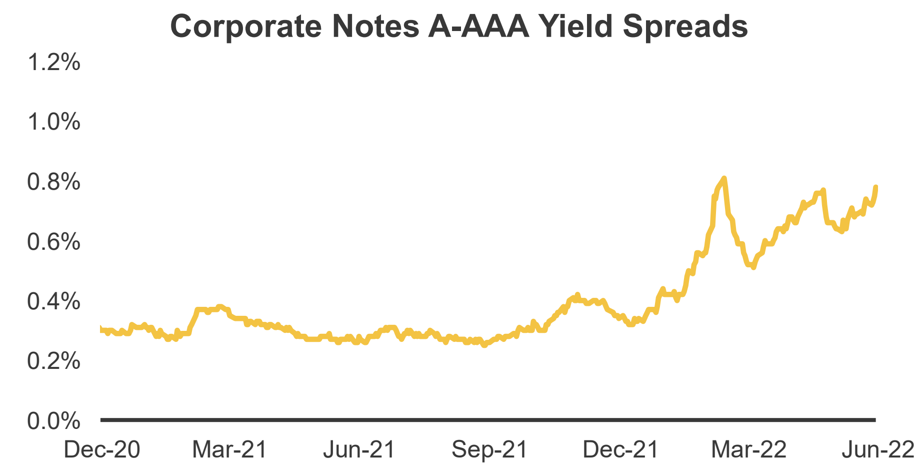


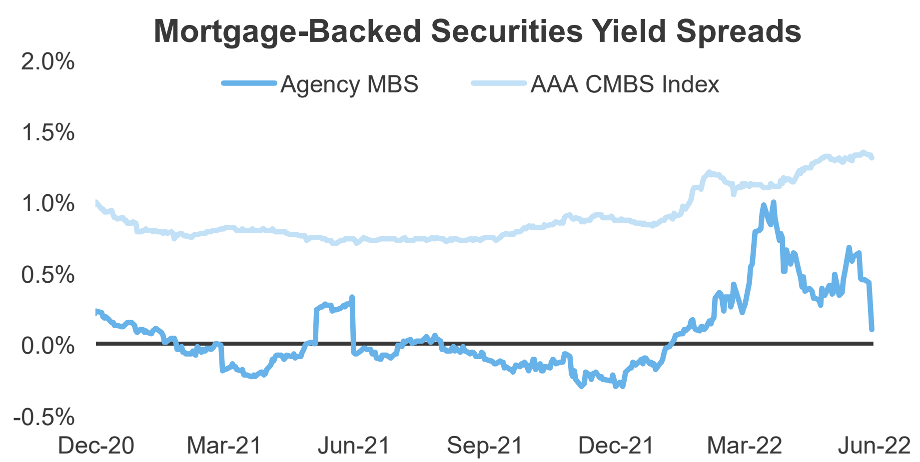
Source: ICE BofAML Indices via Bloomberg, as of 6/30/2022; PFMAM calculations. 2022 Price, income, and total return is YTD as of 6/30/2022.

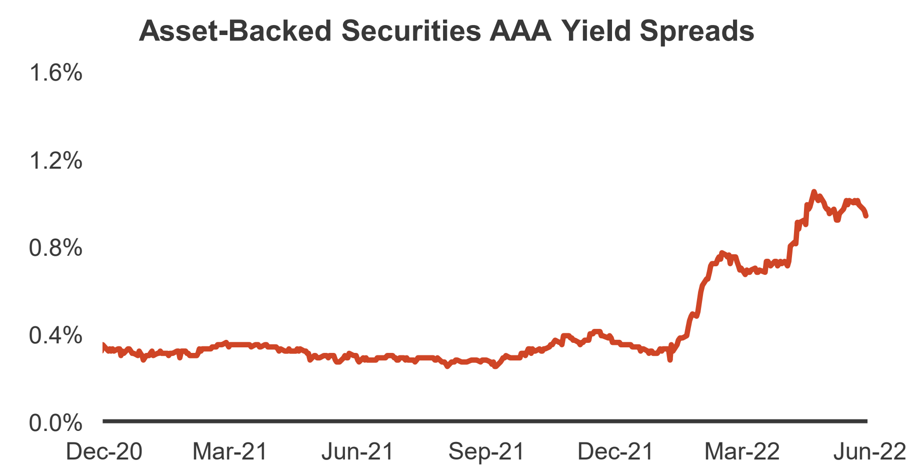
Sector Yield Spreads Widened in Q2 2022

1-3 Year Indices









Source: ICE BofAML 1-3 year Indices via Bloomberg, MarketAxess and PFMAM as of 6/30/2022. Spreads on ABS and MBS are option-adjusted spreads of 0-3 year indices based on weighted average life; spreads on agencies are relative to comparable maturity Treasuries. CMBS is Commercial Mortgage-Backed Securities.

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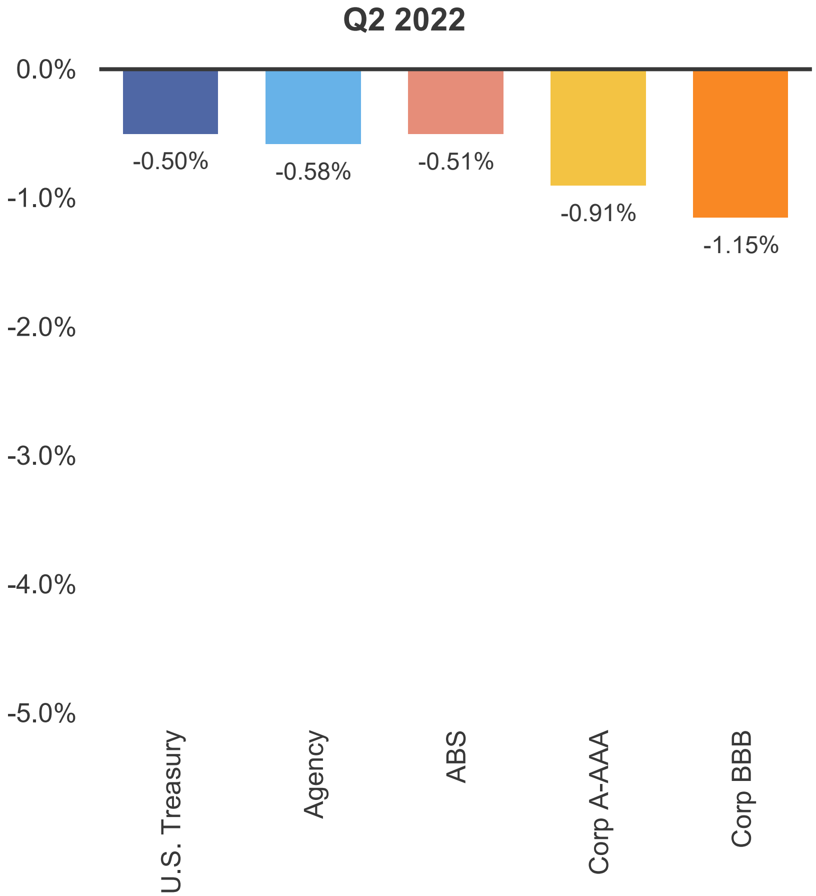
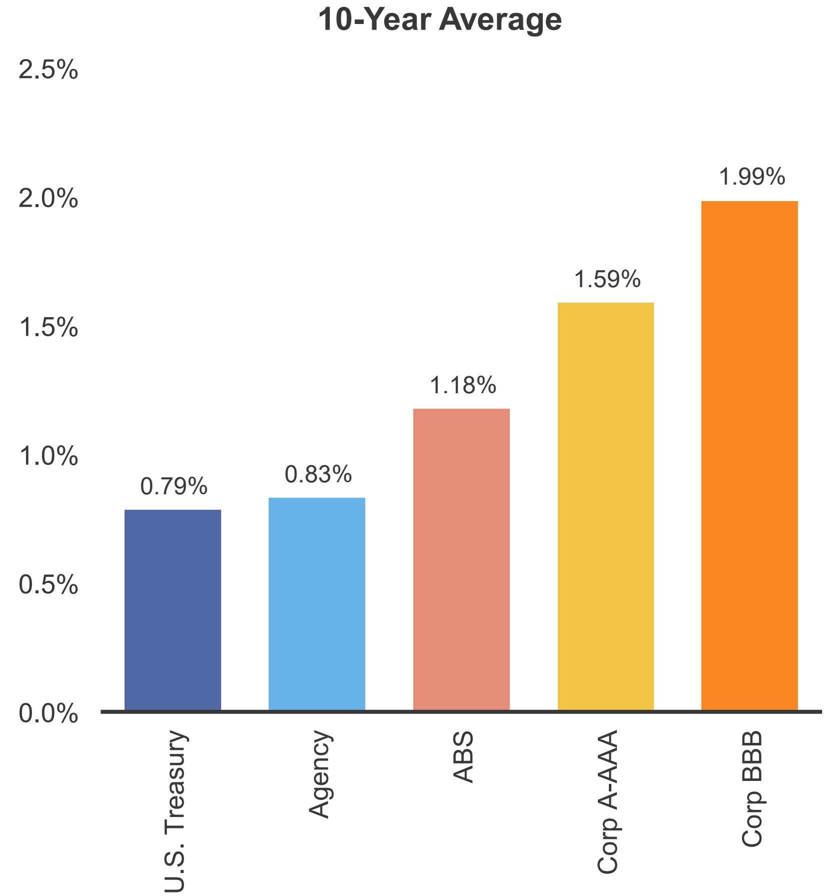
Rising Rates and Wider Spreads Hurt Fixed-Income Returns in Q2 2022

1-3 Year Indices





Source: ICE BofAML Indices. ABS indices are 0-3 year, based on weighted average life. As of 6/30/2022.

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Fixed-Income Sector Commentary – 2Q 2022

- **U.S. Treasury** securities posted negative returns for more than two quarters. Yields continued to move higher on surging inflation data and expectations for aggressive Fed rate hikes over the course of 2022.
- The **Federal Agency** sector generated modest incremental returns over Treasuries in Q2 but continue to offer narrow yield spreads and limited value.
- **Supranational** spreads are elevated for shorter maturities but remained historically tight further out the curve. Issuance has been relatively light year-to-date which has helped keep downward pressure on yield spreads.
- Investment grade **Corporates** appear to have priced in a recession on the horizon; however, fundamentals and ratings are expected to stabilize while also carrying a low default rate. Yield spreads have been driven wider to historically attractive levels as uncertainties persist.
- **Asset-Backed** yield spreads widened after a volatile start to the year. Some measures of collateral performance are trending worse, but overall are in a good position from a historical perspective and remain within rating agency expectations.
- **Mortgage-Backed Securities** were hampered by soaring mortgage rates and the looming reduction to the Fed's balance sheet. The sector will likely remain under pressure for the foreseeable future as it faces a myriad of headwinds.
- **Taxable Municipals** were one of the few investment grade sectors that performed well during the quarter. But while issuance has slowed despite appearing at attractive levels, deals remain heavily oversubscribed, pressuring spreads lower.
- **Commercial Paper and CD** spreads remain elevated and attractive, particularly on maturities near nine months which have heightened value and a steeper curve.

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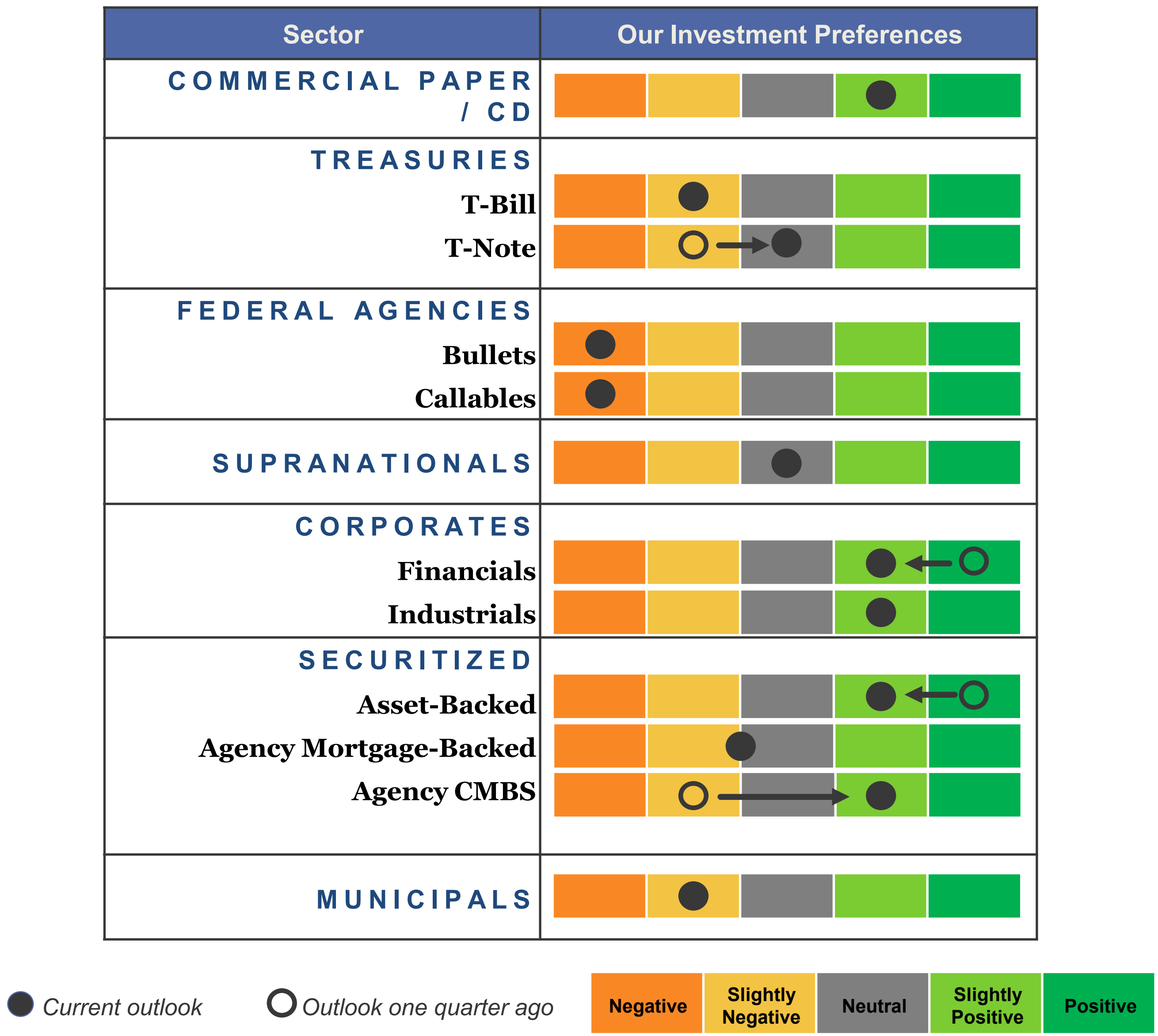
Fixed-Income Sector Outlook – 3Q 2022



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Portfolio Review:
CITY OF LOS ALTOS INVESTMENT PORTFOLIO

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Certificate of Compliance

During the reporting period for the quarter ended June 30, 2022, the account(s) managed by PFM Asset Management ("PFMAM") were in compliance with the applicable investment policy and guidelines as furnished to PFMAM.

Acknowledged : *PFM Asset Management LLC*

Note: Pre- and post-trade compliance for the account(s) managed by PFM Asset Management is provided via Bloomberg Asset and Investment Management ("AIM").

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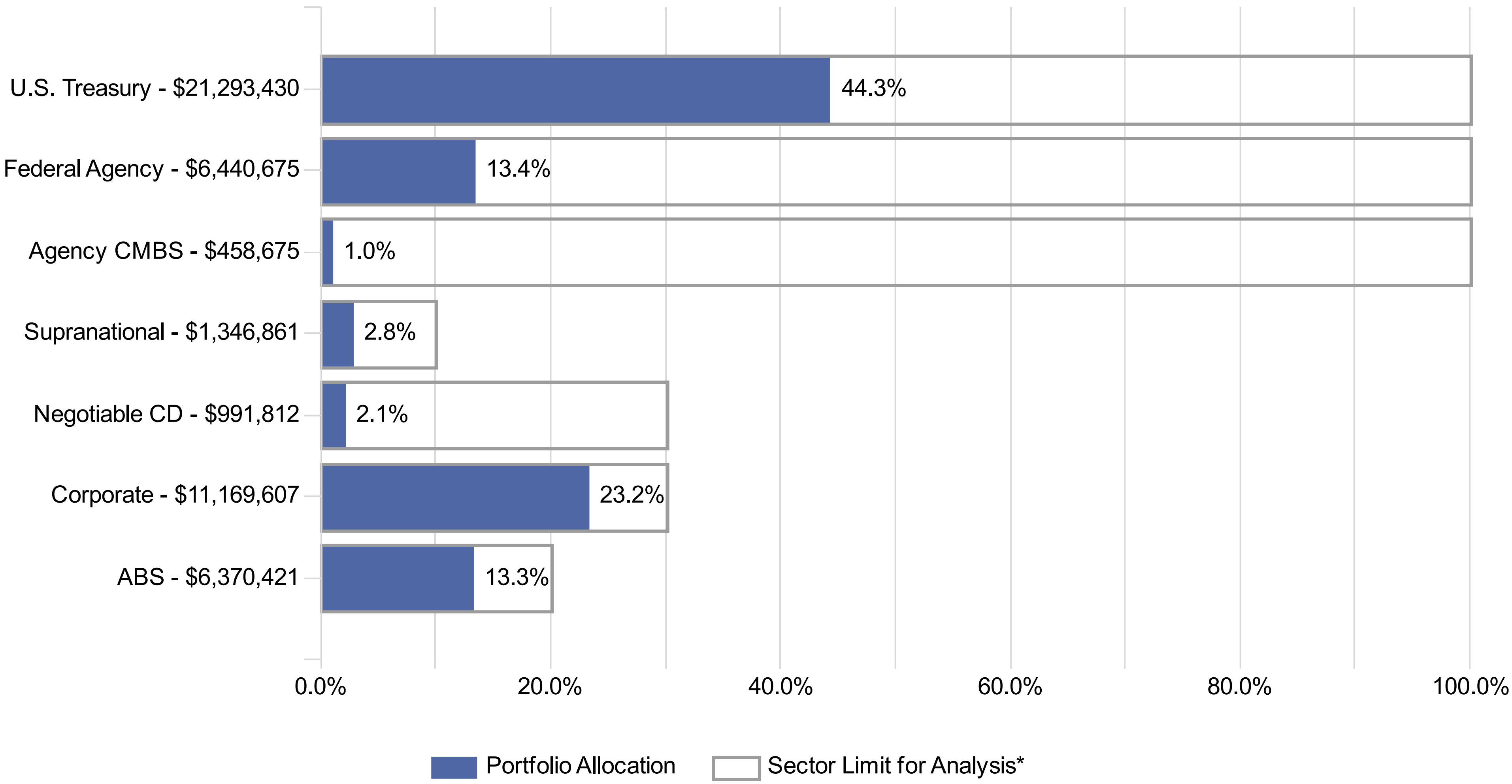
Sector Allocation Analytics



For informational/analytical purposes only and is not provided for compliance assurance. Includes accrued interest.
**Sector Limit for Analysis is as derived from our interpretation of your most recent Investment Policy as provided.*

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Account Summary

CITY OF LOS ALTOS INVESTMENT PORTFOLIO

Portfolio Values	June 30, 2022
PFMAM Managed Account	$47,971,908
Amortized Cost	$49,773,932
Market Value	$47,971,908
Accrued Interest	$99,573
Cash	$306,824

Analytics[1]	June 30, 2022
Yield at Market	3.03%
Yield on Cost	0.96%
Portfolio Duration	1.74

1. Yield at market, yield on cost, and portfolio duration only include investments held within the separately managed account(s), excludes balances invested in overnight funds.

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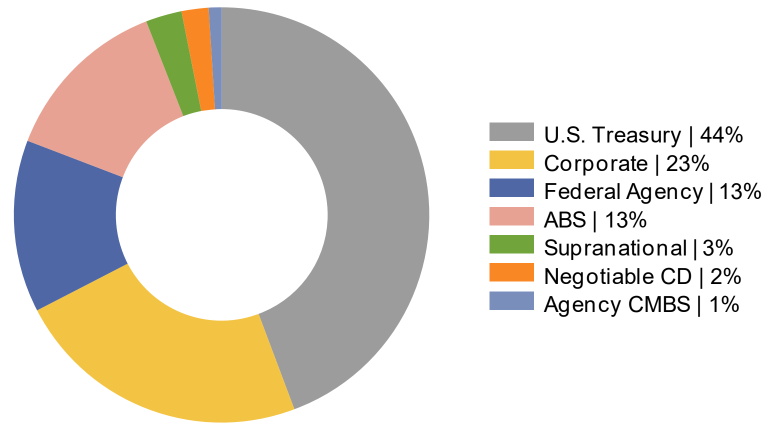
Portfolio Snapshot - CITY OF LOS ALTOS INVESTMENT PORTFOLIO[1]

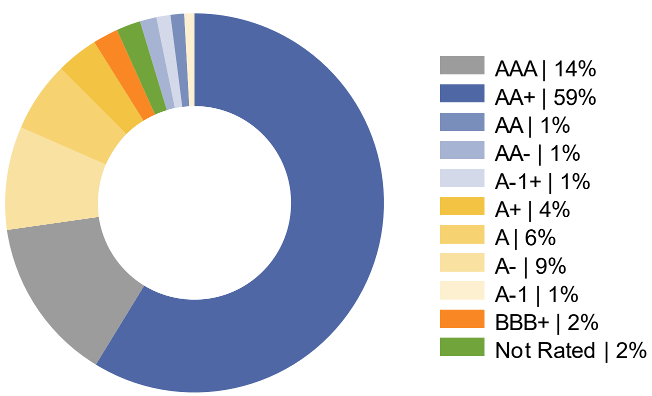
Portfolio Statistics

Total Market Value	$48,378,304.91
Securities Sub-Total	*$47,971,908.05*
Accrued Interest	*$99,572.86*
Cash	*$306,824.00*
Portfolio Effective Duration	1.74 years
Benchmark Effective Duration	1.78 years
Yield At Cost	0.96%
Yield At Market	3.03%
Portfolio Credit Quality	AA

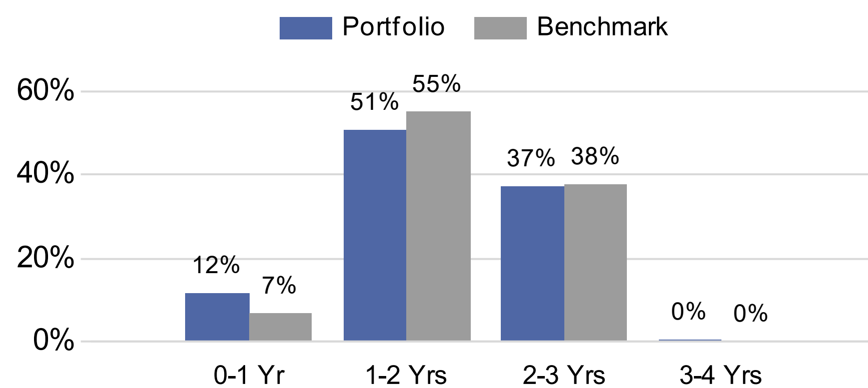
Sector Allocation



Credit Quality - S&P



Duration Distribution



1. *Yield and duration calculations exclude cash and cash equivalents. Sector allocation includes market values and accrued interests. The portfolio's benchmark is the ICE BofAML 1-3 Year U.S. Treasury Index. Source: Bloomberg. An average of each security's credit rating was assigned a numeric value and adjusted for its relative weighting in the portfolio.*

Issuer Diversification

Security Type / Issuer	Market Value (%)	S&P / Moody's / Fitch
U.S. Treasury	**44.3%**	
UNITED STATES TREASURY	44.3%	AA / Aaa / AAA
Federal Agency	**13.4%**	
FANNIE MAE	3.6%	AA / Aaa / AAA
FREDDIE MAC	9.8%	AA / Aaa / AAA
Agency CMBS	**1.0%**	
FANNIE MAE	0.3%	AA / Aaa / AAA
FREDDIE MAC	0.7%	AA / Aaa / AAA
Supranational	**2.8%**	
INTER-AMERICAN DEVELOPMENT BANK	2.0%	AAA / Aaa / AAA
INTL BANK OF RECONSTRUCTION AND DEV	0.9%	AAA / Aaa / AAA
Negotiable CD	**2.1%**	
CREDIT SUISSE GROUP RK	0.9%	A / Aa / A
DNB ASA	1.2%	AA / Aa / NR
Corporate	**23.2%**	
ABBOTT LABORATORIES	0.3%	AA / A / NR
AMAZON.COM INC	1.2%	AA / A / AA
AMERICAN EXPRESS CO	0.8%	BBB / A / A
AMERICAN HONDA FINANCE	0.9%	A / A / A
ASTRAZENECA PLC	0.6%	A / A / NR
BANK OF AMERICA CO	1.4%	A / A / AA
BRISTOL-MYERS SQUIBB CO	0.4%	A / A / NR
BROWN-FORMAN CORP	0.2%	A / A / NR
BURLINGTON NORTHERN SANTA FE	0.3%	AA / A / NR
CATERPILLAR INC	0.8%	A / A / A
CHARLES SCHWAB	0.3%	A / A / A
CINTAS CORPORATION NO. 2	0.4%	A / A / NR

Security Type / Issuer	Market Value (%)	S&P / Moody's / Fitch
Corporate	**23.2%**	
CITIGROUP INC	0.8%	BBB / A / A
COMCAST CORP	0.4%	A / A / A
DEERE & COMPANY	0.7%	A / A / A
EXXON MOBIL CORP	0.3%	AA / Aa / NR
GENERAL DYNAMICS CORP	0.3%	A / A / NR
GOLDMAN SACHS GROUP INC	0.6%	BBB / A / A
HERSHEY COMPANY	0.3%	A / A / NR
HOME DEPOT INC	0.1%	A / A / A
HONEYWELL INTERNATIONAL	0.3%	A / A / A
HORMEL FOODS CORP	0.3%	A / A / NR
HSBC HOLDINGS PLC	0.8%	A / A / A
IBM CORP	0.5%	A / A / NR
JP MORGAN CHASE & CO	1.5%	A / A / AA
MERCK & CO INC	0.3%	A / A / A
MORGAN STANLEY	0.8%	A / A / A
NATIONAL AUSTRALIA BANK LTD	0.5%	AA / Aa / NR
NATIONAL RURAL UTILITIES CO FINANCE CORP	0.6%	A / A / A
PACCAR FINANCIAL CORP	0.8%	A / A / NR
PNC FINANCIAL SERVICES GROUP	0.6%	A / A / A
PRAXAIR INC	0.4%	A / A / NR
RABOBANK NEDERLAND	0.5%	A / Aa / AA
STATE STREET CORPORATION	0.7%	A / A / AA
TARGET CORP	0.4%	A / A / A
THE BANK OF NEW YORK MELLON CORPORATION	1.0%	A / A / AA
TOYOTA MOTOR CORP	0.8%	A / A / A

Ratings shown are calculated by assigning a numeral value to each security rating, then calculating a weighted average rating for each security type / issuer category using all available security ratings, excluding Not-Rated (NR) ratings. For security type / issuer categories where a rating from the applicable NRSRO is not available, a rating of NR is assigned. Includes accrued interest and excludes balances invested in overnight funds.

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Issuer Diversification

Security Type / Issuer	Market Value (%)	S&P / Moody's / Fitch
Corporate	**23.2%**	
TRUIST FIN CORP	0.5%	A / A / A
UNILEVER PLC	0.5%	A / A / A
UNITEDHEALTH GROUP INC	0.4%	A / A / A
ABS	**13.3%**	
ALLY AUTO RECEIVABLES TRUST	0.5%	AAA / Aaa / AAA
AMERICAN EXPRESS CO	0.8%	AAA / NR / AAA
BMW FINANCIAL SERVICES NA LLC	0.2%	AAA / Aaa / NR
BMW VEHICLE OWNER TRUST	0.4%	AAA / Aaa / AAA
CAPITAL ONE FINANCIAL CORP	2.2%	AAA / Aaa / AAA
CARMAX AUTO OWNER TRUST	1.4%	AAA / Aaa / AAA
DISCOVER FINANCIAL SERVICES	0.9%	AAA / Aaa / AAA
FIFTH THIRD AUTO TRUST	0.0%	AAA / Aaa / NR
FORD CREDIT AUTO OWNER TRUST	0.3%	AAA / NR / AAA
GM FINANCIAL CONSUMER AUTOMOBILE TRUST	1.0%	AAA / Aaa / AAA
GM FINANCIAL LEASINGTRUST	0.6%	AAA / Aaa / AAA
HARLEY-DAVIDSON MOTORCYCLE TRUST	0.6%	AAA / Aaa / AAA
HONDA AUTO RECEIVABLES	0.6%	AAA / Aaa / AAA
HYUNDAI AUTO RECEIVABLES	1.0%	AAA / NR / AAA
MERCEDES-BENZ AUTO LEASE TRUST	0.1%	AAA / NR / AAA
NISSAN AUTO RECEIVABLES	0.2%	AAA / Aaa / AAA
TOYOTA MOTOR CORP	0.6%	AAA / Aaa / NR
VERIZON OWNER TRUST	1.0%	AAA / Aaa / AAA
VOLKSWAGEN AUTO LEASE TURST	0.2%	NR / Aaa / AAA
WORLD OMNI AUTO REC TRUST	0.6%	AAA / NR / AAA
Total	**100.0%**	

Ratings shown are calculated by assigning a numeral value to each security rating, then calculating a weighted average rating for each security type / issuer category using all available security ratings, excluding Not-Rated (NR) ratings. For security type / issuer categories where a rating from the applicable NRSRO is not available, a rating of NR is assigned. Includes accrued interest and excludes balances invested in overnight funds.

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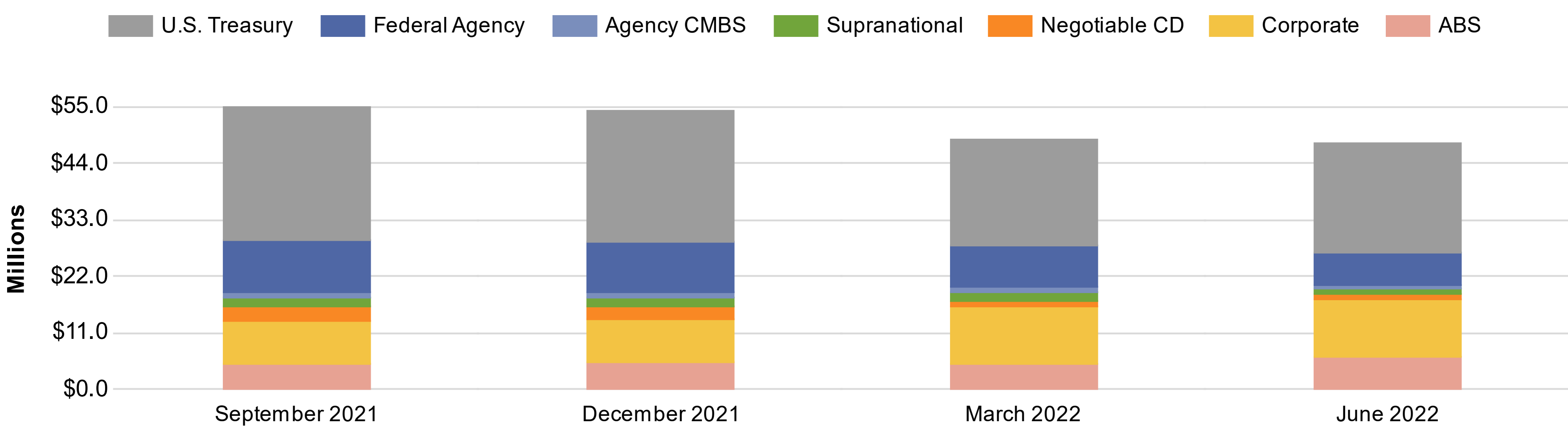
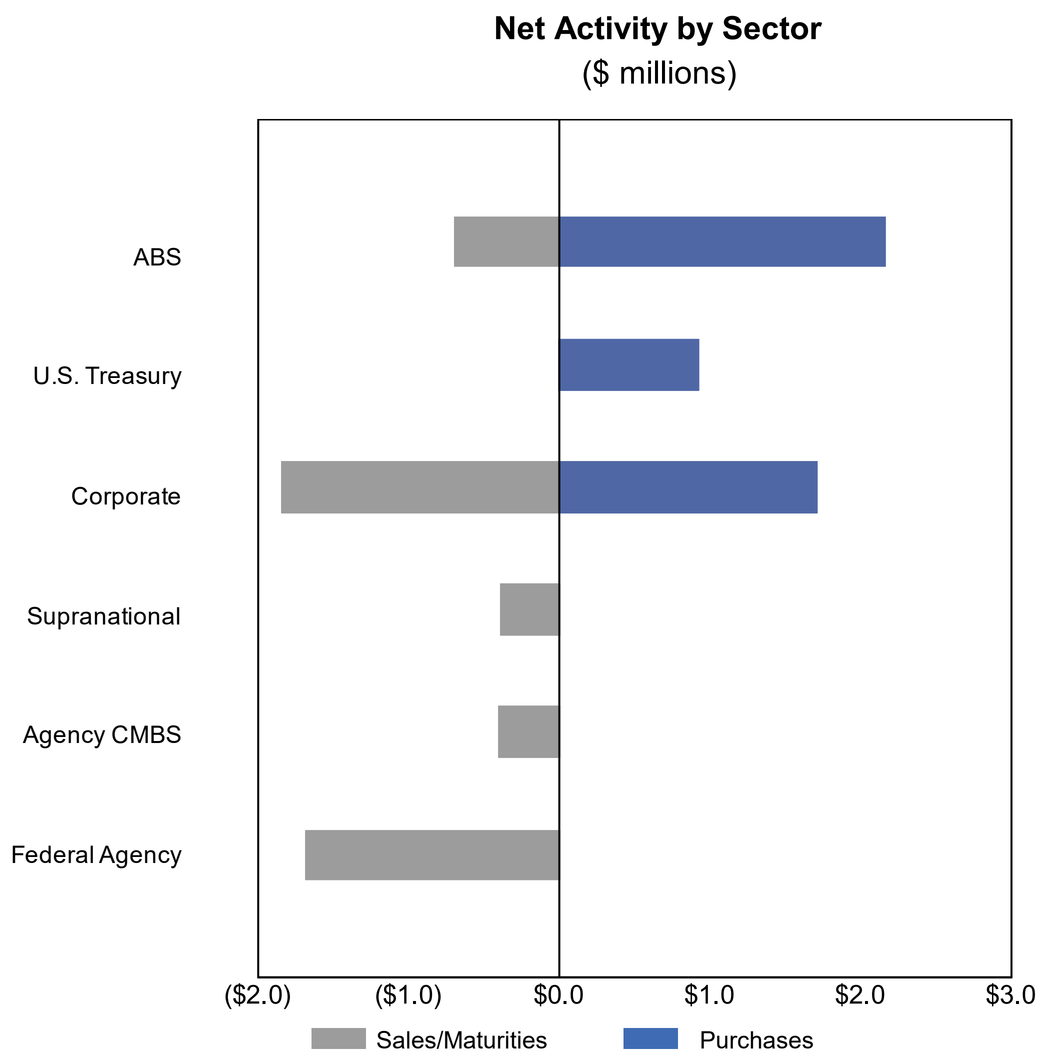
Sector Allocation Review - CITY OF LOS ALTOS INVESTMENT PORTFOLIO

Security Type	Sep-21	% of Total	Dec-21	% of Total	Mar-22	% of Total	Jun-22	% of Total
U.S. Treasury	$25.8	47.0%	$25.6	47.0%	$20.5	42.1%	$21.3	44.3%
Federal Agency	$10.0	18.1%	$9.9	18.2%	$8.1	16.8%	$6.4	13.4%
Agency CMBS	$1.2	2.3%	$1.0	1.9%	$0.9	1.8%	$0.5	1.0%
Supranational	$1.8	3.3%	$1.8	3.3%	$1.7	3.6%	$1.3	2.8%
Negotiable CD	$2.6	4.8%	$2.2	4.0%	$1.0	2.1%	$1.0	2.1%
Corporate	$8.4	15.4%	$8.7	16.1%	$11.4	23.4%	$11.1	23.1%
ABS	$5.0	9.1%	$5.1	9.5%	$4.9	10.2%	$6.4	13.3%
Total	**$54.9**	**100.0%**	**$54.3**	**100.0%**	**$48.5**	**100.0%**	**$48.0**	**100.0%**



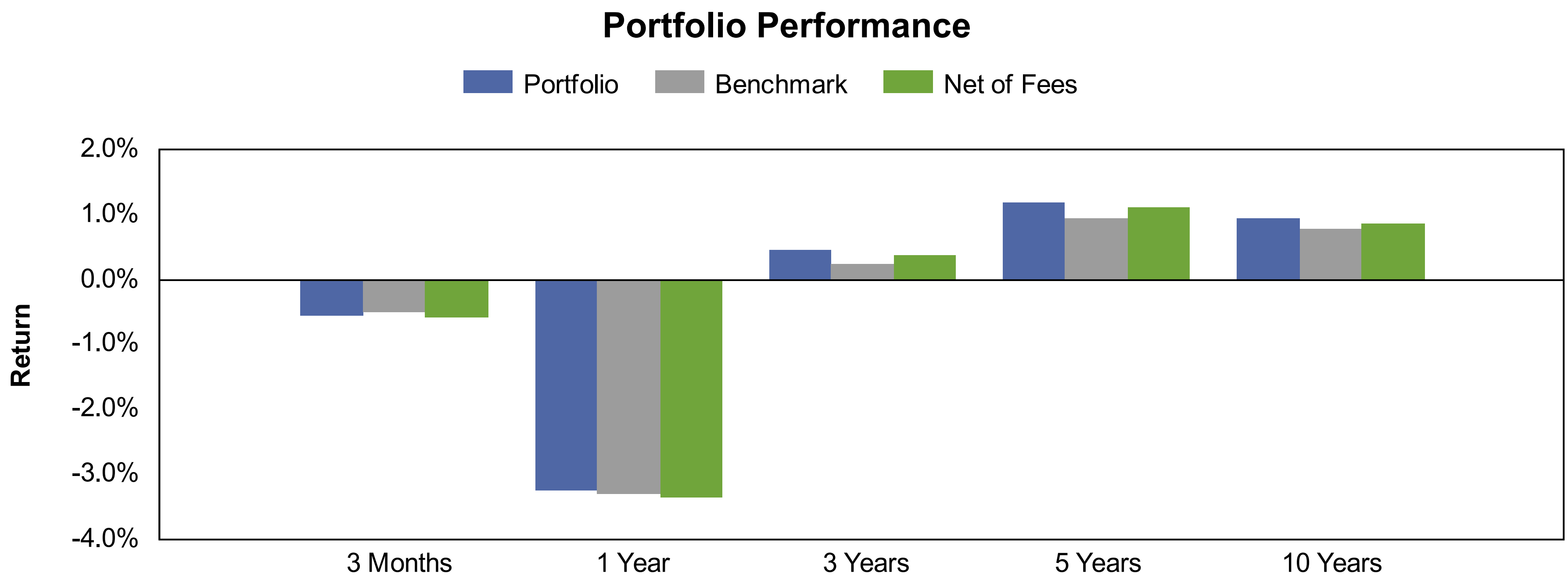
Market values, excluding accrued interest. Only includes fixed-income securities held within the separately managed account(s) and LGIPs managed by PFMAM. Detail may not add to total due to rounding.

Portfolio Activity - CITY OF LOS ALTOS INVESTMENT PORTFOLIO



Sector	Net Activity
ABS	$1,474,162
U.S. Treasury	$924,345
Corporate	($120,714)
Supranational	($377,680)
Agency CMBS	($396,069)
Federal Agency	($1,672,578)
Total Net Activity	**($168,535)**

Based on total proceeds (principal and accrued interest) of buys, sells, maturities, and principal paydowns. Detail may not add to total due to rounding.



Market Value Basis Earnings	3 Months	1 Year	3 Years	5 Years	10 Years
Interest Earned[2]	$121,806	$490,385	$2,697,316	$4,845,417	$6,211,611
Change in Market Value	($389,407)	($2,174,896)	($1,652,020)	($1,191,636)	($1,480,973)
Total Dollar Return	**($267,601)**	**($1,684,511)**	**$1,045,296**	**$3,653,781**	**$4,730,638**
Total Return[3]					
Portfolio	-0.55%	-3.25%	0.45%	1.19%	0.95%
Benchmark[4]	-0.50%	-3.30%	0.24%	0.94%	0.79%
Basis Point Fee	0.02%	0.09%	0.09%	0.09%	0.09%
Net of Fee Return	-0.57%	-3.34%	0.36%	1.10%	0.86%

1. *The lesser of 10 years or since inception is shown. Since inception returns for periods one year or less are not shown. Performance inception date is June 30, 2010.*
2. *Interest earned calculated as the ending accrued interest less beginning accrued interest, plus net interest activity.*
3. *Returns for periods one year or less are presented on a periodic basis. Returns for periods greater than one year are presented on an annualized basis.*
4. *The portfolio's benchmark is the ICE BofAML 1-3 Year U.S. Treasury Index. Source: Bloomberg.*

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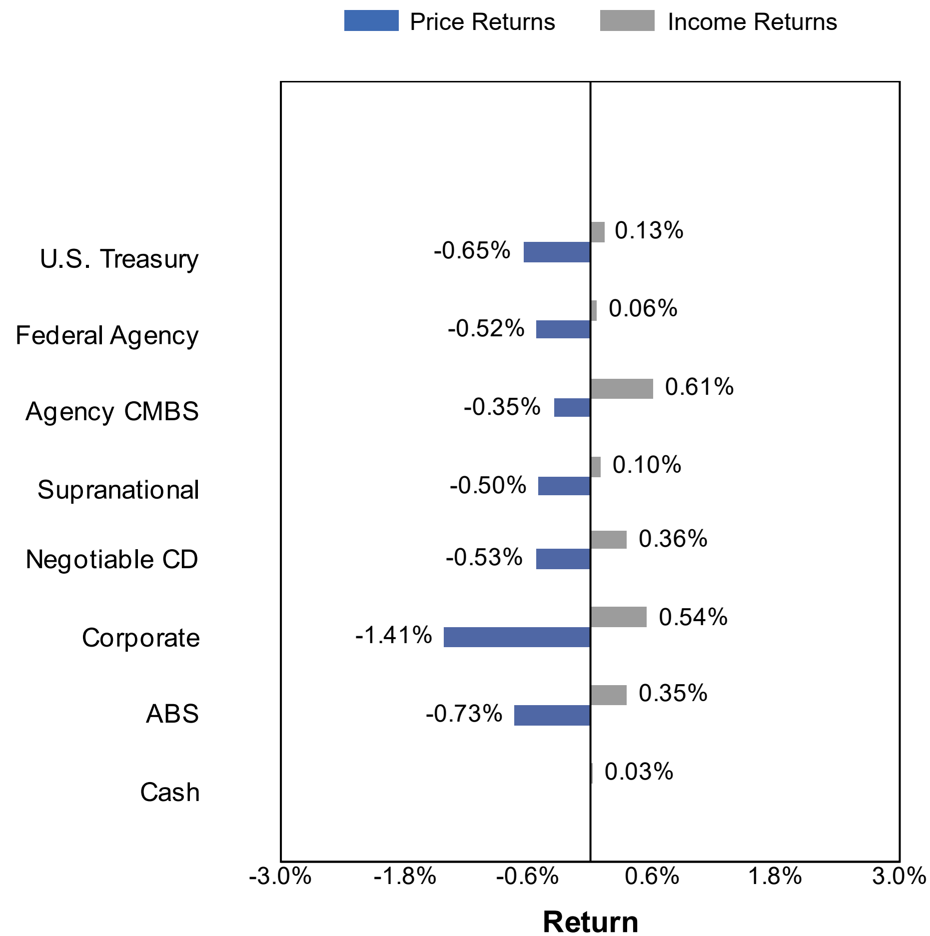
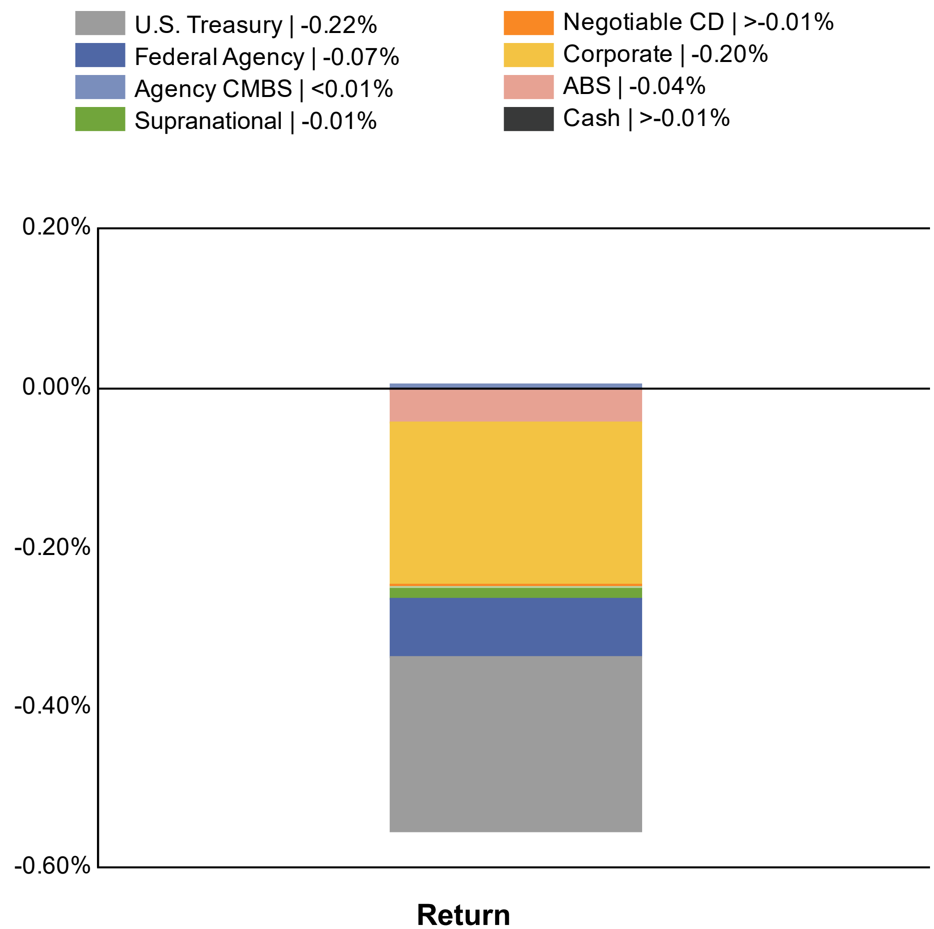
Quarterly Sector Performance

Total Return by Sector



Contribution to Total Return



1. *Performance on trade-date basis, gross (i.e., before fees), in accordance with the CFA Institute's Global Investment Performance Standards (GIPS).*
2. *Income returns calculated as interest earned on investments during the period.*
3. *Price returns calculated as the change in market value of each security for the period.*
4. *Returns are presented on a periodic basis.*

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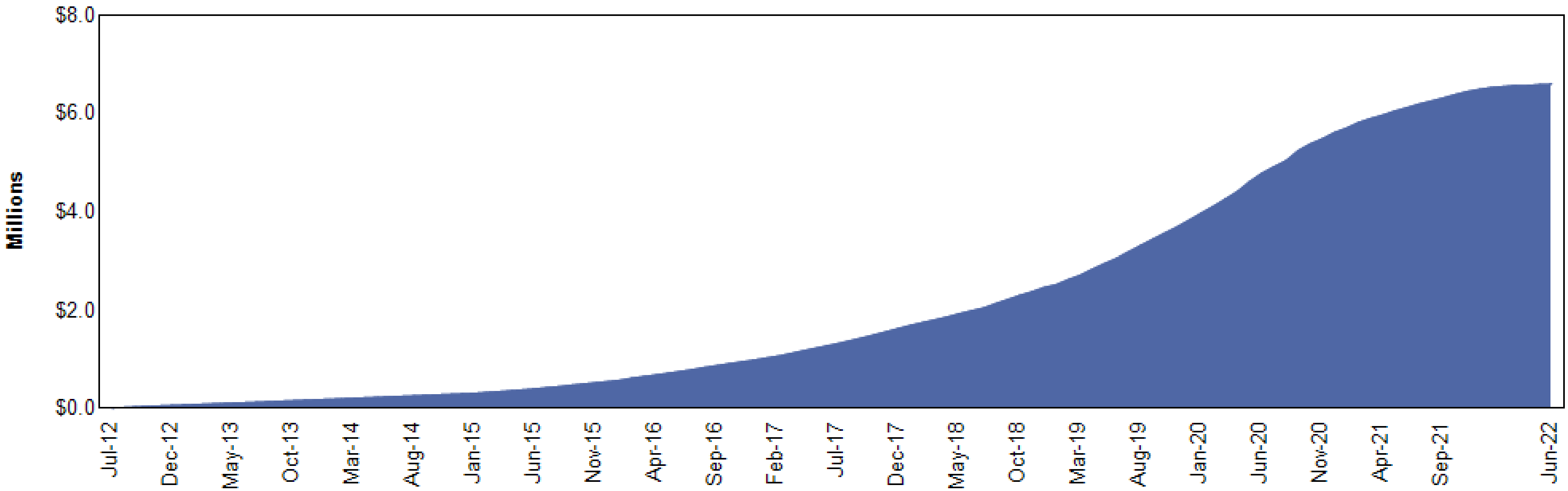
Accrual Basis Earnings - CITY OF LOS ALTOS INVESTMENT PORTFOLIO



Accrual Basis Earnings	3 Months	1 Year	3 Years	5 Year	10 Year[1]
Interest Earned[2]	$121,806	$490,385	$2,697,316	$4,845,417	$6,211,611
Realized Gains / (Losses)[3]	($65,856)	$92,298	$990,450	$588,782	$632,934
Change in Amortized Cost	($29,212)	($104,246)	($145,865)	($107,292)	($243,999)
Total Earnings	**$26,739**	**$478,438**	**$3,541,901**	**$5,326,907**	**$6,600,546**

1. *The lesser of 10 years or since inception is shown. Performance inception date is June 30, 2010.*
2. *Interest earned calculated as the ending accrued interest less beginning accrued interest, plus net interest activity.*
3. *Realized gains / (losses) are shown on an amortized cost basis.*

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Issuer Distribution
As of June 30, 2022

Issuer	Market Value ($)	% of Portfolio
UNITED STATES TREASURY	21,274,372	44.34%
FREDDIE MAC	5,013,555	10.44%
FANNIE MAE	1,880,161	3.91%
CAPITAL ONE FINANCIAL CORP	1,034,406	2.15%
INTER-AMERICAN DEVELOPMENT BANK	936,537	1.94%
AMERICAN EXPRESS CO	732,707	1.53%
JP MORGAN CHASE & CO	708,301	1.48%
CARMAX AUTO OWNER TRUST	692,661	1.44%
BANK OF AMERICA CO	684,779	1.43%
TOYOTA MOTOR CORP	654,518	1.36%
DNB ASA	573,403	1.20%
AMAZON.COM INC	560,859	1.17%
VERIZON OWNER TRUST	504,226	1.05%
THE BANK OF NEW YORK MELLON CORPORATION	492,157	1.03%
HYUNDAI AUTO RECEIVABLES	482,816	1.01%
GM FINANCIAL CONSUMER AUTOMOBILE TRUST	473,007	0.99%
CREDIT SUISSE GROUP RK	416,726	0.87%
DISCOVER FINANCIAL SERVICES	413,033	0.86%
AMERICAN HONDA FINANCE	411,428	0.86%
INTL BANK OF RECONSTRUCTION AND DEV	409,261	0.85%
CATERPILLAR INC	385,299	0.80%
CITIGROUP INC	384,296	0.80%
PACCAR FINANCIAL CORP	383,416	0.80%
HSBC HOLDINGS PLC	372,578	0.78%

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Issuer	Market Value ($)	% of Portfolio
MORGAN STANLEY	363,330	0.76%
DEERE & COMPANY	357,183	0.74%
STATE STREET CORPORATION	352,399	0.73%
WORLD OMNI AUTO REC TRUST	303,046	0.63%
HONDA AUTO RECEIVABLES	295,748	0.62%
HARLEY-DAVIDSON MOTORCYCLE TRUST	295,380	0.62%
GOLDMAN SACHS GROUP INC	294,188	0.61%
PNC FINANCIAL SERVICES GROUP	275,225	0.57%
ASTRAZENECA PLC	274,969	0.57%
GM FINANCIAL LEASINGTRUST	268,604	0.56%
NATIONAL RURAL UTILITIES CO FINANCE CORP	266,919	0.56%
NATIONAL AUSTRALIA BANK LTD	252,620	0.53%
IBM CORP	250,582	0.52%
ALLY AUTO RECEIVABLES TRUST	244,423	0.51%
RABOBANK NEDERLAND	235,255	0.49%
TRUIST FIN CORP	230,009	0.48%
UNILEVER PLC	219,188	0.46%
BMW VEHICLE OWNER TRUST	204,145	0.43%
TARGET CORP	200,588	0.42%
COMCAST CORP	200,572	0.42%
BRISTOL-MYERS SQUIBB CO	196,313	0.41%
UNITEDHEALTH GROUP INC	181,022	0.38%
CINTAS CORPORATION NO. 2	175,252	0.37%
PRAXAIR INC	172,194	0.36%
CHARLES SCHWAB	167,864	0.35%
HORMEL FOODS CORP	166,095	0.35%
HONEYWELL INTERNATIONAL	165,024	0.34%

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Issuer	Market Value ($)	% of Portfolio
GENERAL DYNAMICS CORP	164,532	0.34%
ABBOTT LABORATORIES	162,805	0.34%
MERCK & CO INC	128,293	0.27%
EXXON MOBIL CORP	127,158	0.27%
FORD CREDIT AUTO OWNER TRUST	124,594	0.26%
BURLINGTON NORTHERN SANTA FE	123,257	0.26%
HERSHEY COMPANY	120,494	0.25%
BROWN-FORMAN CORP	114,485	0.24%
NISSAN AUTO RECEIVABLES	113,467	0.24%
BMW FINANCIAL SERVICES NA LLC	103,688	0.22%
VOLKSWAGEN AUTO LEASE TURST	99,255	0.21%
MERCEDES-BENZ AUTO LEASE TRUST	58,883	0.12%
HOME DEPOT INC	39,148	0.08%
FIFTH THIRD AUTO TRUST	9,211	0.02%
Grand Total	**47,971,908**	**100.00%**

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Managed Account Detail of Securities Held

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury											
US TREASURY NOTES DTD 09/30/2021 0.250% 09/30/2023	91282CDA6	1,500,000.00	AA+	Aaa	10/1/2021	10/6/2021	1,499,179.69	0.28	942.62	1,499,483.34	1,450,312.50
US TREASURY N/B NOTES DTD 10/31/2021 0.375% 10/31/2023	91282CDD0	1,425,000.00	AA+	Aaa	11/1/2021	11/3/2021	1,420,880.86	0.52	900.31	1,422,240.69	1,376,683.67
US TREASURY NOTES DTD 11/15/2020 0.250% 11/15/2023	91282CAW1	2,150,000.00	AA+	Aaa	12/1/2020	12/3/2020	2,152,015.63	0.22	686.48	2,150,939.50	2,071,054.58
US TREASURY N/B NOTES DTD 11/30/2021 0.500% 11/30/2023	91282CDM0	600,000.00	AA+	Aaa	12/1/2021	12/3/2021	599,039.06	0.58	254.10	599,316.64	579,562.50
US TREASURY NOTES DTD 12/15/2020 0.125% 12/15/2023	91282CBA8	1,500,000.00	AA+	Aaa	1/6/2021	1/7/2021	1,496,425.78	0.21	81.97	1,498,226.23	1,439,062.50
US TREASURY NOTES DTD 01/15/2021 0.125% 01/15/2024	91282CBE0	2,300,000.00	AA+	Aaa	2/2/2021	2/3/2021	2,296,316.41	0.18	1,326.31	2,298,072.62	2,201,531.25
US TREASURY NOTES DTD 02/15/2021 0.125% 02/15/2024	91282CBM2	350,000.00	AA+	Aaa	2/23/2021	2/25/2021	349,015.63	0.22	164.36	349,461.09	334,304.67
US TREASURY NOTES DTD 02/15/2021 0.125% 02/15/2024	91282CBM2	1,250,000.00	AA+	Aaa	3/1/2021	3/3/2021	1,244,580.08	0.27	587.02	1,247,016.28	1,193,945.25
US TREASURY NOTES DTD 05/01/2017 2.000% 04/30/2024	912828X70	575,000.00	AA+	Aaa	4/1/2021	4/5/2021	603,547.85	0.37	1,937.50	592,037.03	564,847.69
US TREASURY N/B NOTES DTD 06/15/2021 0.250% 06/15/2024	91282CCG4	2,000,000.00	AA+	Aaa	7/1/2021	7/7/2021	1,987,031.25	0.47	218.58	1,991,366.24	1,896,250.00
US TREASURY N/B NOTES DTD 06/15/2021 0.250% 06/15/2024	91282CCG4	142,000.00	AA+	Aaa	6/22/2021	6/24/2021	141,173.52	0.45	15.52	141,456.36	134,633.75
US TREASURY N/B NOTES DTD 07/15/2021 0.375% 07/15/2024	91282CCL3	600,000.00	AA+	Aaa	8/9/2021	8/10/2021	599,367.19	0.41	1,037.98	599,559.40	569,062.50
US TREASURY N/B NOTES DTD 07/15/2021 0.375% 07/15/2024	91282CCL3	750,000.00	AA+	Aaa	8/4/2021	8/6/2021	750,878.91	0.33	1,297.48	750,609.67	711,328.13
US TREASURY N/B NOTES DTD 08/15/2021 0.375% 08/15/2024	91282CCT6	1,575,000.00	AA+	Aaa	9/1/2021	9/3/2021	1,573,277.34	0.41	2,218.92	1,573,758.79	1,489,605.39
US TREASURY N/B NOTES DTD 09/15/2021 0.375% 09/15/2024	91282CCX7	1,000,000.00	AA+	Aaa	10/1/2021	10/6/2021	995,937.50	0.51	1,100.54	996,950.29	943,437.50

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Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury											
US TREASURY NOTES DTD 10/31/2019 1.500% 10/31/2024	912828YM6	1,650,000.00	AA+	Aaa	5/4/2021	5/6/2021	1,710,263.67	0.44	4,169.84	1,690,349.22	1,593,796.88
US TREASURY NOTES DTD 11/30/2019 1.500% 11/30/2024	912828YV6	975,000.00	AA+	Aaa	6/2/2021	6/7/2021	1,011,181.64	0.42	1,238.73	1,000,116.66	940,417.92
US TREASURY NOTES DTD 11/30/2019 1.500% 11/30/2024	912828YV6	575,000.00	AA+	Aaa	6/15/2021	6/17/2021	595,911.13	0.44	730.53	589,631.16	554,605.44
US TREASURY N/B NOTES DTD 12/15/2021 1.000% 12/15/2024	91282CDN8	325,000.00	AA+	Aaa	1/3/2022	1/5/2022	324,771.48	1.02	142.08	324,809.11	309,460.94
US TREASURY NOTES DTD 06/30/2020 0.250% 06/30/2025	912828ZW3	1,000,000.00	AA+	Aaa	6/1/2022	6/3/2022	923,281.25	2.88	6.79	925,194.10	920,468.80
Security Type Sub-Total		**22,242,000.00**					**22,274,075.87**	**0.47**	**19,057.66**	**22,240,594.42**	**21,274,371.86**
Supranational											
INTER-AMERICAN DEVEL BK NOTES DTD 04/24/2020 0.500% 05/24/2023	4581X0DM7	440,000.00	AAA	Aaa	4/17/2020	4/24/2020	439,850.40	0.51	226.11	439,956.52	430,760.00
INTL BK RECON & DEVELOP NOTES DTD 11/24/2020 0.250% 11/24/2023	459058JM6	425,000.00	AAA	Aaa	11/17/2020	11/24/2020	424,086.25	0.32	109.20	424,573.58	409,260.55
INTER-AMERICAN DEVEL BK NOTES DTD 09/23/2021 0.500% 09/23/2024	4581X0DZ8	535,000.00	AAA	Aaa	9/15/2021	9/23/2021	534,604.10	0.52	728.19	534,705.60	505,777.23
Security Type Sub-Total		**1,400,000.00**					**1,398,540.75**	**0.46**	**1,063.50**	**1,399,235.70**	**1,345,797.78**
Negotiable CD											
DNB BANK ASA/NY LT CD DTD 12/06/2019 2.040% 12/02/2022	23341VZT1	575,000.00	A-1+	P-1	12/4/2019	12/6/2019	575,000.00	2.03	944.92	575,000.00	573,403.23
CREDIT SUISSE NEW YORK CERT DEPOS DTD 03/23/2021 0.590% 03/17/2023	22552G3C2	425,000.00	A-1	P-1	3/19/2021	3/23/2021	425,000.00	0.59	738.32	425,000.00	416,725.68
Security Type Sub-Total		**1,000,000.00**					**1,000,000.00**	**1.42**	**1,683.24**	**1,000,000.00**	**990,128.91**

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Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Federal Agency											
FREDDIE MAC NOTES DTD 06/26/2020 0.250% 06/26/2023	3137EAES4	1,050,000.00	AA+	Aaa	6/24/2020	6/26/2020	1,046,934.00	0.35	36.46	1,048,992.00	1,023,151.50
FANNIE MAE NOTES DTD 07/10/2020 0.250% 07/10/2023	3135G05G4	1,135,000.00	AA+	Aaa	7/8/2020	7/10/2020	1,132,559.75	0.32	1,347.81	1,134,166.53	1,104,532.06
FANNIE MAE NOTES DTD 07/10/2020 0.250% 07/10/2023	3135G05G4	650,000.00	AA+	Aaa	10/7/2020	10/8/2020	649,766.00	0.26	771.88	649,912.92	632,551.40
FREDDIE MAC NOTES DTD 08/21/2020 0.250% 08/24/2023	3137EAEV7	1,075,000.00	AA+	Aaa	8/19/2020	8/21/2020	1,073,903.50	0.28	948.09	1,074,581.57	1,042,403.85
FREDDIE MAC NOTES DTD 09/04/2020 0.250% 09/08/2023	3137EAEW5	735,000.00	AA+	Aaa	9/2/2020	9/4/2020	734,757.45	0.26	576.77	734,904.22	711,970.98
FREDDIE MAC NOTES DTD 09/04/2020 0.250% 09/08/2023	3137EAEW5	625,000.00	AA+	Aaa	10/7/2020	10/8/2020	624,800.00	0.26	490.45	624,918.50	605,417.50
FREDDIE MAC NOTES DTD 09/04/2020 0.250% 09/08/2023	3137EAEW5	465,000.00	AA+	Aaa	9/2/2020	9/4/2020	465,084.91	0.24	364.90	465,033.53	450,430.62
FREDDIE MAC NOTES DTD 12/04/2020 0.250% 12/04/2023	3137EAFA2	900,000.00	AA+	Aaa	12/2/2020	12/4/2020	899,109.00	0.28	168.75	899,576.06	865,512.00
Security Type Sub-Total		**6,635,000.00**					**6,626,914.61**	**0.29**	**4,705.11**	**6,632,085.33**	**6,435,969.91**
Corporate											
PNC BANK NA (CALLABLE) CORP NOTES DTD 06/08/2018 3.500% 06/08/2023	69353RFL7	275,000.00	A	A2	2/11/2020	2/13/2020	289,891.25	1.81	614.93	275,000.00	275,225.23
IBM CORP NOTES DTD 02/12/2014 3.625% 02/12/2024	459200HU8	125,000.00	A-	A3	10/2/2020	10/6/2020	137,416.25	0.62	1,749.57	130,995.10	125,290.75
IBM CORP NOTES DTD 02/12/2014 3.625% 02/12/2024	459200HU8	125,000.00	A-	A3	11/16/2021	11/18/2021	132,242.50	0.99	1,749.57	130,245.49	125,290.75
GOLDMAN SACHS CORP NOTES DTD 03/03/2014 4.000% 03/03/2024	38141GVM3	150,000.00	BBB+	A2	1/21/2021	1/25/2021	165,336.00	0.67	1,966.67	158,270.34	150,513.60
CHARLES SCHWAB CORP NOTES (CALLABLE) DTD 03/18/2021 0.750% 03/18/2024	808513BN4	175,000.00	A	A2	3/16/2021	3/18/2021	174,912.50	0.77	375.52	174,950.02	167,863.68
COMCAST CORP (CALLABLE) CORPORATE NOTES DTD 10/05/2018 3.700% 04/15/2024	20030NCR0	200,000.00	A-	A3	5/7/2020	5/11/2020	219,118.00	1.20	1,562.22	208,483.27	200,571.60

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate											
AMAZON.COM INC CORPORATE NOTES DTD 05/12/2021 0.450% 05/12/2024	023135BW5	225,000.00	AA	A1	5/10/2021	5/12/2021	224,671.50	0.50	137.81	224,795.89	213,899.40
UNITEDHEALTH GROUP INC (CALLABLE) CORP N DTD 05/19/2021 0.550% 05/15/2024	91324PEB4	190,000.00	A+	A3	5/17/2021	5/19/2021	189,802.40	0.59	133.53	189,876.23	181,021.74
CITIGROUP INC (CALLABLE) CORPORATE NOTES DTD 05/14/2020 1.678% 05/15/2024	172967MR9	150,000.00	BBB+	A3	5/7/2020	5/14/2020	150,000.00	1.68	321.62	150,000.00	146,930.55
CITIGROUP INC (CALLABLE) CORPORATE NOTES DTD 05/14/2020 1.678% 05/15/2024	172967MR9	75,000.00	BBB+	A3	10/2/2020	10/6/2020	76,853.25	0.98	160.81	75,619.70	73,465.28
CATERPILLAR FINL SERVICE CORPORATE NOTES DTD 05/17/2021 0.450% 05/17/2024	14913R2L0	275,000.00	A	A2	5/10/2021	5/17/2021	274,631.50	0.50	151.25	274,769.35	260,789.93
HSBC USA INC CORPORATE NOTES DTD 05/24/2022 3.750% 05/24/2024	40428HTA0	375,000.00	A-	A1	5/17/2022	5/24/2022	374,985.00	3.75	1,445.31	374,985.78	372,577.88
ASTRAZENECA FINANCE LLC (CALLABLE) CORP DTD 05/28/2021 0.700% 05/28/2024	04636NAC7	290,000.00	A-	A3	5/25/2021	5/28/2021	289,973.90	0.70	186.08	289,983.40	274,969.30
HORMEL FOODS CORP NOTES (CALLABLE) DTD 06/03/2021 0.650% 06/03/2024	440452AG5	175,000.00	A	A1	3/10/2022	3/14/2022	169,457.75	2.12	88.47	170,201.72	166,095.30
JOHN DEERE CAPITAL CORP CORPORATE NOTES DTD 06/10/2021 0.450% 06/07/2024	24422EVQ9	80,000.00	A	A2	6/7/2021	6/10/2021	79,900.00	0.49	24.00	79,935.32	76,376.32
TARGET CORP CORPORATE NOTES DTD 06/26/2014 3.500% 07/01/2024	87612EBD7	200,000.00	A	A2	11/23/2021	11/29/2021	212,528.00	1.04	3,500.00	209,690.97	200,588.40
BANK OF AMERICA (CALLABLE) CORP NOTES DTD 07/23/2018 3.864% 07/23/2024	06051GHL6	200,000.00	A-	A2	9/28/2020	10/1/2020	216,830.00	1.58	3,391.73	206,398.71	198,742.80
BRISTOL MYERS SQUIBB CO CORP NOTES (CALL DTD 01/26/2020 2.900% 07/26/2024	110122CM8	83,000.00	A+	A2	10/5/2020	10/7/2020	89,863.27	0.69	1,036.35	86,669.17	82,479.18

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Corporate											
AMERICAN EXPRESS CO CORP NOTES (CALLABLE DTD 07/30/2019 2.500% 07/30/2024	025816CG2	225,000.00	BBB+	A2	11/19/2021	11/23/2021	233,055.00	1.14	2,359.38	231,189.63	219,157.20
AMERICAN HONDA FINANCE CORPORATE NOTES DTD 09/09/2021 0.750% 08/09/2024	02665WDY4	185,000.00	A-	A3	9/7/2021	9/9/2021	184,877.90	0.77	547.29	184,911.72	173,966.79
PACCAR FINANCIAL CORP CORPORATE NOTES DTD 08/09/2021 0.500% 08/09/2024	69371RR40	145,000.00	A+	A1	8/3/2021	8/9/2021	144,921.70	0.52	285.97	144,944.99	136,417.60
UNILEVER CAPITAL CORP (CALLABLE) CORPORA DTD 08/12/2021 0.626% 08/12/2024	904764BN6	100,000.00	A+	A1	8/9/2021	8/12/2021	100,000.00	0.63	241.71	100,000.00	94,293.40
GOLDMAN SACHS GROUP INC (CALLABLE) CORP DTD 06/10/2021 0.657% 09/10/2024	38141GYE8	150,000.00	BBB+	A2	6/7/2021	6/10/2021	150,000.00	0.66	303.86	150,000.00	143,674.65
TOYOTA MOTOR CREDIT CORP CORPORATE NOTES DTD 09/13/2021 0.625% 09/13/2024	89236TJN6	200,000.00	A+	A1	9/8/2021	9/13/2021	199,906.00	0.64	375.00	199,930.96	188,037.00
BANK OF AMERICA CORP (CALLABLE) CORPORAT DTD 10/21/2020 0.810% 10/24/2024	06051GJH3	275,000.00	A-	A2	10/16/202	10/21/202	275,000.00	0.81	414.56	275,000.00	262,273.83
COOPERATIEVE RABOBANK UA CORPORATE NOTES DTD 01/12/2022 1.375% 01/10/2025	21688AAS1	250,000.00	A+	Aa2	1/19/2022	1/24/2022	248,020.00	1.65	1,613.72	248,309.13	235,254.50
JOHN DEERE CAPITAL CORP CORPORATE NOTES DTD 01/10/2022 1.250% 01/10/2025	24422EVY2	220,000.00	A	A2	1/4/2022	1/10/2022	219,896.60	1.27	1,306.25	219,912.83	208,321.96
AMERICAN HONDA FINANCE CORPORATE NOTES DTD 01/13/2022 1.500% 01/13/2025	02665WEA5	250,000.00	A-	A3	1/11/2022	1/13/2022	249,802.50	1.53	1,750.00	249,832.95	237,461.50
LINDE INC/CT (CALLABLE) CORPORATE NOTES DTD 02/05/2015 2.650% 02/05/2025	74005PBN3	175,000.00	A	A2	3/4/2022	3/8/2022	177,549.75	2.13	1,880.76	177,248.39	172,193.88
NATIONAL RURAL UTIL COOP CORPORATE NOTES DTD 02/07/2022 1.875% 02/07/2025	63743HFC1	65,000.00	A-	A2	2/22/2022	2/24/2022	64,400.70	2.20	487.50	64,471.24	62,209.75

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Corporate											
NATIONAL RURAL UTIL COOP CORPORATE NOTES DTD 02/07/2022 1.875% 02/07/2025	63743HFC1	110,000.00	A-	A2	1/31/2022	2/7/2022	109,996.70	1.88	825.00	109,997.13	105,278.03
MERCK & CO INC CORP NOTES DTD 02/10/2015 2.750% 02/10/2025	58933YAR6	130,000.00	A+	A1	3/9/2021	3/11/2021	138,819.20	0.98	1,400.21	135,679.83	128,293.10
TOYOTA MOTOR CREDIT CORP CORP NOTES DTD 02/13/2020 1.800% 02/13/2025	89236TGT6	200,000.00	A+	A1	9/23/2021	9/27/2021	205,542.00	0.96	1,380.00	204,298.98	190,653.80
JPMORGAN CHASE & CO CORP NOTES (CALLABLE DTD 02/16/2021 0.563% 02/16/2025	46647PBY1	170,000.00	A-	A2	2/9/2021	2/16/2021	170,000.00	0.56	358.91	170,000.00	160,220.24
AMERICAN EXPRESS CO CORP NOTES (CALLABLE DTD 03/04/2022 2.250% 03/04/2025	025816CQ0	100,000.00	BBB+	A2	3/2/2022	3/4/2022	99,821.00	2.31	731.25	99,840.44	96,261.80
AMERICAN EXPRESS CO CORP NOTES (CALLABLE DTD 03/04/2022 2.250% 03/04/2025	025816CQ0	50,000.00	BBB+	A2	3/1/2022	3/4/2022	49,949.50	2.29	365.63	49,954.98	48,130.90
EXXON MOBIL CORP CORPORATE NT (CALLABLE) DTD 03/06/2015 2.709% 03/06/2025	30231GAF9	130,000.00	AA-	Aa2	3/26/2021	3/30/2021	138,049.60	1.10	1,124.99	135,312.62	127,158.46
JOHN DEERE CAPITAL CORP CORPORATE NOTES DTD 03/07/2022 2.125% 03/07/2025	24422EWB1	25,000.00	A	A2	3/2/2022	3/7/2022	24,989.25	2.14	168.23	24,990.39	24,161.48
JOHN DEERE CAPITAL CORP CORPORATE NOTES DTD 03/07/2022 2.125% 03/07/2025	24422EWB1	50,000.00	A	A2	3/3/2022	3/7/2022	50,100.00	2.06	336.46	50,089.42	48,322.95
ABBOTT LABORATORIES CORP NOTE (CALLABLE) DTD 03/10/2015 2.950% 03/15/2025	002824BB5	165,000.00	AA-	A1	3/10/2022	3/14/2022	167,547.60	2.41	1,433.21	167,271.84	162,804.51
UNILEVER CAPITAL CORP NOTES (CALLABLE) DTD 03/22/2018 3.375% 03/22/2025	904764BB2	125,000.00	A+	A1	2/22/2022	2/24/2022	129,088.75	2.27	1,160.16	128,396.39	124,894.63
BURLINGTN NORTH SANTA FE CORP NOTES (CAL DTD 03/09/2015 3.000% 04/01/2025	12189LAV3	125,000.00	AA-	A3	3/5/2021	3/9/2021	134,578.75	1.07	937.50	131,287.34	123,256.75

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Corporate											
PACCAR FINANCIAL CORP CORPORATE NOTES DTD 04/07/2022 2.850% 04/07/2025	69371RR73	250,000.00	A+	A1	3/31/2022	4/7/2022	249,935.00	2.86	1,662.50	249,940.04	246,998.25
AMAZON.COM INC CORPORATE NOTES DTD 04/13/2022 3.000% 04/13/2025	023135CE4	350,000.00	AA	A1	4/11/2022	4/13/2022	349,443.50	3.06	2,275.00	349,483.61	346,959.90
BROWN-FORMAN CORP NOTES (CALLABLE) DTD 03/26/2018 3.500% 04/15/2025	115637AS9	115,000.00	A-	A1	2/24/2022	2/28/2022	119,465.45	2.21	849.72	118,958.29	114,484.92
HOME DEPOT INC (CALLABLE) CORPORATE NOTE DTD 03/28/2022 2.700% 04/15/2025	437076CM2	40,000.00	A	A2	3/24/2022	3/28/2022	39,930.00	2.76	279.00	39,935.97	39,148.36
BANK OF NY MELLON (CALLABLE) CORP NOTES DTD 04/24/2020 1.600% 04/24/2025	06406RAN7	125,000.00	A	A1	3/10/2022	3/14/2022	121,988.75	2.41	372.22	122,277.43	117,780.25
BANK OF NY MELLON (CALLABLE) CORP NOTES DTD 04/24/2020 1.600% 04/24/2025	06406RAN7	135,000.00	A	A1	3/9/2021	3/11/2021	138,202.20	1.01	402.00	137,165.94	127,202.67
BANK OF NY MELLON CORP (CALLABLE) CORP N DTD 04/26/2022 3.350% 04/25/2025	06406RBC0	250,000.00	A	A1	4/19/2022	4/26/2022	249,965.00	3.36	1,512.15	249,967.11	247,174.00
CINTAS CORPORATION NO. 2 CORP NOTE (CALL DTD 05/03/2022 3.450% 05/01/2025	17252MAP5	105,000.00	A-	A3	4/26/2022	5/3/2022	104,976.90	3.46	583.63	104,978.15	105,150.99
CINTAS CORPORATION NO. 2 CORP NOTE (CALL DTD 05/03/2022 3.450% 05/01/2025	17252MAP5	70,000.00	A-	A3	5/2/2022	5/4/2022	69,794.90	3.55	389.08	69,805.78	70,100.66
CITIGROUP INC (CALLABLE) CORPORATE NOTES DTD 05/04/2021 0.981% 05/01/2025	172967MX6	175,000.00	BBB+	A3	4/28/2021	5/4/2021	175,458.50	0.91	286.13	175,281.06	163,900.45
CATERPILLAR FINL SERVICE CORPORATE NOTES DTD 05/13/2022 3.400% 05/13/2025	14913R2V8	95,000.00	A	A2	5/10/2022	5/13/2022	94,879.35	3.44	430.67	94,884.74	94,626.65
CATERPILLAR FINL SERVICE CORPORATE NOTES DTD 05/13/2022 3.400% 05/13/2025	14913R2V8	30,000.00	A	A2	5/10/2022	5/13/2022	29,997.00	3.40	136.00	29,997.13	29,882.10

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Corporate											
GENERAL DYNAMICS CORP (CALLABLE) CORP NO DTD 05/11/2018 3.500% 05/15/2025	369550BG2	165,000.00	A-	A3	3/4/2022	3/8/2022	171,512.55	2.21	737.92	170,833.54	164,531.90
HERSHEY CO CORP NOTES (CALLABLE) DTD 06/01/2020 0.900% 06/01/2025	427866BF4	130,000.00	A	A1	2/23/2022	2/25/2022	124,784.40	2.18	97.50	125,335.71	120,494.14
JPMORGAN CHASE & CO (CALLABLE) CORP NOTE DTD 06/01/2021 0.824% 06/01/2025	46647PCH7	345,000.00	A-	A2	5/24/2021	6/1/2021	345,000.00	0.82	236.90	345,000.00	322,713.69
HONEYWELL INTL CORP NOTES (CALLABLE) DTD 05/18/2020 1.350% 06/01/2025	438516CB0	175,000.00	A	A2	3/2/2022	3/4/2022	171,234.00	2.04	196.88	171,612.19	165,024.30
TRUIST FINANCIAL CORP NOTES (CALLABLE) DTD 06/05/2018 3.700% 06/05/2025	05531FBE2	231,000.00	A-	A3	2/7/2022	2/9/2022	242,822.58	2.10	617.28	241,401.07	230,008.78
NATIONAL AUSTRALIA BK/NY CORPORATE NOTES DTD 06/09/2022 3.500% 06/09/2025	63254ABD9	255,000.00	AA-	Aa3	5/31/2022	6/9/2022	255,000.00	3.50	545.42	255,000.00	252,619.83
NATIONAL RURAL UTIL COOP CORPORATE NOTES DTD 05/04/2022 3.450% 06/15/2025	63743HFE7	40,000.00	A-	A2	4/27/2022	5/4/2022	39,989.20	3.46	218.50	39,989.75	39,772.44
NATIONAL RURAL UTIL COOP CORPORATE NOTES DTD 05/04/2022 3.450% 06/15/2025	63743HFE7	60,000.00	A-	A2	5/2/2022	5/4/2022	59,680.20	3.63	327.75	59,696.50	59,658.66
JP MORGAN CHASE CORP NOTES (CALLABLE) DTD 07/21/2015 3.900% 07/15/2025	46625HMN7	225,000.00	A-	A2	3/10/2022	3/14/2022	232,026.75	2.91	4,046.25	231,347.75	225,367.20
MORGAN STANLEY CORP NOTES DTD 07/23/2015 4.000% 07/23/2025	6174468C6	85,000.00	A-	A1	6/22/2022	6/24/2022	84,900.55	4.04	1,492.22	84,901.17	84,978.50
BANK OF AMERICA CORP NOTES DTD 07/30/2015 3.875% 08/01/2025	06051GFS3	225,000.00	A-	A2	3/10/2022	3/14/2022	232,420.50	2.84	3,632.81	231,766.10	223,762.05
BRISTOL-MYERS SQUIBB CO CORPORATE NOTES DTD 11/13/2020 0.750% 11/13/2025	110122DN5	125,000.00	A+	A2	2/22/2022	2/24/2022	118,435.00	2.23	125.00	119,048.96	113,834.00

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Corporate											
STATE STREET CORP (CALLABLE) CORPORATE N DTD 02/07/2022 1.746% 02/06/2026	857477BR3	110,000.00	A	A1	2/2/2022	2/7/2022	110,000.00	1.75	768.24	110,000.00	105,659.51
MORGAN STANLEY CORP NOTES (CALLABLE) DTD 02/18/2022 2.630% 02/18/2026	61747YEM3	290,000.00	A-	A1	2/16/2022	2/18/2022	290,000.00	2.63	2,817.75	290,000.00	278,351.86
STATE STREET CORP NOTES (CALLABLE) DTD 10/29/2020 2.901% 03/30/2026	857477BM4	255,000.00	A	A1	2/17/2022	2/22/2022	260,133.15	2.38	1,869.94	259,548.19	246,739.02
Security Type Sub-Total		**11,444,000.00**					**11,616,301.00**	**1.78**	**67,291.45**	**11,541,897.84**	**11,102,315.48**
Agency CMBS											
FHLMC MULTIFAMILY STRUCTURED P DTD 12/01/2012 2.355% 07/01/2022	3137AVXN2	45,327.54	AA+	Aaa	6/12/2019	6/17/2019	45,469.19	2.25	88.96	45,327.54	45,327.54
FHLMC MULTIFAMILY STRUCTURED P DTD 05/01/2013 2.510% 11/01/2022	3137B1BS0	254,096.87	AA+	Aaa	8/13/2019	8/16/2019	258,305.35	1.98	531.49	254,538.17	253,147.89
FNA 2013-M7 A2 DTD 05/01/2013 2.280% 12/01/2022	3136AEGQ4	62,007.52	AA+	Aaa	9/11/2019	9/16/2019	62,393.88	2.08	117.82	62,057.96	61,809.36
FNA 2013-M7 A2 DTD 05/01/2013 2.280% 12/01/2022	3136AEGQ4	81,528.40	AA+	Aaa	9/4/2019	9/9/2019	82,596.50	1.86	154.90	81,667.01	81,267.86
FHMS KP05 A DTD 12/01/2018 3.203% 07/01/2023	3137FKK39	7,461.36	AA+	Aaa	12/7/2018	12/17/201	7,461.33	3.20	19.92	7,461.35	7,415.31
FHMS KJ27 A1 DTD 11/01/2019 2.092% 07/01/2024	3137FQ3V3	8,799.77	AA+	Aaa	11/20/2019	11/26/2019	8,799.56	2.09	15.34	8,799.68	8,778.26
Security Type Sub-Total		**459,221.46**					**465,025.81**	**2.02**	**928.43**	**459,851.71**	**457,746.22**

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ABS											
GMALT 2020-3 A3 DTD 09/29/2020 0.450% 08/21/2023	362569AC9	62,680.66	AAA	Aaa	9/22/2020	9/29/2020	62,674.66	0.45	8.62	62,678.30	62,523.73
ALLYA 2019-1 A3 DTD 02/13/2019 2.910% 09/15/2023	02004WAC5	1,676.41	NR	Aaa	2/5/2019	2/13/2019	1,676.21	2.91	2.17	1,676.36	1,676.38
CARMAX AUTO OWNER TRUST DTD 10/24/2018 3.360% 09/15/2023	14315EAC4	1,170.85	AAA	NR	10/17/201	10/24/201	1,170.84	3.36	1.75	1,170.85	1,170.88
NAROT 2019-A A3 DTD 02/13/2019 2.900% 10/15/2023	65479KAD2	19,293.37	NR	Aaa	2/5/2019	2/13/2019	19,290.44	2.90	24.87	19,292.56	19,307.04
MBALT 2020-B A3 DTD 09/23/2020 0.400% 11/15/2023	58769EAC2	59,247.93	AAA	NR	9/15/2020	9/23/2020	59,244.93	0.40	10.53	59,246.62	58,882.97
COPAR 2019-1 A3 DTD 05/30/2019 2.510% 11/15/2023	14042WAC4	14,046.13	AAA	Aaa	5/21/2019	5/30/2019	14,043.29	2.51	15.67	14,045.26	14,054.67
FIFTH THIRD AUTO TRUST DTD 05/08/2019 2.640% 12/15/2023	31680YAD9	9,208.23	AAA	Aaa	4/30/2019	5/8/2019	9,206.21	2.65	10.80	9,207.59	9,210.60
BMWLT 2021-1 A3 DTD 03/10/2021 0.290% 01/25/2024	05591RAC8	104,877.23	AAA	Aaa	3/2/2021	3/10/2021	104,873.90	0.29	5.07	104,875.41	103,688.43
HDMOT 2019-A A3 DTD 06/26/2019 2.340% 02/15/2024	41284WAC4	3,669.02	NR	Aaa	6/19/2019	6/26/2019	3,668.74	2.34	3.82	3,668.92	3,669.45
CARMX 2019-2 A3 DTD 04/17/2019 2.680% 03/15/2024	14316LAC7	37,914.14	AAA	NR	4/9/2019	4/17/2019	37,910.27	2.68	45.16	37,912.80	37,938.41
VZOT 2019-C A1A DTD 10/08/2019 1.940% 04/22/2024	92348AAA3	123,153.57	AAA	NR	10/1/2019	10/8/2019	123,144.06	1.94	73.00	123,149.78	123,027.57
GMALT 2021-2 A3 DTD 05/26/2021 0.340% 05/20/2024	380144AC9	210,000.00	AAA	NR	5/18/2021	5/26/2021	209,967.03	0.35	21.82	209,979.16	206,080.14
NAROT 2019-C A3 DTD 10/23/2019 1.930% 07/15/2024	65479JAD5	94,409.84	AAA	Aaa	10/16/201	10/23/201	94,404.85	1.93	80.98	94,407.69	94,159.47
VZOT 2020-A A1A DTD 01/29/2020 1.850% 07/22/2024	92348TAA2	76,291.67	AAA	Aaa	1/21/2020	1/29/2020	76,282.74	1.85	43.13	76,287.57	76,083.35
HDMOT 2020-A A3 DTD 01/29/2020 1.870% 10/15/2024	41284UAD6	40,047.66	AAA	Aaa	1/21/2020	1/29/2020	40,038.92	1.87	33.28	40,043.41	39,972.07
TAOT 2020-C A3 DTD 07/27/2020 0.440% 10/15/2024	89237VAB5	134,246.70	AAA	Aaa	7/21/2020	7/27/2020	134,236.37	0.44	26.25	134,241.09	132,474.27
HAROT 2020-3 A3 DTD 09/29/2020 0.370% 10/18/2024	43813KAC6	150,321.60	AAA	NR	9/22/2020	9/29/2020	150,299.52	0.37	20.08	150,309.07	147,659.66

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Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
ABS											
BMWOT 2020-A A3 DTD 07/15/2020 0.480% 10/25/2024	09661RAD3	71,451.22	AAA	NR	7/8/2020	7/15/2020	71,445.83	0.48	5.72	71,448.30	70,513.60
CARMX 2020-1 A3 DTD 01/22/2020 1.890% 12/16/2024	14315XAC2	93,860.81	AAA	NR	1/14/2020	1/22/2020	93,842.40	1.89	78.84	93,851.56	93,238.17
HART 2020-B A3 DTD 07/22/2020 0.480% 12/16/2024	44933FAC0	122,746.24	AAA	NR	7/14/2020	7/22/2020	122,723.26	0.48	26.19	122,733.39	121,051.86
VZOT 2020-B A DTD 08/12/2020 0.470% 02/20/2025	92290BAA9	310,000.00	NR	Aaa	8/4/2020	8/12/2020	309,934.90	0.47	44.52	309,962.00	305,115.42
GMCAR 2020-3 A3 DTD 08/19/2020 0.450% 04/16/2025	362590AC5	151,540.35	NR	Aaa	8/11/2020	8/19/2020	151,505.67	0.46	28.41	151,519.55	149,050.68
WOART 2020-B A3 DTD 06/24/2020 0.630% 05/15/2025	98163WAC0	124,130.38	AAA	NR	6/16/2020	6/24/2020	124,120.65	0.63	34.76	124,124.67	122,282.82
VWALT 2022-A A3 DTD 06/14/2022 3.440% 07/21/2025	92868AAC9	100,000.00	NR	Aaa	6/7/2022	6/14/2022	99,992.04	3.44	162.44	99,992.16	99,255.41
HART 2021-A A3 DTD 04/28/2021 0.380% 09/15/2025	44933LAC7	115,000.00	AAA	NR	4/20/2021	4/28/2021	114,987.90	0.38	19.42	114,991.14	111,380.01
HAROT 2021-4 A3 DTD 11/24/2021 0.880% 01/21/2026	43815GAC3	155,000.00	NR	Aaa	11/16/2021	11/24/2021	154,967.33	0.89	37.89	154,972.04	148,088.83
CARMX 2021-2 A3 DTD 04/21/2021 0.520% 02/17/2026	14314QAC8	125,000.00	AAA	NR	4/13/2021	4/21/2021	124,973.06	0.52	28.89	124,979.72	121,345.69
HART 2021-C A3 DTD 11/17/2021 0.740% 05/15/2026	44935FAD6	120,000.00	AAA	NR	11/9/2021	11/17/2021	119,973.22	0.75	39.47	119,976.91	114,481.84
FORDO 2022-A A3 DTD 01/24/2022 1.290% 06/15/2026	345286AC2	130,000.00	AAA	NR	1/19/2022	1/24/2022	129,984.56	1.29	74.53	129,986.08	124,593.70
CARMX 2021-3 A3 DTD 07/28/2021 0.550% 06/15/2026	14317DAC4	260,000.00	AAA	Aaa	7/21/2021	7/28/2021	259,957.23	0.55	63.56	259,965.34	249,831.92
BMWOT 2022-A A3 DTD 05/18/2022 3.210% 08/25/2026	05602RAD3	135,000.00	AAA	Aaa	5/10/2022	5/18/2022	134,992.98	3.21	72.23	134,993.18	133,631.18
TAOT 2022-B A3 DTD 04/13/2022 2.930% 09/15/2026	89238FAD5	145,000.00	AAA	Aaa	4/7/2022	4/13/2022	144,996.61	2.93	188.82	144,996.78	143,353.08
COPAR 2021-1 A3 DTD 10/27/2021 0.770% 09/15/2026	14044CAC6	160,000.00	AAA	Aaa	10/19/202	10/27/202	159,996.98	0.77	54.76	159,997.40	151,468.75
DCENT 2021-A1 A1 DTD 09/27/2021 0.580% 09/15/2026	254683CP8	155,000.00	AAA	Aaa	9/20/2021	9/27/2021	154,966.81	0.58	39.96	154,971.88	145,189.49

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
ABS											
GMCAR 2021-4 A3 DTD 10/21/2021 0.680% 09/16/2026	362554AC1	100,000.00	AAA	Aaa	10/13/202	10/21/202	99,997.45	0.68	28.33	99,997.81	95,000.34
WOART 2021-D A3 DTD 11/03/2021 0.810% 10/15/2026	98163KAC6	190,000.00	AAA	NR	10/26/202	11/3/2021	189,974.12	0.81	68.40	189,977.56	180,762.98
HART 2022-A A3 DTD 03/16/2022 2.220% 10/15/2026	448977AD0	140,000.00	AAA	NR	3/9/2022	3/16/2022	139,994.61	2.22	138.13	139,994.95	135,902.73
COMET 2021-A3 A3 DTD 11/30/2021 1.040% 11/15/2026	14041NFY2	305,000.00	AAA	NR	11/18/2021	11/30/2021	304,957.97	1.04	140.98	304,962.91	288,380.95
ALLYA 2022-1 A3 DTD 05/18/2022 3.310% 11/15/2026	02008JAC0	245,000.00	AAA	Aaa	5/10/2022	5/18/2022	244,952.57	3.31	360.42	244,953.84	242,746.93
GMCAR 2022-1 A3 DTD 01/19/2022 1.260% 11/16/2026	380146AC4	110,000.00	AAA	NR	1/11/2022	1/19/2022	109,990.44	1.26	57.75	109,991.32	105,123.47
HDMOT 2022-A A3 DTD 04/20/2022 3.060% 02/15/2027	41284YAD8	255,000.00	AAA	Aaa	4/12/2022	4/20/2022	254,957.54	3.06	346.80	254,959.28	251,738.12
GMCAR 2022-2 A3 DTD 04/13/2022 3.100% 02/16/2027	362585AC5	125,000.00	AAA	Aaa	4/5/2022	4/13/2022	124,973.88	3.10	161.46	124,975.05	123,832.26
CARMX 2022-2 A3 DTD 04/28/2022 3.490% 02/16/2027	14317HAC5	190,000.00	AAA	Aaa	4/21/2022	4/28/2022	189,971.10	3.49	294.71	189,972.15	189,136.05
COMET 2022-A1 A1 DTD 03/30/2022 2.800% 03/15/2027	14041NFZ9	250,000.00	AAA	NR	3/23/2022	3/30/2022	249,981.15	2.80	311.11	249,982.12	244,830.23
COMET 2022-A2 A DTD 06/14/2022 3.490% 05/15/2027	14041NGA3	335,000.00	AAA	NR	6/6/2022	6/14/2022	334,946.47	3.49	552.10	334,946.98	335,670.99
AMXCA 2022-2 A DTD 05/24/2022 3.390% 05/17/2027	02582JJT8	370,000.00	AAA	NR	5/17/2022	5/24/2022	369,918.16	3.39	557.47	369,919.87	369,157.33
DCENT 2022-A2 A DTD 05/26/2022 3.320% 05/17/2027	254683CS2	270,000.00	NR	Aaa	5/19/2022	5/26/2022	269,978.05	3.32	398.40	269,978.48	267,843.97
Security Type Sub-Total		**6,500,984.01**					**6,500,087.92**	**1.77**	**4,843.47**	**6,500,266.86**	**6,365,577.89**
Managed Account Sub Total		**49,681,205.47**					**49,880,945.96**	**0.96**	**99,572.86**	**49,773,931.86**	**47,971,908.05**
Securities Sub Total		**$49,681,205.47**					**$49,880,945.96**	**0.96%**	**$99,572.86**	**$49,773,931.86**	**$47,971,908.05**
Accrued Interest											**$99,572.86**
Total Investments											**$48,071,480.91**

Quarterly Portfolio Transactions

Trade Date	Settle Date	Par ($)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount ($)	Yield at Market	Realized G/L (BV)
BUY									
3/31/2022	4/7/2022	250,000.00	69371RR73	PACCAR FINANCIAL CORP CORPORATE NOTES	2.85%	4/7/2025	249,935.00	2.86%	
4/5/2022	4/13/2022	125,000.00	362585AC5	GMCAR 2022-2 A3	3.10%	2/16/2027	124,973.88	3.10%	
4/7/2022	4/13/2022	145,000.00	89238FAD5	TAOT 2022-B A3	2.93%	9/15/2026	144,996.61	2.93%	
4/11/2022	4/13/2022	350,000.00	023135CE4	AMAZON.COM INC CORPORATE NOTES	3.00%	4/13/2025	349,443.50	3.06%	
4/12/2022	4/20/2022	255,000.00	41284YAD8	HDMOT 2022-A A3	3.06%	2/15/2027	254,957.54	3.06%	
4/19/2022	4/26/2022	250,000.00	06406RBC0	BANK OF NY MELLON CORP (CALLABLE) CORP N	3.35%	4/25/2025	249,965.00	3.35%	
4/21/2022	4/28/2022	190,000.00	14317HAC5	CARMX 2022-2 A3	3.49%	2/16/2027	189,971.10	3.49%	
4/26/2022	5/3/2022	105,000.00	17252MAP5	CINTAS CORPORATION NO. 2 CORP NOTE (CALL	3.45%	5/1/2025	104,976.90	3.46%	
4/27/2022	5/4/2022	40,000.00	63743HFE7	NATIONAL RURAL UTIL COOP CORPORATE NOTES	3.45%	6/15/2025	39,989.20	3.46%	
5/2/2022	5/4/2022	70,000.00	17252MAP5	CINTAS CORPORATION NO. 2 CORP NOTE (CALL	3.45%	5/1/2025	69,801.61	3.55%	
5/2/2022	5/4/2022	60,000.00	63743HFE7	NATIONAL RURAL UTIL COOP CORPORATE NOTES	3.45%	6/15/2025	59,680.20	3.63%	
5/10/2022	5/13/2022	30,000.00	14913R2V8	CATERPILLAR FINL SERVICE CORPORATE NOTES	3.40%	5/13/2025	29,997.00	3.40%	
5/10/2022	5/18/2022	245,000.00	02008JAC0	ALLYA 2022-1 A3	3.31%	11/15/2026	244,952.57	3.31%	
5/10/2022	5/18/2022	135,000.00	05602RAD3	BMWOT 2022-A A3	3.21%	8/25/2026	134,992.98	3.21%	
5/10/2022	5/13/2022	95,000.00	14913R2V8	CATERPILLAR FINL SERVICE CORPORATE NOTES	3.40%	5/13/2025	94,879.35	3.44%	
5/17/2022	5/24/2022	375,000.00	40428HTA0	HSBC USA INC CORPORATE NOTES	3.75%	5/24/2024	374,985.00	3.75%	
5/17/2022	5/24/2022	370,000.00	02582JJT8	AMXCA 2022-2 A	3.39%	5/17/2027	369,918.16	3.39%	

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Quarterly Portfolio Transactions

Trade Date	Settle Date	Par ($)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount ($)	Yield at Market	Realized G/L (BV)
BUY									
5/19/2022	5/26/2022	270,000.00	254683CS2	DCENT 2022-A2 A	3.32%	5/17/2027	269,978.05	3.32%	
5/31/2022	6/9/2022	255,000.00	63254ABD9	NATIONAL AUSTRALIA BK/NY CORPORATE NOTES	3.50%	6/9/2025	255,000.00	3.50%	
6/1/2022	6/3/2022	1,000,000.00	912828ZW3	US TREASURY NOTES	0.25%	6/30/2025	924,344.79	2.88%	
6/6/2022	6/14/2022	335,000.00	14041NGA3	COMET 2022-A2 A	3.49%	5/15/2027	334,946.47	3.49%	
6/7/2022	6/14/2022	100,000.00	92868AAC9	VWALT 2022-A A3	3.44%	7/21/2025	99,992.04	3.44%	
6/22/2022	6/24/2022	85,000.00	6174468C6	MORGAN STANLEY CORP NOTES	4.00%	7/23/2025	86,326.66	4.04%	
Total BUY		**5,135,000.00**					**5,059,003.61**		**0.00**
INTEREST									
3/1/2022	4/14/2022	275,000.00	3137B1BS0	FHLMC MULTIFAMILY STRUCTURED P	2.51%	11/1/2022	575.21		
4/1/2022	4/25/2022	228,724.56	3137AVXN2	FHLMC MULTIFAMILY STRUCTURED P	2.35%	7/1/2022	448.87		
4/1/2022	4/25/2022	28,152.65	3137FQ3V3	FHMS KJ27 A1	2.09%	7/1/2024	49.08		
4/1/2022	4/25/2022	186,683.28	3136AEGQ4	FNA 2013-M7 A2	2.28%	12/1/2022	380.34		
4/1/2022	4/25/2022	129,534.04	3137BLUR7	FHLMC MULTIFAMILY STRUCTURED P	2.71%	6/1/2022	291.50		
4/1/2022	4/25/2022	274,674.57	3137B1BS0	FHLMC MULTIFAMILY STRUCTURED P	2.51%	11/1/2022	574.53		
4/1/2022	4/25/2022	7,521.72	3137FKK39	FHMS KP05 A	3.20%	7/1/2023	20.08		
4/1/2022	4/1/2022	125,000.00	12189LAV3	BURLINGTN NORTH SANTA FE CORP NOTES (CAL	3.00%	4/1/2025	1,875.00		
4/1/2022	4/1/2022		MONEY0002	MONEY MARKET FUND			0.57		

Quarterly Portfolio Transactions

Trade Date	Settle Date	Par ($)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount ($)	Yield at Market	Realized G/L (BV)
INTEREST									
4/15/2022	4/15/2022	160,000.00	14044CAC6	COPAR 2021-1 A3	0.77%	9/15/2026	102.67		
4/15/2022	4/15/2022	75,000.00	58769EAC2	MBALT 2020-B A3	0.40%	11/15/2023	25.00		
4/15/2022	4/15/2022	305,000.00	14041NFY2	COMET 2021-A3 A3	1.04%	11/15/2026	264.33		
4/15/2022	4/15/2022	190,000.00	98163KAC6	WOART 2021-D A3	0.81%	10/15/2026	128.25		
4/15/2022	4/15/2022	63,839.84	14316LAC7	CARMX 2019-2 A3	2.68%	3/15/2024	142.58		
4/15/2022	4/15/2022	22,879.45	44932NAD2	HYUNDAI AUTO RECEIVABLES TRUST	2.66%	6/15/2023	50.72		
4/15/2022	4/15/2022	153,442.82	98163WAC0	WOART 2020-B A3	0.63%	5/15/2025	80.56		
4/15/2022	4/15/2022	171,926.91	89237VAB5	TAOT 2020-C A3	0.44%	10/15/2024	63.04		
4/15/2022	4/15/2022	60,282.04	41284UAD6	HDMOT 2020-A A3	1.87%	10/15/2024	93.94		
4/15/2022	4/15/2022	161,579.08	44933FAC0	HART 2020-B A3	0.48%	12/16/2024	64.63		
4/15/2022	4/15/2022	125,000.00	14314QAC8	CARMX 2021-2 A3	0.52%	2/17/2026	54.17		
4/15/2022	4/15/2022	25,079.53	14315EAC4	CARMAX AUTO OWNER TRUST	3.36%	9/15/2023	70.22		
4/15/2022	4/15/2022	34,759.61	31680YAD9	FIFTH THIRD AUTO TRUST	2.64%	12/15/2023	76.47		
4/15/2022	4/15/2022	115,000.00	115637AS9	BROWN-FORMAN CORP NOTES (CALLABLE)	3.50%	4/15/2025	2,012.50		
4/15/2022	4/15/2022	134,771.17	65479JAD5	NAROT 2019-C A3	1.93%	7/15/2024	216.76		
4/15/2022	4/15/2022	155,000.00	254683CP8	DCENT 2021-A1 A1	0.58%	9/15/2026	74.92		
4/15/2022	4/15/2022	130,000.00	345286AC2	FORDO 2022-A A3	1.29%	6/15/2026	139.75		

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Quarterly Portfolio Transactions

Trade Date	Settle Date	Par ($)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount ($)	Yield at Market	Realized G/L (BV)
INTEREST									
4/15/2022	4/15/2022	140,000.00	448977AD0	HART 2022-A A3	2.22%	10/15/2026	250.37		
4/15/2022	4/15/2022	120,000.00	44935FAD6	HART 2021-C A3	0.74%	5/15/2026	74.00		
4/15/2022	4/15/2022	34,826.33	14042WAC4	COPAR 2019-1 A3	2.51%	11/15/2023	72.85		
4/15/2022	4/15/2022	200,000.00	20030NCR0	COMCAST CORP (CALLABLE) CORPORATE NOTES	3.70%	4/15/2024	3,700.00		
4/15/2022	4/15/2022	17,633.42	02004WAC5	ALLYA 2019-1 A3	2.91%	9/15/2023	42.76		
4/15/2022	4/15/2022	115,000.00	44933LAC7	HART 2021-A A3	0.38%	9/15/2025	36.42		
4/15/2022	4/15/2022	260,000.00	14317DAC4	CARMX 2021-3 A3	0.55%	6/15/2026	119.17		
4/15/2022	4/15/2022	39,905.06	41284WAC4	HDMOT 2019-A A3	2.34%	2/15/2024	77.81		
4/15/2022	4/15/2022	119,645.91	14315XAC2	CARMX 2020-1 A3	1.89%	12/16/2024	188.44		
4/15/2022	4/15/2022	50,445.80	65479KAD2	NAROT 2019-A A3	2.90%	10/15/2023	121.91		
4/16/2022	4/16/2022	100,000.00	362554AC1	GMCAR 2021-4 A3	0.68%	9/16/2026	56.67		
4/16/2022	4/16/2022	110,000.00	380146AC4	GMCAR 2022-1 A3	1.26%	11/16/2026	115.50		
4/16/2022	4/16/2022	19,994.87	36256XAD4	GMCAR 2019-1 A3	2.97%	11/16/2023	49.49		
4/16/2022	4/16/2022	186,673.56	362590AC5	GMCAR 2020-3 A3	0.45%	4/16/2025	70.00		
4/18/2022	4/18/2022	180,000.00	43813KAC6	HAROT 2020-3 A3	0.37%	10/18/2024	55.50		
4/18/2022	4/18/2022	18,527.97	43814WAC9	HAROT 2019-1 A3	2.83%	3/20/2023	43.70		
4/20/2022	4/20/2022		459058JV6	INTL BK OF RECON AND DEV NOTE	0.12%	4/20/2023	242.55		

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Quarterly Portfolio Transactions

Trade Date	Settle Date	Par ($)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount ($)	Yield at Market	Realized G/L (BV)
INTEREST									
4/20/2022	4/20/2022	112,216.80	92348TAA2	VZOT 2020-A A1A	1.85%	7/22/2024	173.00		
4/20/2022	4/20/2022	197,191.99	92348AAA3	VZOT 2019-C A1A	1.94%	4/22/2024	318.79		
4/20/2022	4/20/2022	111,868.40	362569AC9	GMALT 2020-3 A3	0.45%	8/21/2023	41.95		
4/20/2022	4/20/2022	310,000.00	92290BAA9	VZOT 2020-B A	0.47%	2/20/2025	121.42		
4/20/2022	4/20/2022	210,000.00	380144AC9	GMALT 2021-2 A3	0.34%	5/20/2024	59.50		
4/21/2022	4/21/2022	155,000.00	43815GAC3	HAROT 2021-4 A3	0.88%	1/21/2026	113.67		
4/24/2022	4/24/2022	275,000.00	06051GJH3	BANK OF AMERICA CORP (CALLABLE) CORPORAT	0.81%	10/24/2024	1,113.75		
4/24/2022	4/24/2022	260,000.00	06406RAN7	BANK OF NY MELLON (CALLABLE) CORP NOTES	1.60%	4/24/2025	2,080.00		
4/25/2022	4/25/2022	94,010.79	09661RAD3	BMWOT 2020-A A3	0.48%	10/25/2024	37.60		
4/25/2022	4/25/2022	105,000.00	05591RAC8	BMWLT 2021-1 A3	0.29%	1/25/2024	25.38		
4/30/2022	4/30/2022	575,000.00	912828X70	US TREASURY NOTES	2.00%	4/30/2024	5,750.00		
4/30/2022	4/30/2022	1,650,000.00	912828YM6	US TREASURY NOTES	1.50%	10/31/2024	12,375.00		
4/30/2022	4/30/2022	1,425,000.00	91282CDD0	US TREASURY N/B NOTES	0.37%	10/31/2023	2,671.88		
5/1/2022	5/1/2022	175,000.00	172967MX6	CITIGROUP INC (CALLABLE) CORPORATE NOTES	0.98%	5/1/2025	858.38		
5/1/2022	5/25/2022	166,718.12	3136AEGQ4	FNA 2013-M7 A2	2.28%	12/1/2022	321.92		
5/1/2022	5/25/2022	28,042.08	3137FQ3V3	FHMS KJ27 A1	2.09%	7/1/2024	62.40		
5/1/2022	5/25/2022	184,626.78	3137AVXN2	FHLMC MULTIFAMILY STRUCTURED P	2.35%	7/1/2022	362.33		

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Quarterly Portfolio Transactions

Trade Date	Settle Date	Par ($)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount ($)	Yield at Market	Realized G/L (BV)
INTEREST									
5/1/2022	5/25/2022	24,042.59	3137BLUR7	FHLMC MULTIFAMILY STRUCTURED P	2.71%	6/1/2022	54.42		
5/1/2022	5/25/2022	7,502.14	3137FKK39	FHMS KP05 A	3.20%	7/1/2023	20.02		
5/1/2022	5/25/2022	268,294.59	3137B1BS0	FHLMC MULTIFAMILY STRUCTURED P	2.51%	11/1/2022	561.18		
5/2/2022	5/2/2022		MONEY0002	MONEY MARKET FUND			0.51		
5/11/2022	5/11/2022	85,000.00	166764BV1	CHEVRON CORP CORPORATE NOTES	1.14%	5/11/2023	484.93		
5/12/2022	5/12/2022	225,000.00	023135BW5	AMAZON.COM INC CORPORATE NOTES	0.45%	5/12/2024	506.25		
5/13/2022	5/13/2022	125,000.00	110122DN5	BRISTOL-MYERS SQUIBB CO CORPORATE NOTES	0.75%	11/13/2025	468.75		
5/15/2022	5/15/2022	305,000.00	14041NFY2	COMET 2021-A3 A3	1.04%	11/15/2026	264.33		
5/15/2022	5/15/2022	140,000.00	448977AD0	HART 2022-A A3	2.22%	10/15/2026	259.00		
5/15/2022	5/15/2022	165,000.00	369550BG2	GENERAL DYNAMICS CORP (CALLABLE) CORP NO	3.50%	5/15/2025	2,887.50		
5/15/2022	5/15/2022	38,806.01	65479KAD2	NAROT 2019-A A3	2.90%	10/15/2023	93.78		
5/15/2022	5/15/2022	125,000.00	14314QAC8	CARMX 2021-2 A3	0.52%	2/17/2026	54.17		
5/15/2022	5/15/2022	145,000.00	89238FAD5	TAOT 2022-B A3	2.93%	9/15/2026	377.64		
5/15/2022	5/15/2022	16,202.04	14315EAC4	CARMAX AUTO OWNER TRUST	3.36%	9/15/2023	45.37		
5/15/2022	5/15/2022	190,000.00	91324PEB4	UNITEDHEALTH GROUP INC (CALLABLE) CORP N	0.55%	5/15/2024	522.50		
5/15/2022	5/15/2022	52,756.31	41284UAD6	HDMOT 2020-A A3	1.87%	10/15/2024	82.21		
5/15/2022	5/15/2022	157,678.90	89237VAB5	TAOT 2020-C A3	0.44%	10/15/2024	57.82		

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Quarterly Portfolio Transactions

Trade Date	Settle Date	Par ($)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount ($)	Yield at Market	Realized G/L (BV)
INTEREST									
5/15/2022	5/15/2022	250,000.00	14041NFZ9	COMET 2022-A1 A1	2.80%	3/15/2027	875.00		
5/15/2022	5/15/2022	11,771.36	02004WAC5	ALLYA 2019-1 A3	2.91%	9/15/2023	28.55		
5/15/2022	5/15/2022	260,000.00	14317DAC4	CARMX 2021-3 A3	0.55%	6/15/2026	119.17		
5/15/2022	5/15/2022	115,000.00	44933LAC7	HART 2021-A A3	0.38%	9/15/2025	36.42		
5/15/2022	5/15/2022	2,150,000.00	91282CAW1	US TREASURY NOTES	0.25%	11/15/2023	2,687.50		
5/15/2022	5/15/2022	25,287.92	31680YAD9	FIFTH THIRD AUTO TRUST	2.64%	12/15/2023	55.63		
5/15/2022	5/15/2022	120,000.00	44935FAD6	HART 2021-C A3	0.74%	5/15/2026	74.00		
5/15/2022	5/15/2022	190,000.00	98163KAC6	WOART 2021-D A3	0.81%	10/15/2026	128.25		
5/15/2022	5/15/2022	54,369.62	14316LAC7	CARMX 2019-2 A3	2.68%	3/15/2024	121.43		
5/15/2022	5/15/2022	225,000.00	172967MR9	CITIGROUP INC (CALLABLE) CORPORATE NOTES	1.67%	5/15/2024	1,887.75		
5/15/2022	5/15/2022	70,518.87	58769EAC2	MBALT 2020-B A3	0.40%	11/15/2023	23.51		
5/15/2022	5/15/2022	190,000.00	14317HAC5	CARMX 2022-2 A3	3.49%	2/16/2027	313.13		
5/15/2022	5/15/2022	255,000.00	41284YAD8	HDMOT 2022-A A3	3.06%	2/15/2027	541.88		
5/15/2022	5/15/2022	155,000.00	254683CP8	DCENT 2021-A1 A1	0.58%	9/15/2026	74.92		
5/15/2022	5/15/2022	119,635.63	65479JAD5	NAROT 2019-C A3	1.93%	7/15/2024	192.41		
5/15/2022	5/15/2022	147,292.91	44933FAC0	HART 2020-B A3	0.48%	12/16/2024	58.92		
5/15/2022	5/15/2022	225,000.00	369550BD9	GENERAL DYNAMICS CORP NOTES	3.37%	5/15/2023	3,796.88		

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Quarterly Portfolio Transactions

Trade Date	Settle Date	Par ($)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount ($)	Yield at Market	Realized G/L (BV)
INTEREST									
5/15/2022	5/15/2022	11,979.50	44932NAD2	HYUNDAI AUTO RECEIVABLES TRUST	2.66%	6/15/2023	26.55		
5/15/2022	5/15/2022	27,216.55	14042WAC4	COPAR 2019-1 A3	2.51%	11/15/2023	56.93		
5/15/2022	5/15/2022	109,984.94	14315XAC2	CARMX 2020-1 A3	1.89%	12/16/2024	173.23		
5/15/2022	5/15/2022	142,758.20	98163WAC0	WOART 2020-B A3	0.63%	5/15/2025	74.95		
5/15/2022	5/15/2022	160,000.00	14044CAC6	COPAR 2021-1 A3	0.77%	9/15/2026	102.67		
5/15/2022	5/15/2022	130,000.00	345286AC2	FORDO 2022-A A3	1.29%	6/15/2026	139.75		
5/15/2022	5/15/2022	26,250.22	41284WAC4	HDMOT 2019-A A3	2.34%	2/15/2024	51.19		
5/16/2022	5/16/2022	125,000.00	362585AC5	GMCAR 2022-2 A3	3.10%	2/16/2027	355.21		
5/16/2022	5/16/2022	110,000.00	380146AC4	GMCAR 2022-1 A3	1.26%	11/16/2026	115.50		
5/16/2022	5/16/2022	173,553.69	362590AC5	GMCAR 2020-3 A3	0.45%	4/16/2025	65.08		
5/16/2022	5/16/2022	100,000.00	362554AC1	GMCAR 2021-4 A3	0.68%	9/16/2026	56.67		
5/16/2022	5/16/2022	9,857.08	36256XAD4	GMCAR 2019-1 A3	2.97%	11/16/2023	24.40		
5/17/2022	5/17/2022	275,000.00	14913R2L0	CATERPILLAR FINL SERVICE CORPORATE NOTES	0.45%	5/17/2024	618.75		
5/18/2022	5/18/2022	173,413.54	43813KAC6	HAROT 2020-3 A3	0.37%	10/18/2024	53.47		
5/18/2022	5/18/2022	11,770.18	43814WAC9	HAROT 2019-1 A3	2.83%	3/20/2023	27.76		
5/20/2022	5/20/2022	169,905.34	92348AAA3	VZOT 2019-C A1A	1.94%	4/22/2024	274.68		
5/20/2022	5/20/2022	93,549.60	362569AC9	GMALT 2020-3 A3	0.45%	8/21/2023	35.08		

Quarterly Portfolio Transactions

Trade Date	Settle Date	Par ($)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount ($)	Yield at Market	Realized G/L (BV)
INTEREST									
5/20/2022	5/20/2022	210,000.00	380144AC9	GMALT 2021-2 A3	0.34%	5/20/2024	59.50		
5/20/2022	5/20/2022	97,706.56	92348TAA2	VZOT 2020-A A1A	1.85%	7/22/2024	150.63		
5/20/2022	5/20/2022	310,000.00	92290BAA9	VZOT 2020-B A	0.47%	2/20/2025	121.42		
5/21/2022	5/21/2022	155,000.00	43815GAC3	HAROT 2021-4 A3	0.88%	1/21/2026	113.67		
5/22/2022	5/22/2022	1,475,000.00	3135G04Q3	FANNIE MAE NOTES	0.25%	5/22/2023	1,843.75		
5/24/2022	5/24/2022	440,000.00	4581X0DM7	INTER-AMERICAN DEVEL BK NOTES	0.50%	5/24/2023	1,100.00		
5/24/2022	5/24/2022	425,000.00	459058JM6	INTL BK RECON & DEVELOP NOTES	0.25%	11/24/2023	531.25		
5/25/2022	5/25/2022	85,720.52	09661RAD3	BMWOT 2020-A A3	0.48%	10/25/2024	34.29		
5/25/2022	5/25/2022	105,000.00	05591RAC8	BMWLT 2021-1 A3	0.29%	1/25/2024	25.38		
5/28/2022	5/28/2022	290,000.00	04636NAC7	ASTRAZENECA FINANCE LLC (CALLABLE) CORP	0.70%	5/28/2024	1,015.00		
5/31/2022	5/31/2022	600,000.00	91282CDM0	US TREASURY N/B NOTES	0.50%	11/30/2023	1,500.00		
5/31/2022	5/31/2022	1,550,000.00	912828YV6	US TREASURY NOTES	1.50%	11/30/2024	11,625.00		
6/1/2022	6/1/2022	130,000.00	427866BF4	HERSHEY CO CORP NOTES (CALLABLE)	0.90%	6/1/2025	585.00		
6/1/2022	6/1/2022	345,000.00	46647PCH7	JPMORGAN CHASE & CO (CALLABLE) CORP NOTE	0.82%	6/1/2025	1,421.40		
6/1/2022	6/1/2022		MONEY0002	MONEY MARKET FUND			60.75		
6/1/2022	6/1/2022	175,000.00	438516CB0	HONEYWELL INTL CORP NOTES (CALLABLE)	1.35%	6/1/2025	1,181.25		
6/1/2022	6/25/2022	7,481.16	3137FKK39	FHMS KP05 A	3.20%	7/1/2023	19.97		

Quarterly Portfolio Transactions

Trade Date	Settle Date	Par ($)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount ($)	Yield at Market	Realized G/L (BV)
INTEREST									
6/1/2022	6/25/2022	169,303.22	3137AVXN2	FHLMC MULTIFAMILY STRUCTURED P	2.35%	7/1/2022	332.26		
6/1/2022	6/25/2022	156,770.38	3136AEGQ4	FNA 2013-M7 A2	2.28%	12/1/2022	297.86		
6/1/2022	6/25/2022	24,161.40	3137FQ3V3	FHMS KJ27 A1	2.09%	7/1/2024	42.12		
6/1/2022	6/25/2022	267,593.93	3137B1BS0	FHLMC MULTIFAMILY STRUCTURED P	2.51%	11/1/2022	564.68		
6/2/2022	6/2/2022	575,000.00	23341VZT1	DNB BANK ASA/NY LT CD	2.04%	12/2/2022	5,930.17		
6/3/2022	6/3/2022	175,000.00	440452AG5	HORMEL FOODS CORP NOTES (CALLABLE)	0.65%	6/3/2024	568.75		
6/4/2022	6/4/2022	900,000.00	3137EAFA2	FREDDIE MAC NOTES	0.25%	12/4/2023	1,125.00		
6/5/2022	6/5/2022	231,000.00	05531FBE2	TRUIST FINANCIAL CORP NOTES (CALLABLE)	3.70%	6/5/2025	4,273.50		
6/7/2022	6/7/2022	80,000.00	24422EVQ9	JOHN DEERE CAPITAL CORP CORPORATE NOTES	0.45%	6/7/2024	180.00		
6/8/2022	6/8/2022	275,000.00	69353RFL7	PNC BANK NA (CALLABLE) CORP NOTES	3.50%	6/8/2023	4,812.50		
6/8/2022	6/8/2022	50,000.00	69371RQ82	PACCAR FINANCIAL CORP CORPORATE NOTES	0.80%	6/8/2023	200.00		
6/15/2022	6/15/2022	145,801.71	89237VAB5	TAOT 2020-C A3	0.44%	10/15/2024	53.46		
6/15/2022	6/15/2022	8,533.02	14315EAC4	CARMAX AUTO OWNER TRUST	3.36%	9/15/2023	23.89		
6/15/2022	6/15/2022	260,000.00	14317DAC4	CARMX 2021-3 A3	0.55%	6/15/2026	119.17		
6/15/2022	6/15/2022	120,000.00	44935FAD6	HART 2021-C A3	0.74%	5/15/2026	74.00		
6/15/2022	6/15/2022	106,797.97	65479JAD5	NAROT 2019-C A3	1.93%	7/15/2024	171.77		
6/15/2022	6/15/2022	245,000.00	02008JAC0	ALLYA 2022-1 A3	3.31%	11/15/2026	608.21		

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Quarterly Portfolio Transactions

Trade Date	Settle Date	Par ($)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount ($)	Yield at Market	Realized G/L (BV)
INTEREST									
6/15/2022	6/15/2022	255,000.00	41284YAD8	HDMOT 2022-A A3	3.06%	2/15/2027	650.25		
6/15/2022	6/15/2022	130,000.00	345286AC2	FORDO 2022-A A3	1.29%	6/15/2026	139.75		
6/15/2022	6/15/2022	160,000.00	14044CAC6	COPAR 2021-1 A3	0.77%	9/15/2026	102.67		
6/15/2022	6/15/2022	325,000.00	91282CDN8	US TREASURY N/B NOTES	1.00%	12/15/2024	1,625.00		
6/15/2022	6/15/2022	250,000.00	14041NFZ9	COMET 2022-A1 A1	2.80%	3/15/2027	583.33		
6/15/2022	6/15/2022	6,574.19	02004WAC5	ALLYA 2019-1 A3	2.91%	9/15/2023	15.94		
6/15/2022	6/15/2022	190,000.00	14317HAC5	CARMX 2022-2 A3	3.49%	2/16/2027	552.58		
6/15/2022	6/15/2022	29,020.96	65479KAD2	NAROT 2019-A A3	2.90%	10/15/2023	70.13		
6/15/2022	6/15/2022	145,000.00	89238FAD5	TAOT 2022-B A3	2.93%	9/15/2026	354.04		
6/15/2022	6/15/2022	2,152.12	44932NAD2	HYUNDAI AUTO RECEIVABLES TRUST	2.66%	6/15/2023	4.77		
6/15/2022	6/15/2022	370,000.00	02582JJT8	AMXCA 2022-2 A	3.39%	5/17/2027	731.68		
6/15/2022	6/15/2022	190,000.00	98163KAC6	WOART 2021-D A3	0.81%	10/15/2026	128.25		
6/15/2022	6/15/2022	134,553.41	44933FAC0	HART 2020-B A3	0.48%	12/16/2024	53.82		
6/15/2022	6/15/2022	270,000.00	254683CS2	DCENT 2022-A2 A	3.32%	5/17/2027	473.10		
6/15/2022	6/15/2022	155,000.00	254683CP8	DCENT 2021-A1 A1	0.58%	9/15/2026	74.92		
6/15/2022	6/15/2022	2,142,000.00	91282CCG4	US TREASURY N/B NOTES	0.25%	6/15/2024	2,677.50		
6/15/2022	6/15/2022	20,472.75	14042WAC4	COPAR 2019-1 A3	2.51%	11/15/2023	42.82		

Quarterly Portfolio Transactions

Trade Date	Settle Date	Par ($)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount ($)	Yield at Market	Realized G/L (BV)
INTEREST									
6/15/2022	6/15/2022	1,500,000.00	91282CBA8	US TREASURY NOTES	0.12%	12/15/2023	937.50		
6/15/2022	6/15/2022	101,992.68	14315XAC2	CARMX 2020-1 A3	1.89%	12/16/2024	160.64		
6/15/2022	6/15/2022	64,989.39	58769EAC2	MBALT 2020-B A3	0.40%	11/15/2023	21.66		
6/15/2022	6/15/2022	115,000.00	44933LAC7	HART 2021-A A3	0.38%	9/15/2025	36.42		
6/15/2022	6/15/2022	14,593.92	41284WAC4	HDMOT 2019-A A3	2.34%	2/15/2024	28.46		
6/15/2022	6/15/2022	17,016.55	31680YAD9	FIFTH THIRD AUTO TRUST	2.64%	12/15/2023	37.44		
6/15/2022	6/15/2022	140,000.00	448977AD0	HART 2022-A A3	2.22%	10/15/2026	259.00		
6/15/2022	6/15/2022	46,006.04	14316LAC7	CARMX 2019-2 A3	2.68%	3/15/2024	102.75		
6/15/2022	6/15/2022	125,000.00	14314QAC8	CARMX 2021-2 A3	0.52%	2/17/2026	54.17		
6/15/2022	6/15/2022	46,097.62	41284UAD6	HDMOT 2020-A A3	1.87%	10/15/2024	71.84		
6/15/2022	6/15/2022	133,311.74	98163WAC0	WOART 2020-B A3	0.63%	5/15/2025	69.99		
6/15/2022	6/15/2022	305,000.00	14041NFY2	COMET 2021-A3 A3	1.04%	11/15/2026	264.33		
6/16/2022	6/16/2022	110,000.00	380146AC4	GMCAR 2022-1 A3	1.26%	11/16/2026	115.50		
6/16/2022	6/16/2022	162,224.64	362590AC5	GMCAR 2020-3 A3	0.45%	4/16/2025	60.83		
6/16/2022	6/16/2022	100,000.00	362554AC1	GMCAR 2021-4 A3	0.68%	9/16/2026	56.67		
6/16/2022	6/16/2022	960.87	36256XAD4	GMCAR 2019-1 A3	2.97%	11/16/2023	2.38		
6/16/2022	6/16/2022	125,000.00	362585AC5	GMCAR 2022-2 A3	3.10%	2/16/2027	322.92		

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Trade Date	Settle Date	Par ($)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount ($)	Yield at Market	Realized G/L (BV)
INTEREST									
6/18/2022	6/18/2022	161,467.68	43813KAC6	HAROT 2020-3 A3	0.37%	10/18/2024	49.79		
6/18/2022	6/18/2022	5,566.06	43814WAC9	HAROT 2019-1 A3	2.83%	3/20/2023	13.13		
6/20/2022	6/20/2022	86,896.90	92348TAA2	VZOT 2020-A A1A	1.85%	7/22/2024	133.97		
6/20/2022	6/20/2022	210,000.00	380144AC9	GMALT 2021-2 A3	0.34%	5/20/2024	59.50		
6/20/2022	6/20/2022	146,257.48	92348AAA3	VZOT 2019-C A1A	1.94%	4/22/2024	236.45		
6/20/2022	6/20/2022	310,000.00	92290BAA9	VZOT 2020-B A	0.47%	2/20/2025	121.42		
6/20/2022	6/20/2022	77,977.33	362569AC9	GMALT 2020-3 A3	0.45%	8/21/2023	29.24		
6/21/2022	6/21/2022	155,000.00	43815GAC3	HAROT 2021-4 A3	0.88%	1/21/2026	113.67		
6/25/2022	6/25/2022	78,426.81	09661RAD3	BMWOT 2020-A A3	0.48%	10/25/2024	31.37		
6/25/2022	6/25/2022	105,000.00	05591RAC8	BMWLT 2021-1 A3	0.29%	1/25/2024	25.38		
6/25/2022	7/12/2022	135,000.00	05602RAD3	BMWOT 2022-A A3	3.21%	8/25/2026	445.39		
6/26/2022	6/26/2022	1,050,000.00	3137EAES4	FREDDIE MAC NOTES	0.25%	6/26/2023	1,312.50		
6/30/2022	6/30/2022	1,000,000.00	912828ZW3	US TREASURY NOTES	0.25%	6/30/2025	1,250.00		
Total INTEREST		**41,165,005.89**					**115,157.86**		**0.00**
MATURITY									
5/11/2022	5/11/2022	175,000.00	539830BE8	LOCKHEED MARTIN CORP NOTES (CALLED,OMD 3	2.90%	5/11/2022	175,986.81		

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Quarterly Portfolio Transactions

Trade Date	Settle Date	Par ($)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount ($)	Yield at Market	Realized G/L (BV)
MATURITY									
5/11/2022	5/11/2022	275,000.00	166764AH3	CHEVRON CORP (CALLED, OMD 6/24/23)	3.19%	5/11/2022	281,252.74		2,913.27
Total MATURITY		**450,000.00**					**457,239.55**		**2,913.27**
PAYDOWNS									
4/1/2022	4/25/2022	44,097.78	3137AVXN2	FHLMC MULTIFAMILY STRUCTURED P	2.35%	7/1/2022	44,097.78		
4/1/2022	4/25/2022	11,340.21	3136AEGQ4	FNA 2013-M7 A2	2.28%	12/1/2022	11,340.21		
4/1/2022	4/25/2022	104,748.18	3137BLUR7	FHLMC MULTIFAMILY STRUCTURED P	2.71%	6/1/2022	104,748.18		
4/1/2022	4/25/2022	743.27	3137BLUR7	FHLMC MULTIFAMILY STRUCTURED P	2.71%	6/1/2022	743.27		
4/1/2022	4/25/2022	6,379.98	3137B1BS0	FHLMC MULTIFAMILY STRUCTURED P	2.51%	11/1/2022	6,379.98		
4/1/2022	4/25/2022	8,624.95	3136AEGQ4	FNA 2013-M7 A2	2.28%	12/1/2022	8,624.95		
4/1/2022	4/25/2022	110.57	3137FQ3V3	FHMS KJ27 A1	2.09%	7/1/2024	110.57		
4/1/2022	4/25/2022	19.58	3137FKK39	FHMS KP05 A	3.20%	7/1/2023	19.58		
4/15/2022	4/15/2022	11,639.79	65479KAD2	NAROT 2019-A A3	2.90%	10/15/2023	11,639.79		
4/15/2022	4/15/2022	14,248.01	89237VAB5	TAOT 2020-C A3	0.44%	10/15/2024	14,248.01		
4/15/2022	4/15/2022	5,862.06	02004WAC5	ALLYA 2019-1 A3	2.91%	9/15/2023	5,862.06		
4/15/2022	4/15/2022	9,660.97	14315XAC2	CARMX 2020-1 A3	1.89%	12/16/2024	9,660.97		
4/15/2022	4/15/2022	7,609.78	14042WAC4	COPAR 2019-1 A3	2.51%	11/15/2023	7,609.78		
4/15/2022	4/15/2022	14,286.17	44933FAC0	HART 2020-B A3	0.48%	12/16/2024	14,286.17		

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Quarterly Portfolio Transactions

Trade Date	Settle Date	Par ($)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount ($)	Yield at Market	Realized G/L (BV)
PAYDOWNS									
4/15/2022	4/15/2022	10,684.62	98163WAC0	WOART 2020-B A3	0.63%	5/15/2025	10,684.62		
4/15/2022	4/15/2022	7,525.73	41284UAD6	HDMOT 2020-A A3	1.87%	10/15/2024	7,525.73		
4/15/2022	4/15/2022	9,471.69	31680YAD9	FIFTH THIRD AUTO TRUST	2.64%	12/15/2023	9,471.69		
4/15/2022	4/15/2022	8,877.49	14315EAC4	CARMAX AUTO OWNER TRUST	3.36%	9/15/2023	8,877.49		
4/15/2022	4/15/2022	15,135.54	65479JAD5	NAROT 2019-C A3	1.93%	7/15/2024	15,135.54		
4/15/2022	4/15/2022	10,899.95	44932NAD2	HYUNDAI AUTO RECEIVABLES TRUST	2.66%	6/15/2023	10,899.95		
4/15/2022	4/15/2022	9,470.22	14316LAC7	CARMX 2019-2 A3	2.68%	3/15/2024	9,470.22		
4/15/2022	4/15/2022	13,654.84	41284WAC4	HDMOT 2019-A A3	2.34%	2/15/2024	13,654.84		
4/15/2022	4/15/2022	4,481.13	58769EAC2	MBALT 2020-B A3	0.40%	11/15/2023	4,481.13		
4/16/2022	4/16/2022	13,119.87	362590AC5	GMCAR 2020-3 A3	0.45%	4/16/2025	13,119.87		
4/16/2022	4/16/2022	10,137.79	36256XAD4	GMCAR 2019-1 A3	2.97%	11/16/2023	10,137.79		
4/18/2022	4/18/2022	6,586.46	43813KAC6	HAROT 2020-3 A3	0.37%	10/18/2024	6,586.46		
4/18/2022	4/18/2022	6,757.79	43814WAC9	HAROT 2019-1 A3	2.83%	3/20/2023	6,757.79		
4/20/2022	4/20/2022	18,318.80	362569AC9	GMALT 2020-3 A3	0.45%	8/21/2023	18,318.80		
4/20/2022	4/20/2022	14,510.24	92348TAA2	VZOT 2020-A A1A	1.85%	7/22/2024	14,510.24		
4/20/2022	4/20/2022	27,286.65	92348AAA3	VZOT 2019-C A1A	1.94%	4/22/2024	27,286.65		
4/25/2022	4/25/2022	8,290.27	09661RAD3	BMWOT 2020-A A3	0.48%	10/25/2024	8,290.27		

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Quarterly Portfolio Transactions

Trade Date	Settle Date	Par ($)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount ($)	Yield at Market	Realized G/L (BV)
PAYDOWNS									
5/1/2022	5/25/2022	24,042.59	3137BLUR7	FHLMC MULTIFAMILY STRUCTURED P	2.71%	6/1/2022	24,042.59		
5/1/2022	5/25/2022	20.98	3137FKK39	FHMS KP05 A	3.20%	7/1/2023	20.98		
5/1/2022	5/25/2022	4,297.42	3136AEGQ4	FNA 2013-M7 A2	2.28%	12/1/2022	4,297.42		
5/1/2022	5/25/2022	5,650.32	3136AEGQ4	FNA 2013-M7 A2	2.28%	12/1/2022	5,650.32		
5/1/2022	5/25/2022	700.66	3137B1BS0	FHLMC MULTIFAMILY STRUCTURED P	2.51%	11/1/2022	700.66		
5/1/2022	5/25/2022	3,880.68	3137FQ3V3	FHMS KJ27 A1	2.09%	7/1/2024	3,880.68		
5/1/2022	5/25/2022	15,323.56	3137AVXN2	FHLMC MULTIFAMILY STRUCTURED P	2.35%	7/1/2022	15,323.56		
5/15/2022	5/15/2022	11,877.19	89237VAB5	TAOT 2020-C A3	0.44%	10/15/2024	11,877.19		
5/15/2022	5/15/2022	5,529.48	58769EAC2	MBALT 2020-B A3	0.40%	11/15/2023	5,529.48		
5/15/2022	5/15/2022	12,739.50	44933FAC0	HART 2020-B A3	0.48%	12/16/2024	12,739.50		
5/15/2022	5/15/2022	5,197.17	02004WAC5	ALLYA 2019-1 A3	2.91%	9/15/2023	5,197.17		
5/15/2022	5/15/2022	8,363.58	14316LAC7	CARMX 2019-2 A3	2.68%	3/15/2024	8,363.58		
5/15/2022	5/15/2022	9,785.05	65479KAD2	NAROT 2019-A A3	2.90%	10/15/2023	9,785.05		
5/15/2022	5/15/2022	9,446.46	98163WAC0	WOART 2020-B A3	0.63%	5/15/2025	9,446.46		
5/15/2022	5/15/2022	8,271.37	31680YAD9	FIFTH THIRD AUTO TRUST	2.64%	12/15/2023	8,271.37		
5/15/2022	5/15/2022	7,669.02	14315EAC4	CARMAX AUTO OWNER TRUST	3.36%	9/15/2023	7,669.02		
5/15/2022	5/15/2022	6,743.80	14042WAC4	COPAR 2019-1 A3	2.51%	11/15/2023	6,743.80		

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Quarterly Portfolio Transactions

Trade Date	Settle Date	Par ($)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount ($)	Yield at Market	Realized G/L (BV)
PAYDOWNS									
5/15/2022	5/15/2022	6,658.69	41284UAD6	HDMOT 2020-A A3	1.87%	10/15/2024	6,658.69		
5/15/2022	5/15/2022	9,827.38	44932NAD2	HYUNDAI AUTO RECEIVABLES TRUST	2.66%	6/15/2023	9,827.38		
5/15/2022	5/15/2022	11,656.30	41284WAC4	HDMOT 2019-A A3	2.34%	2/15/2024	11,656.30		
5/15/2022	5/15/2022	12,837.66	65479JAD5	NAROT 2019-C A3	1.93%	7/15/2024	12,837.66		
5/15/2022	5/15/2022	7,992.26	14315XAC2	CARMX 2020-1 A3	1.89%	12/16/2024	7,992.26		
5/16/2022	5/16/2022	11,329.05	362590AC5	GMCAR 2020-3 A3	0.45%	4/16/2025	11,329.05		
5/16/2022	5/16/2022	8,896.21	36256XAD4	GMCAR 2019-1 A3	2.97%	11/16/2023	8,896.21		
5/18/2022	5/18/2022	11,945.86	43813KAC6	HAROT 2020-3 A3	0.37%	10/18/2024	11,945.86		
5/18/2022	5/18/2022	6,204.12	43814WAC9	HAROT 2019-1 A3	2.83%	3/20/2023	6,204.12		
5/20/2022	5/20/2022	23,647.86	92348AAA3	VZOT 2019-C A1A	1.94%	4/22/2024	23,647.86		
5/20/2022	5/20/2022	15,572.27	362569AC9	GMALT 2020-3 A3	0.45%	8/21/2023	15,572.27		
5/20/2022	5/20/2022	10,809.66	92348TAA2	VZOT 2020-A A1A	1.85%	7/22/2024	10,809.66		
5/25/2022	5/25/2022	7,293.71	09661RAD3	BMWOT 2020-A A3	0.48%	10/25/2024	7,293.71		
6/1/2022	6/25/2022	13,497.06	3137B1BS0	FHLMC MULTIFAMILY STRUCTURED P	2.51%	11/1/2022	13,497.06		
6/1/2022	6/25/2022	7,517.17	3136AEGQ4	FNA 2013-M7 A2	2.28%	12/1/2022	7,517.17		
6/1/2022	6/25/2022	19.80	3137FKK39	FHMS KP05 A	3.20%	7/1/2023	19.80		
6/1/2022	6/25/2022	15,361.63	3137FQ3V3	FHMS KJ27 A1	2.09%	7/1/2024	15,361.63		

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Quarterly Portfolio Transactions

Trade Date	Settle Date	Par ($)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount ($)	Yield at Market	Realized G/L (BV)
PAYDOWNS									
6/1/2022	6/25/2022	5,717.29	3136AEGQ4	FNA 2013-M7 A2	2.28%	12/1/2022	5,717.29		
6/1/2022	6/25/2022	123,975.68	3137AVXN2	FHLMC MULTIFAMILY STRUCTURED P	2.35%	7/1/2022	123,975.68		
6/15/2022	6/15/2022	10,924.90	41284WAC4	HDMOT 2019-A A3	2.34%	2/15/2024	10,924.90		
6/15/2022	6/15/2022	7,362.17	14315EAC4	CARMAX AUTO OWNER TRUST	3.36%	9/15/2023	7,362.17		
6/15/2022	6/15/2022	2,152.12	44932NAD2	HYUNDAI AUTO RECEIVABLES TRUST	2.66%	6/15/2023	2,152.12		
6/15/2022	6/15/2022	7,808.32	31680YAD9	FIFTH THIRD AUTO TRUST	2.64%	12/15/2023	7,808.32		
6/15/2022	6/15/2022	11,807.17	44933FAC0	HART 2020-B A3	0.48%	12/16/2024	11,807.17		
6/15/2022	6/15/2022	5,741.46	58769EAC2	MBALT 2020-B A3	0.40%	11/15/2023	5,741.46		
6/15/2022	6/15/2022	11,555.01	89237VAB5	TAOT 2020-C A3	0.44%	10/15/2024	11,555.01		
6/15/2022	6/15/2022	9,727.59	65479KAD2	NAROT 2019-A A3	2.90%	10/15/2023	9,727.59		
6/15/2022	6/15/2022	8,091.90	14316LAC7	CARMX 2019-2 A3	2.68%	3/15/2024	8,091.90		
6/15/2022	6/15/2022	8,131.87	14315XAC2	CARMX 2020-1 A3	1.89%	12/16/2024	8,131.87		
6/15/2022	6/15/2022	4,897.78	02004WAC5	ALLYA 2019-1 A3	2.91%	9/15/2023	4,897.78		
6/15/2022	6/15/2022	9,181.36	98163WAC0	WOART 2020-B A3	0.63%	5/15/2025	9,181.36		
6/15/2022	6/15/2022	12,388.13	65479JAD5	NAROT 2019-C A3	1.93%	7/15/2024	12,388.13		
6/15/2022	6/15/2022	6,426.62	14042WAC4	COPAR 2019-1 A3	2.51%	11/15/2023	6,426.62		
6/15/2022	6/15/2022	6,049.96	41284UAD6	HDMOT 2020-A A3	1.87%	10/15/2024	6,049.96		

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Quarterly Portfolio Transactions

Trade Date	Settle Date	Par ($)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount ($)	Yield at Market	Realized G/L (BV)
PAYDOWNS									
6/16/2022	6/16/2022	960.87	36256XAD4	GMCAR 2019-1 A3	2.97%	11/16/2023	960.87		
6/16/2022	6/16/2022	10,684.29	362590AC5	GMCAR 2020-3 A3	0.45%	4/16/2025	10,684.29		
6/18/2022	6/18/2022	11,146.08	43813KAC6	HAROT 2020-3 A3	0.37%	10/18/2024	11,146.08		
6/18/2022	6/18/2022	5,566.06	43814WAC9	HAROT 2019-1 A3	2.83%	3/20/2023	5,566.06		
6/20/2022	6/20/2022	10,605.23	92348TAA2	VZOT 2020-A A1A	1.85%	7/22/2024	10,605.23		
6/20/2022	6/20/2022	15,296.67	362569AC9	GMALT 2020-3 A3	0.45%	8/21/2023	15,296.67		
6/20/2022	6/20/2022	23,103.91	92348AAA3	VZOT 2019-C A1A	1.94%	4/22/2024	23,103.91		
6/25/2022	6/25/2022	6,975.59	09661RAD3	BMWOT 2020-A A3	0.48%	10/25/2024	6,975.59		
6/25/2022	6/25/2022	122.77	05591RAC8	BMWLT 2021-1 A3	0.29%	1/25/2024	122.77		
Total PAYDOWNS		**1,091,586.70**					**1,091,586.70**		**0.00**
SELL									
3/31/2022	4/7/2022	200,000.00	912828Z86	US TREASURY NOTES	1.37%	2/15/2023	199,988.99		-1,411.10
4/6/2022	4/13/2022	125,000.00	3135G04Q3	FANNIE MAE NOTES	0.25%	5/22/2023	122,713.65		-2,269.93
4/7/2022	4/11/2022	125,000.00	02079KAB3	ALPHABET INC CORP NOTES	3.37%	2/25/2024	127,881.56		-3,585.06
4/11/2022	4/13/2022	315,000.00	023135BP0	AMAZON.COM INC CORPORATE NOTES	0.40%	6/3/2023	309,233.75		-6,053.71
4/11/2022	4/13/2022	50,000.00	02079KAB3	ALPHABET INC CORP NOTES	3.37%	2/25/2024	51,055.50		-1,533.60
4/20/2022	4/25/2022	75,000.00	023135BW5	AMAZON.COM INC CORPORATE NOTES	0.45%	5/12/2024	71,949.56		-3,128.52

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Trade Date	Settle Date	Par ($)	CUSIP	Security Description	Coupon	Maturity Date	Transact Amount ($)	Yield at Market	Realized G/L (BV)
SELL									
4/20/2022	4/25/2022	190,000.00	037833DV9	APPLE INC CORPORATE NOTES	0.75%	5/11/2023	188,008.17		-2,461.18
4/21/2022	4/26/2022	75,000.00	02079KAB3	ALPHABET INC CORP NOTES	3.37%	2/25/2024	76,301.16		-2,606.41
4/21/2022	4/26/2022	100,000.00	023135BW5	AMAZON.COM INC CORPORATE NOTES	0.45%	5/12/2024	95,611.00		-4,494.49
5/2/2022	5/4/2022	75,000.00	3135G04Q3	FANNIE MAE NOTES	0.25%	5/22/2023	73,552.88		-1,452.54
5/10/2022	5/13/2022	100,000.00	14913R2D8	CATERPILLAR FINL SERVICE CORPORATE NOTES	0.65%	7/7/2023	98,066.50		-2,139.50
5/18/2022	5/24/2022	385,000.00	459058JV6	INTL BK OF RECON AND DEV NOTE	0.12%	4/20/2023	377,680.40		-7,003.69
5/18/2022	5/24/2022	50,000.00	3135G04Q3	FANNIE MAE NOTES	0.25%	5/22/2023	49,048.19		-902.61
5/19/2022	5/26/2022	250,000.00	3135G04Q3	FANNIE MAE NOTES	0.25%	5/22/2023	245,254.44		-4,504.42
6/1/2022	6/3/2022	425,000.00	3135G04Q3	FANNIE MAE NOTES	0.25%	5/22/2023	416,851.22		-7,768.85
6/1/2022	6/8/2022	250,000.00	3135G04Q3	FANNIE MAE NOTES	0.25%	5/22/2023	245,495.28		-4,293.35
6/1/2022	6/3/2022	500,000.00	3135G04Q3	FANNIE MAE NOTES	0.25%	5/22/2023	490,413.19		-9,096.48
6/6/2022	6/8/2022	85,000.00	166764BV1	CHEVRON CORP CORPORATE NOTES	1.14%	5/11/2023	84,199.79		-872.95
6/6/2022	6/8/2022	225,000.00	369550BD9	GENERAL DYNAMICS CORP NOTES	3.37%	5/15/2023	227,053.41		-3,025.99
6/7/2022	6/9/2022	50,000.00	69371RQ82	PACCAR FINANCIAL CORP CORPORATE NOTES	0.80%	6/8/2023	49,158.61		-819.40
6/13/2022	6/14/2022	30,000.00	3137EAES4	FREDDIE MAC NOTES	0.25%	6/26/2023	29,248.70		-756.14
Total SELL		**3,680,000.00**					**3,628,765.95**		**-70,179.92**

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- Standard & Poor's is the source of the credit ratings. Distribution of credit rating is exclusive of money market fund/LGIP holdings.
- Callable securities in the portfolio are included in the maturity distribution analysis to their stated maturity date, although, they may be called prior to maturity.
- MBS maturities are represented by expected average life.

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Glossary

- Accrued Interest: Interest that is due on a bond or other fixed income security since the last interest payment was made.
- Agencies: Federal agency securities and/or Government-sponsored enterprises.
- Amortized Cost: The original cost of the principal of the security is adjusted for the amount of the periodic reduction of any discount or premium from the purchase date until the date of the report. Discount or premium with respect to short-term securities (those with less than one year to maturity at time of issuance) is amortized on a straight line basis. Such discount or premium with respect to longer-term securities is amortized using the constant yield basis.
- Asset-Backed Security: A financial instrument collateralized by an underlying pool of assets – usually ones that generate a cash flow from debt, such as loans, leases, credit card balances, and receivables.
- Bankers' Acceptance: A draft or bill or exchange accepted by a bank or trust company. The accepting institution guarantees payment of the bill as well as the insurer.
- Commercial Paper: An unsecured obligation issued by a corporation or bank to finance its short-term credit needs, such as accounts receivable and inventory.
- Contribution to Total Return: The weight of each individual security multiplied by its return, then summed for each sector to determine how much each sector added or subtracted from the overall portfolio performance.
- Effective Duration: A measure of the sensitivity of a security's price to a change in interest rates, stated in years.
- Effective Yield: The total yield an investor receives in relation to the nominal yield or coupon of a bond. Effective yield takes into account the power of compounding on investment returns, while nominal yield does not.
- FDIC: Federal Deposit Insurance Corporation. A federal agency that insures bank deposits to a specified amount.
- Interest Rate: Interest per year divided by principal amount and expressed as a percentage.
- Market Value: The value that would be received or paid for an investment in an orderly transaction between market participants at the measurement date.
- Maturity: The date upon which the principal or stated value of an investment becomes due and payable.
- Negotiable Certificates of Deposit: A CD with a very large denomination, usually $1 million or more, that can be traded in secondary markets.
- Par Value: The nominal dollar face amount of a security.
- Pass-through Security: A security representing pooled debt obligations that passes income from debtors to its shareholders. The most common type is the mortgage-backed security.

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Glossary

- Repurchase Agreements: A holder of securities sells these securities to an investor with an agreement to repurchase them at a fixed price on a fixed date.
- Settle Date: The date on which the transaction is settled and monies/securities are exchanged. If the settle date of the transaction (i.e., coupon payments and maturity proceeds) occurs on a non-business day, the funds are exchanged on the next business day.
- Supranational: A multinational union or association in which member countries cede authority and sovereignty on at least some internal matters to the group, whose decisions are binding on its members.
- Trade Date: The date on which the transaction occurred; however, the final consummation of the security transaction and payment has not yet taken place.
- Unsettled Trade: A trade which has been executed; however, the final consummation of the security transaction and payment has not yet taken place.
- U.S. Treasury: The department of the U.S. government that issues Treasury securities.
- Yield: The rate of return based on the current market value, the annual interest receipts, maturity value, and the time period remaining until maturity, stated as a percentage on an annualized basis.
- YTM at Cost: The yield to maturity at cost is the expected rate of return based on the original cost, the annual interest receipts, maturity value, and the time period from purchase date to maturity, stated as a percentage on an annualized basis.
- YTM at Market: The yield to maturity at market is the rate of return based on the current market value, the annual interest receipts, maturity value, and the time period remaining until maturity, stated as a percentage on an annualized basis.

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AGENDA REPORT SUMMARY

Meeting Date: August 23, 2022

Subject Emergency Declaration Resolution

Prepared by: Jon Maginot, Assistant City Manager

Attachment(s):
1. Resolution No. 2022-xx

Initiated by:
Staff

Previous Council Consideration:
March 12, 2020 (Declaration of Emergency); March 17, 2020; August 24, 2021; October 12, 2021; November 9, 2021; December 7, 2021; January 11, 2022; February 8, 2022; March 8, 2022; April 12, 2022; May 10, 2022; June 14, 2022; July 12, 2022; August 4, 2022

Fiscal Impact:
None; however, a local emergency declaration is a prerequisite for requesting state or federal assistance.

Environmental Review:
Not applicable

Policy Question(s) for Council Consideration:
- Does the Council wish to renew its existing declaration by adopting a resolution declaring a local emergency to emphasize the need for continued adherence to public health guidance?

Summary:
- AB 361 requires the City to adopt a resolution every 30 days extending a local emergency declaration to continue to allow legislative bodies to meet virtually

Staff Recommendation:
Adopt a Resolution extending the declaration of a local emergency due to the COVID-19 pandemic

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Reviewed By:

City Manager	City Attorney	Finance Director
JM	JH	JF

Subject: Emergency Declaration Resolution

Purpose
To adopt a resolution extending the existing declaration of emergency

Background
On March 12, 2020, the City Manager issued an Emergency Declaration in response to the COVID-19 pandemic. On March 17, 2020, the City Council adopted Resolution No. 2020-08 ratifying the Emergency Proclamation. The City Council subsequently adopted resolutions monthly beginning in October 2021 continuing the declaration of the existence of a local emergency due to the COVID-19 pandemic.

The threat posed by COVID-19 continues to pose a serious risk to the public health and safety of the City of Los Altos.

Discussion/Analysis
AB 361, signed into law on September 15, 2021, allows a public agency to continue to hold virtual City Council and Commission meetings while under a declaration of emergency without complying with certain elements of the Ralph M. Brown Act. The bill requires that a legislative body renew the declaration of emergency every 30 days in order to continue meeting in this manner. AB 361 applies to local agencies until January 1, 2024.

Recommendation
The staff recommends Council adopt the attached resolution extending the declaration of emergency due to the COVID-19 pandemic.

RESOLUTION NO. 2022-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS DECLARING THE EXISTENCE OF A LOCAL EMERGENCY DUE TO THE COVID-19 PANDEMIC

WHEREAS, on March 12, 2020, the Los Altos City Manager, in his capacity as the City's Director of Emergency Services, proclaimed a local emergency in response to the escalation of COVID-19 to a pandemic, and on March 17, 2020, the City Council adopted Resolution 2020-08 ratifying and continuing the proclamation of local emergency; and

WHEREAS, since October 2021, the City Council has monthly adopted resolutions extending the declaration of a local emergency; and

WHEREAS, by the beginning of August 2022, over 2,300 Santa Clara County residents had died of COVID-19; and

WHEREAS, due to the diligence of Los Altos residents in complying with health guidance Los Altos has one of the lowest rates of reported incidence of COVID-19 infection in Santa Clara County; and

WHEREAS, vaccines provide proven protection against COVID-19; and

WHEREAS, by the beginning of August 2022, approximately 92 percent of Santa Clara County residents over the age of 5 had been vaccinated, and statewide vaccination rates were higher than the national average; and

WHEREAS, the Governor lifted the Blueprint for a Safer Economy on June 15, 2021, and local health restrictions have also been lifted due to sharp declines in COVID-19 case counts since vaccines first became available; and

WHEREAS, despite progress in addressing the pandemic, not all eligible individuals are fully vaccinated, and new, more virulent variants of the SARS-CoV-2 virus are spreading in California and throughout the world; and

WHEREAS, although breakthrough infections are rare for fully vaccinated individuals, available COVID-19 vaccines have proven less effective against variants than against prior strains of the SARS-CoV-2 virus; and

WHEREAS, despite significant progress, COVID-19 remains a threat to public health and safety in the Los Altos community; and

WHEREAS, throughout the pandemic, the City of Los Altos has taken steps to address the health crisis, for example, by facilitating outdoor dining within the City; and

ATTACHMENT 1

WHEREAS, AB 361 requires the City Council make findings every thirty (30) days reaffirming the existence of a local emergency; and

WHEREAS, in view of the ongoing health crisis, the City Council now desires to affirm its existing declaration of local emergency.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Los Altos that:

1. The City Council has reviewed the need for continuing the declaration of local emergency and finds, based on substantial evidence, that the foregoing recitals are true and correct and that the public interest and necessity require the continuance of the proclamation of local emergency related to COVID-19.

2. Said local emergency shall be deemed to continue to exist until terminated by the City Council of the City of Los Altos.

3. The Director of Emergency Services is hereby directed to report to the City Council within thirty (30) days on the need for further continuing the local emergency. At this If deemed appropriate the City Council may take further action.

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution passed and adopted by the City Council of the City of Los Altos at a meeting thereof on the ___ day of ____, 2022 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Anita Enander, MAYOR

Attest:

____
Angel Rodriguez, INTERIM CITY CLERK

Agenda Item # 6.

AGENDA REPORT SUMMARY

Meeting Date: August 23, 2022

Subject Consider the Proposed Vesting Tentative Subdivision Map, Inclusionary Housing, and State Density Bonus Modification for a 196-Unit Multiple-Family Development at 5150 El Camino Real; consider finding that no further review under the California Environmental Quality Act (CEQA) is required for the project because the findings in CEQA Guidelines Section 15162 cannot be made.

Prepared by: Sean Gallegos, Senior Planner
Reviewed by: Nick Zornes, Development Services Director
Approved by: Gabriel Engeland, City Manager

Attachment(s):
1. Resolution No. 2022-XX, Clean Version
2. Resolution No. 2022-XX, Redlined Version
3. Planning Commission Meeting Minutes, June 16, 2022
4. Planning Commission Agenda Report and Attachments, June 16, 2022
5. Project Plans

Initiated by:
Applicant – Michael Ducote, Prometheus Real Estate Group, Inc.

Previous Council Consideration:
None

Fiscal Impact:
The project will result in the following estimated financial contributions to the City's special revenue funds:

- Park in-Lieu Fees: $9,564,800 ($48,800/multiple-family dwelling unit)
- Traffic Impact Fees: $815,164 ($4,159/multiple-family dwelling unit)
- Los Altos Public Art Fund: one percent of construction costs, up to $200,000

Environmental Review:
An Initial Study and Mitigated Negative Declaration (IS/MND) was previously prepared in compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines (California Code of Regulations §15000 et. Seq.) and the regulations and policies of the City of

Reviewed By:

City Manager	City Attorney	Interim Finance Director
GE	JH	SN

Subject: Proposed Vesting Tentative Map and State Density Bonus Modification for Multiple-family Residential Project at 5150 El Camino Real

Los Altos. The Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project were adopted for the project by the City on December 10, 2019, and for reasons set forth in further detail later in this report, a subsequent MND is not required under State CEQA Guidelines Section 15162.

Policy Question(s) for Council Consideration:
- Does the modified subdivision result in an orderly and compatible development pattern, within the subdivision and in relation to its surroundings?
- Does the modified subdivision provide for quality site planning and design?
- Does the proposed housing comply with the city's Inclusionary Housing Requirements and Los Altos Density Bonus Ordinance?

Summary:
- The application includes a request to modify the approved Vesting Tentative Subdivision Map which created one lot for condominium purposes into a two-lot subdivision. Lot 1 includes two five-story buildings along El Camino Real with 172 rental units and Lot 2 will include the townhouse buildings with 24 units that will be further subdivided by a condominium plan to create for-sale units.
- The application requests to modify the previously approved 28 affordable units (12 moderate and 16 very-low income) to 29 low-income affordable units (or 20% of the 145 base units), to satisfy the City's requirements for rental projects under its Inclusionary Housing Requirements.
- The application proposes to maintain the 35% density bonus, development concessions and waivers it is eligible for under State Density Bonus Law and the Los Altos Municipal Code (LAMC), but the project requests an additional development waiver from the required 75-foot site frontage requirement for Lot 2.
- On June 16, 2022, the Planning Commission reviewed the application and recommended the City Council approve the subdivision modification and density bonus request.

Staff Recommendation:
Approve the modification to the Vesting Tentative Subdivision Map, Inclusionary Housing and Density Bonus (application MOD22-0003) for a 196-Unit Multiple-Family Development at 5150 El Camino Real per the findings and conditions contained in the resolution (Attachment 1).

Purpose
Consider the recommendation from the Planning Commission and evaluate whether the project complies with the Los Altos Municipal Code requirements for vesting tentative subdivision map, inclusionary housing, and state density bonus approval and whether it furthers the city's efforts for

the production of housing, as reflected in the Goals, Policies, and Programs of the Housing Element and other elements in the Los Altos General Plan.

Background

City Council
On December 10, 2019, the City Council approved a multiple-family condominium residential development with 196 units, common areas and one level of underground parking. The applicant requests to modify the approved Vesting Tentative Map which created one lot for condominium purposes into a two-lot subdivision. Lot 1 includes the two five-story buildings along El Camino Real with 172 rental units and Lot 2 will include the townhouse buildings with 24 units that will be further subdivided by a condominium plan to create for-sale units. The applicant also requests to modify the previously approved 28 affordable units (12 moderate and 16 very-low income) to 29 low-income affordable units (or 20% of the 145 base units), to satisfy the City's requirements for rental projects. The applicant also proposes maintaining the 35 percent density bonus, development concessions and waivers it is eligible for under State Density Bonus Law and the Los Altos Municipal Code (LAMC), but the project will need an additional development waiver for the required 75-foot site frontage requirement for Lot 2.

Planning Commission Meeting
The Planning Commission held a public hearing on June 16, 2022, to consider the vesting tentative subdivision map and state density bonus approval request. The Commission voted unanimously to recommend approval. The Planning Commission meeting minutes and agenda report are included as Attachments 2 and 3.

Discussion/Analysis

General Plan
The General Plan contains goals and policies for the El Camino Real Corridor Special Planning Area in the Land Use Element, Community Design & Historic Resources Element, Economic Development Element, and Housing Element which emphasize increasing commercial vitality, intensification of development, developing housing, including affordable housing, improving the streetscape of the El Camino Real corridor and ensuring compatibility with adjacent residential land uses and nearby single-family neighborhoods.

The Housing Element encourages maximum densities of residential development as well as facilitating affordable housing. The project maintains a density of 52 units per acre, which would exceed the maximum density allowed for the El Camino Real corridor (38 dwellings per acre) and includes 29 affordable dwelling units. The site is identified as an opportunity site in the Housing

Element, with realistic potential to achieve 144 units. So, the proposed 196 units, with 29 affordable units, would meet and exceed the General Plan's Housing Element housing projection target for this site.

As indicated, the proposed subdivision would not increase the density above what the City Council previously approved, but instead would provide for 172 of the approved units to be rental units rather than condominium units. This is consistent with Policy 2.3 of the City's Fifth Cycle Housing Element, which is to encourage development of new rental units in multi-family districts. In recent years, the City has not received many applications for new rental housing development, even though rental housing tends to be more affordable by design than for-sale housing and provides housing opportunities for households that are unable to secure the financing necessary to enter the local real estate market. Also, the City's inclusionary housing policies require a higher percentage of below market rate units for rental projects than for for-sale projects, so that the current proposal would secure an additional below market rate unit for the City's inventory. Thus, the proposed subdivision is generally consistent with the policies in Goal 4 of the Housing Element, which encourages affordability and diversity of housing opportunities at all income levels.

The Land Use Element encourages intensification along the El Camino Real corridor while also requiring that new development be compatible with nearby residential land uses. Since the site is adjacent to a multiple-family building to the west and single-family properties to the south, the project includes increased setbacks along the right side and rear property lines, including a significant amount of landscaping and evergreen screening trees. In addition, the lower scale townhouses at the rear of the site provide a transition between the single-family residential uses and the taller condominium buildings along El Camino Real.

Zoning

The proposed subdivision includes two proposed lots. Lot 1 is proposed to be 2.4 acres and is considered a conforming interior lot according to CT zoning district and the "lot" definitions in Chapter 14.02 of the LAMC with the front lot line abutting El Camino Real. Lot 2 is a 1.4-acre lot that complies with the minimum 20,000 square foot area requirement of the CT zoning district (Section 14.50.070 LAMC), but does not have the required 75-foot site frontage along a public street. In lieu of satisfying this requirement, the project is eligible for a development waiver under State Density Bonus Law and the Los Altos Density Bonus Ordinance (Chapter 14.28, Article 2).

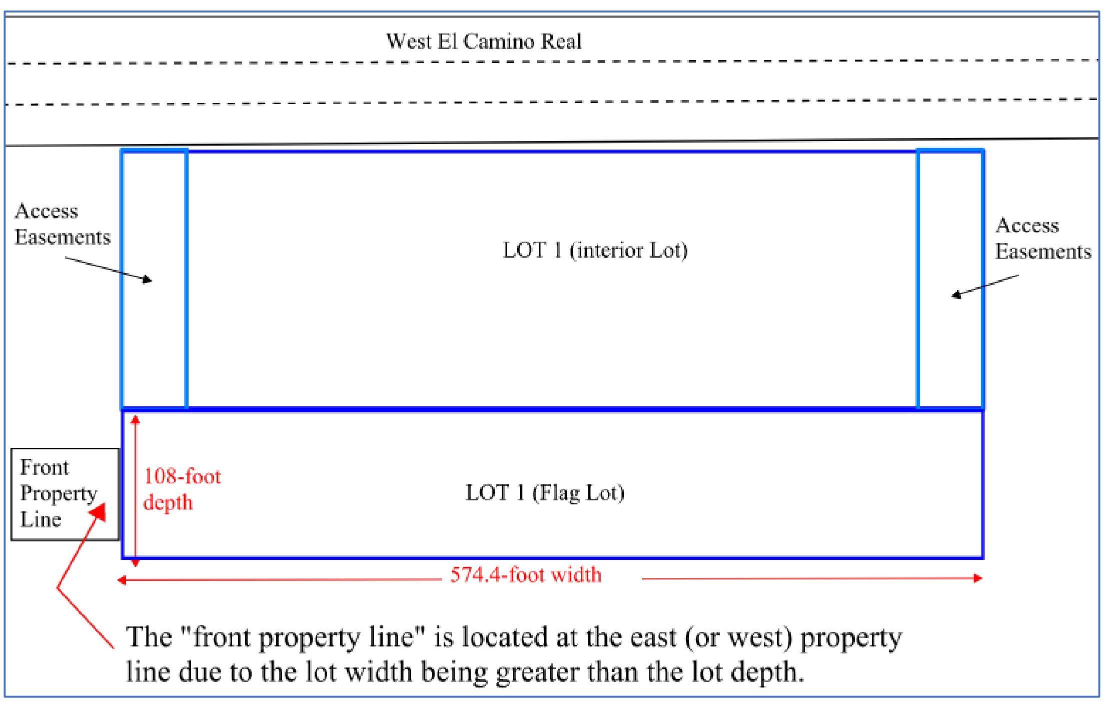
Since Lot 2 does not have the required 75-foot site frontage, it would be considered a "flag lot" per Section 14.02.070 due to having access to a street by means of a corridor of land not meeting the requirements for site width. Lot 2 is accessible by a 26-foot-wide emergency vehicle access easement and public access utility easement, and a four- to seven-foot-wide pedestrian access easement across Lot 1 from El Camino Real.

Subject: Proposed Vesting Tentative Map and State Density Bonus Modification for Multiple-family Residential Project at 5150 El Camino Real

With regards to the lot orientation for a flag lot, Section 14.02.070 of the LAMC states that the "front lot" line is the "interior lot line most parallel to and nearest the street from which the means of access is obtained, except that where the average width of a flag lot exceeds its average depth and the longer dimension is considered the depth, the front lot line will be the property line from which the front yard is measured." Furthermore, Section 14.02.070 LAMC states that a "front lot" line may be assigned or designated by the City Planner.

For Lot 2, the lot line most parallel to El Camino real is 574.4 feet long. Since the lot's width of 574.4 feet exceeds its depth of 108 feet, the lot's 574.4-foot width is reoriented to be the lot's depth. Due to the lot's width becoming the lot's depth, the City Planner determined that the "front lot" line may be reoriented to either the east or west property lines. Staff determined that the west property line to be the front lot line. This is consistent with similar flag lot determinations on residential lots, would allow the project to maintain the yard relationships, required landscaping areas, and the approved building setbacks that exist with the approved site and design plans without any further changes. Figure 1 is provided below to illustrate the Flag Lot Determination.

Figure 1: Flog Lot Determination Example



The lot orientation is a significant determination for the development due to the "front lot line" determination establishing the setbacks along each property line. A front lot line along the east property line results in a project, which complies with the front, side and rear yard setbacks of the Commercial Thoroughfare (CT) zoning district, as shown on Sheet A_0.07 of the project plans. A "front lot line" determination along the north property line would require modifications to the development to comply with the 30-foot front yard setback.

While the applicant has not requested a waiver under Government Code Section 65915(e) and Los Altos Municipal Code Section 14.28.046(C) from the definition of "flag lot" or "front lot" line for lot No. 2, a development waiver appears appropriate and reasonable for a project of this size and scope.[1] To provide appropriate vehicular and pedestrian access from El Camino Real to lot No. 2, the lot would have appropriate and reasonable access and entry spaces to the townhouses with 26-foot-wide lanes with an emergency vehicle access easement (EVAE) and a private access and utility easement (PAUE), and a four- to seven-foot wide pedestrian assessment easement along the east and west sides of lot No. 1. The orientation of the front lot line along the west property line would be consistent with the development approved by the City Council on December 10, 2019, and it would result in the least adverse impacts to adjoining properties. If we view the west lot line as the "front," then no waiver is required. In the alternative, even if the north lot line is treated as the front lot line, the project is entitled to a waiver.

Pursuant to findings under the State Density Bonus Laws, the development waiver would not have a specific, adverse impact upon public health and safety or on any real property that is listed in the California Register of Historical Resources, and it would not violate state or federal law.

The density bonus, concession and development waiver are discussed further in the *Affordable Housing* section below.

Traffic and Circulation
A full Transportation Impact Analysis (TIA) was prepared and considered by the City Council on December 10, 2019. The TIA analyzed potential impacts to pedestrians, bicycles, and transit services from the project, vehicle queuing at intersections, traffic added to Distel Drive and Clark Avenue due to cut-through and school related trips, site access and on-site circulation. There are no substantial changes to the project which will require revisions of the previous TIA that would increase in the severity of previously identified significant effects. Therefore, staff does not believe a subsequent addendum to the TIA is required under State CEQA Guidelines Sections 15162.

Parking

[1] A project is entitled to a waiver if the findings for the waiver can be made, even if the waiver is not requested by the applicant. See *Bankers Hill 150 v. City of San Diego*, (2022) 74 Cal.App.5th 755, 770 ("[A] city must offer a waiver or reduction of development standards that would have the effect of physically precluding the construction of a development at the density, or with the requested concessions, permitted by the Density Bonus Law.")

Subject: Proposed Vesting Tentative Map and State Density Bonus Modification for Multiple-family Residential Project at 5150 El Camino Real

The City Council previously approved the project with a total of 290 parking spaces including 236 spaces in the underground parking garage for the rental units, 48 spaces in the townhouse garages and six surface level guest spaces along the access road (three on Lot 1 and three on Lot 2). In addition, two loading spaces (10 feet x 25 feet) are provided along the access road. The modification to the Vesting Tentative Subdivision Map does not modify the total number of residential units or parking spaces (290) approved by the City Council on December 10, 2019.

Bicycle and Pedestrian Amenities
There are no proposed modifications to the previously approved bicycle and pedestrian amenities. Overall, the project's pedestrian amenities and improvements continue to meet or exceed all applicable City policies and guidelines.

Affordable Housing - Density Bonus and Development Concessions
The City Council previously approved two development concessions and one waiver in exchange for providing affordable housing for the 196-unit condominium development.

The proposed modification to the Vesting Tentative Subdivision Map subdivides the lot into two lots for condominium purposes, with two five-story buildings with 172 rental units on Lot 1, and the townhouse buildings with 24 for-sale condominium units on Lot 2. Due to the five-story buildings on Lot 1 being for rental purposes, the City's Inclusionary Housing Requirements (LAMC Chapter 14.28, Article 1) requires a minimum of 20 percent of the units be affordable, with 20 percent designated as affordable at the low-income level or 15 percent designated as affordable at the very-low-income level.

With a base density of 145 units, the project must provide 29 affordable units. Since the applicant is proposing 29 low-income units, the project is in compliance with the City's Inclusionary Housing Requirements. The following table breaks down the proposed unit types and sizes for both the affordable and market rate units for the project previously approved by the City Council and the proposal being reviewed by the Planning Commission:

Subject: Proposed Vesting Tentative Map and State Density Bonus Modification for Multiple-family Residential Project at 5150 El Camino Real

Condominium Units				**Townhouse Units**			
		Approved 12/10/19	Proposed			Approved 12/10/19	Proposed
Affordable	1-bedroom	12	14	Affordable	2-bedroom	2	-
	2-bedroom	13	15		3-bedroom	1	-
Market Rate	1-bedroom	68	66	Market Rate	2-bedroom	2	4
	2-bedroom	77	75		3-bedroom	15	16
	3-bedroom	2	2		4-bedroom	4	4
Total		**172**	**172**			**24**	**24**

Housing Element program 4.3.2 requires that affordable housing units generally reflect the size and number of bedrooms of the market rate units. In addition, the Inclusionary Housing Requirements requires that all affordable units in a project be constructed concurrently with market rate units, be dispersed throughout the project, and not be significantly distinguishable by size, design, construction or materials. The project's Density Bonus Report (Attachment B) provides exhibits that show where the affordable units will be throughout the two five-story rental buildings, with no affordable proposed for the townhouse buildings. Condition No. 3 has been added to specify the breakdown of affordable units by income level, that the units shall be provided at the location on the approved plans, and that they shall not be significantly distinguishable with regard to design, construction or materials. Thus, as designed and conditioned, the proposed affordable housing units meet the intent of the City's affordable housing requirements. As proposed, the inclusionary units in the rental component ensures that inclusionary units for the entire project are provided at the 20% rate applicable for rental projects rather than the 15% rate applicable to for-sale projects

Under the State's density bonus regulations (Section 65915 of the California Government Code), the project qualifies for a 35 percent density bonus with at least 20 percent low-income units.

With regard to concessions, since the project is providing 20 percent of its units as affordable at the low-income level, it continues to qualify for two concessions per State's density bonus regulations and the City's Density Bonus Ordinance. The City Council approved the original project on December 10, 2019, with a height concession to allow the project to exceed the maximum height limit of 45 feet by 11 feet (on-menu) and a six-inch reduction in the required parking stall width for the spaces in the underground parking garage (off-menu). The proposed project is not requesting to modify the previously approved concessions and waivers.

The project would need a new waiver under Government Code Section 65915(e) and Los Altos Municipal Code Section 14.28.046(C) to not require the 75-foot site frontage for lot No. 2, which is required under 14.50.070 of the Zoning Code. Per State Law and City Ordinance, the City must grant a requested waiver or development standard reduction unless it can make one or more the following findings:

- The waived or reduced development standard would not have the effect of physically precluding the construction of a development meeting the criteria of this section at the densities or with the concessions permitted under this section.
- The waiver would have a specific, adverse impact upon health or safety for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact.
- The waiver would have an adverse impact on any real property that is listed in the California Register of Historical Resources.
- The waiver or reduced development standard would be contrary to state or federal law.

None of these findings can be made. To provide appropriate vehicular and pedestrian access from El Camino Real to Lot 2, the project would have 26-foot-wide lanes with an emergency vehicle access easement (EVAE) and private access and utility easement (PAUE), and four- to seven-foot-wide private pedestrian assess easements along the east and west sides of Lot 1. Thus, the requested waiver would not have a specific, adverse impact upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources.

Subdivision

The project includes a modified Vesting Tentative Subdivision Map to create a two-lot subdivision. Lot 1 is proposed to be 2.4 acres and will include two five-story buildings for 172 rental units along El Camino Real with associated private and common areas and Lot 2 is proposed to be 1.4 acres and will be further subdivided with a condominium plan for the townhouse buildings with 24 for-sale units and associated private and common areas. The subdivision conforms to the permitted General Plan and Zoning Code densities as modified by State law. The subdivision is not injurious to public health and safety, and is suitable for the proposed type of development, and the subdivision provides proper access easements for ingress, egress, public utilities and public services. A comprehensive list of findings and approval conditions for the subdivision modification are contained in the resolution found in Attachment A.

Subject: Proposed Vesting Tentative Map and State Density Bonus Modification for Multiple-family Residential Project at 5150 El Camino Real

While the applicant requests to modify the 196-unit development to eliminate the phased construction of the project, based on the City Council's previous concerns that affordable housing and parking should be provided during the phases of construction or if (for unforeseen circumstances) the completion of the project could not be realized by the applicant. To address this, the following condition has been proposed in the Resolution:

> Condition No. 4: The condition shall supersede Condition No. 5 in Resolution No. 2022-043. Once construction is initiated by the developer, there shall be continuous progress without phasing of the development. The project shall provide the resident and guest parking spaces required for the rental and townhouse units.
>
> Condition No. 5: The condition shall supersede Condition No. 6 in Resolution No. 2022-043. Once construction is initiated by the developer, there shall be continuous progress without phasing of the development.
>
> Condition No. 7: The condition shall supersede Condition No. 24 in Resolution No. 2022-043, Upon completion of the townhouses on Lot No. 2, five townhouses shall not be sold for five years from the date of occupancy and shall be held by an entity controlled by Prometheus Real Estate Group, Inc. If 172 rental units on Lot No. 1 are not initiated within five years from completion of townhouses, the five unsold townhouse units shall be dedicated as affordable units. If the 172 rental units on Lot No. 1 are initiated within five years from the completion of the townhouses, the condition for five unsold townhouse units be dedicated as affordable will terminate.

Environmental Review

CEQA requires analysis of agency approvals of discretionary "Projects." A "Project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment" (State CEQA Guidelines Section 15378). The proposed Project is a project under CEQA. State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) provides that when a mitigated negative declaration (MND) is adopted for a project, no subsequent MND shall be prepared for that project unless changes to the project are proposed and the lead agency determines, on the basis of substantial evidence in light of the whole record, that there are new significant environmental effects due to a change in the project or circumstances, or there is new information of substantial importance as identified in State CEQA Guidelines Section 15162(a)(3). The project was evaluated in 2019 with the approval of the 196-unit multiple-family development. A Mitigated Negative Declaration (MND) was prepared and certified for the project titled the 5150 El Camino Real Residential Development MND (SHC# 2019079050) and was adopted in December 2019.

The proposed project requests a modification to the approved vesting tentative map to subdivide the property from one lot to two lots. The tentative map does not involve any physical changes in the environment and hence does not have the potential for causing a significant effect on the environment. No potential new impacts related to the Project have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the 5150 El Camino Real Residential Development MND. No other special circumstances exist that would create a reasonable possibility that the Project will have a significant adverse effect on the environment. Therefore, no further environmental review is required.

Options

1) Adopt Resolution No. 2022-XX

Advantages: The subdivision would create two new parcels that maintain an orderly and compatible development pattern on El Camino Real, and the project would support replacing an underdeveloped commercial property with a high-quality multiple-family development that helps the City meet its goals for producing new rental housing units and is supportive of the goals of the El Camino Real Corridor Special Planning Area

Disadvantages: None identified

2) Do not approve Resolution N. 2022-xx

Advantages: The existing parcel would remain unchanged.

Disadvantages: The City will reduce its progress on achieving its goals for the production of new housing units and implementation of objectives for the El Camino Real Corridor Special Planning Area.

Recommendation

The Planning Commission and staff recommends Option 1.

ATTACHMENT 1

RESOLUTION NO. 2022-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS MAKING FINDINGS, APPROVING A VESTING TENTATIVE SUBDIVISION MAP, INCLUSIONARY HOUSING AND DENSITY BONUS MODIFICATION FOR A 196-UNIT MULTIPLE-FAMILY DEVELOPMENT AT 5150 EL CAMINO REAL

WHEREAS, the City of Los Altos received a development application from Michael Ducote of Prometheus Real Estate Group, Inc. (Applicant), for a modification to a 196-unit multiple-family residential development at 5150 El Camino Real that includes a modification to an approved Vesting Tentative Subdivision Map, Inclusionary Housing, and Density Bonus allowances (application MOD22-0003), referred to herein as the "Project"; and

WHEREAS, said Project is located in the CT District, which allows multiple-family housing as a conditional use at a maximum density of 38 dwelling units per net acre of land; and

WHEREAS, said Project has a net site area of 3.80 acres (165,345 square feet), which will allow for a base residential density of 145 dwelling units; and

WHEREAS, the Applicant is offering 29 low-income affordable housing units for rental as part of the Project; and

WHEREAS, the Applicant's proposed unit mix would consist of 20 percent of its base density as affordable, with 20 percent of the units affordable at the low-income level, thereby entitling the project to qualify for a density bonus, two concessions and additional concessions pursuant to Los Altos Municipal Code Section 14.28.046 and Government Code Section 65915, *et seq.*; and

WHEREAS, the City Council on December 10, 2019 by Resolution 2019-43 approved two concessions under Government Code Section 65915(d) and Los Altos Municipal Code Section 14.28.040 to allow: a) the two condominium buildings along El Camino Real to have a primary height of 56 feet, where the Code allows for 45 feet; and b) an on-site parking stall width of 8.5 feet for the parking spaces in the underground garage, where the Code requires an on-site parking stall width of nine feet on December 10, 2019; and

WHEREAS, the Applicant is eligible for and has requested a 35 percent density bonus to allow development of the Project pursuant to Government Code 65915 and Los Altos Municipal Code Section 14.28.046 and Table A in the Appendix to the Affordable Housing Ordinance; and

WHEREAS, the City Council approved on December 10, 2019 by Resolution 2019-43, a parking requirement alteration under Government Code Section 65915(p) and Los Altos Municipal Code Section 14.28.040 (which has since been moved to the Appendix to the Affordable Housing Ordinance per an amendment) to allow for a reduction in the parking requirement, inclusive of handicapped and guest parking, to allow for a reduction in the parking requirement to: 1) zero to one bedroom units, one onsite parking space, 2) two to three bedroom units, two onsite parking spaces, and for four and more bedroom units, two and one-half parking space on December 10, 2019; and

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WHEREAS, the Applicant is eligible for and has requested a waiver from the 75-foot site frontage requirement under Government Code Section 65915(e) and Los Altos Municipal Code Section 14.28.046 to not require a minimum site frontage where Section 14.50.070 requires a minimum 75-foot site frontage for lot No. 2; and

WHEREAS, the Project qualifies as a project under the California Environmental Quality Act (CEQA), Public Resource Code §§21000-21189.3 but no further environmental review is necessary; and

WHEREAS, State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) provides that when an EIR has been certified or negative declaration adopted for a project, no subsequent EIR or negative declaration shall be required for that project unless changes are proposed in the project and the lead agency determines, on the basis of substantial evidence in light of the whole record, that there are new significant environmental effects due to a change in the project or circumstances, or there is new information of substantial importance as identified in CEQA Guidelines Section 15162(a)(3); and

WHEREAS, the subject property was evaluated in 2019 with the approval of the 196-unit multiple-family development at 5150 El Camino Real. A Mitigated Negative Declaration (MND) was prepared for the project; and

WHEREAS, an MND was prepared and certified by the City Council as part of the 5150 El Camino Real Residential Development MND (SHC# 2019079050) on December 10, 2019; and

WHEREAS, based on staff's review of the Project, and as concurred in by the City Council in its independent judgment, no special circumstances exist that would create a reasonable possibility that the Project will have a significant effect on the environment beyond what was previously analyzed and disclosed or that would otherwise meet criteria specified in CEQA Guidelines Section 15162(a); and

WHEREAS, said Project has been processed in accordance with the applicable provisions of the California Government Code and the Los Altos Municipal Code; and

WHEREAS, on June 16, 2022, the Planning Commission conducted a duly noticed public hearing at which members of the public were afforded an opportunity to comment upon the Project, and at the conclusion of the hearing, the Planning Commission recommended that the City Council approve the Project; and

WHEREAS, on August 23, 2022, the City Council held a duly noticed public meeting as prescribed by law and considered public testimony and evidence and recommendations presented by staff related to the Project; and

WHEREAS, all the requirements of the Public Resources Code, the State CEQA Guidelines, and the regulations and policies of the City of Los Altos have been satisfied or complied with by the City in connection with the Project; and

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WHEREAS, the findings and conclusions made by the City Council in this Resolution are based upon the oral and written evidence presented as well as the entirety of the administrative record for the proposed Project, which is incorporated herein by this reference. The findings are not based solely on the information provided in this Resolution; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Los Altos hereby approves the modifications to the Project subject to the Findings (Exhibit A), the Conditions of Approval (Exhibit B) from Resolution 2019-43 with modifications to the Project, attached hereto and incorporated by this reference.

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution passed and adopted by the City Council of the City of Los Altos at a meeting thereof on the 23rd day of August 2022 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Anita Enander, MAYOR

Attest:

____
Angel Rodriguez, CITY CLERK

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EXHIBIT A

FINDINGS

1. FINDING: Finding that no further environmental review is necessary under CEQA pursuant to State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations).

   CEQA requires analysis of agency approvals of discretionary "Projects." A "Project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment" (State CEQA Guidelines Section 15378).

   The proposed Project is a project under CEQA. State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) provides that when a mitigated negative declaration (MND) adopted for a project, no subsequent EIR or MND shall be prepared for that project unless changes are proposed to the project and the lead agency determines, on the basis of substantial evidence in light of the whole record, that there are new significant environmental effects due to a change in the project or circumstances, or there is new information of substantial importance as identified in State CEQA Guidelines Section 15162(a)(3). The project was evaluated in 2019 with the approval of the 196-unit multiple-family development. A Mitigated Negative Declaration (MND) were prepared and certified for the project titled the 5150 El Camino Real Residential Development MND (SHC# 2019079050), which was adopted in December 2019.

   The proposed Project requests a modification to the approved vesting tentative map to subdivide the property from one lot to two lots. The tentative map does not involve any physical changes in the environment and hence does not have the potential for causing a significant effect on the environment. No potential new impacts related to the Project have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the 5150 El Camino Real Residential Development MND. No other special circumstances exist that would create a reasonable possibility that the Project will have a significant adverse effect on the environment. Therefore, no further environmental review is required.

2. SUBDIVISION FINDINGS. With regard to Subdivision MOD22-0003, the City Council finds, in accordance with Section 66474 of the Subdivision Map Act of the State of California, as follows:

   a. The proposed subdivision is not consistent with the General Plan;

      This Finding cannot be made. The proposed subdivision is consistent with the Los Altos General Plan, including the Land Use Element, which designates the parcel as Thoroughfare Commercial and allows for higher density residential development. Specific applicable policies of the General Plan for creating one parcel to be further divided into 196 condominium units include Land Use Element Policies 2.2, 4.3 and 4.4, Housing Element Policy 4.3, and the Infrastructure and Waste Disposal Element Policies 1.3, 2.2 and 3.1. The subdivision is also consistent with the El Camino Special Planning Area

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within the Land Use Element. The subdivision is not within an area adopted as a specific plan area.

b. The Project site is not physically suitable for this type and density of development in that the project meets all applicable Zoning requirements except where a density bonus, and development incentives have been granted;

This Finding cannot be made. The proposed subdivision has already been approved and no changes are proposed that would affect the physical layout of the project. The proposed subdivision is consistent with the Los Altos General Plan, including the Land Use Element, which designates the parcel as Commercial Thoroughfare and allows for higher density residential development. Specific applicable policies of the General Plan for creating one parcel to be further divided in 196 residential condominium units include Land Use Element Policies 2.2, 4.3 and 4.4, Housing Element Policy 4.3, and the Infrastructure and Waste Disposal Element Policies 1.3, 2.2 and 3.1. The subdivision is also consistent with the El Camino Special Planning Area within the Land Use Element. The subdivision is not within an area adopted as specific plan area.

c. The design of the subdivision and the proposed improvements are likely to cause substantial environmental damage, or substantially injure fish or wildlife; and no evidence of such has been presented;

This Finding cannot be made. The design of the subdivision and the proposed improvements will not cause substantial environmental damage, or substantially injure fish or wildlife based on the findings in the Mitigated Negative Declarations that the project, as mitigated, would have a less than significant environmental effect on the environment. No changes are proposed to the physical layout of the development. ;

d. The design of the subdivision or type of improvements is likely to cause serious public health problems.; and

This Finding cannot be made. The design of the subdivision will not cause serious public health problems based on the findings in the Mitigated Negative Declarations that the project, as mitigated, would have a less than significant environmental effect on the environment. No changes are proposed to the physical layout of the development.

e. The design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

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This Finding cannot be made. The design of the subdivision will not conflict with access easements because there are no known existing access easements encumbering this property.

3. AFFORDABLE HOUSING AND DENSITY BONUS FINDINGS. With regard to the offered below market rate units and requested density bonus, and concessions and parking requirement alteration, the City Council finds, in accordance with Los Altos Municipal Code Section 14.28.046, as follows:

   a. The Applicant is offering 29 affordable units for rent at the low income, which is 20 percent of the Project's base density, and qualifies the Project for a 35 percent density bonus, two concessions, and a parking requirement alteration, as well as unlimited development standard waivers;

   b. Per State Density Bonus Laws and the Appendix to the Affordable Housing Ordinance, a project that offers 20 percent of its total units (base density) as low income restricted affordable units shall be granted a density bonus of 35 percent, and a project that offers 17 percent or more of its total units (base density) as low income restricted affordable units shall be granted two (2) concessions. Since the Project is providing 20 percent of its total units as affordable at the low-income level, the City shall grant a density bonus of at least 35 percent and two (2) concessions;

   c. Per Government Code Section 65915(e) and Section 14.28.046, the City shall grant a waiver or reduction of development standards that have the effect of physically precluding the construction of a development in addition to the density bonus and concessions permitted by the Code. Consistent with these requirements, the applicant is requesting a complete waiver from the requirement for a 75-foot street frontage for lot No. 2.

      With regard to the waiver, it can be supported by the fact that implementation of this Zoning Code standard physically precludes the construction of the development and the facilities. The waiver request appears appropriate and reasonable for a project of this size and scope. To provide appropriate vehicular and emergency vehicle access to the site, appropriate and reasonable access and entry spaces to the ground level townhouse, 26-foot wide lanes with emergency vehicle access (EVAE) and private access and utility easement (PAUE) easements, and four- to seven-foot wide pedestrian assess easements along the east and west sides of lot No. 1 for pedestrian access to lot No. 2. Thus, the requested waiver would not have a specific, adverse impact upon public health and safety or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to very-low-income and moderate-income households.

      With regard to the waiver, there is sufficient evidence currently in record that the waiver would not have a specific adverse impact upon on any real property that is listed in the California Register of Historical Resources due to the property not being a historic resource or historic landmark listed on federal, state or local inventories. A structure

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would be considered eligible for designation as a historic resource under the City's Historic Preservation Ordinance if it satisfies each of the three criteria identified in the Ordinance - Age, Determination of Integrity, and Historic Significance. Because the existing building on the site was constructed in 1983, it would not satisfy the Age criterion and would not be eligible as for designation as a historic resource.

With regard to the waiver, there is not sufficient evidence currently in record that granting any waiver or reduction that would be contrary to state or federal law.

a. The proposed project provides for a variety of housing types in a variety of income categories, including low-income units, and retaining the affordability of these units for 99 years allows the conservation of the City's affordable housing stock for the long term.

b. The proposed project, as conditioned, provides for the long-term affordability of housing units that further the Goals, Policies, and Programs of the 2015-2023 Housing Element of the Los Altos General Plan.

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EXHIBIT B

CONDITIONS

GENERAL

1. **Approved Plans**
   The project approval is based upon the plans documentation received on May 20, 2022, except as modified by these conditions.

2. **Affordable Housing**
   The project shall provide the City 29 below market rate units as follows:
   a. Fourteen (14) one-bedroom condominium units at the low-income level; and
   b. Fifteen (15) two-bedroom condominium units at the low-income level;

3. **Exterior Lighting**
   a. Any exterior lighting above the ground floor on the sides and rear of the condominium and townhouse buildings shall be shrouded and/or directed down to minimize glare.
   b. All ground level exterior lighting along pathways, in common areas and as part of the landscaping shall incorporate the lowest wattage necessary to comply with applicable Building and Energy Codes and shall be designed to face downward and away from shared property lines to minimize off-site glare.

4. **Rear Yard Landscape Buffer**
   a. The existing grade within five (5) feet of the rear property line within the 20-foot landscape buffer should be maintained to the greatest extent feasible.
   b. The existing potocarpus trees along the rear property line shall be maintained to the greatest extent feasible.
   c. The existing fence along the rear property line shall be maintained, repaired and/or replaced based on consultations with the owner(s) of each adjacent property.
   d. Grading and trenching shall be minimized within the dripline of any tree that is directly adjacent to the property line. If grading or trenching within a tree dripline is required, it shall be done under supervision of a licensed arborist and the owner of the tree shall be notified in advance.

5. **Phased Parking**
   Once construction is initiated by the developer, there shall be continuous progress without phasing of the development. The project shall provide the resident and guest parking spaces required for the rental and townhouse units

6. **Phase Development**
   Once construction is initiated by the developer, there shall be continuous progress without phasing of the development.

7. **Tree Preservation**

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The applicant shall use best efforts, as reasonably determined by the Community Development Director, to preserve tree number six as identified in the arborist report dated May 8, 2018.

8. **Bicycle Parking**
The project shall be updated to include additional grade level Class I and II bicycle parking spaces.

9. **Transit Facility Enhancements**
The development project shall coordinate with the Santa Clara County Valley Transportation Authority (VTA) to preserve the existing bus stop along the southern project frontage both during and post construction. During construction the transit facility cannot be blocked or relocated without approval from the VTA. Upon completion of project construction, the transit stop must be accommodated within the project's frontage improvements and include a new illuminated shelter with a dynamic message board facility for use by the City and VTA for community outreach efforts. The shelter and dynamic message board will be selected with input from both the VTA and City of Los Altos and be maintained by the frontage including refuge pick-up. The transit facility shall include enhanced red transit stop roadway markings and signage to highlight the facility and restrict parking. Based upon VTA input, the transit facility may also include additional enhancements to accommodate ride share drop off and pick up of residents and micro-mobility facilities such as electric bike share and other regional systems.

10. **Parking Restrictions along El Camino Real**
The project frontage, including the portion of El Camino Real north of the project site to Distel Drive shall include parking restrictions to accommodate future enhanced bicycle facilities for southbound El Camino Real.

11. **Route to School Maps**
A Route to School map shall be developed and provided to residents identifying the suggested Routes to School. The map shall be maintained and regularly updated to ensure accurate and safe routes to school.

12. **Encroachment Permit**
An encroachment permit and/or an excavation permit shall be obtained prior to any work done within the public right-of-way and it shall be in accordance with plans to be approved by the City Engineer. *Note: Any work within El Camino Real will require applicant to obtain an encroachment permit with Caltrans prior to commencement of work*.

13. **Public Utilities**
The applicant shall contact electric, gas, communication and water utility companies regarding the installation of new utility services to the site.

14. **Americans with Disabilities Act**
All improvements shall comply with Americans with Disabilities Act (ADA).

15. **Stormwater Management Plan**

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The applicant shall submit a complete Stormwater Management Plan (SWMP) and a hydrology calculation showing that 100% of the site is being treated; is in compliance with the Municipal Regional Stormwater NPDES Permit (MRP). Applicant shall provide a hydrology and hydraulic study, and an infeasible/feasible comparison analysis to the City for review and approval for the purpose to verify that MRP requirements are met.

16. Sewer Lateral
Any proposed sewer lateral connection shall be approved by the City Engineer.

17. Transportation Permit
A Transportation Permit, per the requirements specified in California Vehicle Code Division 15, is required before any large equipment, materials or soil is transported or hauled to or from the construction site.

18. Affordable Units
The Project's below market rate units shall be constructed concurrently with the market rate units.

19. 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.

PRIOR TO SUBMITTAL OF BUILDING PERMIT

20. Green Building Standards
The applicant shall provide verification that the project will comply with the City's Green Building Standards (Section 12.26 of the Municipal Code) from a qualified green building professional.

21. Property Address
The applicant shall provide an address signage plan as required by the Building Official.

22. Screening Trees
The project shall address privacy screening trees as follows:

- The landscape plan shall provide fast-growing evergreen screening trees along the side property lines (east and west) and rear property lines (south) as required by the Community Development Director.
- All evergreen screening trees within the rear yard adjacent to the rear property line shall be at the approximate heights at 2 years growth as represented on the project architect's submittal dated November 20, 2019. The trees shall be planted as soon as practicable after building permit issuance to minimize views of the townhouses and condominium buildings.

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- Along rear property line, the evergreen screening trees shall be planted a distance of 5' to 10' from the rear property line in a staggered manner so that they are not lined up parallel to the rear property line.
- The applicant shall work with the City to preserve trees along El Camino Real.
- The applicant shall work with the neighbors whose rear yard backs up to the project site, and who are interested, to plant trees on the neighbor's private property at the rear line of their fence to address privacy concerns.

23. Fence

The project plans shall be revised to incorporate fences along the side (east and west) property lines and south (rear) property line with a minimum height ten feet based on consultations with the owner(s) of each adjacent property for the purpose of attenuating noise and improving privacy.

24. Common Open Space

The project plans shall revise the common open space area to provide family- and children-oriented open space and amenities, including, but not limited to a playground for young children, dedicated area for dogs, outdoor cooking facilities, and other family-oriented amenities.

25. Affordable Unit Term

All below market residential units subject to this approval shall remain affordable for the maximum period provided by law.

25. Parkland Dedication

The applicant and City shall enter into good faith negotiations toward executing a memorandum of understanding (MOU) or Exclusive Negotiating Agreement (ENA) prior to issuance of the project's first building permit. The agreement would allow the city and applicant/developer to negotiate the terms of an agreement that will provide a public park at 745 Distel Drive. The agreement shall:

a. Provide for a "turn key" park and detail the process by which the park design will be developed and approved.
b. Provide for payment to the city of the difference between the total cost of the park and the in-lieu park fee amount that would otherwise be paid.
c. Require the payment of the estimated difference between the total cost of the park and the otherwise required in-lieu fee at the time of issuance of the first building permit for the project.
d. Include an "opt-out" clause.

In the event that an MOU or ENA is not executed by the parties prior to issuance of the project's first building permit, the applicant shall instead pay the applicable in lieu park fee.

26. Water Efficient Landscape Plan

Provide a landscape documentation package prepared by a licensed landscape professional showing how the project complies with the City's Water Efficient Landscape Regulations.

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27. Air Quality Filtration and Ventilation Requirements

The project shall install air filtration at residential units exposed to annual $PM_{2.5}$ exposure above 0.3 µg/m^3. To ensure adequate health protection to sensitive receptors, a ventilation system is proposed to meet the following minimal design standards:

a. Install air filtration in residential buildings. Air filtration devices shall be rated MERV13 or higher for portions of the site that have annual $PM_{2.5}$ exposure above 0.3 µg/m^3. The ventilation system, whether mechanical or passive, shall filter all fresh air circulated into the dwelling units.

b. As part of implementing this measure, an ongoing maintenance plan for the buildings' heating, ventilation, and air condition (HVAC) air filtration system shall be required.

c. Ensure that the use agreement and other property documents: (1) require cleaning, maintenance, and monitoring of the affected buildings for air flow leaks, (2) include assurance that new owners or tenants are provided information on the ventilation system, and (3) include provisions that fees associated with owning or leasing a unit(s) in the building include funds for cleaning, maintenance, monitoring, and replacements of the filters, as needed.

28. Noise Level Requirements

To ensure consistency with the General Plan and Noise Control Ordinance, the applicant shall incorporate the following requirements into the project design:

a. When refining the project's site plan, locate outdoor use areas away from El Camino Real and continue to shield noise-sensitive outdoor spaces with buildings or noise barriers where feasible.

b. Provide a suitable form of forced-air mechanical ventilation, as determined by the building official, for all residential buildings, so that windows can be kept closed to control noise.

c. Provide sound-rated windows to northeast, northwest, and southeast facing condominium units to maintain interior noise levels at acceptable levels. Preliminary calculations show that sound-rated windows with minimum STC Rating of 33 to 34 would be satisfactory for units fronting El Camino Real and windows with minimum STC Rating of 28 to 29 would be satisfactory for northwest and southeast facing condominium units to achieve acceptable interior noise levels, assuming a wall construction with STC 46 or greater and 40 percent windows or less. The specific determination of what noise insulation treatments are necessary shall be conducted on a unit-by-unit basis during final design of the project once final building plans and elevations are available.

29. Traffic Signal Modification at El Camino Real and Rengstorff Avenue

The traffic signal facility at the intersection of El Camino Real & Rengstorff Avenue shall be revised to be consistent with the current State of California design standards. Traffic signal modification shall be coordinated with the California Department of Transportation – Caltrans and the City of Mountain View and modifications may include new pole standards replacement, curb ramp reconfiguration, accessible pedestrian signal upgrades for ADA accessibility, bulb-out improvements for mobility enhancements, streetlight upgrades, and other improvements necessary to comply with planned Caltrans and City of Mountain View Grand Boulevard design standard for El Camino Real. It shall be the responsibility of the developer and their contractor agents to obtain any necessary Encroachment Permits from both Caltrans and the City of Mountain View prior to the commencement of work and approval of off-site improvement plans by the City. The traffic signal modification plan shall include a

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photometric analysis of the intersection to help identify necessary lighting upgrades to maintain an average 4.0 foot-candle light distribution through the entire intersection.

30. Intersection Driveway Configuration
The new driveway configuration for the 5150 El Camino Real project shall include a detached driveway at the El Camino Real & Rengstorff Avenue intersection, with both aligning with movements on the Rengstorff Avenue side of the intersection, and maintain clearly defined pedestrian access through the intersection across the driveway with traffic signal controls.

PRIOR TO FINAL MAP RECORDATION

31. Covenants, Conditions and Restrictions
The applicant shall include provisions in the Covenants, Conditions and Restrictions (CC&Rs) as follows:

a. Along rear property line – trees shall be planted a distance of 5’ to 10’ from the rear property line in a staggered manner so that they are not lined up parallel to the rear property line.
b. Storage on private patios and decks shall be restricted; and rules for other objects stored on private patios and decks shall be established with the goal of minimizing visual impacts.
c. Long-term maintenance and upkeep of the landscaping and street trees, as approved by the City, shall be a duty and responsibility of the property owners. Specifically, the landscape buffer, including both trees and landscaping, along the rear property line shall be permanently maintained as required by the CT District per Municipal Code Section 14.50.110(C).
d. Both parking spaces in a tandem space shall be owned by the same unit and cannot be owned or used by separate units.
e. The parking spaces on the dead-end drive aisles should be reserved for residents and guest parking spaces should be located near the driveway ramp.
f. The maintenance, upkeep, and replacement of any removed plant or tree as shown on the project landscape plan and on-going maintenance of street trees, as approved by the City, shall be a duty and responsibility of the property owners in perpetuity.

32. Pedestrian Access Easement
The applicant shall dedicate to the public the public sidewalk along the El Camino Real frontage that is on the project site to the City of Los Altos for use as a pedestrian access easement, and a private access easement along the east and west side of the two-five-story buildings and along the townhouses for use as a private pedestrian access easement. Applicant shall submit documentation to the City for review and approval for the recordation of the public easement to the City of Los Altos and private easement in accordance with the CC&Rs for the project.

33. No Build Easement
The applicant shall record a seven-foot wide no build easement for along the south property line of Lot No. 1 above grade over which no buildings shall be constructed.

34. Emergency Vehicle Access Easement

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The applicant shall dedicate the roadway along the east and west side of the two-five-story buildings and along the townhouses to the City of Los Altos for use as an emergency vehicle access easement. Applicant shall submit documentation to the City for review and approval for the recordation of the public easement to the City of Los Altos.

35. **Public Utility Dedication**
The applicant shall dedicate public utility easements as required by the utility companies to serve the site.

36. **Payment of Fees**
The applicant shall pay all applicable fees, including but not limited to sanitary sewer impact fees, parkland dedication in-lieu fees, traffic impact fees as modified by Condition No. 26, affordable housing impact fees, public art impact fee and map check fee plus deposit as required by the City of Los Altos Municipal Code.

PRIOR TO ISSUANCE OF BUILDING PERMIT

37. **Final Map Recordation**
The applicant shall record the final map. Plats and legal descriptions of the final map shall be submitted for review by the City Land Surveyor. Applicant shall provide a sufficient fee retainer to cover the cost of the map review by the City.

38. **Well Destruction**
Prior to a final on the grading permit, any on-site well(s) encountered shall be removed or mitigated to eliminate hazards associated with abandoned wells, subject to any required permits from the Department of Environmental Resources, Santa Clara Water District and in accordance with all laws and policies (Santa Clara County and California State Model Well Standards).

39. **Electric Vehicle Charging and Electric Vehicle Ready Stalls**
The project plans shall show the electric vehicle charging (EVC) stalls and electric vehicle ready (EVR) stalls consistent with the project plans received on November 20, 2019 or the Los Altos Municipal Code, whichever results in the greater number of EVC or EVR stalls.

40. **Photovoltaic Panels and System**
The project plans shall show the photovoltaic panels and system consistent with the project plans received on November 20, 2019 or the Los Altos Municipal Code, whichever results in the greater number of photovoltaic panels and system.

41. **Affordable Housing Agreement**
The Applicant shall execute and record an Affordable Housing Agreement, in a form approved and signed by the Development Services Director and the City Attorney, that offers 29 below market rate rental units affordable to low-income households, for 99 years. The below market rate units shall be constructed concurrently with the market rate units, shall be provided at the location on the approved plans, and shall not be significantly distinguishable with regard to design, construction or materials. Upon completion of the townhouses on Lot No. 2, five townhouses shall not be sold for five years from the date of occupancy and shall be held by an

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entity controlled by Prometheus Real Estate Group, Inc. If 172 rental units on Lot No. 1 are not initiated within five years from completion of townhouses, the five unsold townhouse units shall be dedicated as affordable units. If the 172 rental units on Lot No. 1 are initiated within five years from the completion of the townhouses, the condition for five unsold townhouse units be dedicated as affordable will terminate.

43. **Performance Bond**
The applicant shall submit a cost estimate for the improvements in the public right-of-way and shall submit a 100-percent performance bond and 50-percent labor and material bond (to be held six months after acceptance of improvements) for the public right-of-way work.

44. **Maintenance Bond**
A one-year, ten-percent maintenance bond shall be submitted upon acceptance of improvements in the public right-of-way.

45. **Stormwater Management Plan**
The applicant shall submit a complete Stormwater Management Plan (SWMP) and a hydrology calculation showing that 100% of the site is being treated; is in compliance with the Municipal Regional Stormwater NPDES Permit (MRP). Applicant shall provide a hydrology and hydraulic study, and an infeasible/feasible comparison analysis to the City for review and approval for the purpose to verify that MRP requirements are met.

46. **Storm Water Filtration Systems**
The applicant shall insure the design of all storm water filtration systems and devices are without standing water to avoid mosquito/insect infestation.

47. **Grading and Drainage Plan**
The applicant shall submit detailed plans for on-site and off-site grading and drainage plans that include drain swales, drain inlets, rough pad elevations, building envelopes, and grading elevations for review and approval by the City Engineer.

48. **Sewage Capacity Study**
The applicant shall show sewer connection to the City sewer main and submit calculations showing that the City's existing 8-inch sewer main will not exceed two-thirds full due to the additional sewage capacity from proposed project. For any segment that is calculated to exceed two-thirds full for average daily flow or for any segment that the flow is surcharged in the main due to peak flow, the applicant shall upgrade the sewer line or pay a fair share contribution for the sewer upgrade to be approved by the City Engineer.

49. **Construction Management Plan**
The applicant shall submit a construction management plan on a monthly basis for review and approval by the Community Development Director and the City Engineer that includes the following:
   a. The construction management plan shall address any construction activities affecting the public right-of-way, including but not limited to excavation, traffic control, truck routing, staging area, pedestrian protection, material storage, earth retention and construction vehicle parking. The staging area shall remain in one location at the project site. All

construction parking shall occur on-site or locations approved by the Community Development Director. No construction parking shall be permitted in residential neighborhoods.

b. Applicant, Developer, or Contractor shall designate a "disturbance coordinator" who can address complaints/concerns/issues/questions related to construction or development during, including dust control and excessive vibration, all phases of the project and provide the City of Los Altos with the name and contact information of the person appointed to this position.
c. Applicant, Developer, or Contractor shall post publicly visible sign(s) with the telephone number and name of "disturbance coordinator" and include copy on the sign indicating that this is the project contact who can address complaints/concerns/issues/questions related to construction or development during all phases of the project.
d. Applicant/Developer/Contractor shall maintain and submit a copy to the City of Los Altos Community Development Department a log of all complaints/concerns/issues/questions related to construction or development during all phases of the project. The log shall provide a description of the complaint/concern/issue/question at hand and the efforts taken to address them. Every effort shall be made to respond to a submitted complaint/concern/issue/question within 24 hours.
e. All vehicles involved with or related to the construction of this project shall be limited to parking on the project site or the property at 745 Distel Drive. There shall be no construction parking of any type in any of the neighboring residential areas and all involved in the construction and development of this project shall be notified verbally and in writing of these limitations and provided with maps of approved parking locations.
f. A Transportation Permit, per the requirements in California Vehicle Code Division 15, is required before any large equipment, materials or soil is transported or hauled to or from the site. Applicant shall pay the applicable fees before the transportation permit can be issued by the Traffic Engineer.

50. Solid Waste Ordinance Compliance

The applicant shall be in compliance with the City's adopted Solid Waste Collection, Remove, Disposal, Processing & Recycling Ordinance (LAMC Chapter 6.12) which includes a mandatory requirement that all commercial and multi-family dwellings provide for recycling and organics collection programs.

51. Solid Waste and Recyclables Disposal Plan

The applicant shall contact Mission Trail Waste Systems and submit a solid waste and recyclables disposal plan indicating the type, size and number of containers proposed, and the frequency of pick-up service subject to the approval of the Engineering Division. The applicant shall also submit evidence that Mission Trail Waste Systems has reviewed and approved the size and location of the proposed trash enclosure. The enclosure shall be designed to prevent rainwater from mixing with the enclosure's contents and shall be drained into the City's sanitary sewer system. The enclosure's pad shall be designed to not drain outward, and the grade surrounding the enclosure designed to not drain into the enclosure. In addition, applicant shall show on plans the proposed location of how the solid waste will be collected by the refusal company. Include the relevant garage clearance dimension and/or staging location with appropriate dimensioning on to plans.

ATTACHMENT 1

52. Sidewalk Lights
The applicant shall maintain the existing light fixture and/or install new light fixture(s) in the El Camino Real sidewalk as directed by the City Engineer.

PRIOR TO FINAL OCCUPANCY

53. Condominium Map
The applicant shall record the condominium map as required by the City Engineer.

54. Landscape and Irrigation Installation
All on- and off-site landscaping and irrigation shall be installed and approved by the Community Development Director and the City Engineer. Provide a landscape Certificate of Completion, signed by the project's landscape professional and property owner, verifying that the trees, landscaping and irrigation were installed per the approved landscape documentation package.

55. Signage and Lighting Installation
The applicant shall install all required signage and on-site lighting per the approved plan. Such signage shall include the disposition of guest parking, the turn-around/loading space in the front yard and accessible parking spaces.

56. Green Building Verification
The applicant shall submit verification that the structure was built in compliance with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code.

57. Acoustical Report
The applicant shall submit a report from an acoustical engineer ensuring that the rooftop mechanical equipment meets the City's noise regulations.

58. Sidewalk in Public Right-of-Way
The applicant shall install new sidewalk, vertical curb and gutter, and driveway approaches from property line to property line along the frontage of El Camino Real as shown on the approved plans and as required by the City Engineer.

59. Public Infrastructure Repairs
The applicant shall repair any damaged right-of-way infrastructures and otherwise displaced curb, gutter and/or sidewalks and City's storm drain inlet shall be removed and replaced as directed by the City Engineer or his designee. The applicant is responsible to resurface (grind and overlay) half of the street along the frontage of El Camino Real and Jordan Ave. if determined to be damaged during construction, as directed by the City Engineer or his designee. *Note: Any work within the El Camino Real will require applicant to obtain encroachment permit with Caltrans prior to commencement of work.*

60. Maintenance Bond
A one-year, ten-percent maintenance bond shall be submitted upon acceptance of improvements in the public right-of-way.

ATTACHMENT 1

61. SWMP Certification
The applicant shall have a final inspection and certification done and submitted by the Engineer who designed the SWMP to ensure that the treatments were installed per design. The applicant shall submit a maintenance agreement to City for review and approval for the stormwater treatment methods installed in accordance with the SWMP. Once approved, City shall record the agreement.

62. Bicycle Pathway
A pathway (painted) shall be shown on the lower level basement floor plan to delineate a pathway from the elevator to the bicycle storage lockers on the lower basement level.

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ATTACHMENT 2

RESOLUTION NO. 2022-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS MAKING FINDINGS, APPROVING A VESTING TENTATIVE SUBDIVISION MAP, INCLUSIONARY HOUSING AND DENSITY BONUS MODIFICATION FOR A 196-UNIT MULTIPLE-FAMILY DEVELOPMENT AT 5150 EL CAMINO REAL

WHEREAS, the City of Los Altos received a development application from Michael Ducote of Prometheus Real Estate Group, Inc. (Applicant), for a modification to a 196-unit multiple-family residential development at 5150 El Camino Real that includes a modification to an approved Vesting Tentative Subdivision Map, Inclusionary Housing, and Density Bonus allowances (application MOD22-0003), referred to herein as the "Project"; and

WHEREAS, said Project is located in the CT District, which allows multiple-family housing as a conditional use at a maximum density of 38 dwelling units per net acre of land; and

WHEREAS, said Project has a net site area of 3.80 acres (165,345 square feet), which will allow for a base residential density of 145 dwelling units; and

WHEREAS, the Applicant is offering 29 low-income affordable housing units for rental as part of the Project; and

WHEREAS, the Applicant's proposed unit mix would consist of 20 percent of its base density as affordable, with 20 percent of the units affordable at the low-income level, thereby entitling the project to qualify for a density bonus, two concessions and additional concessions pursuant to Los Altos Municipal Code Section 14.28.046 and Government Code Section 65915, *et seq.*; and

WHEREAS, the City Council on December 10, 2019 by Resolution 2019-43 approved two concessions under Government Code Section 65915(d) and Los Altos Municipal Code Section 14.28.040 to allow: a) the two condominium buildings along El Camino Real to have a primary height of 56 feet, where the Code allows for 45 feet; and b) an on-site parking stall width of 8.5 feet for the parking spaces in the underground garage, where the Code requires an on-site parking stall width of nine feet on December 10, 2019; and

WHEREAS, the Applicant is eligible for and has requested a 35 percent density bonus to allow development of the Project pursuant to Government Code 65915 and Los Altos Municipal Code Section 14.28.046 and Table A in the Appendix to the Affordable Housing Ordinance; and

WHEREAS, the City Council approved on December 10, 2019 by Resolution 2019-43, a parking requirement alteration under Government Code Section 65915(p) and Los Altos Municipal Code Section 14.28.040 (which has since been moved to the Appendix to the Affordable Housing Ordinance per an amendment) to allow for a reduction in the parking requirement, inclusive of handicapped and guest parking, to allow for a reduction in the parking requirement to: 1) zero to one bedroom units, one onsite parking space, 2) two to three bedroom units, two onsite parking spaces, and for four and more bedroom units, two and one-half parking space on December 10, 2019; and

ATTACHMENT 2

WHEREAS, the Applicant is eligible for and has requested a waiver from the 75-foot site frontage requirement under Government Code Section 65915(e) and Los Altos Municipal Code Section 14.28.046 to not require a minimum site frontage where Section 14.50.070 requires a minimum 75-foot site frontage for lot No. 2; and

WHEREAS, the Project qualifies as a project under the California Environmental Quality Act (CEQA), Public Resource Code §§21000-21189.3 but no further environmental review is necessary; and

WHEREAS, State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) provides that when an EIR has been certified or negative declaration adopted for a project, no subsequent EIR or negative declaration shall be required for that project unless changes are proposed in the project and the lead agency determines, on the basis of substantial evidence in light of the whole record, that there are new significant environmental effects due to a change in the project or circumstances, or there is new information of substantial importance as identified in CEQA Guidelines Section 15162(a)(3); and

WHEREAS, the subject property was evaluated in 2019 with the approval of the 196-unit multiple-family development at 5150 El Camino Real. A Mitigated Negative Declaration (MND) was prepared for the project; and

WHEREAS, an MND was prepared and certified by the City Council as part of the 5150 El Camino Real Residential Development MND (SHC# 2019079050) on December 10, 2019; and

WHEREAS, based on staff's review of the Project, and as concurred in by the City Council in its independent judgment, no special circumstances exist that would create a reasonable possibility that the Project will have a significant effect on the environment beyond what was previously analyzed and disclosed or that would otherwise meet criteria specified in CEQA Guidelines Section 15162(a); and

WHEREAS, said Project has been processed in accordance with the applicable provisions of the California Government Code and the Los Altos Municipal Code; and

WHEREAS, on June 16, 2022, the Planning Commission conducted a duly noticed public hearing at which members of the public were afforded an opportunity to comment upon the Project, and at the conclusion of the hearing, the Planning Commission recommended that the City Council approve the Project; and

WHEREAS, on August 23, 2022, the City Council held a duly noticed public meeting as prescribed by law and considered public testimony and evidence and recommendations presented by staff related to the Project; and

WHEREAS, all the requirements of the Public Resources Code, the State CEQA Guidelines, and the regulations and policies of the City of Los Altos have been satisfied or complied with by the City in connection with the Project; and

ATTACHMENT 2

WHEREAS, the findings and conclusions made by the City Council in this Resolution are based upon the oral and written evidence presented as well as the entirety of the administrative record for the proposed Project, which is incorporated herein by this reference. The findings are not based solely on the information provided in this Resolution; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Los Altos hereby approves the modifications to the Project subject to the Findings (Exhibit A), the Conditions of Approval (Exhibit B) from Resolution 2019-43 with modifications to the Project, attached hereto and incorporated by this reference.

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution passed and adopted by the City Council of the City of Los Altos at a meeting thereof on the 23rd day of August 2022 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Anita Enander, MAYOR

Attest:

____
Angel Rodriguez, CITY CLERK

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ATTACHMENT 2

EXHIBIT A

FINDINGS

1. FINDING: Finding that no further environmental review is necessary under CEQA pursuant to State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations).

   CEQA requires analysis of agency approvals of discretionary "Projects." A "Project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment" (State CEQA Guidelines Section 15378).

   The proposed Project is a project under CEQA. State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) provides that when a mitigated negative declaration (MND) adopted for a project, no subsequent EIR or MND shall be prepared for that project unless changes are proposed to the project and the lead agency determines, on the basis of substantial evidence in light of the whole record, that there are new significant environmental effects due to a change in the project or circumstances, or there is new information of substantial importance as identified in State CEQA Guidelines Section 15162(a)(3). The project was evaluated in 2019 with the approval of the 196-unit multiple-family development. A Mitigated Negative Declaration (MND) were prepared and certified for the project titled the 5150 El Camino Real Residential Development MND (SHC# 2019079050), which was adopted in December 2019.

   The proposed Project requests a modification to the approved vesting tentative map to subdivide the property from one lot to two lots. The tentative map does not involve any physical changes in the environment and hence does not have the potential for causing a significant effect on the environment. No potential new impacts related to the Project have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the 5150 El Camino Real Residential Development MND. No other special circumstances exist that would create a reasonable possibility that the Project will have a significant adverse effect on the environment. Therefore, no further environmental review is required.

2. SUBDIVISION FINDINGS. With regard to Subdivision MOD22-0003, the City Council finds, in accordance with Section 66474 of the Subdivision Map Act of the State of California, as follows:

   a. The proposed subdivision is not consistent with the General Plan;

      This Finding cannot be made. The proposed subdivision is consistent with the Los Altos General Plan, including the Land Use Element, which designates the parcel as Thoroughfare Commercial and allows for higher density residential development. Specific applicable policies of the General Plan for creating one parcel to be further divided into 196 condominium units include Land Use Element Policies 2.2, 4.3 and 4.4, Housing Element Policy 4.3, and the Infrastructure and Waste Disposal Element Policies 1.3, 2.2 and 3.1. The subdivision is also consistent with the El Camino Special Planning Area within the Land Use Element. The subdivision is not within an area adopted as a specific plan area.

b. The Project site is not physically suitable for this type and density of development in that the project meets all applicable Zoning requirements except where a density bonus, and development incentives have been granted;

This Finding cannot be made. The proposed subdivision has already been approved and no changes are proposed that would affect the physical layout of the project. The proposed subdivision is consistent with the Los Altos General Plan, including the Land Use Element, which designates the parcel as Commercial Thoroughfare and allows for higher density residential development. Specific applicable policies of the General Plan for creating one parcel to be further divided in 196 residential condominium units include Land Use Element Policies 2.2, 4.3 and 4.4, Housing Element Policy 4.3, and the Infrastructure and Waste Disposal Element Policies 1.3, 2.2 and 3.1. The subdivision is also consistent with the El Camino Special Planning Area within the Land Use Element. The subdivision is not within an area adopted as specific plan area.

c. The design of the subdivision and the proposed improvements are likely to cause substantial environmental damage, or substantially injure fish or wildlife; and no evidence of such has been presented;

This Finding cannot be made. The design of the subdivision and the proposed improvements will not cause substantial environmental damage, or substantially injure fish or wildlife based on the findings in the Mitigated Negative Declarations that the project, as mitigated, would have a less than significant environmental effect on the environment. No changes are proposed to the physical layout of the development. ;

d. The design of the subdivision or type of improvements is likely to cause serious public health problems.; and

This Finding cannot be made. The design of the subdivision will not cause serious public health problems based on the findings in the Mitigated Negative Declarations that the project, as mitigated, would have a less than significant environmental effect on the environment. No changes are proposed to the physical layout of the development.

e. The design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

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This Finding cannot be made. The design of the subdivision will not conflict with access easements because there are no known existing access easements encumbering this property.

3. AFFORDABLE HOUSING AND DENSITY BONUS FINDINGS. With regard to the offered below market rate units and requested density bonus, and concessions and parking requirement alteration, the City Council finds, in accordance with Los Altos Municipal Code Section 14.28.046, as follows:

   a. The Applicant is offering 29 affordable units for rent at the low income, which is 20 percent of the Project's base density, and qualifies the Project for a 35 percent density bonus, two concessions, and a parking requirement alteration, as well as unlimited development standard waivers;

   b. Per State Density Bonus Laws and the Appendix to the Affordable Housing Ordinance, a project that offers 20 percent of its total units (base density) as low income restricted affordable units shall be granted a density bonus of 35 percent, and a project that offers 17 percent or more of its total units (base density) as low income restricted affordable units shall be granted two (2) concessions. Since the Project is providing 20 percent of its total units as affordable at the low-income level, the City shall grant a density bonus of at least 35 percent and two (2) concessions;

   c. Per Government Code Section 65915(e) and Section 14.28.046, the City shall grant a waiver or reduction of development standards that have the effect of physically precluding the construction of a development in addition to the density bonus and concessions permitted by the Code. Consistent with these requirements, the applicant is requesting a complete waiver from the requirement for a 75-foot street frontage for lot No. 2.

      With regard to the waiver, it can be supported by the fact that implementation of this Zoning Code standard physically precludes the construction of the development and the facilities. The waiver request appears appropriate and reasonable for a project of this size and scope. To provide appropriate vehicular and emergency vehicle access to the site, appropriate and reasonable access and entry spaces to the ground level townhouse, 26-foot wide lanes with emergency vehicle access (EVAE) and private access and utility easement (PAUE) easements, and four- to seven-foot wide pedestrian assess easements along the east and west sides of lot No. 1 for pedestrian access to lot No. 2. Thus, the requested waiver would not have a specific, adverse impact upon public health and safety or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to very-low-income and moderate-income households.

      With regard to the waiver, there is sufficient evidence currently in record that the waiver would not have a specific adverse impact upon on any real property that is listed in the California Register of Historical Resources due to the property not being a historic resource or historic landmark listed on federal, state or local inventories. A structure

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would be considered eligible for designation as a historic resource under the City's Historic Preservation Ordinance if it satisfies each of the three criteria identified in the Ordinance - Age, Determination of Integrity, and Historic Significance. Because the existing building on the site was constructed in 1983, it would not satisfy the Age criterion and would not be eligible as for designation as a historic resource.

With regard to the waiver, there is not sufficient evidence currently in record that granting any waiver or reduction that would be contrary to state or federal law.

a. The proposed project provides for a variety of housing types in a variety of income categories, including low-income units, and retaining the affordability of these units for 99 years allows the conservation of the City's affordable housing stock for the long term.

b. The proposed project, as conditioned, provides for the long-term affordability of housing units that further the Goals, Policies, and Programs of the 2015-2023 Housing Element of the Los Altos General Plan.

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ATTACHMENT 2

EXHIBIT B

CONDITIONS

GENERAL

1. Approved Plans

The project approval is based upon the plans documentation received on ~~November 20, 2019~~May 20, 2022, except as modified by these conditions.

2. Affordable Housing

The project shall provide the City 29~~8~~ below market rate units as follows:

a. Fourteen (14) one-bedroom condominium units at the low-income level; and
b. Fifteen (15) two-bedroom condominium units at the low-income level;
~~c. Twelve (12) one-bedroom condominium units at the very-low income level;~~
~~d. Four (4) two-bedroom condominium units at the very-low income level;~~
~~e. Nine (9) two-bedroom condominium units at the moderate income level;~~
~~f. Two (2) two-bedroom townhouse units at the moderate income level; and~~
~~g. One (1) three-bedroom townhouse unit at the moderate income level.~~

3. Exterior Lighting

a. Any exterior lighting above the ground floor on the sides and rear of the condominium and townhouse buildings shall be shrouded and/or directed down to minimize glare.
b. All ground level exterior lighting along pathways, in common areas and as part of the landscaping shall incorporate the lowest wattage necessary to comply with applicable Building and Energy Codes and shall be designed to face downward and away from shared property lines to minimize off-site glare.

4. Rear Yard Landscape Buffer

a. The existing grade within five (5) feet of the rear property line within the 20-foot landscape buffer should be maintained to the greatest extent feasible.
b. The existing potocarpus trees along the rear property line shall be maintained to the greatest extent feasible.
c. The existing fence along the rear property line shall be maintained, repaired and/or replaced based on consultations with the owner(s) of each adjacent property.
d. Grading and trenching shall be minimized within the dripline of any tree that is directly adjacent to the property line. If grading or trenching within a tree dripline is required, it shall be done under supervision of a licensed arborist and the owner of the tree shall be notified in advance.

5. Phased Parking

Once construction is initiated by the developer, there shall be continuous progress without phasing of the development. The project shall provide the resident and guest parking spaces required for the rental and townhouse units ~~The project shall provide the resident and guest parking spaces required for the condominium and townhouse units developed during each phase of the development and shall provide such spaces, if not available in the underground~~

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ATTACHMENT 2

~~garage, at a paved location on-site where the parking spaces and drive aisles are adequately delineated. A phase of development not completed will be developed as activated space within 12 months of certificate of occupancy.~~

6. **Phase Development**
Once construction is initiated by the developer, there shall be continuous progress without phasing of the development. ~~If a phase of development is not completed, the undeveloped area shall be developed as activated space within 12 months of the certificate of occupancy.~~

7. **Tree Preservation**
The applicant shall use best efforts, as reasonably determined by the Community Development Director, to preserve tree number six as identified in the arborist report dated May 8, 2018.

8. **Bicycle Parking**
The project shall be updated to include additional grade level Class I and II bicycle parking spaces.

9. **Transit Facility Enhancements**
The development project shall coordinate with the Santa Clara County Valley Transportation Authority (VTA) to preserve the existing bus stop along the southern project frontage both during and post construction. During construction the transit facility cannot be blocked or relocated without approval from the VTA. Upon completion of project construction, the transit stop must be accommodated within the project's frontage improvements and include a new illuminated shelter with a dynamic message board facility for use by the City and VTA for community outreach efforts. The shelter and dynamic message board will be selected with input from both the VTA and City of Los Altos and be maintained by the frontage including refuge pick-up. The transit facility shall include enhanced red transit stop roadway markings and signage to highlight the facility and restrict parking. Based upon VTA input, the transit facility may also include additional enhancements to accommodate ride share drop off and pick up of residents and micro-mobility facilities such as electric bike share and other regional systems.

10. **Parking Restrictions along El Camino Real**
The project frontage, including the portion of El Camino Real north of the project site to Distel Drive shall include parking restrictions to accommodate future enhanced bicycle facilities for southbound El Camino Real.

11. **Route to School Maps**
A Route to School map shall be developed and provided to residents identifying the suggested Routes to School. The map shall be maintained and regularly updated to ensure accurate and safe routes to school.

12. **Encroachment Permit**
An encroachment permit and/or an excavation permit shall be obtained prior to any work done within the public right-of-way and it shall be in accordance with plans to be approved by the City Engineer. *Note: Any work within El Camino Real will require applicant to obtain an encroachment permit with Caltrans prior to commencement of work.*

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13. **Public Utilities**
The applicant shall contact electric, gas, communication and water utility companies regarding the installation of new utility services to the site.

14. **Americans with Disabilities Act**
All improvements shall comply with Americans with Disabilities Act (ADA).

15. **Stormwater Management Plan**
The applicant shall submit a complete Stormwater Management Plan (SWMP) and a hydrology calculation showing that 100% of the site is being treated; is in compliance with the Municipal Regional Stormwater NPDES Permit (MRP). Applicant shall provide a hydrology and hydraulic study, and an infeasible/feasible comparison analysis to the City for review and approval for the purpose to verify that MRP requirements are met.

16. **Sewer Lateral**
Any proposed sewer lateral connection shall be approved by the City Engineer.

17. **Transportation Permit**
A Transportation Permit, per the requirements specified in California Vehicle Code Division 15, is required before any large equipment, materials or soil is transported or hauled to or from the construction site.

18. **Affordable Units**
The Project's below market rate units shall be constructed concurrently with the market rate units.

19. **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.

PRIOR TO SUBMITTAL OF BUILDING PERMIT

20. **Green Building Standards**
The applicant shall provide verification that the project will comply with the City's Green Building Standards (Section 12.26 of the Municipal Code) from a qualified green building professional.

21. **Property Address**
The applicant shall provide an address signage plan as required by the Building Official.

22. **Screening Trees**
The project shall address privacy screening trees as follows:

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- The landscape plan shall provide fast-growing evergreen screening trees along the side property lines (east and west) and rear property lines (south) as required by the Community Development Director.
- All evergreen screening trees within the rear yard adjacent to the rear property line shall be at the approximate heights at 2 years growth as represented on the project architect's submittal dated November 20, 2019. The trees shall be planted as soon as practicable after building permit issuance to minimize views of the townhouses and condominium buildings.
- Along rear property line, the evergreen screening trees shall be planted a distance of 5' to 10' from the rear property line in a staggered manner so that they are not lined up parallel to the rear property line.
- The applicant shall work with the City to preserve trees along El Camino Real.
- The applicant shall work with the neighbors whose rear yard backs up to the project site, and who are interested, to plant trees on the neighbor's private property at the rear line of their fence to address privacy concerns.

23. Fence

The project plans shall be revised to incorporate fences along the side (east and west) property lines and south (rear) property line with a minimum height ten feet based on consultations with the owner(s) of each adjacent property for the purpose of attenuating noise and improving privacy.

24. Common Open Space

The project plans shall revise the common open space area to provide family- and children-oriented open space and amenities, including, but not limited to a playground for young children, dedicated area for dogs, outdoor cooking facilities, and other family-oriented amenities.

~~**25. Affordable Units**~~

~~Upon completion of first phase of the project (indicated as the townhomes), three townhouses shall not be sold for five years from the date of occupancy and shall be held by an entity controlled by Dutchints Development. If the second or third phase are not initiated within five years from completion of Phase 1, the three unsold townhouse units shall be dedicated as affordable units.~~

25. Affordable Unit Term

All below market residential units subject to this approval shall remain affordable for the maximum period provided by law.

26. Parkland Dedication

The applicant and City shall enter into good faith negotiations toward executing a memorandum of understanding (MOU) or Exclusive Negotiating Agreement (ENA) prior to issuance of the project's first building permit. ~~by January 31, 2020 that~~ The agreement would allow the city and applicant/developer to negotiate the terms of an agreement that will provide a public park at 745 Distel Drive. The agreement shall:

ATTACHMENT 2

a. Provide for a "turn key" park and detail the process by which the park design will be developed and approved.
b. Provide for payment to the city of the difference between the total cost of the park and the in-lieu park fee amount that would otherwise be paid.
c. Require the payment of the estimated difference between the total cost of the park and the otherwise required in-lieu fee at the time of issuance of the first building permit for the project.
d. Include an "opt-out" clause.

In the event that an MOU or ENA is not executed by the parties prior to issuance of the project's first building permit, the applicant shall instead pay the applicable in lieu park fee.

27. Water Efficient Landscape Plan
Provide a landscape documentation package prepared by a licensed landscape professional showing how the project complies with the City's Water Efficient Landscape Regulations.

28. Air Quality Filtration and Ventilation Requirements
The project shall install air filtration at residential units exposed to annual $PM_{2.5}$ exposure above 0.3 µg/m^3. To ensure adequate health protection to sensitive receptors, a ventilation system is proposed to meet the following minimal design standards:

a. Install air filtration in residential buildings. Air filtration devices shall be rated MERV13 or higher for portions of the site that have annual $PM_{2.5}$ exposure above 0.3 µg/m^3. The ventilation system, whether mechanical or passive, shall filter all fresh air circulated into the dwelling units.
b. As part of implementing this measure, an ongoing maintenance plan for the buildings' heating, ventilation, and air condition (HVAC) air filtration system shall be required.
c. Ensure that the use agreement and other property documents: (1) require cleaning, maintenance, and monitoring of the affected buildings for air flow leaks, (2) include assurance that new owners or tenants are provided information on the ventilation system, and (3) include provisions that fees associated with owning or leasing a unit(s) in the building include funds for cleaning, maintenance, monitoring, and replacements of the filters, as needed.

29. Noise Level Requirements
To ensure consistency with the General Plan and Noise Control Ordinance, the applicant shall incorporate the following requirements into the project design:

a. When refining the project's site plan, locate outdoor use areas away from El Camino Real and continue to shield noise-sensitive outdoor spaces with buildings or noise barriers where feasible.
b. Provide a suitable form of forced-air mechanical ventilation, as determined by the building official, for all residential buildings, so that windows can be kept closed to control noise.
c. Provide sound-rated windows to northeast, northwest, and southeast facing condominium units to maintain interior noise levels at acceptable levels. Preliminary calculations show that sound-rated windows with minimum STC Rating of 33 to 34 would be satisfactory for units fronting El Camino Real and windows with minimum STC Rating of 28 to 29 would be satisfactory for northwest and southeast facing condominium units to achieve acceptable interior noise levels, assuming a wall construction with STC 46 or greater and 40 percent

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windows or less. The specific determination of what noise insulation treatments are necessary shall be conducted on a unit-by-unit basis during final design of the project once final building plans and elevations are available.

30. Traffic Signal Modification at El Camino Real and Rengstorff Avenue

The traffic signal facility at the intersection of El Camino Real & Rengstorff Avenue shall be revised to be consistent with the current State of California design standards. Traffic signal modification shall be coordinated with the California Department of Transportation – Caltrans and the City of Mountain View and modifications may include new pole standards replacement, curb ramp reconfiguration, accessible pedestrian signal upgrades for ADA accessibility, bulb-out improvements for mobility enhancements, streetlight upgrades, and other improvements necessary to comply with planned Caltrans and City of Mountain View Grand Boulevard design standard for El Camino Real. It shall be the responsibility of the developer and their contractor agents to obtain any necessary Encroachment Permits from both Caltrans and the City of Mountain View prior to the commencement of work and approval of off-site improvement plans by the City. The traffic signal modification plan shall include a photometric analysis of the intersection to help identify necessary lighting upgrades to maintain an average 4.0 foot-candle light distribution through the entire intersection.

31. Intersection Driveway Configuration

The new driveway configuration for the 5150 El Camino Real project shall include a detached driveway at the El Camino Real & Rengstorff Avenue intersection, with both aligning with movements on the Rengstorff Avenue side of the intersection, and maintain clearly defined pedestrian access through the intersection across the driveway with traffic signal controls.

PRIOR TO FINAL MAP RECORDATION

32. Covenants, Conditions and Restrictions

The applicant shall include provisions in the Covenants, Conditions and Restrictions (CC&Rs) as follows:

a. Along rear property line – trees shall be planted a distance of 5’ to 10’ from the rear property line in a staggered manner so that they are not lined up parallel to the rear property line.
b. Storage on private patios and decks shall be restricted; and rules for other objects stored on private patios and decks shall be established with the goal of minimizing visual impacts.
c. Long-term maintenance and upkeep of the landscaping and street trees, as approved by the City, shall be a duty and responsibility of the property owners. Specifically, the landscape buffer, including both trees and landscaping, along the rear property line shall be permanently maintained as required by the CT District per Municipal Code Section 14.50.110(C).
d. Both parking spaces in a tandem space shall be owned by the same unit and cannot be owned or used by separate units.
e. The parking spaces on the dead-end drive aisles should be reserved for residents and guest parking spaces should be located near the driveway ramp.
f. The maintenance, upkeep, and replacement of any removed plant or tree as shown on the project landscape plan and on-going maintenance of street trees, as approved by the City, shall be a duty and responsibility of the property owners in perpetuity.

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ATTACHMENT 2

33. Pedestrian Access Easement

The applicant shall dedicate to the public ~~the portion of~~ the public sidewalk along the El Camino Real frontage that is on the project site to the City of Los Altos for use as a pedestrian access easement, and a private access easement along the east and west side of the two-five-story buildings and along the townhouses for use as a private pedestrian access easement. Applicant shall submit documentation to the City for review and approval for the recordation of the public easement to the City of Los Altos and private easement in accordance with the CC&Rs for the project.

34. No Build Easement

The applicant shall record a seven-foot wide no build easement for along the south property line of Lot No. 1 above grade over which no buildings shall be constructed.

35. Emergency Vehicle Access Easement

The applicant shall dedicate the roadway along the east and west side of the two-five-story buildings and along the townhouses to the City of Los Altos for use as an emergency vehicle access easement. Applicant shall submit documentation to the City for review and approval for the recordation of the public easement to the City of Los Altos.

36. Public Utility Dedication

The applicant shall dedicate public utility easements as required by the utility companies to serve the site.

37. Payment of Fees

The applicant shall pay all applicable fees, including but not limited to sanitary sewer impact fees, parkland dedication in-lieu fees, traffic impact fees as modified by Condition No. 26, affordable housing impact fees, public art impact fee and map check fee plus deposit as required by the City of Los Altos Municipal Code.

PRIOR TO ISSUANCE OF BUILDING PERMIT

38. Final Map Recordation

The applicant shall record the final map. Plats and legal descriptions of the final map shall be submitted for review by the City Land Surveyor. Applicant shall provide a sufficient fee retainer to cover the cost of the map review by the City.

39. Well Destruction

Prior to a final on the grading permit, any on-site well(s) encountered shall be removed or mitigated to eliminate hazards associated with abandoned wells, subject to any required permits from the Department of Environmental Resources, Santa Clara Water District and in accordance with all laws and policies (Santa Clara County and California State Model Well Standards).

40. Electric Vehicle Charging and Electric Vehicle Ready Stalls

ATTACHMENT 2

The project plans shall show the electric vehicle charging (EVC) stalls and electric vehicle ready (EVR) stalls consistent with the project plans received on November 20, 2019 or the Los Altos Municipal Code, whichever results in the greater number of EVC or EVR stalls.

41. Photovoltaic Panels and System

The project plans shall show the photovoltaic panels and system consistent with the project plans received on November 20, 2019 or the Los Altos Municipal Code, whichever results in the greater number of photovoltaic panels and system.

42. Affordable Housing Agreement

The Applicant shall execute and record an Affordable Housing Agreement, in a form approved and signed by the ~~Community Development~~ Development Services Director and the City Attorney, that offers 29~~8~~ below market rate rental units affordable to low-income households, for ~~an indefinite period~~99 years~~, as defined in Condition No. 2~~. The below market rate units shall be constructed concurrently with the market rate units, shall be provided at the location on the approved plans, and shall not be significantly distinguishable with regard to design, construction or materials. Upon completion of the townhouses on Lot No. 2, five townhouses shall not be sold for five years from the date of occupancy and shall be held by an entity controlled by Prometheus Real Estate Group, Inc. If 172 rental units on Lot No. 1 are not initiated within five years from completion of townhouses, the five unsold townhouse units shall be dedicated as affordable units. If the 172 rental units on Lot No. 1 are initiated within five years from the completion of the townhouses, the condition for five unsold townhouse units be dedicated as affordable will terminate.

~~**43. Affordable Housing**~~

~~Within 30 days of project approval, the applicant shall enter into a Memorandum of Understanding with a third-party affordable housing developer to use best efforts to explore and effectuate financing options for the purchase and management of up to an additional 58 market-rate units in the Project to be dedicated as affordable rental units~~.

43. Performance Bond

The applicant shall submit a cost estimate for the improvements in the public right-of-way and shall submit a 100-percent performance bond and 50-percent labor and material bond (to be held six months after acceptance of improvements) for the public right-of-way work.

44. Maintenance Bond

A one-year, ten-percent maintenance bond shall be submitted upon acceptance of improvements in the public right-of-way.

45. Stormwater Management Plan

The applicant shall submit a complete Stormwater Management Plan (SWMP) and a hydrology calculation showing that 100% of the site is being treated; is in compliance with the Municipal Regional Stormwater NPDES Permit (MRP). Applicant shall provide a hydrology and hydraulic study, and an infeasible/feasible comparison analysis to the City for review and approval for the purpose to verify that MRP requirements are met.

46. Storm Water Filtration Systems

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ATTACHMENT 2

The applicant shall insure the design of all storm water filtration systems and devices are without standing water to avoid mosquito/insect infestation.

47. Grading and Drainage Plan
The applicant shall submit detailed plans for on-site and off-site grading and drainage plans that include drain swales, drain inlets, rough pad elevations, building envelopes, and grading elevations for review and approval by the City Engineer.

48. Sewage Capacity Study
The applicant shall show sewer connection to the City sewer main and submit calculations showing that the City's existing 8-inch sewer main will not exceed two-thirds full due to the additional sewage capacity from proposed project. For any segment that is calculated to exceed two-thirds full for average daily flow or for any segment that the flow is surcharged in the main due to peak flow, the applicant shall upgrade the sewer line or pay a fair share contribution for the sewer upgrade to be approved by the City Engineer.

49. Construction Management Plan
The applicant shall submit a construction management plan on a monthly basis for review and approval by the Community Development Director and the City Engineer that includes the following:

a. The construction management plan shall address any construction activities affecting the public right-of-way, including but not limited to excavation, traffic control, truck routing, staging area, pedestrian protection, material storage, earth retention and construction vehicle parking. The staging area shall remain in one location at the project site. All construction parking shall occur on-site or locations approved by the Community Development Director. No construction parking shall be permitted in residential neighborhoods.
b. Applicant, Developer, or Contractor shall designate a "disturbance coordinator" who can address complaints/concerns/issues/questions related to construction or development during, including dust control and excessive vibration, all phases of the project and provide the City of Los Altos with the name and contact information of the person appointed to this position.
c. Applicant, Developer, or Contractor shall post publicly visible sign(s) with the telephone number and name of "disturbance coordinator" and include copy on the sign indicating that this is the project contact who can address complaints/concerns/issues/questions related to construction or development during all phases of the project.
d. Applicant/Developer/Contractor shall maintain and submit a copy to the City of Los Altos Community Development Department a log of all complaints/concerns/issues/questions related to construction or development during all phases of the project. The log shall provide a description of the complaint/concern/issue/question at hand and the efforts taken to address them. Every effort shall be made to respond to a submitted complaint/concern/issue/question within 24 hours.
e. All vehicles involved with or related to the construction of this project shall be limited to parking on the project site or the property at 745 Distel Drive. There shall be no construction parking of any type in any of the neighboring residential areas and all involved in the construction and development of this project shall be notified verbally and in writing of these limitations and provided with maps of approved parking locations.

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ATTACHMENT 2

f. A Transportation Permit, per the requirements in California Vehicle Code Division 15, is required before any large equipment, materials or soil is transported or hauled to or from the site. Applicant shall pay the applicable fees before the transportation permit can be issued by the Traffic Engineer.

50. Solid Waste Ordinance Compliance
The applicant shall be in compliance with the City's adopted Solid Waste Collection, Remove, Disposal, Processing & Recycling Ordinance (LAMC Chapter 6.12) which includes a mandatory requirement that all commercial and multi-family dwellings provide for recycling and organics collection programs.

51. Solid Waste and Recyclables Disposal Plan
The applicant shall contact Mission Trail Waste Systems and submit a solid waste and recyclables disposal plan indicating the type, size and number of containers proposed, and the frequency of pick-up service subject to the approval of the Engineering Division. The applicant shall also submit evidence that Mission Trail Waste Systems has reviewed and approved the size and location of the proposed trash enclosure. The enclosure shall be designed to prevent rainwater from mixing with the enclosure's contents and shall be drained into the City's sanitary sewer system. The enclosure's pad shall be designed to not drain outward, and the grade surrounding the enclosure designed to not drain into the enclosure. In addition, applicant shall show on plans the proposed location of how the solid waste will be collected by the refusal company. Include the relevant garage clearance dimension and/or staging location with appropriate dimensioning on to plans.

52. Sidewalk Lights
The applicant shall maintain the existing light fixture and/or install new light fixture(s) in the El Camino Real sidewalk as directed by the City Engineer.

PRIOR TO FINAL OCCUPANCY

53. Condominium Map
The applicant shall record the condominium map as required by the City Engineer.

54. Landscape and Irrigation Installation
All on- and off-site landscaping and irrigation shall be installed and approved by the Community Development Director and the City Engineer. Provide a landscape Certificate of Completion, signed by the project's landscape professional and property owner, verifying that the trees, landscaping and irrigation were installed per the approved landscape documentation package.

55. Signage and Lighting Installation
The applicant shall install all required signage and on-site lighting per the approved plan. Such signage shall include the disposition of guest parking, the turn-around/loading space in the front yard and accessible parking spaces.

56. Green Building Verification

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ATTACHMENT 2

The applicant shall submit verification that the structure was built in compliance with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code.

57. Acoustical Report
The applicant shall submit a report from an acoustical engineer ensuring that the rooftop mechanical equipment meets the City's noise regulations.

58. Sidewalk in Public Right-of-Way
The applicant shall install new sidewalk, vertical curb and gutter, and driveway approaches from property line to property line along the frontage of El Camino Real as shown on the approved plans and as required by the City Engineer.

59. Public Infrastructure Repairs
The applicant shall repair any damaged right-of-way infrastructures and otherwise displaced curb, gutter and/or sidewalks and City's storm drain inlet shall be removed and replaced as directed by the City Engineer or his designee. The applicant is responsible to resurface (grind and overlay) half of the street along the frontage of El Camino Real and Jordan Ave. if determined to be damaged during construction, as directed by the City Engineer or his designee. *Note: Any work within the El Camino Real will require applicant to obtain encroachment permit with Caltrans prior to commencement of work.*

60. Maintenance Bond
A one-year, ten-percent maintenance bond shall be submitted upon acceptance of improvements in the public right-of-way.

61. SWMP Certification
The applicant shall have a final inspection and certification done and submitted by the Engineer who designed the SWMP to ensure that the treatments were installed per design. The applicant shall submit a maintenance agreement to City for review and approval for the stormwater treatment methods installed in accordance with the SWMP. Once approved, City shall record the agreement.

62. Bicycle Pathway
A pathway (painted) shall be shown on the lower level basement floor plan to delineate a pathway from the elevator to the bicycle storage lockers on the lower basement level.

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PLANNING COMMISSION MEETING MINUTES

7:00 PM - Thursday, June 16, 2022

Telephone/Video Conference Only

CALL MEETING TO ORDER

At 6:02 p.m. Vice-Chair Mensinger called the meeting to order.

ESTABLISH QUORUM

PRESENT:	Vice-Chair Mensinger, Commissioners Ahi, Roche and Steinle
ABSENT:	Chair Doran, Commissioners Bodner and Marek
STAFF:	Development Services Director Zornes, City Attorney Houston, Interim Planning Services Manager Golden, Senior Planner Gallegos, and Consulting Planner Hayagreev

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

ITEMS FOR CONSIDERATION/ACTION

PUBLIC HEARING

1. **D22-0002 – EAH Housing – 330 Distel Circle**
   Multiple-Family Design Review and Conditional Use Permit for a new multiple-family development with a five-story building with 90 condominium units for rent along 330 Distel Circle with 90 parking spaces utilizing a mechanized parking system and a common amenity space on the first floor. The proposal is for a 100% affordable housing project and is eligible for a density bonus, development incentives, and development waivers under state law and city ordinance. The project is categorically exempt from environmental review pursuant to Section 15332 (Class 32), Infill Exemption of the California Environmental Quality Act (CEQA) Guidelines. *Project Planner: Hayagreev* **This item has been removed from the agenda. The item will be re-noticed for a future meeting.**

ITEM #2 WAS MOVED AFTER ITEM #3

2. **MOD22-0003 – Prometheus Real Estate Group, Inc – 5150 El Camino Real**
   Modification to a Vesting Tentative Subdivision map and State Density Bonus for a previously approved 196-unit multiple-family development. The proposed project includes a modification to the Vesting Tentative Map to subdivide the lot into two lots for condominium purposes, with the two five-story building along El Camino Real with 172 apartment units on lot No. 1, and the townhouse buildings with 24 units on lot No. 2. The proposal is offering 29 low-income affordable units and a request for a waiver from the 75-foot site frontage requirement. An MND was prepared and certified by the City Council for the project as part of the 5150 El Camino Real Residential Development MND (SHC# 2019079050) on December 10, 2019, a subsequent addendum to the MND is not required under State CEQA Guidelines Section 15162. *Project Planner: Gallegos*

STAFF PRESENTATION
Senior Planner Gallegos presented the staff report recommending approval of a modification to the Vesting Tentative Map and State Density Bonus for application MOD22-0003 per the findings and conditions contained in the resolution (Attachment A). He then answered clarifying questions from Commissioners Steinle, Ahi, Roche and Vice-Chair Mensinger.

APPLICANT PRESENTATION
Don Peterson and Michael Ducote of Prometheus Real Estate Group, Inc. gave a project presentation and answered a clarifying question from Commissioner Ahi.

PUBLIC COMMENT
Han commented on the project.
Pierre Bedard, speaking as a resident not a commissioner, commented on the project.

APPLICANT'S REBUTTAL
Don Peterson and Michael Ducote of Prometheus Real Estate Group, Inc. provided a rebuttal.

Vice-Chair Mensinger closed the Public Comment period and Commission discussion proceeded.

Action: Upon motion by Commissioner Steinle, seconded by Commissioner Ahi, the Commission recommended approval of application MOD22-0003 per the findings and conditions contained in the resolution with modifications to conditions 3, 8 and 12 per staff's recommendation, and change whereas "for-sale" to "rentals".
The motion was approved (4-0) by the following vote:
AYES: Vice-Chair Mensinger Commissioners Ahi, Roche, and Steinle
NOES: None
ABSENT: Chair Doran, Commissioners Bodner and Marek

COMMISSIONERS' REPORTS AND COMMENTS
Commissioner Roche reported on the June 14, 2022 City Council meeting regarding the Wireless Ordinance. City Attorney Houston stated the ordinance introduction passed by a 3-2 vote.

POTENTIAL FUTURE AGENDA ITEMS
Interim Planning Services Manager Golden went over the items on the next two upcoming meeting agendas and provided a few announcements. City Attorney Houston announced some Public Works training.

3. **19-D-01, 19-UP-01 and 19-SD-01 – Gregory and Angela Galatolo – 4350 El Camino Real**
Multiple-Family Design Review, Conditional Use Permit and Tentative Subdivision map for a new multiple-family development with a five-story building with 47 condominium units along El Camino Real with two levels of underground parking. The proposal includes seven affordable units with four moderate-income units and three very-low-income units, and a density bonus with development incentives to allow for increased building height and a reduced parking aisle width. A Mitigated Negative Declaration with Mitigation Monitoring and Reporting Program in compliance with the California Environmental Quality Act (CEQA) will be considered. *Project Planner: Hayagreev* THIS ITEM WAS CONTINUED FROM THE APRIL 7, 2022 PC MEETING.

There was no quorum for agenda item #3 since Commissioner Steinle had to recuse himself because his residence is located within 500 feet of the project site.

Action: Upon motion by Vice-Chair Mensinger, seconded by Commissioner Roche, the Commission moved to continue Multiple-Family Design Review, Conditional Use Permit and Tentative Subdivision map applications 19-D-01, 19-UP-01 and 19-SD-01 to a date certain for the July 21, 2022 PC meeting.
The motion was approved (4-0) by the following vote:
AYES: Vice-Chair Mensinger Commissioners Ahi, and Roche
NOES: None
RECUSED: Steinle
ABSENT: Chair Doran, Commissioners Bodner and Marek

ADJOURNMENT

Chair Doran adjourned the meeting at 7:01 PM.

____
Steve Golden
Interim Planning Services Manager

PLANNING COMMISSION
AGENDA REPORT

Meeting Date: June 16, 2022

Subject: Consider Proposed Modification to the Vesting Tentative Map and State Density Bonus for a 196-Unit Multiple-Family Development at 5150 El Camino Real; consider finding that no further review under the California Environmental Quality Act (CEQA) is required for the project because the findings in CEQA Guidelines Section 15162 cannot be made.

Prepared by: Sean K. Gallegos, Senior Planner

Initiated by: Applicant – Michael Ducote, Prometheus Real Estate Group, Inc.

Attachments:

A. Draft Resolution
B. Applicant Materials
   - Density Bonus Report
C. Project Plans
D. December 10, 2019, City Council Staff Report, Attachments and Plans
   https://www.losaltosca.gov/citycouncil/page/city-council-regular-meeting-16
E. City Council Resolution 2019-43
   https://www.losaltosca.gov/sites/default/files/fileattachments/ordinance/66571/resolution_no._2019-43.docx.pdf

Staff Recommendation:
Recommend to the City Council:

1. Approval of a modification to the Vesting Tentative Map and State Density Bonus MOD22-0003 per the findings and conditions contained in the resolution (Attachment A).

Environmental Review:
An Initial Study and Mitigated Negative Declaration (IS/MND) was previously prepared in compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines (California Code of Regulations §15000 et. seq.) and the regulations and policies of the City of Los Altos. The Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project were adopted for the project by the City on December 10, 2019, and for reasons set forth in further detail later in this report, a subsequent MND is not required under State CEQA Guidelines Section 15162.

Project Description:
On December 10, 2019, the City Council approved a multiple-family condominium residential development with 196 units, common areas and one level of underground parking. The applicant

requests to modify the approved Vesting Tentative Map which created one lot for condominium purposes into a two-lot subdivision. Lot 1 includes the two five-story buildings along El Camino Real with 172 rental units and Lot 2 will include the townhouse buildings with 24 units that will be further subdivided by a condominium plan to create for-sale units. The applicant also requests to modify the previously approved 28 affordable units (12 moderate and 16 very-low) to 29 low-income affordable units (or 20% of the 145 base units), to satisfy the City's requirements for rental projects. The applicant also proposes maintaining the 35 percent density bonus, development concessions and waivers it is eligible under State Density Bonus Law and the Los Altos Municipal Code (LAMC), but the project will need an additional development waiver for the required 75-foot site frontage requirement for Lot 2.

The draft resolution contained in Attachment A includes the project's findings and conditions of approval. The project's Density Bonus Report is included in Attachment B. The following tables summarize the project's technical details:

Fiscal Impact:

The project will result in the following estimated financial contributions to the City:

- Park in-Lieu Fees: $6,958,000 ($35,500/multiple-family dwelling unit)
- Traffic Impact Fees: $815,164 ($4,159/multiple-family dwelling unit)
- Los Altos Public Art Fund: (one percent of construction costs, up to $200,000)

GENERAL PLAN DESIGNATION:	Thoroughfare Commercial
ZONING:	CT (Commercial Thoroughfare)
PARCEL SIZE:	3.8 acres (165,345 square feet)

	Existing	**Proposed**	**Required/Allowed**
SETBACKS – LOT 1 (APARTMENTS)			
Front (north)	-	25 feet	25 feet
Rear (south)	-	119 feet (min.)	100 feet
Left side (east)	-	49.8 feet (min.)	7.5 feet (avg.)
Right side (west)	-	45 feet (min.)	7.5 feet (avg.)
SETBACKS – LOT 2 (TOWNHOMES)			
Front (west)	-	48 feet	25 feet
Rear (east)	-	45 feet	40 feet
Left side (north)	-	48 feet	40 feet
Right side (south.)	-	8 feet	7.5 feet (avg)
HEIGHT (Condo Bldgs.)			
Top of roof deck	30 feet[1]	56 feet	45 feet
Top of parapet wall	40 feet[1]	62 feet	57 feet
Stair towers	-	68 feet	57 feet
Elevator tower	-	68 feet	57 feet
HEIGHT (Townhome Bldgs.)			

Top of roof deck	-	30 feet	30 feet
Top of parapet wall	-	33.5 feet	42 feet
PARKING	291 spaces	290 spaces	169 spaces[2]
DENSITY			
Base density units	-	145 units	145 units (38 du/ac)
Density bonus units	-	51 units	51 units (35%)
Total units	-	196 units	196 units (52 du/ac)
Affordable units	-	29 units (20%)	29 units (20%)
OPEN SPACE			
Private	-	67 square feet/unit	50 square feet/unit
Public	-	62,880 square feet	3,200 square feet

[1] The 30-foot height, as allowed by the Zoning Code at the time, is measured from the site's highest grade, along the rear property line, to the mid-point of the building's sloping roof. The actual building height from adjacent grade to top of parapet wall is approximately 40 feet.

[2] The Zoning Code (Section 14.28.046.C) allows for reduced on-site parking (0.5 spaces/bedroom) when a project provides affordable housing and is within ½ mile of a major transit stop.

Background

City Council

On December 10, 2019, the City Council approved resolution No. 2019-43 making the findings, adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting program consistent with the California Environmental Quality Act, and approving the design review, use permit and subdivision applications for a new 196-unit multiple-family development at 5150 El Camino Real. The project included the development of two five-story condominium buildings along El Camino Real with 172 units and two three-story townhouse buildings along the rear with 24 condominium units. The approved project included 28 affordable units – 12 moderate and 16 very-low – in exchange for a 35 percent density bonus, an on-menu development incentive to allow for increased height and an off-menu incentive for reduced parking stall widths in the underground garage, and a waiver for a reduced percentage of landscaping in the front yard setback area.

Discussion/Analysis

General Plan

The General Plan contains goals and policies for the El Camino Real Corridor in the Land Use Element, Community Design & Historic Resources Element, Economic Development Element, and Housing Element which emphasize increasing commercial vitality, intensification of development, developing housing, including affordable housing, improving the streetscape of the El Camino Real corridor and ensuring compatibility with adjacent residential land uses and nearby single-family neighborhoods.

The Housing Element encourages maximum densities of residential development as well as facilitating affordable housing. The Project maintains a density of 52 units per acre, which would exceed the maximum density allowed for the El Camino Real corridor (38 dwellings per acre) and includes 29 affordable dwelling units. The site is identified as an opportunity site in the Housing

Element, with realistic potential to achieve 144 units. So, the proposed 196 units, with 29 affordable units, would meet and exceed the General Plan's Housing Element housing projection target for this site.

The Land Use Element encourages intensification along the El Camino Real corridor while also requiring that new development be compatible with nearby residential land uses. Since the site is adjacent to a multiple-family building to the west and single-family properties to the south, the Project includes increased setbacks along the right side and rear property lines, including a significant amount of landscaping and evergreen screening trees. In addition, the lower scale townhouses at the rear of the site provide a transition between the single-family residential uses and the taller condominium buildings along El Camino Real.

Zoning

The proposed subdivision includes two proposed lots. Lot 1 is proposed to be 2.4 acres and is considered a conforming interior lot according to CT zoning district and the "lot" definitions in Chapter 14.02 of the LAMC with the front lot line abutting El Camino Real. Lot 2 is a 1.4 acre lot that complies with the minimum 20,000 square foot area requirement of the CT zoning district (Section 14.50.070 LAMC), but does not have the required 75-foot site frontage along a public street. In lieu of satisfying this requirement, the project is eligible for a development waiver under State Density Bonus Law and the city's Multi-Family Affordable Housing Ordinance (Chapter 14.28).

Since Lot 2 does not have the required 75-foot site frontage, it would be considered a "flag lot" per Section 14.02.070 due to having access to a street by means of a corridor of land not meeting the requirements for site width. Lot 2 is accessible by a 26-foot-wide emergency vehicle access easement and public access utility easement, and a four- to seven-foot-wide pedestrian access easement across Lot 1 from El Camino Real.

Additionally, with regards to the lot orientation for a flag lot, Section 14.02.070 of the LAMC states that the "front lot" line is the "interior lot line most parallel to and nearest the street from which the means of access is obtained, except that where the average width of a flag lot exceeds its average depth and the longer dimension is considered the depth, the front lot line will be the property line from which the front yard is measured." Furthermore, Section 14.02.070 LAMC states that a "front lot" line may be assigned or designated by the City Planner.

For Lot 2, the lot line most parallel to El Camino real is 574.4 feet long. Since the lot's width of 574.4 feet exceeds its depth of 108 feet, the lot's 574.4-foot width is reoriented to be the lot's depth. Due to the lot's width becoming the lot's depth, the City Planner determined that the "front lot" line may be reoriented to either the east or west property lines. Staff determined that the west property line to be the front lot line. This is consistent with similar flag lot determinations on residential lots, would allow the project to maintain the yard relationships, required landscaping areas, and the approved building setbacks that exist with the approved site and design plans without any further changes.

While the applicant has not pursued a waiver under Government Code Section 65915(e) and Los Altos Municipal Code Section 14.28.046(C) from the definition of "flag lot" or "front lot" line for lot No. 2, a waiver request appears appropriate and reasonable for a project of this size and scope.[1] To provide appropriate vehicular and pedestrian access from El Camino Real to lot No. 2, the lot would have appropriate and reasonable access and entry spaces to the townhouse with 26-foot-wide lanes with emergency vehicle access easement (EVAE) and private access and utility easement (PAUE) easement, and four- to seven-foot wide pedestrian assessment easement along the east and west sides of lot No. 1. The orientation of the front lot line along the west property line would not be inconsistent with the development approved by the City Council on December 10, 2019, and it would result in the least adverse impacts to adjoining properties.

Thus, if the applicant requested a waiver, staff believes the requested waiver would not have a specific, adverse impact upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low income households.

The density bonus, incentive and development waiver are discussed in the *Affordable Housing* section below.

Traffic and Circulation
A full Transportation Impact Analysis (TIA) was prepared and considered by the City Council on December 10, 2019. The TIA analyzed potential impacts to pedestrians, bicycles, and transit services from the project, vehicle queuing at intersections, traffic added to Distel Drive and Clark Avenue due to cut-through and school related trips, site access and on-site circulation. There are no substantial changes to the project which will require revisions of the previous TIA that would increase in the severity of previously identified significant effects. Therefore, staff does not believe a subsequent addendum to the TIA is required under State CEQA Guidelines Sections 15162.

Parking
With regard to on-site parking, since the project is providing affordable housing and is located within ½ mile of a major transit stop, it is eligible for reduced on-site parking standards as specified in Section 14.28.046(D). The project is required to have 0.5 on-site parking spaces per bedroom in each unit. With a total of 338 bedrooms in the condominium and townhouse units, a minimum of 169 on-site parking spaces are required for this project. The City Council previously approved the project with a total of 290 parking spaces including 236 spaces in the underground parking garage for the rental units, 48 spaces in the townhouse garages and six surface level guest spaces along the access road (three on Lot 1 and three on Lot 2). In addition, two loading spaces (10 feet x 25 feet) are provided along the access road. The modification to the Vesting Tentative Map does not modify the number of parking spaces (290) approved by the City Council on December 10, 2019.

[1] A project is entitled to a waiver if the findings for the waiver can be made, even if the waiver is not requested by the applicant. See *Bankers Hill 150 v. City of San Diego*, (2022) 74 Cal.App.5th 755, 770 ("[A] city must offer a waiver or reduction of development standards that would have the effect of physically precluding the construction of a development at the density, or with the requested incentives, permitted by the Density Bonus Law.")

Bicycle and Pedestrian Amenities
There are no proposed modifications to the previously approved bicycle and pedestrian amenities. Overall, the project's pedestrian amenities and improvements continue to meet or exceed all applicable City policies and guidelines.

Affordable Housing - Density Bonus and Development Incentives
The City Council previously approved a total of two development incentives and one waiver in exchange for providing affordable housing for the 196-unit condominium development.
The proposed modification to the Vesting Tentative Map subdivides the lot into two lots for condominiums, with the two five-story building with 172 rental units on Lot 1, and the townhouse buildings with 24 for-sale condominium units on Lot 2. Due to the five-story buildings on Lot 1 being for rental purposes, the City's Affordable Housing Ordinance (LAMC Chapter 14.28) requires a minimum of 20 percent of the units be affordable, with twenty (20) percent designated as affordable at the low-income level or fifteen (15) percent designated as affordable at the very-low income level.

With a base density of 145 units, the project must provide 29 affordable units. Since the applicant is proposing 29 low-income units, the project is in compliance with the City's Affordable Housing Ordinance. The following table breaks down the proposed unit types and sizes for both the affordable and market rate units for the project approved by the City Council and the proposal being reviewed by the Planning Commission:

Condominium Units				**Townhouse Units**			
		Approved 12/10/19	Proposed			Approved 12/10/19	Proposed
Affordable	1-bedroom	12	14	Affordable	2-bedroom	2	-
	2-bedroom	13	15		3-bedroom	1	-
Market Rate	1-bedroom	68	66	Market Rate	2-bedroom	2	4
	2-bedroom	77	75		3-bedroom	15	16
	3-bedroom	2	2		4-bedroom	4	4
Total		**172**	**172**			**24**	**24**

Housing Element program 4.3.2 requires that affordable housing units generally reflect the size and number of bedrooms of the market rate units. In addition, the Multiple-Family Affordable Housing Ordinance requires that all affordable units in a project be constructed concurrently with market rate units, be dispersed throughout the project, and not be significantly distinguishable by size, design, construction or materials. The project's Density Bonus Report (Attachment B) provides exhibits that show where the affordable units will be throughout the two five-story rental buildings, with no affordable proposed for the townhouse buildings. Condition No. 3 has been added to specify the breakdown of affordable units by income level, that the units shall be provided at the location on the approved plans, and that they shall not be significantly distinguishable with regard to design, construction or materials. Thus, as designed and conditioned, the proposed affordable housing units appear to meet the intent of the City's affordable housing requirements.

Under the State's density bonus regulations (Section 65915 of the California Government Code), the project qualifies for a 35 percent density bonus with at least 20 percent low-income units.

With regard to incentives or concessions, since the project is providing 20 percent of its units as affordable at the low-income level, it continues to qualify for two incentives per State Law and City Ordinance. The City Council approved the original project on December 10, 2019, with a height incentive to allow the project to exceed the maximum height limit of 45 feet by 11 feet (on-menu) and a six-inch reduction in the required parking stall width for the spaces in the underground parking garage (off-menu). The proposed project is not requesting to modify the previously approved incentives and waivers.

The project is seeking a new waiver under Government Code Section 65915(e) and Los Altos Municipal Code Section 14.28.046(C) to not require the 75-foot site frontage for lot No. 2, which is required under 14.50.070 of the Zoning Code. Per State Law and City Ordinance, the City must grant a requested waiver or development standard reduction unless it can make one or more the following findings:

- The waiver or reduced development standard would not have the effect of physically precluding the construction of a development meeting the criteria of this section at the densities or with the incentives permitted under this section.
- The waiver or reduced development standard would have a specific, adverse impact upon health, safety, or the physical environment, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact.
- The waiver or reduced development standard would have an adverse impact on any real property that is listed in the California Register of Historical Resources.
- The waiver or reduced development standard would be contrary to state or federal law.

None of these findings can be made. To provide appropriate vehicular and pedestrian access from El Camino Real to Lot 2, they will have 26-foot-wide lanes with emergency vehicle access easement (EVAE) and private access and utility easement (PAUE) easements, and four- to seven-foot wide pedestrian assessments along the east and west sides of Lot 1. Thus, the requested waiver would not have a specific, adverse impact upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income households.

A Density Bonus Report that supports the requested density bonus, development incentives and waiver requests was prepared by the Applicant and is included in Attachment B.

For reference, the low-income housing units would be limited in cost to be affordable to a household that makes no more than 80 percent of the County's median income. The County's median family income for FY 2021 is $151,300 per HCD calculations.

Subdivision

The project includes a modified Vesting Tentative Map to create a two-lot subdivision. Lot 1 is proposed to be 2.4 acres and will include the two five-story building for 172 rental units along El Camino Real with associated private and common areas and Lot 2 is proposed to be 1.4 acres and will be further subdivided with a condominium plan for the townhouse buildings with 24 for-sale units and associated private and common areas. The subdivision conforms to the permitted General Plan and Zoning Code densities as modified by State law. The subdivision is not injurious to public health and safety, and is suitable for the proposed type of development, and the subdivision provides proper access easements for ingress, egress, public utilities and public services. A comprehensive list of findings and approval conditions for the subdivision modification are contained in the resolution found in Attachment A.

While the applicant requests to modify the 196-unit development to eliminate the phased construction of the project, based on City Council previous concerns that affordable housing and parking should be provided during the phases of construction or if (for unforeseen circumstances) the completion of the project could not be realized by the applicant. To address this, the following condition has been proposed in the Resolution:

> Condition No. 4: The condition shall supersede Condition No. 5 in Resolution No. 2022-043. Once construction is initiated by the developer, there shall be continuous progress without phasing of the development. The project shall provide the resident and guest parking spaces required for the rental and townhouse units
>
> Condition No. 5: The condition shall supersede Condition No. 5 in Resolution No. 2022-043. Once construction is initiated by the developer, there shall be continuous progress without phasing of the development.
>
> Condition No. 7: The condition shall supersede Condition No. 24 in Resolution No. 2022-043, Upon completion of the townhouses on Lot No. 2, five townhouses shall not be sold for five years from the date of occupancy and shall be held by an entity controlled by Prometheus Real Estate Group, Inc. If 172 rental units on Lot No. 1 are not initiated within five years from completion of townhouses, the five unsold townhouse units shall be dedicated as affordable units. If the 172 rental units on Lot No. 1 are initiated within five years from the completion of the townhouses, the condition for five unsold townhouse units be dedicated as affordable will terminate.

Environmental Review

CEQA requires analysis of agency approvals of discretionary "Projects." A "Project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment" (State CEQA Guidelines Section 15378). The proposed Project is a project under

CEQA. State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) provides that when a mitigated negative declaration (MND) is adopted for a project, no subsequent MND shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, that there are new significant environmental effects due to a change in the project or circumstances, or there is new information of substantial importance as identified in State CEQA Guidelines Section 15162(a)(3). The project was evaluated in 2019 with the approval of the 196-unit multiple-family development. A Mitigated Negative Declaration (MND) was prepared and certified for the project titled the 5150 El Camino Real Residential Development MND (SHC# 2019079050) and was adopted in December 2019.

The proposed project requests a modification to the approved vesting tentative map to subdivide the property from one lot to two lots. The tentative map does not involve any physical changes in the environment and hence does not have the potential for causing a significant effect on the environment. No potential new impacts related to the Project have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the 5150 El Camino Real Residential Development MND. No other special circumstances exist that would create a reasonable possibility that the Project will have a significant adverse effect on the environment. Therefore, no further environmental review is required.

Public Contact and Correspondence

For this meeting, a public hearing notice was published in the *Town Crier* and mailed to the 454 property owners and business tenants within 1,000 feet of the site. A public notice billboard with color renderings was installed along the project's El Camino Real frontage.

To-date, staff has not received comment letters on the project, including the CEQA related comment letters.

Options

The Planning Commission may recommend approval, approval with modifications, or denial of the proposed project. Any recommendation made by the Commission should be supported by the required findings contained in the Resolution. Once the Commission makes a recommendation, the Project will be forwarded to the City Council for consideration and final action.

RESOLUTION NO. 2022-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS MAKING FINDINGS, APPROVING A SUBDIVISION MODIFICATION APPLICATION FOR A 196-UNIT MULTIPLE-FAMILY DEVELOPMENT AT 5150 EL CAMINO REAL

WHEREAS, the City of Los Altos received a development application from Michael Ducote of Prometheus Real Estate Group, Inc. (Applicant), for a modification to a 196-unit multiple-family residential development at 5150 El Camino Real that includes a modification to a Subdivision MOD22-0003 application, referred to herein as the "Project"; and

WHEREAS, said Project is located in the CT District, which allows multiple-family housing as a conditional use at a maximum density of 38 dwelling units per net acre of land; and

WHEREAS, said Project has a net site area of 3.80 acres (165,345 square feet), which will allow for a base residential density of 145 dwelling units; and

WHEREAS, the Applicant is offering 29 low-income affordable housing units for sale as part of the Project; and

WHEREAS, the Applicant's proposed unit mix would consist of 20 percent of its base density as affordable, with 20 percent of the units affordable at the low-income level, thereby entitling the project to qualify for a density bonus, two incentives and additional concessions pursuant to Los Altos Municipal Code Section 14.28.046 and Government Code Section 65915, *et seq*.; and

WHEREAS, the City Council on December 10, 2019 by Resolution 2019-43 approved two incentives under Government Code Section 65915(e) and Los Altos Municipal Code Section 14.28.046 to allow: a) the two condominium buildings along El Camino Real to have a primary height of 56 feet, where the Code allows for 45 feet; and b) an on-site parking stall width of 8.5 feet for the parking spaces in the underground garage, where the Code requires an on-site parking stall width of nine feet on December 10, 2019; and

WHEREAS, the Applicant is eligible for and has requested a 35 percent density bonus to allow development of the Project pursuant to Government Code 65915 and Los Altos Municipal Code Section 14.28.046 and Table A in the Appendix to the Affordable Housing Ordinance; and

WHEREAS, the City Council approved on December 10, 2019 by Resolution 2019-43, a parking requirement alteration under Government Code Section 65915(e) and Los Altos Municipal Code Section 14.28.046 to allow for a reduction in the parking requirement, inclusive of handicapped and guest parking, to allow for a reduction in the parking requirement to: 1) zero to one bedroom units, one onsite parking space, 2) two to three bedroom units, two onsite parking spaces, and for four and more bedroom units, two and one-half parking space on December 10, 2019; and

WHEREAS, the Applicant is eligible for and has requested a waiver from the 75-foot site frontage requirement under Government Code Section 65915(e) and Los Altos Municipal Code Section 14.28.046 to not require a minimum site frontage where Section 14.50.070 requires a minimum 75-foot site frontage for lot No. 2; and

WHEREAS, the Project qualifies as a project under the California Environmental Quality Act (CEQA), Public Resource Code §§21000-21189.3 but no further environmental review is necessary; and

WHEREAS, State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) provides that when an EIR has been certified or negative declaration adopted for a project, no subsequent EIR or negative declaration shall be required for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, that there are new significant environmental effects due to a change in the project or circumstances, or there is new information of substantial importance as identified in CEQA Guidelines Section 15162(a)(3); and

WHEREAS, the subject property was evaluated in 2019 with the approval of the 196-unit multiple-family development at 5150 El Camino Real. A Mitigated Negative Declaration (MND) was prepared for the project; and

WHEREAS, an MND was prepared and certified by the City Council as part of the 5150 El Camino Real Residential Development MND (SHC# 2019079050) on December 10, 2019; and

WHEREAS, based on staff's review of the Project, no special circumstances exist that would create a reasonable possibility that the Project will have a significant effect on the environment beyond what was previously analyzed and disclosed; and

WHEREAS, said Project has been processed in accordance with the applicable provisions of the California Government Code and the Los Altos Municipal Code; and

WHEREAS, on June 16, 2022, the Planning Commission conducted a duly noticed public hearing at which members of the public were afforded an opportunity to comment upon the Project, and at the conclusion of the hearing, the Planning Commission recommended that the City Council approve the Project; and

WHEREAS, on _______________, the City Council held a duly noticed public meeting as prescribed by law and considered public testimony and evidence and recommendations presented by staff related to the Project; and

WHEREAS, all the requirements of the Public Resources Code, the State CEQA Guidelines, and the regulations and policies of the City of Los Altos have been satisfied or complied with by the City in connection with the Project; and

WHEREAS, the findings and conclusions made by the City Council in this Resolution are based upon the oral and written evidence presented as well as the entirety of the administrative record for the proposed Project, which is incorporated herein by this reference. The findings are not based solely on the information provided in this Resolution; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Los Altos hereby approves the Project subject to the Findings (Exhibit A), Conditions of Approval (Exhibit B), attached hereto and incorporated by this reference.

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution passed and adopted by the City Council of the City of Los Altos at a meeting thereof on the 16th day of June 2022 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Anita Enander, MAYOR

Attest:

____
Angel Rodriguez, CITY CLERK

EXHIBIT A

FINDINGS

1. FINDING: Finding that no further environmental review is necessary under CEQA pursuant to State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations).

   CEQA requires analysis of agency approvals of discretionary "Projects." A "Project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment" (State CEQA Guidelines Section 15378).

   The proposed Project is a project under CEQA. State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) provides that when a mitigated negative declaration (MND) adopted for a project, no subsequent EIR or MND shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, that there are new significant environmental effects due to a change in the project or circumstances, or there is new information of substantial importance as identified in State CEQA Guidelines Section 15162(a)(3). The project was evaluated in 2019 with the approval of the 196-unit multiple-family development. A Mitigated Negative Declaration (MND) were prepared and certified for the project titled the 5150 El Camino Real Residential Development MND (SHC# 2019079050), which was adopted in December 2019.

   The proposed Project requests a modification to the approved vesting tentative map to subdivide the property from one lot to two lots. The tentative map does not involve any physical changes in the environment and hence does not have the potential for causing a significant effect on the environment. No potential new impacts related to the Project have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the 5150 El Camino Real Residential Development MND. No other special circumstances exist that would create a reasonable possibility that the Project will have a significant adverse effect on the environment. Therefore, no further environmental review is required.

2. SUBDIVISION FINDINGS. With regard to Subdivision MOD22-0003, the City Council finds, in accordance with Section 66474 of the Subdivision Map Act of the State of California, as follows:

   a. The proposed subdivision is not consistent with the General Plan;

      This Finding cannot be made. The proposed subdivision is consistent with the Los Altos General Plan, including the Land Use Element, which designates the parcel as Thoroughfare Commercial and allows for higher density residential development. Specific applicable policies of the General Plan for creating one parcel to be further divided into 196 condominium units include Land Use Element Policies 2.2, 4.3 and 4.4, Housing Element Policy 4.3, and the Infrastructure and Waste Disposal Element Policies 1.3, 2.2 and 3.1. The subdivision is also consistent with the El Camino Special Planning

b. The Project site is not physically suitable for this type and density of development in that the project meets all applicable Zoning requirements except where a density bonus, and development incentives have been granted;

This Finding cannot be made. The proposed subdivision is consistent with the Los Altos General Plan, including the Land Use Element, which designates the parcel as Commercial Thoroughfare and allows for higher density residential development. Specific applicable policies of the General Plan for creating one parcel to be further divided in 196 residential condominium units include Land Use Element Policies 2.2, 4.3 and 4.4, Housing Element Policy 4.3, and the Infrastructure and Waste Disposal Element Policies 1.3, 2.2 and 3.1. The subdivision is also consistent with the El Camino Special Planning Area within the Land Use Element. The subdivision is not within an area adopted as specific plan area.

c. The design of the subdivision and the proposed improvements are likely to cause substantial environmental damage, or substantially injure fish or wildlife; and no evidence of such has been presented;

This Finding cannot be made. The design of the subdivision and the proposed improvements will not cause substantial environmental damage, or substantially injure fish or wildlife because the site is located within a developed urban context and is not in or adjacent to any sensitive habitat areas;

d. The design of the subdivision or type of improvements is likely to cause serious public health problems.; and

This Finding cannot be made. The design of the subdivision will not cause serious public health problems because the site is located within an urban context and has access to urban services including sewer and water.

e. The design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

This Finding cannot be made. The design of the subdivision will not conflict with access easements because there are no known existing access easements encumbering this property.

3. AFFORDABLE HOUSING AND DENSITY BONUS FINDINGS. With regard to the offered below market rate units and requested density bonus, and incentives and parking

requirement alteration, the City Council finds, in accordance with Los Altos Municipal Code Section 14.28.046, as follows:

a. The Applicant is offering 29 affordable units for rent at the low income, which is 20 percent of the Project's base density, and qualifies the Project for a 35 percent density bonus, two incentives, and a parking requirement alteration, as well as development standard waivers;

b. Per Table DB 3 in Section 14.28.040(C)(1)(b), a project that offers 20 percent of its total units (base density) as low income restricted affordable units shall be granted a density bonus of 35 percent, and per Table DB4 in Section 14.28.040(C)(1)(b), a project that offers 17 percent or more of its total units (base density) as low income restricted affordable units shall be granted two (2) incentives. Since the Project is providing 20 percent of its total units as affordable at the low income level, the City shall grant a density bonus of at least 35 percent and two (2) incentives;

c. Per Government Code Section 65915(e) and Section 14.28.046, a project can request a waiver or reduction of development standards that have the effect of physically precluding the construction of a development in addition to the density bonus and incentives permitted by the Code. Consistent with these requirements, the applicant is requesting a complete waiver from the requirement for a 75-foot street frontage for lot No. 2.

   With regard to the waiver, it can be supported by the fact that implementation of this Zoning Code standard physically precludes the construction of the development and the facilities. The waiver request appears appropriate and reasonable for a project of this size and scope. To provide appropriate vehicular and emergency vehicle access to the site, appropriate and reasonable access and entry spaces to the ground level townhouse, 26-foot wide lanes with emergency vehicle access (EVAE) and private access and utility easement (PAUE) easements, and four- to seven-foot wide pedestrian assessments along the east and west sides of lot No. 1 for pedestrian access to lot No. 2. Thus, the requested waiver would not have a specific, adverse impact upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to very low-income and moderate-income households.

a. The proposed project provides for a variety of housing types in a variety of income categories, including low-income units, and retaining the affordability of these units for 99 years allows the conservation of the City's affordable housing stock for the long term.

b. The proposed project, as conditioned, provides for the long-term affordability of housing units that further the Goals, Policies, and Programs of the 2015-2023 Housing Element of the Los Altos General Plan.

EXHIBIT B

CONDITIONS

GENERAL

1. **Conditions in Resolution No. 2022-043**
   The below conditions shall supplement and not supersede the conditions of approval in resolution No. 2022-42, unless specified otherwise in the below conditions.

2. **Approved Plans**
   The condition shall supersede Condition No. 1 in Resolution No. 2022-043, the project approval is based upon the plans and documentation received on May 20, 2022, except as modified by these conditions.

3. **Affordable Housing**
   The condition shall supersede Condition No. 2 in Resolution No. 2022-043, and the project shall provide the City 29 below market rate units as follows:
   a. Fourteen (14) one-bedroom condominium units at the low-income level; and
   b. Fifteen (15) two-bedroom condominium units at the low-income level;

4. **Phased Parking**
   The condition shall supersede Condition No. 5 in Resolution No. 2022-043. Once construction is initiated by the developer, there shall be continuous progress without phasing of the development. The project shall provide the resident and guest parking spaces required for the rental and townhouse units

5. **Phase Development**
   The condition shall supersede Condition No. 5 in Resolution No. 2022-043. Once construction is initiated by the developer, there shall be continuous progress without phasing of the development.

6. **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.

PRIOR TO SUBMITTAL OF BUILDING PERMIT

7. **Affordable Units**
   Condition No. 24 in Resolution No. 2022-043 shall supersede Condition No. 24 in Resolution 2022-043. The Project's below market rate units shall be constructed concurrently with the market rate units.

8. **Parkland Dedication**

The condition shall supersede Condition No. 26 in Resolution No. 2022-043. The applicant and City shall enter into good faith negotiations toward executing a memorandum of understanding (MOU) or Exclusive Negotiating Agreement (ENA) prior to issuance of the project's first building permit. The agreement would allow the city and applicant/developer to negotiate the terms of an agreement that will provide a public park at 745 Distel Drive, and shall:

a. Provide for a "turn key" park and detail the process by which the park design will be developed and approved.
b. Provide for payment to the city of the difference between the total cost of the park and the in-lieu park fee amount that would otherwise be paid.
c. Require the payment of the estimated difference between the total cost of the park and the otherwise required in-lieu fee at the time of issuance of the first building permit for the project.
d. Include an "opt-out" clause.

In the event that an MOU or ENA is not executed by the parties prior to issuance of the project's first building permit, the applicant shall instead pay the applicable in lieu park fee.

PRIOR TO FINAL MAP RECORDATION

9. **Pedestrian Access Easement**
The condition shall supersede Condition No. 33 in Resolution No. 2022-043, and the applicant shall dedicate the portion of the public sidewalk along the El Camino Real frontage that is on the project site and along the east and west side of the two-five-story buildings and along the townhouses to the City of Los Altos for use as a pedestrian access easement. Applicant shall submit documentation to the City for review and approval for the recordation of the public easement to the City of Los Altos.

10. **Emergency Vehicle Access Easement**
The applicant shall dedicate the roadway along the east and west side of the two-five-story buildings and along the townhouses to the City of Los Altos for use as an emergency vehicle access easement. Applicant shall submit documentation to the City for review and approval for the recordation of the public easement to the City of Los Altos.

PRIOR TO ISSUANCE OF BUILDING PERMIT

11. **Final Map Recordation**
The applicant shall record the final map. Plats and legal descriptions of the final map shall be submitted for review by the City Land Surveyor. Applicant shall provide a sufficient fee retainer to cover the cost of the map review by the City.

12. **Affordable Housing Agreement**
The condition shall supersede Condition No. 40 in Resolution No. 2022-043, and the Applicant shall execute and record an Affordable Housing Agreement, in a form approved by the City Attorney and signed by the Community Development Director, that offers 29 below market rate rental units affordable to low-income households in 99 years, as defined in Condition No.

2. The below market rate units shall be constructed concurrently with the market rate units, shall be provided at the location on the approved plans, and shall not be significantly distinguishable with regard to design, construction or materials. Upon completion of the townhouses on Lot No. 2, five townhouses shall not be sold for five years from the date of occupancy and shall be held by an entity controlled by Prometheus Real Estate Group, Inc. If 172 rental units on Lot No. 1 are not initiated within five years from completion of townhouses, the five unsold townhouse units shall be dedicated as affordable units. If the 172 rental units on Lot No. 1 are initiated within five years from the completion of the townhouses, the condition for five unsold townhouse units be dedicated as affordable will terminate.

13. Affordable Housing

The Condition No. 41 as stated in the following sentence in Resolution No 2022-41 shall be deleted. ~~Within 30 clays of project approval, the applicant shall enter into a Memorandum of Understanding with a third-party affordable housing developer to use best efforts to explore and effectuate financing options for the purchase and management of up to an additional 58 market-rate units in the Project to be dedicated as affordable rental units.~~

14. Grading and Drainage Plan

The applicant shall submit detailed plans for on-site and off-site grading and drainage plans that include drain swales, drain inlets, rough pad elevations, building envelopes, and grading elevations for review and approval by the City Engineer.

DENSITY BONUS REPORT

PER CALIFORNIA GOVERNMENT CODE SECTION 65915 ET SEQ. ("DENSITY BONUS LAW")

CALCULATION

- Lot Size: 3.8 acres
- Per General Plan Maximum Density allowed: 38 du/ac = 145 units
- Per Los Altos Municipal Code Required Affordable Housing (20%) = 145 units x 20% BMR = 29 BMR units (29 Low Income units)
- 20% Low Income units are required to qualify for the 35% State Density Bonus and 2 Incentives = 20% BMR x 145 units = 29 Low income units.

(Per Los Altos Municipal Code Section 14.28.040C(b)ii)

PROVIDED

- Total BMR: 29 Below-Market-Rate units (29 Low Income Units)
- 145 Units + 35% State Density Bonus = 196 units (172 rental units/24 townhomes)

REQUESTED INCENTIVES

- Height of condo building 1&2 increase by 11 feet (45 feet allowed + 11 foot increase = 56 feet)
- Reduction in parking stall width dimension to (8.5 feet x 18 feet versus 9 feet x 18 feet)

REQUESTED DEVELOPMENT STANDARD WAIVERS/REDUCTIONS

- Reduction of the 75-foot site frontage requirement identified in Planning Comment F.6. As requested by Staff, the project's revised site plan [see sheet APO.27*]* will depict the project's site frontages for both lots, which will demonstrate how the City's 75-foot site frontage requirement would physically preclude development of the project as proposed.

REQUESTED PARKING REDUCTION

- Per California Government Code Section 65915(p)(2) & per Los Altos Municipal Code Section §14.28.040 G2(B)

  "Development includes the maximum percentage of low-income ... units ... and is located within one-half mile of a major transit stop,...city and county shall not impose a vehicular parking ratio, ... that exceeds 0.5 spaces per bedroom."

PROJECT DATA

Address:	5150 El Camino Real, Los Altos, CA 94022
Site Area:	3.8 Acres
General Plan Designation:	Thoroughfare Commercial (38 du/ac)
Zoning Designation:	CT Commercial Thoroughfare District
Current Use:	Los Altos Plaza – Approximately 77,000 square feet of office
Entitlements Requested:	Vesting Tentative Tract Map, State Density Bonus
Proposed Program:	24 townhomes and 172 apartments – Total 196 units (52 du/ac)
Affordable Housing:	29 Below Market Rate Units: 29 Low Income Units
Construction Type:	Four separate buildings:

Two buildings of 3-story townhomes at grade, Type V wood-framed construction.

Two buildings of 5-story, Type III wood-framed apartments over one level of underground parking, Type I concrete.

Proposed Height: Max. 30-ft height for townhomes;

Max. 56-ft height for apartment buildings

RESPONSE TO STAFF QUESTIONS

1. For the parking requirement alteration, it is noted that "The project is located within 1/4–miles from a major transit station, a regional bus stop, and providing maximum affordable units." However, per our discussion, it appears that the nearest major transit stop is the Showers Transit Center, which is approximately ½ mile away. Please update this discussion to provide more specific in- formation to support the findings necessary to grant the reduce parking requirements.

   Traffic consultants have made the determination that our project qualifies as a transit priority project as the site is located within ¼ mile from a regional bus stop. "For purposes of this section, a high-quality transit corridor means a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours." The project is located along El Camino Real, which is a transit corridor with bus service from VTA Routes 22 and 522. A bus stop with routes 22 and 522, is located in front of our project site. Therefore, our site is located 0 miles or within ¼ mile from a regional bus stop.

2. For the two requested incentives, provide information and/or documentation to demonstrate how they result in identifiable and actual cost reductions to provide the affordable housing.

REQUESTED INCENTIVES

- Height of apartment building 1&2 increase by 11 feet (45 feet allowed + 11 feet = 56 feet)
- Reduction in parking stall dimension to (8.5 feet x 18 feet)

a. Increased height allows for more units which then reduces the actual construction cost

b. Lower parking ratios allow for the same, an increase in units which then translates into lower construction costs.

Table 1.0

	Without Incentives	With Incentives	Delta # of dwelling units
a. Building Height – Apt. Buildings1&2	45 feet maximum buildings 1&2	56 feet buildings 1&2	
	4-story building = 149 units	5-story buildings 1&2 = 172 units	1 less floor = - 33 (15 + 18) dwelling units
b. Apt. Parking (structured parking garage)	Parking dimension 9 feet wide x 18 feet long	Reduced parking dimension to 8.5 feet wide x 18 feet long	
	147 units or 226 beds	172 units or 264 beds	- 19 cars possible = - 38 beds, or ~ 25 dus*

Table 1.0 above compares total number of units between "with" and "without" incentive scenarios for both incentives under consideration:

***172 du/264 b=x du/226 b = 147 beds or equivalent of 25 dwelling units loss**

RESPONSE TO STAFF QUESTIONS

COST IMPLICATIONS IN TERMS OF DOLLARS

Cost Savings gaining 33 units with additional building height (same logic applies to both incentives): Assuming construction hard costs on a $/sf basis are fixed, and not at a discount with the added scale; Land Costs (fixed) = +/- $50k per door spread throughout the project @ 196 units

Site Work (fixed) = +/- $18k per door spread throughout the project @ 196 units Soft Costs (variable) = +/- 13% per door spread throughout the project @ 196 units

With vertical hard construction costs staying the same at 163 units and 196 units, the above calculations represent +/- $70k average savings per unit, or +/- $13.7mm. This value helps offset the reduced rental rates of the 29 affordable units.

COMMENT REGARDING APPLICANT'S BURDEN

Please note that a recent appellate case, *Schreiber v. City of Los Angeles* (2021) 69 Cal. App. 5th 549, examined the financial requirement for incentives, and explained that there is a presumption that an incentive will result in cost reductions and that an applicant therefore "is not required to establish that cost reductions will result." (Id. at 555.) Instead, a city must approve the request unless it makes one of the written findings set forth in Section 65915(d)(1). (Ibid.) "By requiring the city to grant incentives unless it makes particular findings, the statute places the burden of proof on the city to overcome the presumption that incentives will result in cost reductions." (Id. at 556.)

BELOW MARKET RATE UNITS – LOW INCOME

Rental Units:

UNIT TYPE	Quantity	SF	Unit Mix	Total SF
A1	2	777	13%	1,554
A2	4	877	29%	3,508
A3	4	874	29%	3,496
A4	4	1,015	29%	4,060
Total 1-bedroom units	**14**	**3,543**	**100%**	**12,618**
B1	2	1,135	13%	2,270
B2	1	1,299	7%	1,299
B3	1	1,347	7%	1,347
B4	0	0	0%	0
B5	0	0	0%	0
B6	3	1,520	20%	4,560
B7	6	1,486	40%	8,916
B8	0	0	0%	0
B9	2	1,474	13%	2,948
B10	0	0	0%	0
Total 2-bedroom units	**15**	**8,261**	**100%**	**21,340**
Total	**29**	**11,804**	**100%**	**33,958**

Low Income Rental
Units: (14) 1 - BED
(15) 2 – BED
Total Units:29

MARKET RATE UNITS

Rental Units:

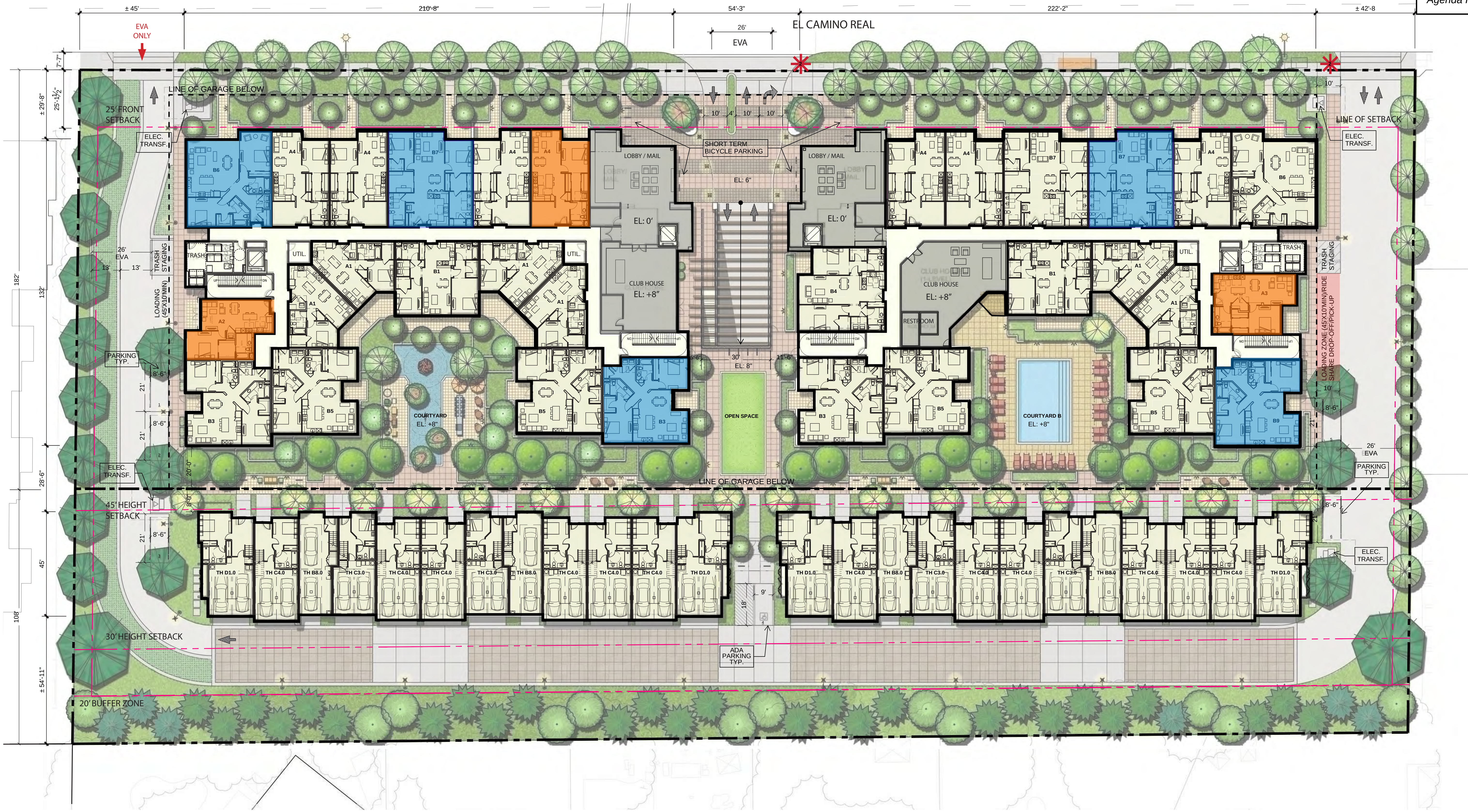
UNIT TYPE	Quantity	SF	Unit Mix	Total SF
A1	36	777	55%	27,972
A2	0	0	0%	0
A3	1	874	1%	874
A4	29	1,015	44%	29,435
Total 1-bedroom units	**66**	**3,426**	**100%**	**59,041**
B1	8	1,135	10%	9,080
B2	3	1,299	4%	3,897
B3	13	1,347	17%	17,511
B4	5	1,292	7%	6,640
B5	19	1,350	25%	25,650
B6	7	1,520	9%	10,640
B7	8	1,486	11%	11,888
B8	5	1,322	7%	6,610
B9	3	1,474	4%	4,422
B10	4	1,403	6%	5,612
Total 2-bedroom units	**75**	**13,628**	**100%**	**101,950**
C1	**1**	**1,923**	**50%**	**1,923**
C2	**1**	**2,030**	**50%**	**2,030**
Total 3-bedroom Pent unit	**2**	**3,953**	**100%**	**3,953**
Total	**143**	**21,007**	**100%**	**164,944**

TOWNHOMES – MARKET RATE FOR SALE

UNIT TYPE	Quantity	SF	Unit Mix	Total SF
B8	4	2,122	17%	8,488
C3	4	2,358	17%	9,432
C4	12	2,639	50%	31,668
D1	4	3,172	16%	12,688
Total	**24**	**10,291**	**100%**	**62,276**

STREET LEVEL PLAN

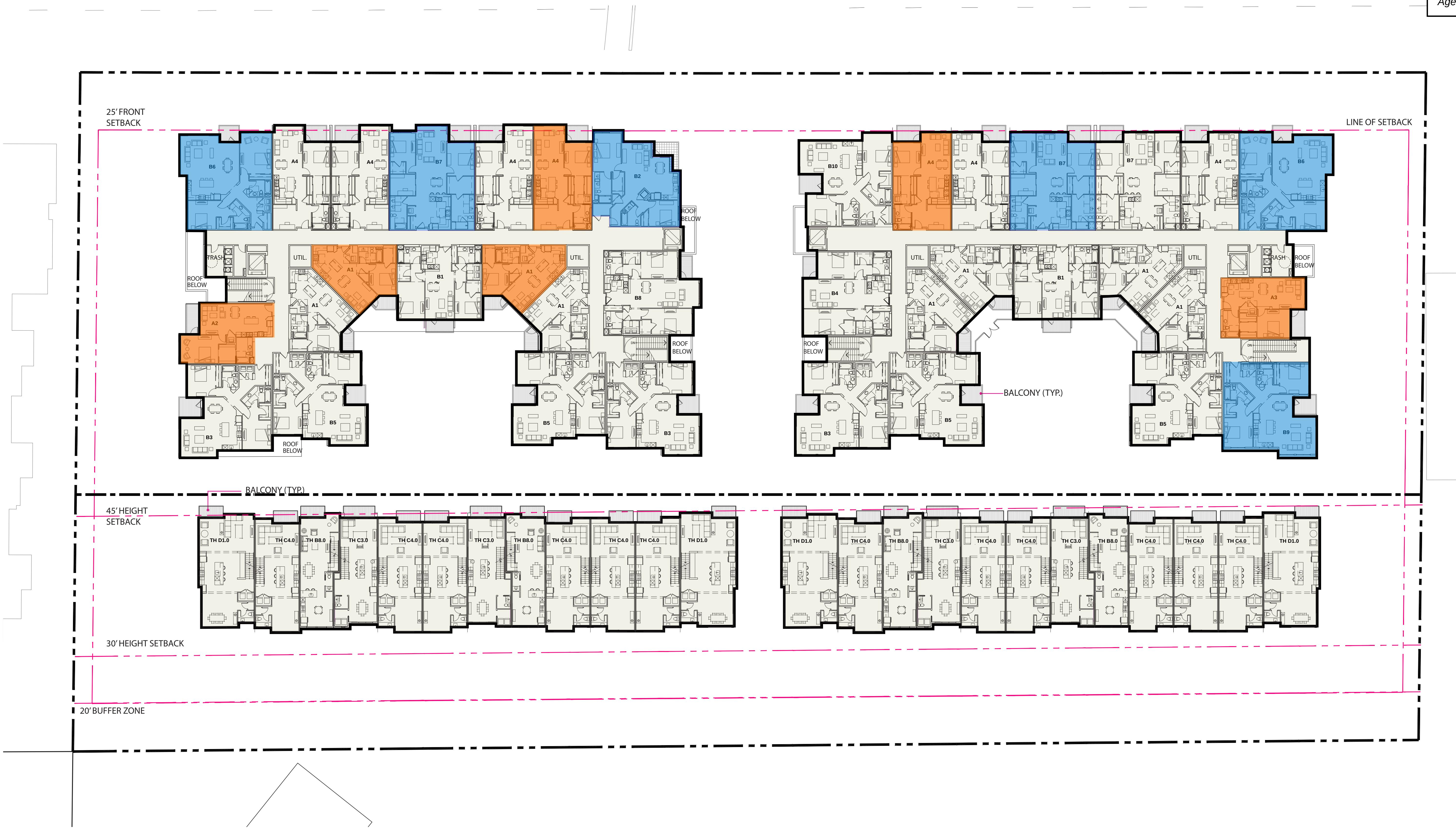
Agenda Item # 6.



AFFORDABLE UNIT ALLOCATION

- 1-BEDROOM AFFORDABLE UNIT
- 2-BEDROOM AFFORDABLE UNIT

Agenda Item # 6.



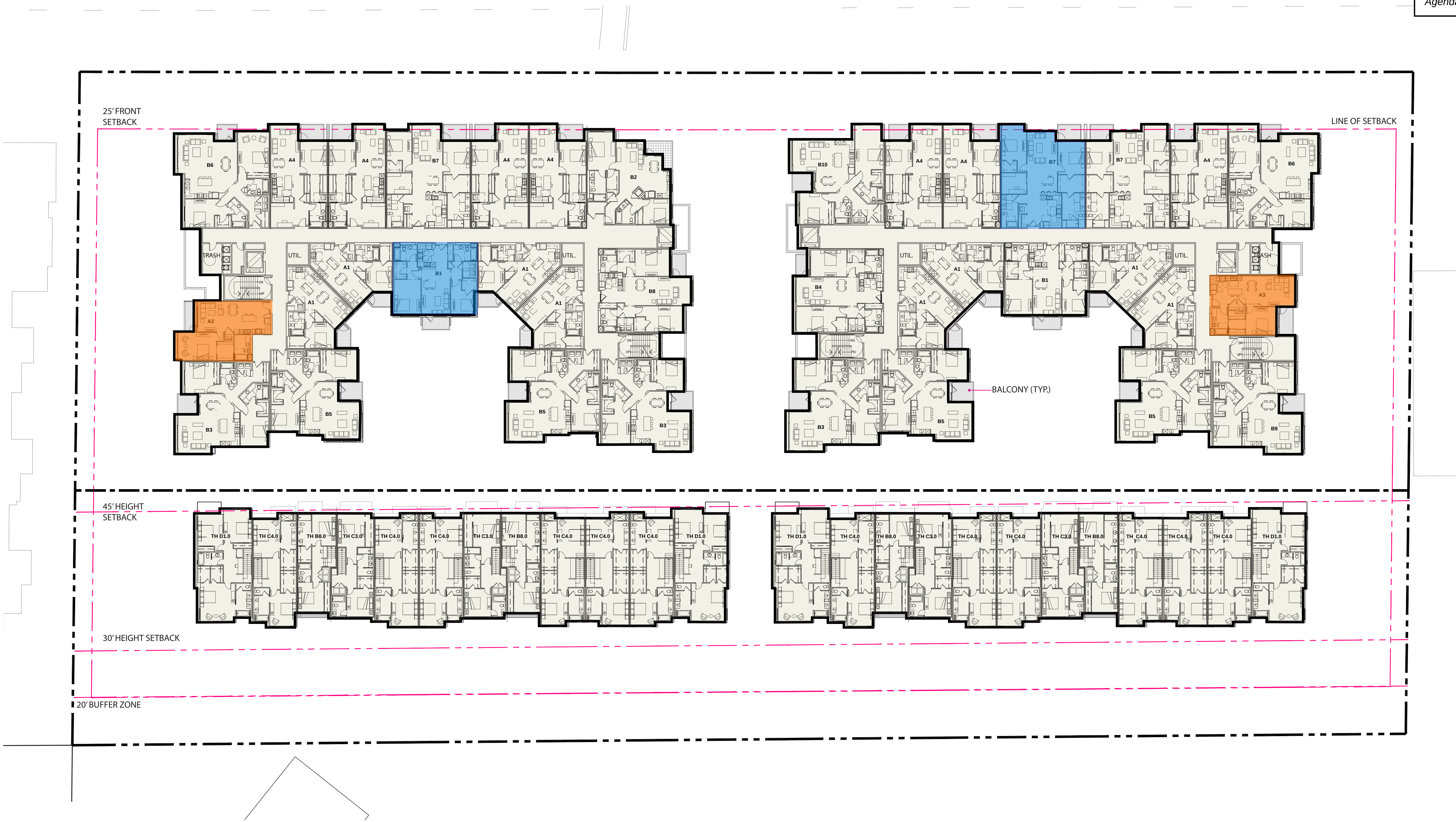
AFFORDABLE UNIT ALLOCATION

1-BEDROOM AFFORDABLE UNIT

2-BEDROOM AFFORDABLE UNIT

LEVEL 3 PLAN

Agenda Item # 6.

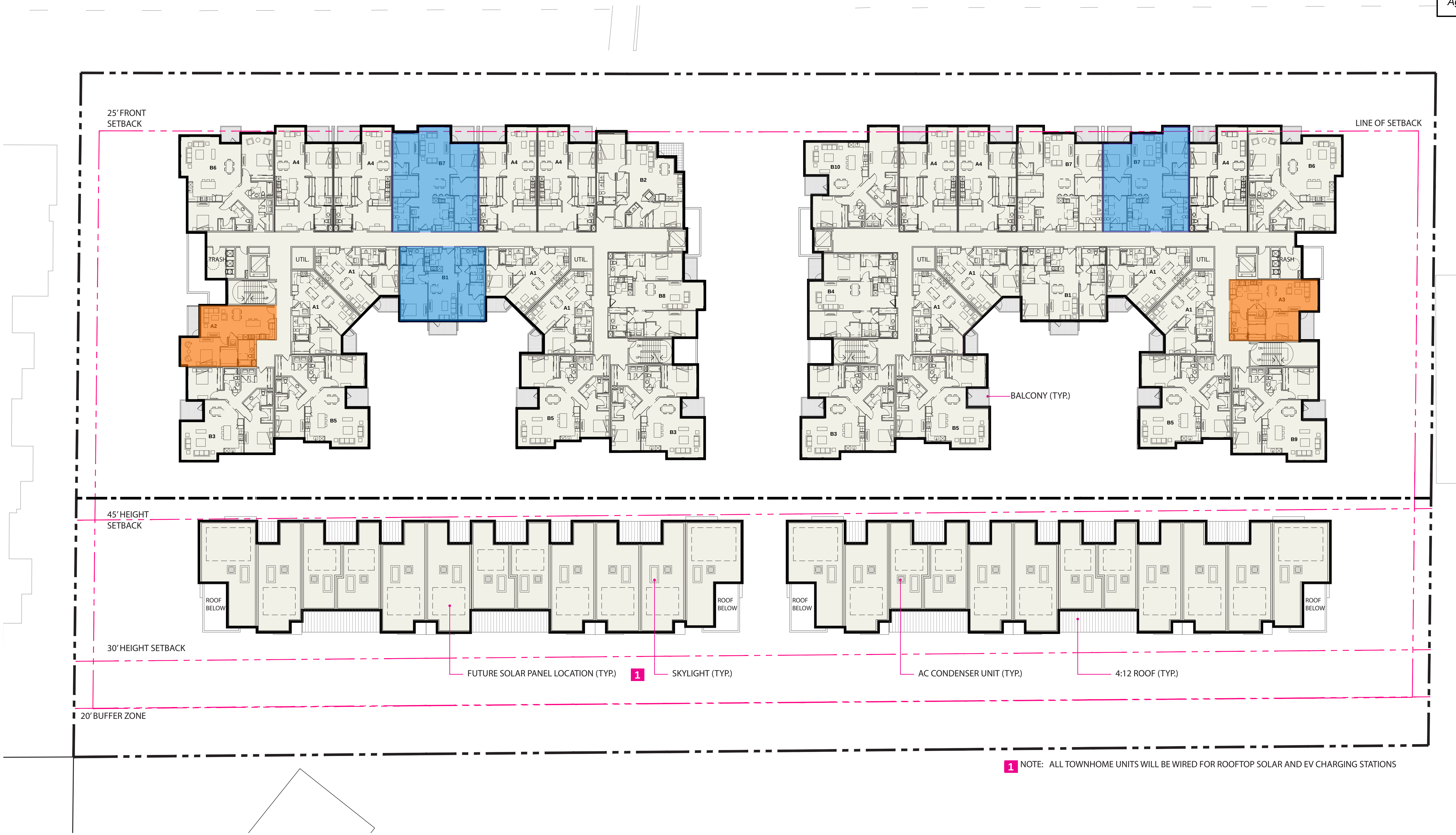


AFFORDABLE UNIT ALLOCATION

1-BEDROOM AFFORDABLE UNIT

2-BEDROOM AFFORDABLE UNIT

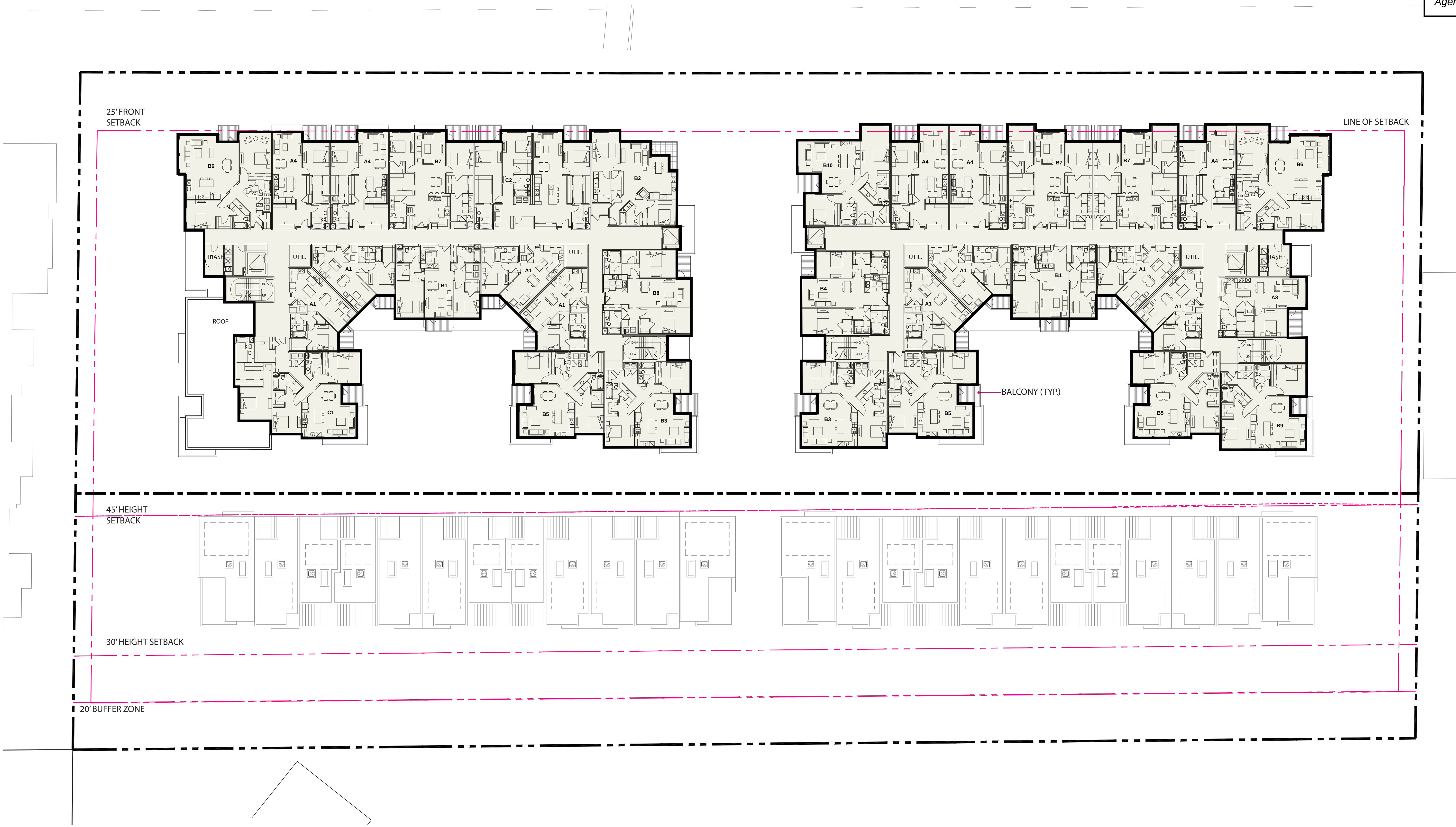
LEVEL 4 / TOWNHOME ROOF PLAN



AFFORDABLE UNIT ALLOCATION

- 1-BEDROOM AFFORDABLE UNIT
- 2-BEDROOM AFFORDABLE UNIT

LEVEL 5 PLAN



AFFORDABLE UNIT ALLOCATION

1-BEDROOM AFFORDABLE UNIT

2-BEDROOM AFFORDABLE UNIT

PARKING SUMMARY

(PER LOS ALTOS MUNICIPAL CODE 14.28.040 §G2(B))

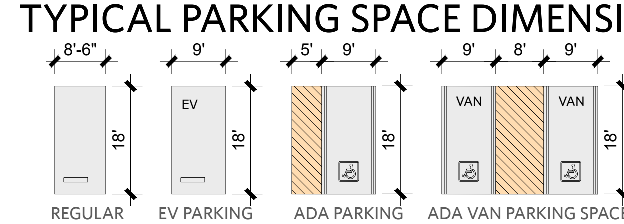
PARKING TYPE	REQUIREMENT	#
PARKING REQUIRED	.5 PER BED	171
A. CONDO PARKING PROVIDED		232
ADA STALLS = 8 STALLS, INCL. 4 VAN ADA STALLS		
EVR/EVC STALLS: 65 (28 EVC + 37 EVR; AND 4 EV/ADA STALLS)		
TANDEM STALLS: 44. REFER TO NOTE 1.		
B. TOWNHOMES PARKING PROVIDED		48
EVR STALLS: 48		
C. SURFACE PARKING PROVIDED		6
PARKING PROVIDED TOTAL		**286**
EVR/EVC STALLS: 115 (30 EVC + 85 EVR)		

GUEST PARKING	REQUIREMENT	#
GUEST PARKING REQUIRED	N/A	0
GUEST PARKING PROVIDED:		
CONDO GUEST PARKING		43
SURFACE GUEST PARKING		6
GUEST PARKING PROVIDED TOTAL		49

BIKE PARKING SUMMARY

BIKE PARKING TYPE	REQUIREMENT	#
REQUIRED (CLASS I)	1 PER 3 UNITS	66
REQUIRED (CLASS II)	1 PER 15 UNITS	14
REQUIRED TOTAL (CLASS I + CLASS II)		**80**
PROVIDED (CLASS I)		84
PROVIDED (CLASS II)		68
BIKE PARKING PROVIDED TOTAL (CLASS I + CLASS II)		**152**

TYPICAL PARKING SPACE DIMENSIONS



1 TANDEM CONFIGURATION WILL BE ASSIGNED TO THE SAME UNIT

2 REQUESTED INCENTIVE: REDUCTION IN PARKING STALL WIDTH DIMENSION TO 8.5 FEET X 18 VERSUS 9 FEET X 18 FEET

3 REQUESTED WAIVER: REDUCTION OF THE SUBTERRANEAN PARKING STRUCTURE DRIVE WIDTH FROM 26 FEET TO 24 FEET

LEGEND

G SECURITY GATE
EVC ELECTRIC VEHICLE CHARGING STALL
EVR ELECTRIC VEHICLE READY STALL
EGRESS PATH

NOTE: THE GARAGE GROSS FLOOR AREA IS 83,640SF.

PROJECT NARRATIVE

Prometheus envisions a community-enhancing development project. This project will do its part to help solve Los Altos's (and the overall region's) need for market-rate housing while respecting the fabric of the existing neighborhood. The design takes into account special consideration for the single-family property owners to the south of the property and to the project's overall interaction with El Camino Real. The goal is to create a great place to live while promoting sustainability, walkability and the use of mass transit.

The site is located at 5150 El Camino Real, on the south side of the street at the terminus of Rengstorff Avenue. To the west of the property is a high-density residential development. To the east of the property is the Mountain View, KinderCare and Taekwon Kids facility. To the south are six existing single family homes. The property is located mid-block. Overall, the property is located in a desirable urban area of Silicon Valley. The neighborhood has great transportation linkages to the South Bay and Peninsula as well as the greater Bay Area and is convenient to major employment areas. Residential support services such as schools, recreational areas and shopping are considered above average.

Apartment Buildings A & B

Apartment Buildings A & B front El Camino Real at the gateway into Los Altos from Rengstorff Ave. Apartment Buildings A & B are five-story buildings, housing 85 and 87 units above one level of underground parking. The buildings consist of mostly one and two bedroom units, with a select number of three bedroom units. The average area of the units is 886 square feet for one-bedroom units, 1,355 square feet for two-bedroom units and 1,977 square feet for three bedroom penthouses. Two main entry lobbies with elevators for residents front El Camino Real. There is ample bicycle parking within the parking garage as well as throughout the property. The building design features a contemporary design with strong vertical massing, contrasting rich body colors and materials, and high quality architectural detailing.

Townhomes

The townhome component of the project meets the required front, rear and side setbacks and heights described in the zoning designation. These buildings do not exceed 30 feet in height and are located no closer than 40 feet from the rear property line. The townhomes will be built at grade and will each have a two car parking garage. The average square footage for the townhomes is 2,595 square feet.

PROJECT TEAM

PROMETHEUS
Client:
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TABLE OF CONTENTS

PROJECT DATA

Address: 5150 El Camino Real, Los Altos, CA 94022
Site Area: 3.8 Acres (Lot 1 - 2.4 Acres, Lot 2 - 1.4 Acres)
Lot Coverage: 41.12% (Lot 1 - 45.47%, Lot 2 - 33.60%)
Building Floor Area: 67,994 SF (Lot 1 - 47,610 SF, Lot 2 - 20,384 SF)

General Plan Designation: Thoroughfare Commercial (38 du/ac)
Zoning Designation: CT Commercial Thoroughfare District
Current Use: Los Altos Plaza – Approximately 77,000 square feet of office

Entitlements Requested: Vesting Tentative Tract Map, State Density Bonus
Requested Incentives: -Height of apartments building A and B increase by 11 feet
-Reduction in parking stall width dimension to 8.5 feet x 18 versus 9 feet x 18 feet
Requested Waivers: -Reduction of the 75-foot site frontage requirement for Lot 2
Proposed Program: (24) Townhomes and (172) Apartments – Total (196) units (52 du/ac)
Affordable Housing: (29) Below Market Rate Units: (29) Low Rate Income Units

Construction Type: Four separate buildings: Two buildings of 3-story townhomes, at grade, Type V wood-framed construction. Two buildings of 5-story, Type III wood-framed apartments over one level of underground parking, Type I concrete.
Proposed Height: Max. 30-ft height for townhomes
Max. 56-ft height for apartment buildings (45 feet allowed + 11 feet increase = 56 feet)

PARKING SUMMARY

(PER LOS ALTOS MUNICIPAL CODE 14.28.040 §G2(B))

PARKING TYPE	REQUIREMENT	#
PARKING REQUIRED	.5 PER BED	171
A. PARKING PROVIDED - APART PARKING ADA STALLS = 8 STALLS, INCL. 4 VAN ADA STALLS EVR/EVC STALLS: 65 (28 EVC +37 EVR; AND 4 EV/ADA STALLS) TANDEM STALLS: 44		232
B. PARKING PROVIDED - TOWNHOMES PARKING EVR STALLS: 48		48
C. PARKING PROVIDED - SURFACE PARKING		6
PARKING PROVIDED TOTAL **EVR/EVC STALLS: 115 (30 EVC + 85 EVR)**		**286**

GUEST PARKING

GUEST PARKING	REQUIREMENT	#
GUEST PARKING REQUIRED	N/A	0
GUEST PARKING PROVIDED:		
APART GUEST PARKING		43
SURFACE GUEST PARKING		6
GUEST PARKING PROVIDED TOTAL		**49***

* AT A RATIO OF 1 STALL PER 4 DWELLING UNITS

PROJECT SUMMARY

BASE UNIT COUNT	145 UNITS
INCLUDING STATE DENSITY BONUS	196 UNITS
DENSITY	52 DU/AC

PODIUM APARTMENTS

UNIT TYPE	QUANTITY	AVERAGE SQUARE FEET
A1	38	777
A2	4	877
A3	5	874
A4	33	1,015
TOTAL 1-BEDROOM UNITS	80	886
B1	10	1,135
B2	4	1,299
B3	14	1,347
B4	5	1,292
B5	19	1,350
B6	10	1,520
B7	14	1,486
B8	5	1,322
B9	5	1,474
B10	4	1,403
TOTAL 2-BEDROOM UNITS	90	1,355
C1	1	1,923
C2	1	2,030
TOTAL 3-BEDROOM PENTHOUSE UNITS	2	1,977
TOTAL	**172**	**1,144**

TOWNHOMES

UNIT TYPE	QUANTITY	AVERAGE SQUARE FEET
B8 (2BR)	4	2,122
C3 (3BR)	4	2,358
C4 (3BR)	12	2,639
D1 (4BR)	4	3,172
TOTAL	**24**	**2,595**

BIKE PARKING SUMMARY

BIKE PARKING TYPE	REQUIREMENT	#
REQUIRED (CLASS I)	1 PER 3 UNITS	66
REQUIRED (CLASS II)	1 PER 15 UNITS	14
REQUIRED TOTAL (CLASS I + CLASS II)		80
PROVIDED (CLASS I)		84
PROVIDED (CLASS II)		68
BIKE PARKING PROVIDED TOTAL (CLASS I + CLASS II)		**152**

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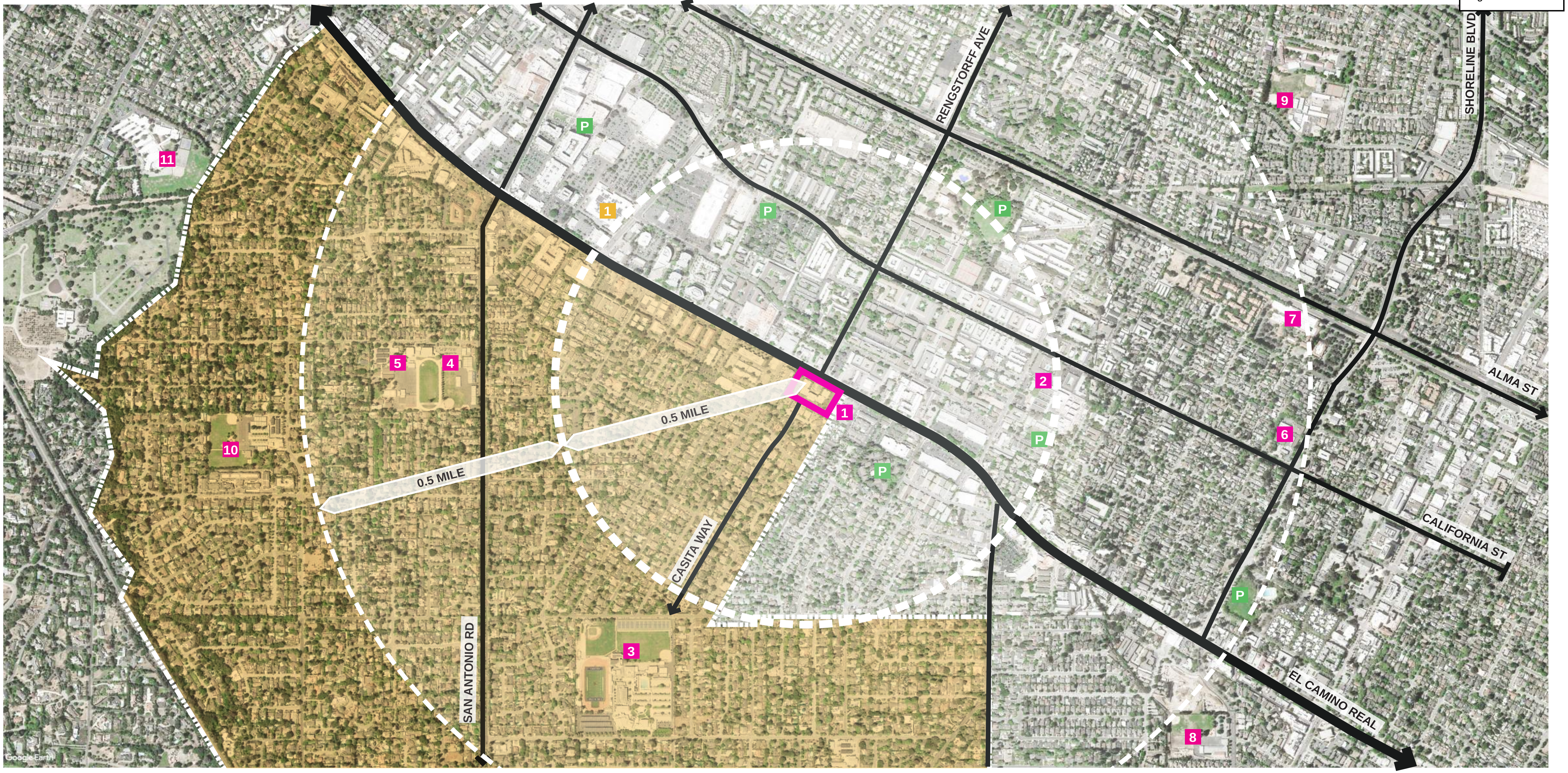

	PROJECT SITE
	LOS ALTOS CITY BOUNDARY
1	SAN ANTONIO SHOPPING CENTER
P	PARK / PLAZA
1	MOUNTAIN VIEW KINDERCARE
2	MARIANO CASTRO ELEMENTARY SCHOOL
3	LOS ALTOS HIGH SCHOOL
4	BULLIS CHARTER SCHOOL
5	EGAN JUNIOR HIGH SCHOOL
6	MOUNTAIN VIEW ACADEMY
7	KHAN LAB SCHOOL
8	ST JOSEPH CATHOLIC SCHOOL
9	STEVENSON ELEMENTARY SCHOOL
10	SANTA RITA ELEMENTARY SCHOOL
11	ELLEN FLETCHER MIDDLE SCHOOL
1	FUTURE GOOGLE CAMPUS

CITY CONTEXT

AP0.01

BDE ARCHITECTURE

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 20[illegible]

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1. 5100 ECR - LANDSCAPE/SIDEWALK ALONG EL CAMINO REAL

2. VIEW OF EXISTING BUILDINGS AT RENGSTORFF AVE. TERMINUS


3. TREES/ SIDEWALK ALONG EL CAMINO REAL


8. WEST PROPERTY LINE AND 5100 ECR BEYOND

PHOTO KEY MAP


4. ON-GRADE PARKING AT EAST


7. FENCE AND PARKING IN REAR


6. FENCE AT REAR PROPERTY LINE


5. PARKING LOT OF SOUTH-EAST CORNER

EXISTING SITE PHOTOS

AP0.02

BDE ARCHITECTURE

PROMETHEUS

5150 EL CAMINO REAL

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3DE ARCHITECTURE

PROMETHEUS

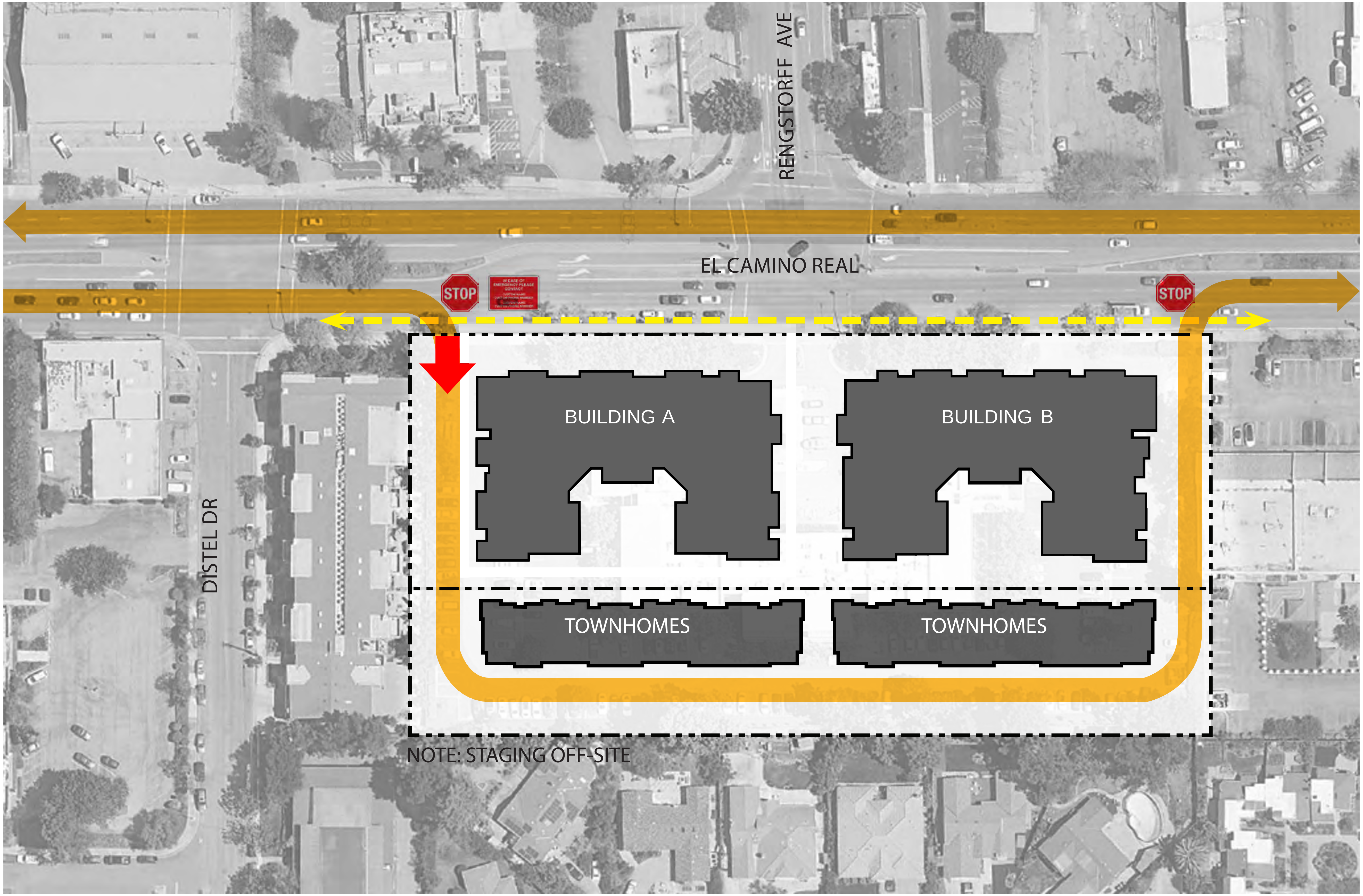
5150 EL CAMINO REAL

SITE CONTEXT

LOS ALTOS, CALIFORNIA

AP0.03

MAY 20, 20



LEGEND

- PROPERTY LINE
- PROTECTIVE FENCE (8' HEIGHT & K-RAIL)
- TRUCK ROUTE
- PEDESTRIAN PATH
- GATED ENTRY / PEDESTRIAN ENTRY / ROCK ENTRANCE PAD
- STOP TRAFFIC CONTROL
- EMERGENCY CONTACT SIGN

CONSTRUCTION MANAGEMENT PLAN AP0.04

BDE ARCHITECTURE

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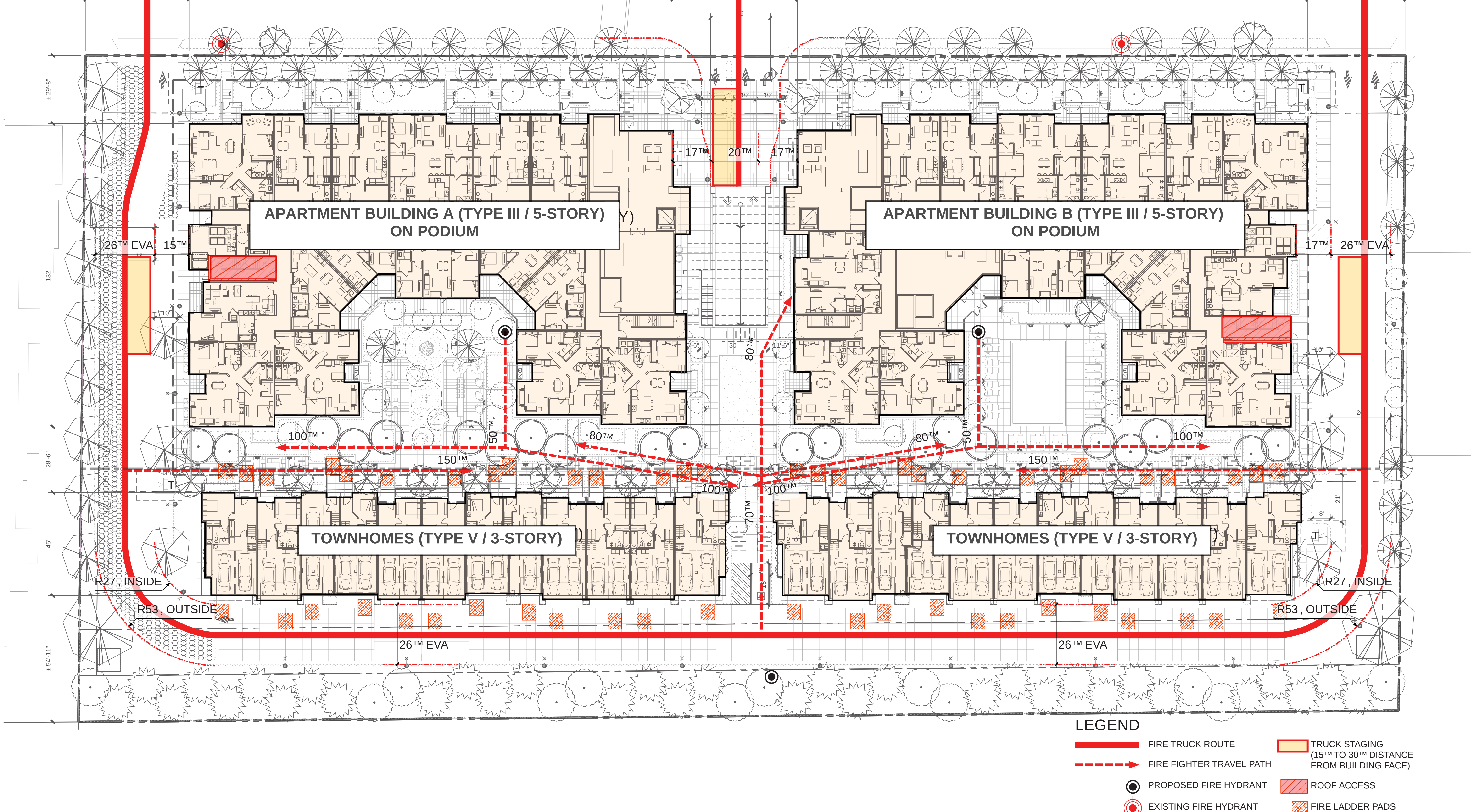

FIRE ACCESS DIAGRAM

AP0.05

BDE ARCHITECTURE

PROMETHEUS

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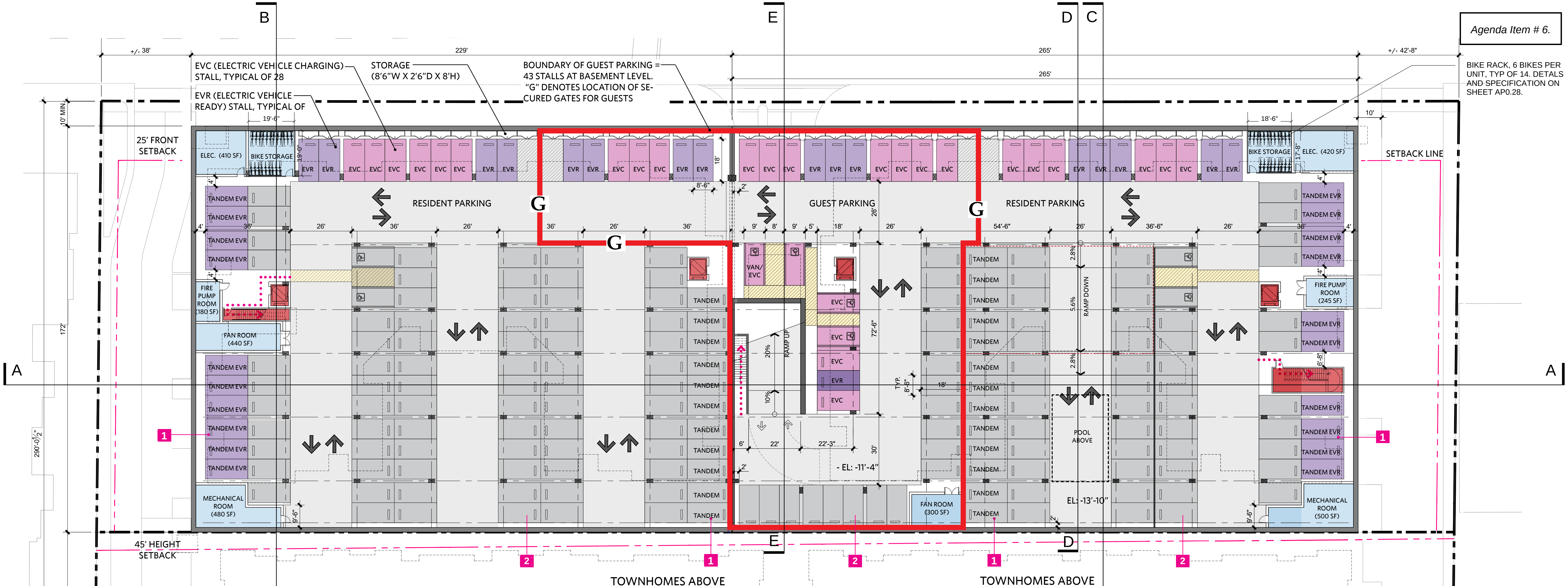
Agenda Item # 6.



PARKING SUMMARY

(PER LOS ALTOS MUNICIPAL CODE 14.28.040 §G2(B))

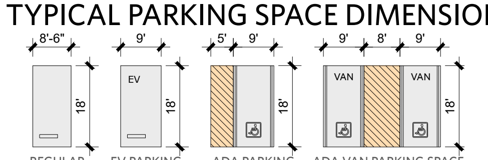
PARKING TYPE	REQUIREMENT	#
PARKING REQUIRED	.5 PER BED	171
A. APART PARKING PROVIDED		232
ADA STALLS = 8 STALLS, INCL. 4 VAN ADA STALLS EVR/EVC STALLS: 65 (28 EVC + 37 EVR; AND 4 EV/ADA STALLS) TANDEM STALLS: 44. REFER TO NOTE 1.		
B. TOWNHOMES PARKING PROVIDED EVR STALLS: 48		48
C. SURFACE PARKING PROVIDED		6
PARKING PROVIDED TOTAL EVR/EVC STALLS: 115 (30 EVC + 85 EVR)		286

GUEST PARKING	REQUIREMENT	#
GUEST PARKING REQUIRED	N/A	0
GUEST PARKING PROVIDED:		
APART GUEST PARKING		43
SURFACE GUEST PARKING		6
GUEST PARKING PROVIDED TOTAL		49

BIKE PARKING SUMMARY

BIKE PARKING TYPE	REQUIREMENT	#
REQUIRED (CLASS I)	1 PER 3 UNITS	66
REQUIRED (CLASS II)	1 PER 15 UNITS	14
REQUIRED TOTAL (CLASS I + CLASS II)		80
PROVIDED (CLASS I)		84
PROVIDED (CLASS II)		68
BIKE PARKING PROVIDED TOTAL (CLASS I + CLASS II)		152

TYPICAL PARKING SPACE DIMENSIONS



1 TANDEM CONFIGURATION WILL BE ASSIGNED TO THE SAME UNIT

2 REQUESTED INCENTIVE: REDUCTION IN PARKING STALL WIDTH DIMENSION TO 8.5 FEET X 18 VERSUS 9 FEET X 18 FEET

LEGEND

- G SECURITY GATE
- EVC ELECTRIC VEHICLE CHARGING STALL
- EVR ELECTRIC VEHICLE READY STALL
- EGRESS PATH

NOTE: THE GARAGE GROSS FLOOR AREA IS 83,640SF.

40' 80'

TRUE

SUBTERRANEAN GARAGE PLAN

AP0.06

3DE ARCHITECTURE

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

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Agenda Item # 6.

STREET LEVEL PLAN

AP0.07

BDE ARCHITECTURE

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 20

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EL CAMINO REAL FRONTAGE

MATERIAL LEGEND
(SEE EXTERIOR MATERIAL SHEET FOR MORE DETAIL)

1. PARAPET CORNICE W/ METAL COPING
2. METAL AWNING W/ COMPOSITE WOOD SOFFIT
3. METAL AWNING W/ COMPOSITE WOOD LOUVER
4. PAINTED METAL LOUVER SCREEN
5. EXTERIOR PLASTER
6. FIBER CEMENT SIDING
7. COMPOSITE WOOD SIDING
8. VINYL WINDOW (TYP.)
9. ALUMINUM STORE FRONT
10. PAINTED METAL TRELLIS W/ COMPOSITE WOOD LOUVER
11. COMPOSITE WOOD LOUVER FENCE WITH METAL GATE
12. METAL PICKET RAILING
13. METAL RAILING W/ COMPOSITE WOOD SIDING
14. METAL RAILING W/ PERFORATED METAL PANELS
15. STANDING SEAM METAL ROOF
16. PAINTED METAL GUARDRAIL

UNIT | PATIO | LANDSCAPING | SIDEWALK WITH TREE GRATES | LANDSCAPE BUFFER | EL CAMINO REAL

SECTION PERSPECTIVE **AP0.08**

BDE ARCHITECTURE PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 20

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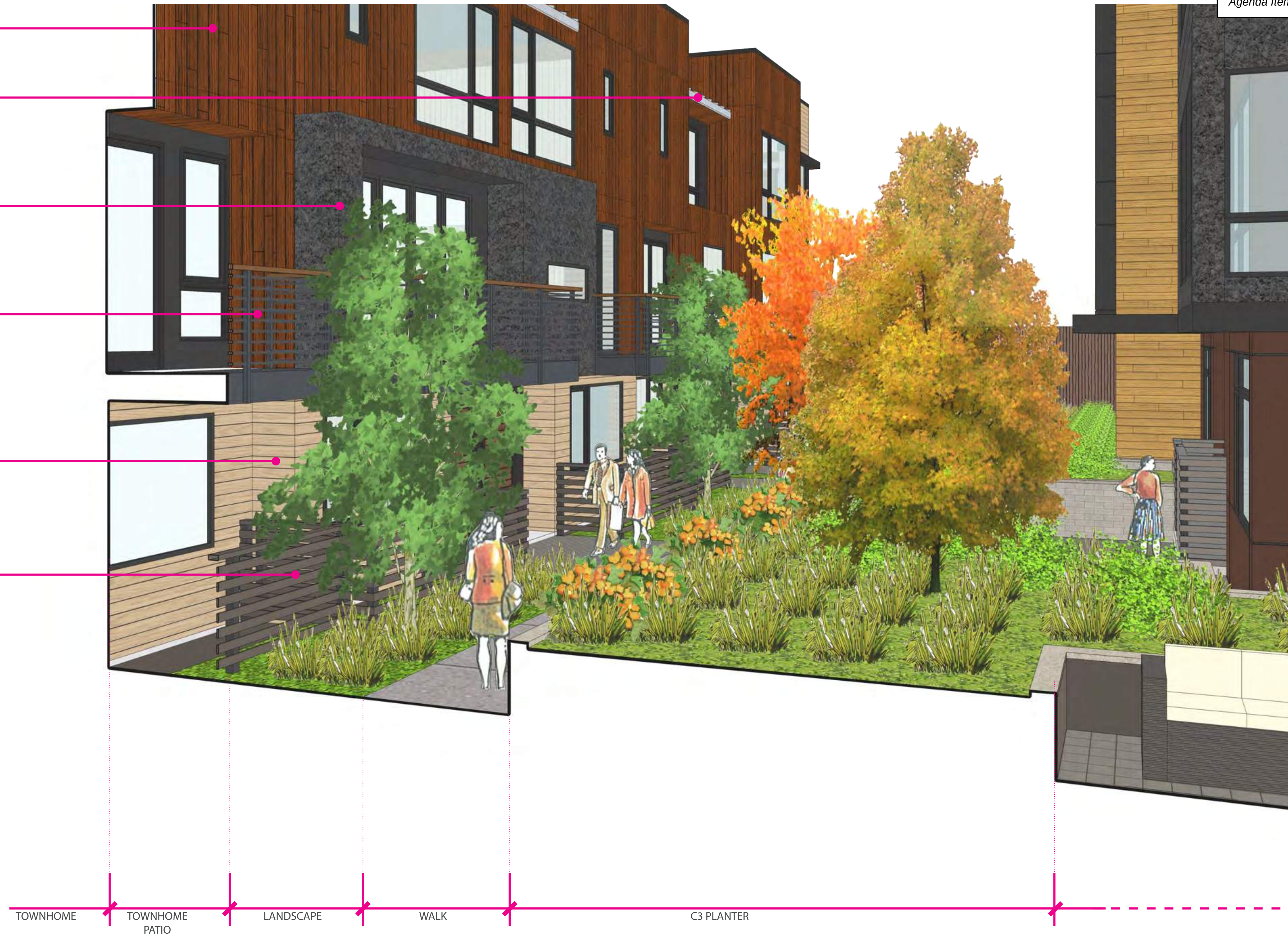

MATERIAL LEGEND

(SEE EXTERIOR MATERIAL SHEET FOR MORE DETAIL)

1. PARAPET CORNICE W/ METAL COPING
2. METAL AWNING W/ COMPOSITE WOOD SOFFIT
3. METAL AWNING W/ COMPOSITE WOOD LOUVER
4. PAINTED METAL LOUVER SCREEN
5. EXTERIOR PLASTER
6. FIBER CEMENT SIDING
7. COMPOSITE WOOD SIDING
8. VINYL WINDOW (TYP.)
9. ALUMINUM STORE FRONT
10. PAINTED METAL TRELLIS W/ COMPOSITE WOOD LOUVER
11. COMPOSITE WOOD LOUVER FENCE WITH METAL GATE
12. METAL PICKET RAILING
13. METAL RAILING W/ COMPOSITE WOOD SIDING
14. METAL RAILING W/ PERFORATED METAL PANELS
15. STANDING SEAM METAL ROOF
16. PAINTED METAL GUARDRAIL

PASEO

SECTION PERSPECTIVE

AP0.09

BDE ARCHITECTURE

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 20

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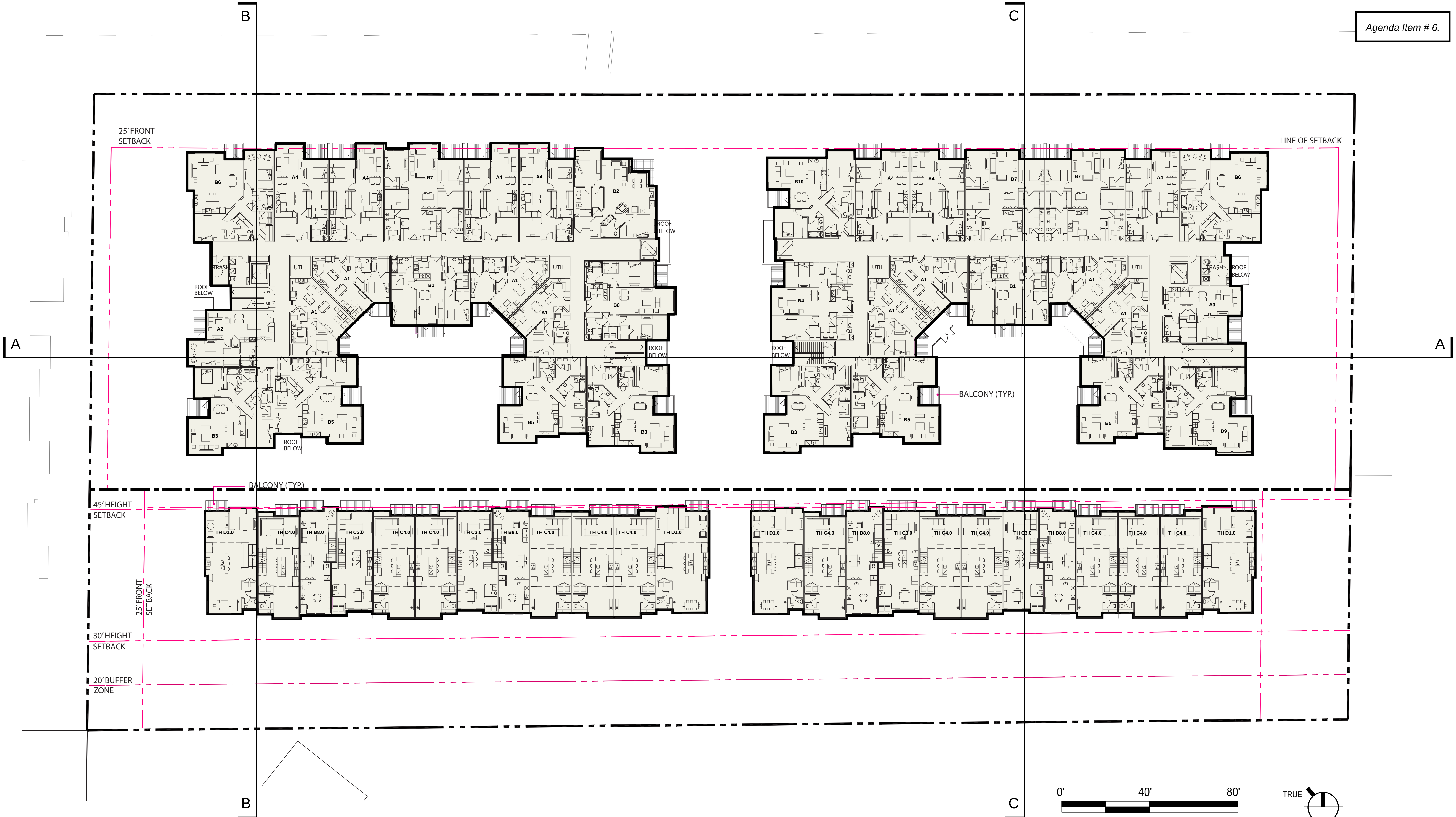

LEVEL 2 PLAN

AP0.10

BDE ARCHITECTURE

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 20

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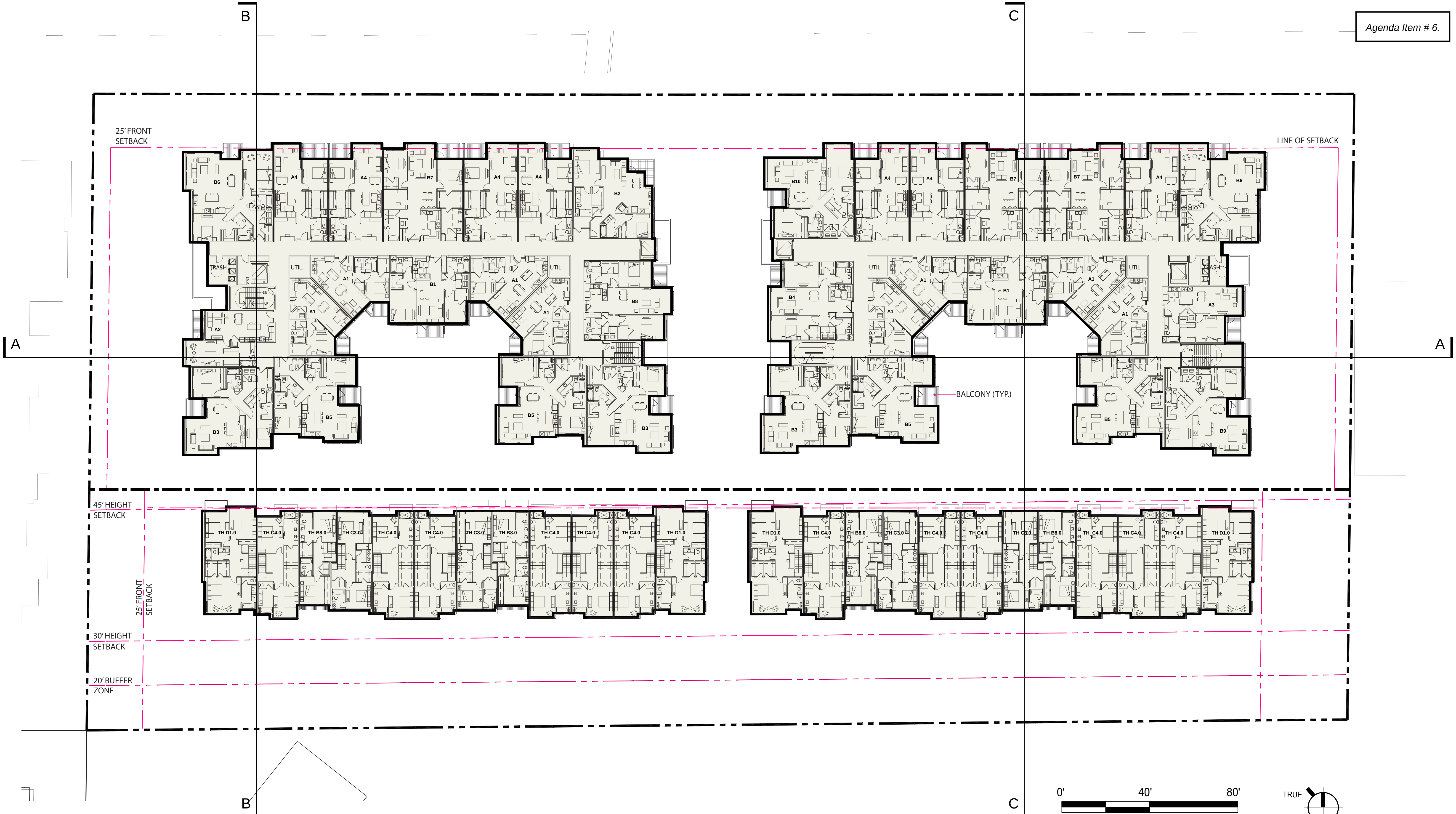

LEVEL 3 PLAN

AP0.11

BDE ARCHITECTURE

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 20

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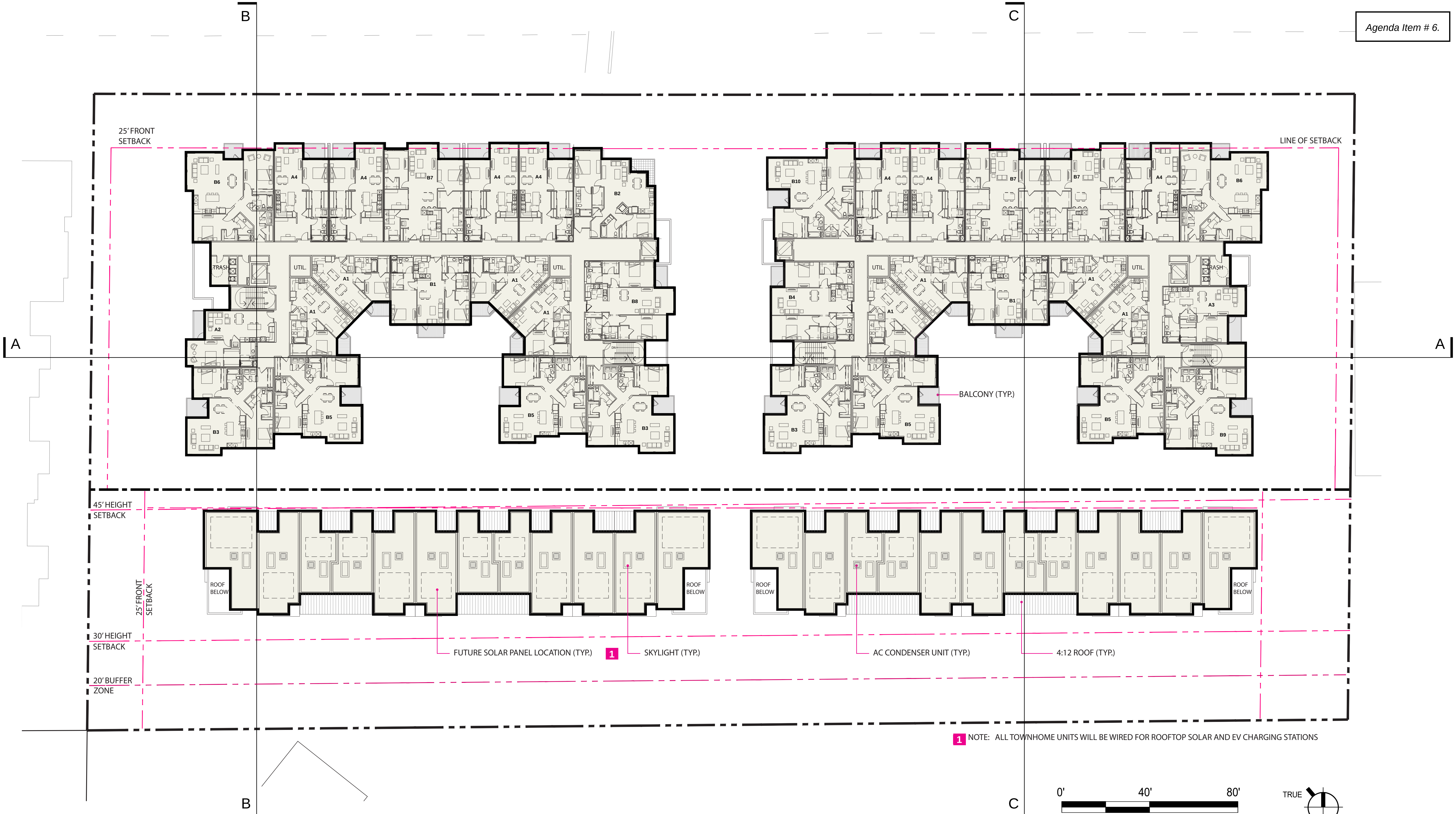

1 NOTE: ALL TOWNHOME UNITS WILL BE WIRED FOR ROOFTOP SOLAR AND EV CHARGING STATIONS

LEVEL 4 / TOWNHOME ROOF PLAN AP0.12

BDE ARCHITECTURE

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 20[illegible]

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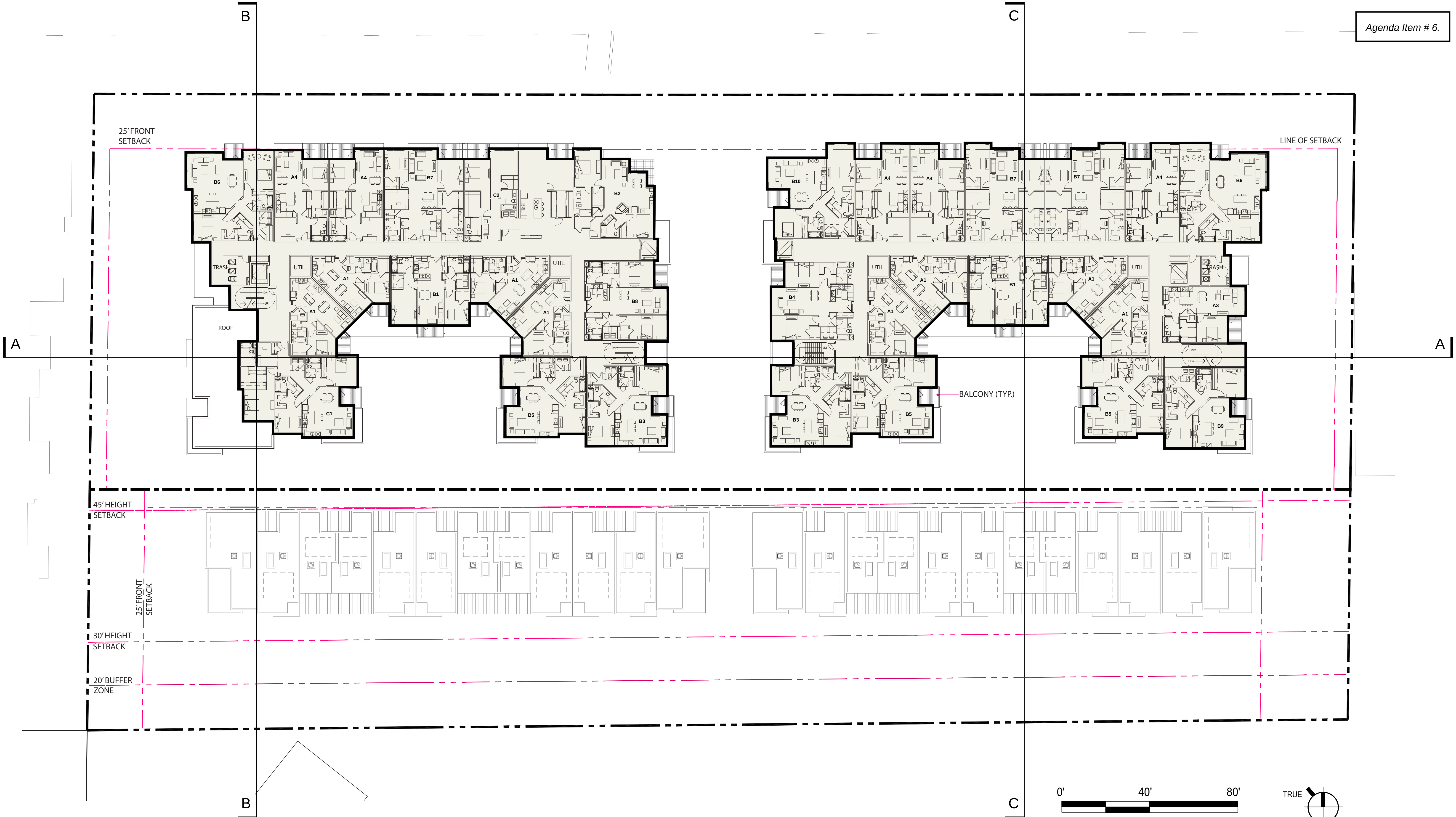

LEVEL 5 PLAN

AP0.13

BDE ARCHITECTURE

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 20

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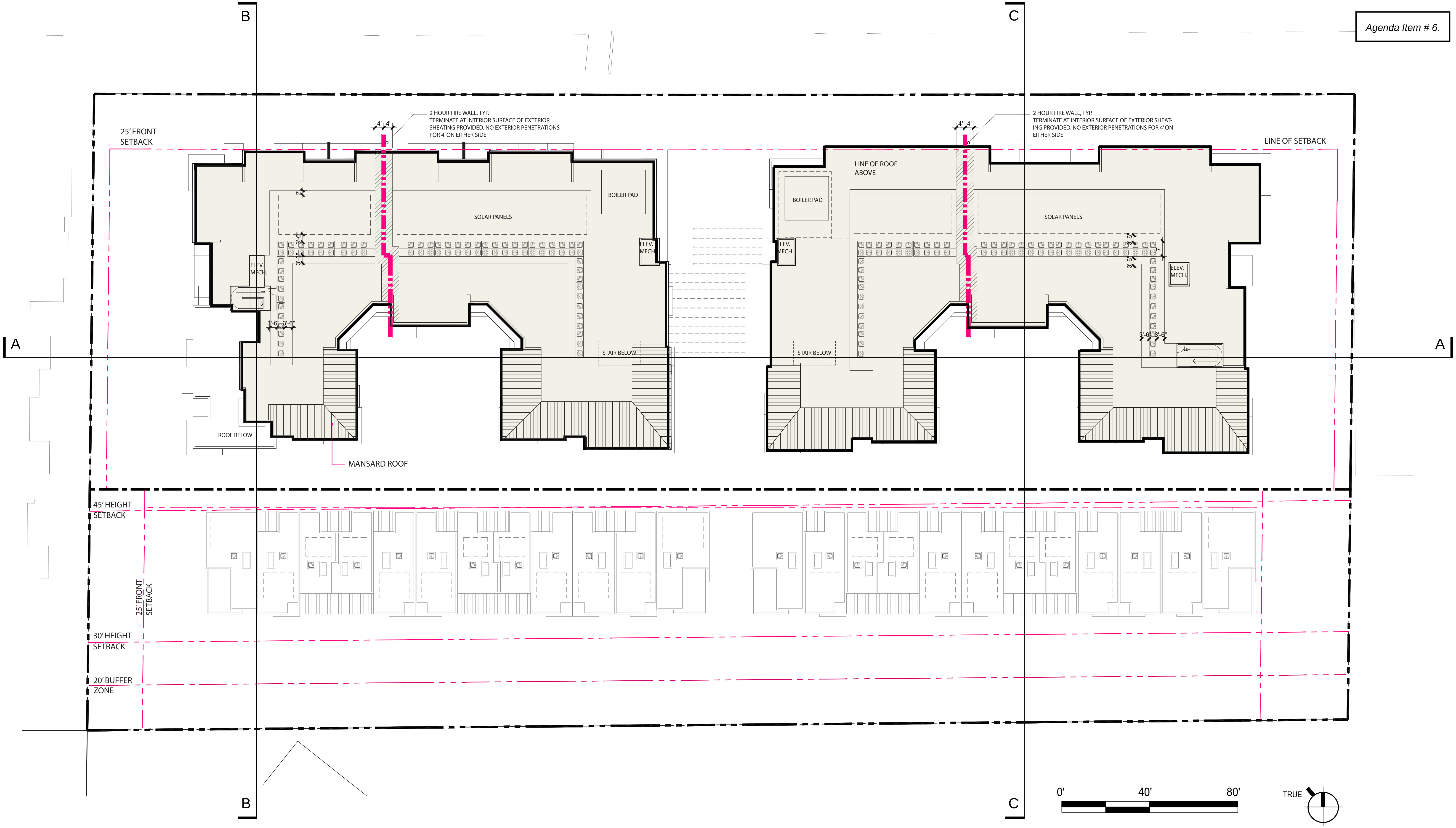
Agenda Item # 6.



APARTMENT ROOF PLAN

AP0.14

BDE ARCHITECTURE

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 20

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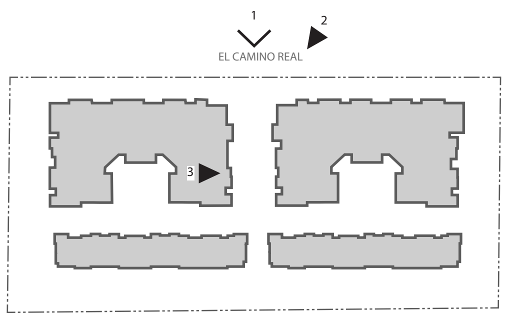
EL CAMINO REAL STREETSCAPE ELEVATION

EL CAMINO REAL FRONTAGE - NORTH ELEVATION

2 | MID-BLOCK PLAZA

3 | AERIAL VIEW OF MID-BLOCK PLAZA



KEY PLAN

STREETSCAPE ELEVATIONS **AP0.15**

BDE ARCHITECTURE

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 20

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BUILDING B - NORTH - EL CAMINO REAL

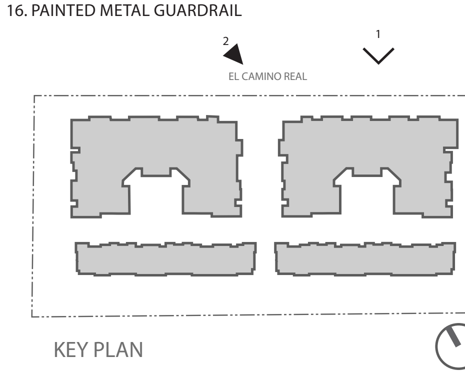
2 | MID-BLOCK PLAZA

3 | NORTH EAST CORNER

1 | NORTH(EL CAMINO REAL) ELEVATION

MATERIAL LEGEND
(SEE EXTERIOR MATERIAL SHEET FOR MORE DETAIL)

1. PARAPET CORNICE W/ METAL COPING
2. METAL AWNING W/ COMPOSITE WOOD SOFFIT
3. METAL AWNING W/ COMPOSITE WOOD LOUVER
4. PAINTED METAL LOUVER SCREEN
5. EXTERIOR PLASTER
6. FIBER CEMENT SIDING
7. COMPOSITE WOOD SIDING
8. VINYL WINDOW (TYP.)
9. ALUMINUM STORE FRONT
10. PAINTED METAL TRELLIS W/ COMPOSITE WOOD LOUVER
11. COMPOSITE WOOD LOUVER FENCE WITH METAL GATE
12. METAL PICKET RAILING
13. METAL RAILING W/ COMPOSITE WOOD SIDING
14. METAL RAILING W/ PERFORATED METAL PANELS
15. STANDING SEAM METAL ROOF
16. PAINTED METAL GUARDRAIL



KEY PLAN

BUILDING A - NORTH ELEVATION AP0.16

BDE ARCHITECTURE PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 20

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BUILDING A - NORTH - EL CAMINO REAL

2 | VIEW FROM ECR (EL CAMINO REAL)

3 | VIEW FROM ECR (EL CAMINO REAL)

1 | NORTH (EL CAMINO REAL) ELEVATION

MATERIAL LEGEND

(SEE EXTERIOR MATERIAL SHEET FOR MORE DETAIL)

1. PARAPET CORNICE W/ METAL COPING
2. METAL AWNING W/ COMPOSITE WOOD SOFFIT
3. METAL AWNING W/ COMPOSITE WOOD LOUVER
4. PAINTED METAL LOUVER SCREEN
5. EXTERIOR PLASTER
6. FIBER CEMENT SIDING
7. COMPOSITE WOOD SIDING
8. VINYL WINDOW (TYP.)
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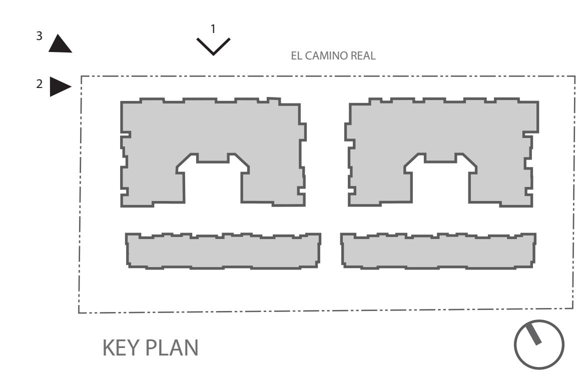
13. METAL RAILING W/ COMPOSITE WOOD SIDING
14. METAL RAILING W/ PERFORATED METAL PANELS
15. STANDING SEAM METAL ROOF
16. PAINTED METAL GUARDRAIL



KEY PLAN

BUILDING B - NORTH ELEVATION

AP0.17

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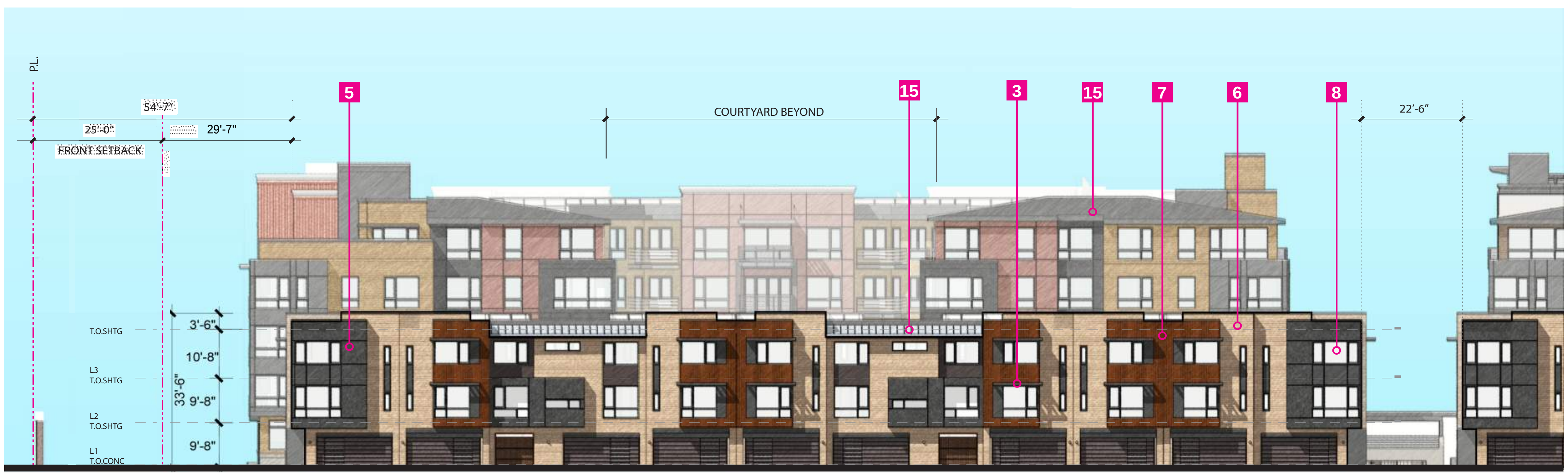
TOWNHOME ELEVATION - SOUTH

2 | TOWNHOME SOUTH FACADE



1 | TOWNHOME SOUTH ELEVATION

MATERIAL LEGEND

(SEE EXTERIOR MATERIAL SHEET FOR MORE DETAIL)

1. PARAPET CORNICE W/ METAL COPING
2. METAL AWNING W/ COMPOSITE WOOD SOFFIT
3. METAL AWNING W/ COMPOSITE WOOD LOUVER
4. PAINTED METAL LOUVER SCREEN
5. EXTERIOR PLASTER
6. FIBER CEMENT SIDING
7. COMPOSITE WOOD SIDING
8. VINYL WINDOW (TYP.)
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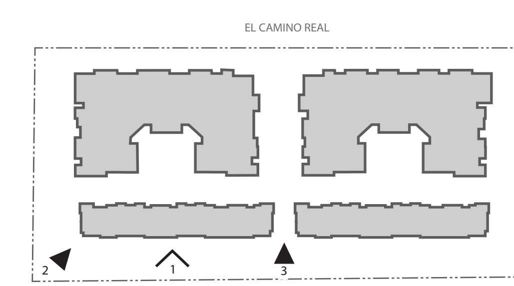
14. METAL RAILING W/ PERFORATED METAL PANELS
15. STANDING SEAM METAL ROOF
16. PAINTED METAL GUARDRAIL



KEY PLAN

TOWNHOME SOUTH ELEVATION

AP0.18

BDE ARCHITECTURE

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 20

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TOWNHOME ELEVATION - NORTH

2 | TOWNHOME NORTH FACADE

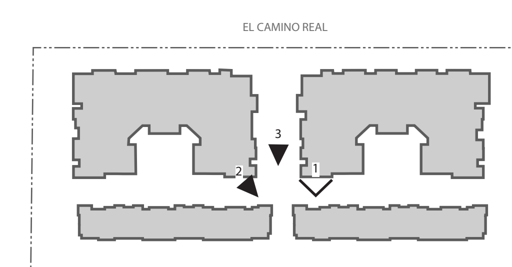
3 | AERIAL VIEW OF PASEO

1 | TOWNHOME NORTH ELEVATION

MATERIAL LEGEND

(SEE EXTERIOR MATERIAL SHEET FOR MORE DETAIL)

1. PARAPET CORNICE W/ METAL COPING
2. METAL AWNING W/ COMPOSITE WOOD SOFFIT
3. METAL AWNING W/ COMPOSITE WOOD LOUVER
4. PAINTED METAL LOUVER SCREEN
5. EXTERIOR PLASTER
6. FIBER CEMENT SIDING
7. COMPOSITE WOOD SIDING
8. VINYL WINDOW (TYP.)
9. ALUMINUM STORE FRONT
10. PAINTED METAL TRELLIS W/ COMPOSITE WOOD LOUVER
11. COMPOSITE WOOD LOUVER FENCE WITH METAL GATE
12. METAL PICKET RAILING
13. METAL RAILING W/ COMPOSITE WOOD SIDING
14. METAL RAILING W/ PERFORATED METAL PANELS
15. STANDING SEAM METAL ROOF
16. PAINTED METAL GUARDRAIL



KEY PLAN

TOWNHOME NORTH ELEVATION

AP0.19

BDE ARCHITECTURE

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 20

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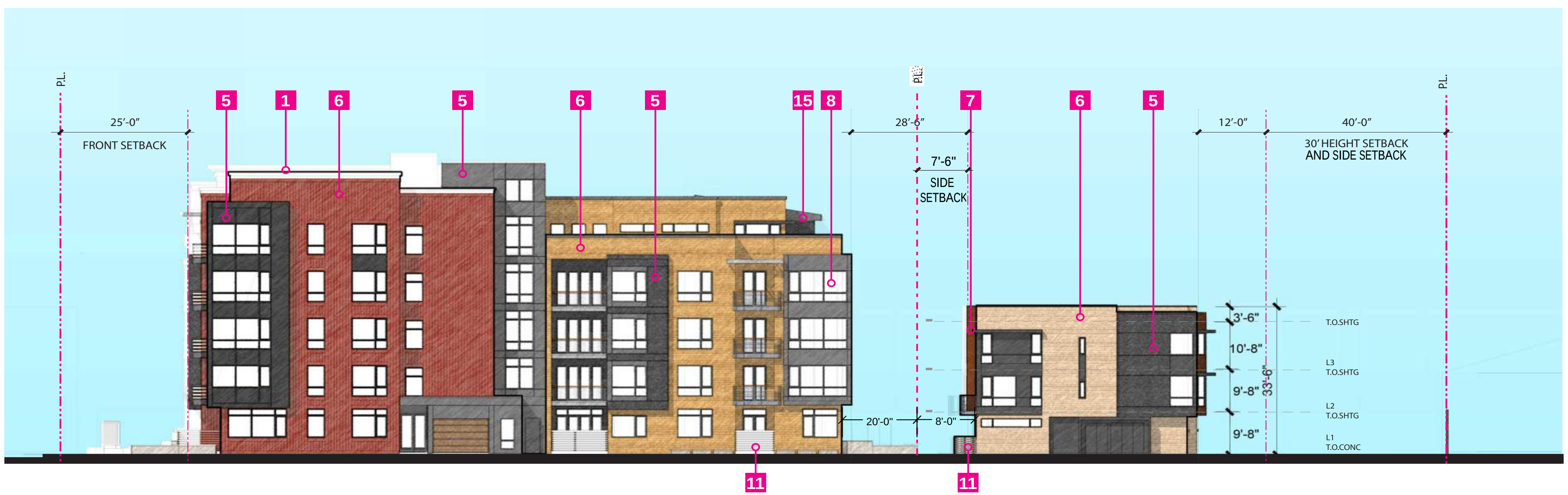
Agenda Item # 6.

2 | AERIAL VIEW

3 | WEST FACADE

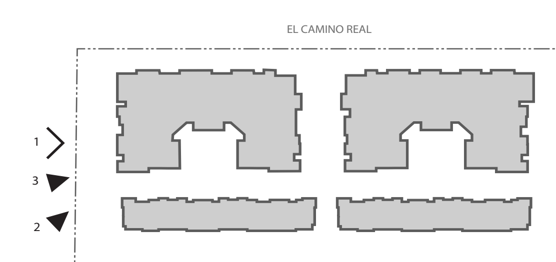


1 | WEST ELEVATION

MATERIAL LEGEND

(SEE EXTERIOR MATERIAL SHEET FOR MORE DETAIL)

1. PARAPET CORNICE W/ METAL COPING
2. METAL AWNING W/ COMPOSITE WOOD SOFFIT
3. METAL AWNING W/ COMPOSITE WOOD LOUVER
4. PAINTED METAL LOUVER SCREEN
5. EXTERIOR PLASTER
6. FIBER CEMENT SIDING
7. COMPOSITE WOOD SIDING
8. VINYL WINDOW (TYP.)
9. ALUMINUM STORE FRONT
10. PAINTED METAL TRELLIS W/ COMPOSITE WOOD LOUVER
11. COMPOSITE WOOD LOUVER FENCE WITH METAL GATE
12. METAL PICKET RAILING
13. METAL RAILING W/ COMPOSITE WOOD SIDING
14. METAL RAILING W/ PERFORATED METAL PANELS
15. STANDING SEAM METAL ROOF
16. PAINTED METAL GUARDRAIL



KEY PLAN

WEST ELEVATION

AP0.20

BDE ARCHITECTURE

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 20

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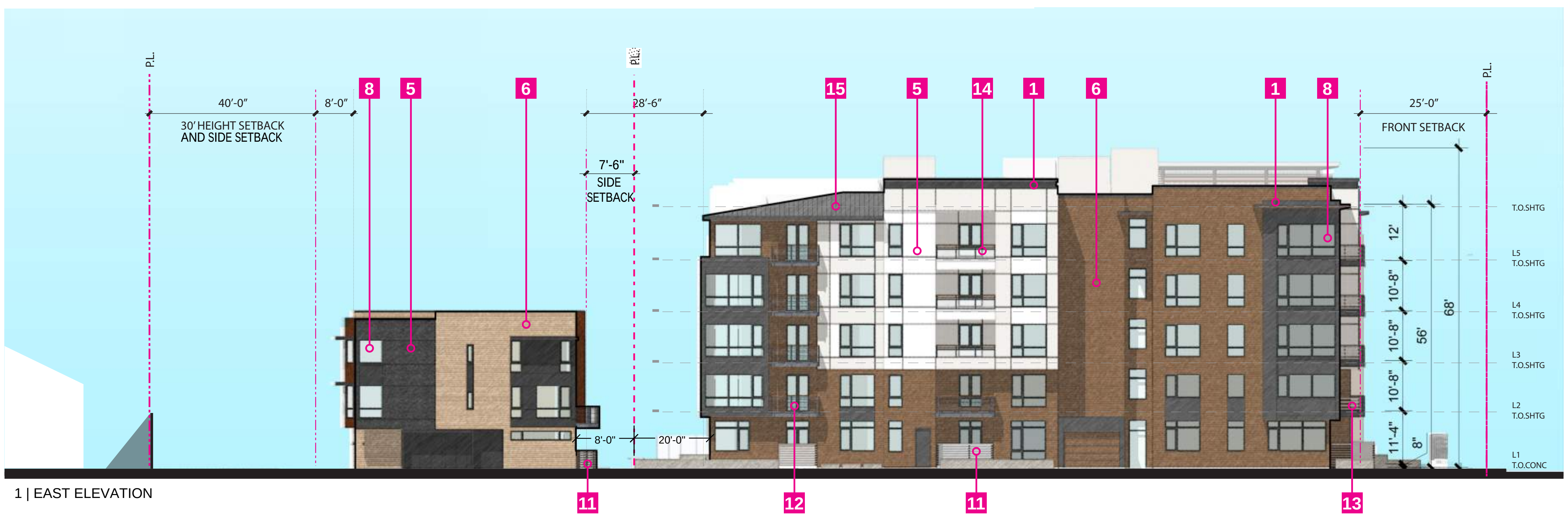
Agenda Item # 6.

EAST ELEVATION

2 | VIEW OF PASEO AND POOL

3 | VIEW OF PASEO



1 | EAST ELEVATION

MATERIAL LEGEND

(SEE EXTERIOR MATERIAL SHEET FOR MORE DETAIL)

1. PARAPET CORNICE W/ METAL COPING
2. METAL AWNING W/ COMPOSITE WOOD SOFFIT
3. METAL AWNING W/ COMPOSITE WOOD LOUVER
4. PAINTED METAL LOUVER SCREEN
5. EXTERIOR PLASTER
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7. COMPOSITE WOOD SIDING
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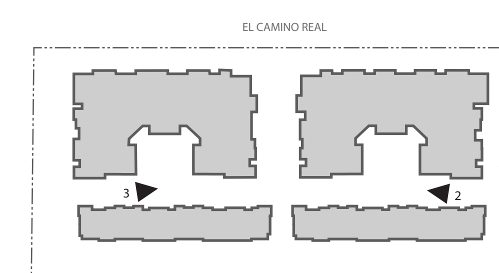
13. METAL RAILING W/ COMPOSITE WOOD SIDING
14. METAL RAILING W/ PERFORATED METAL PANELS
15. STANDING SEAM METAL ROOF
16. PAINTED METAL GUARDRAIL



KEY PLAN

EAST ELEVATION

AP0.21

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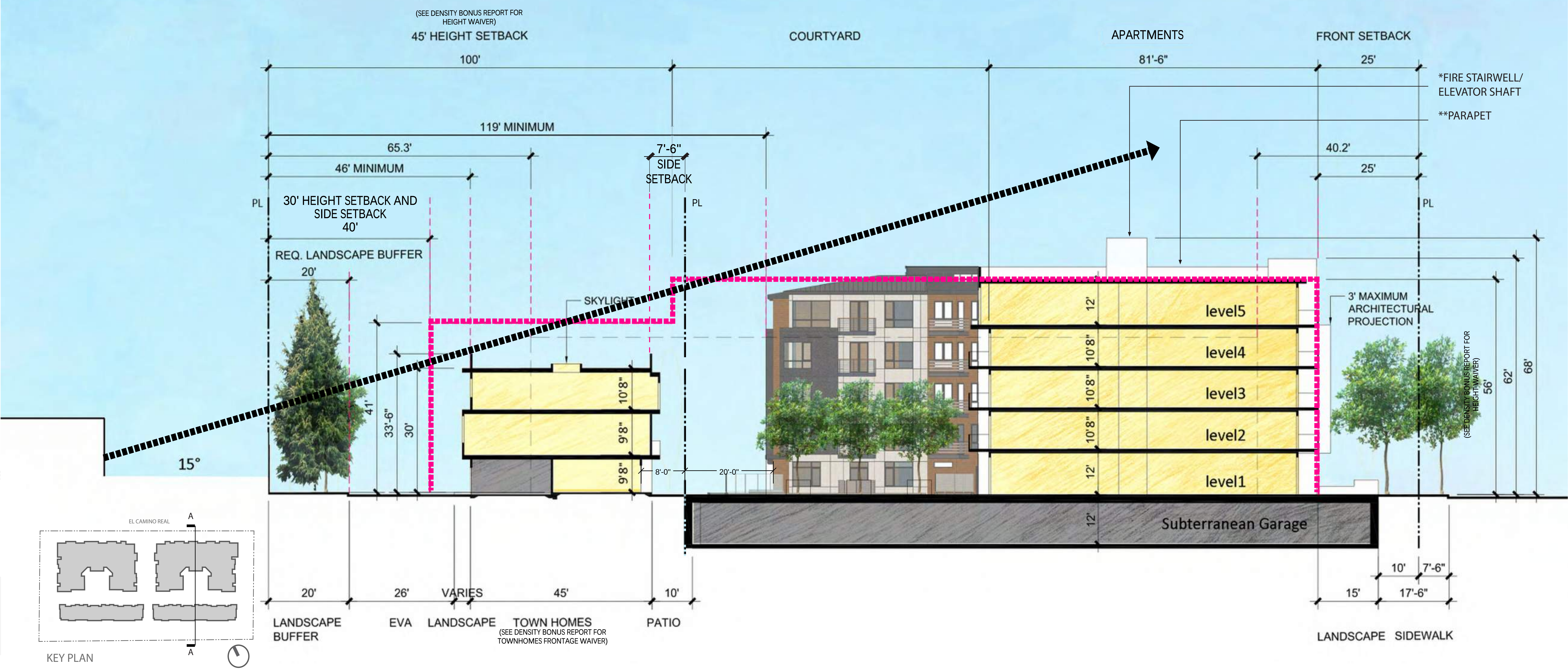

ILLUSTRATIVE BUILDING SECTION AP0.22

BDE ARCHITECTURE

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 20

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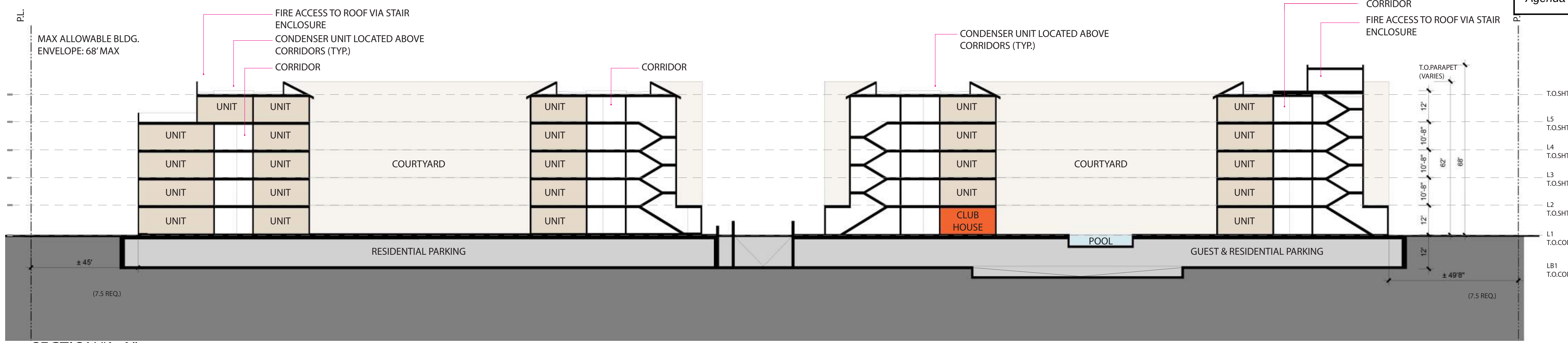
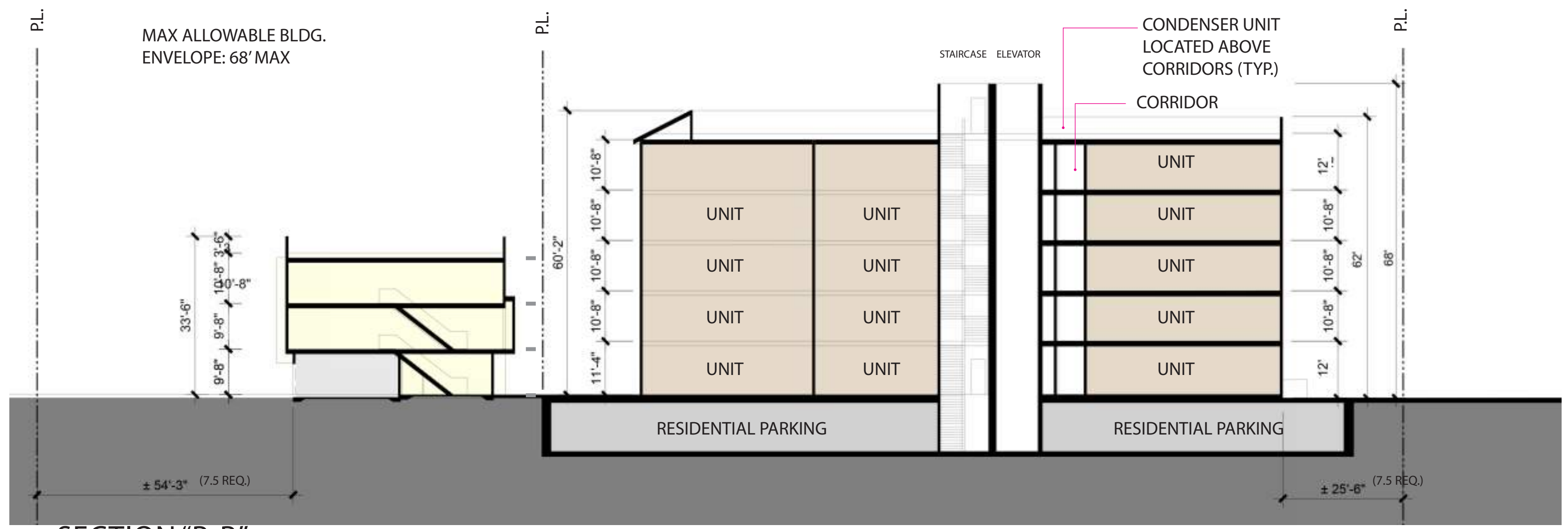
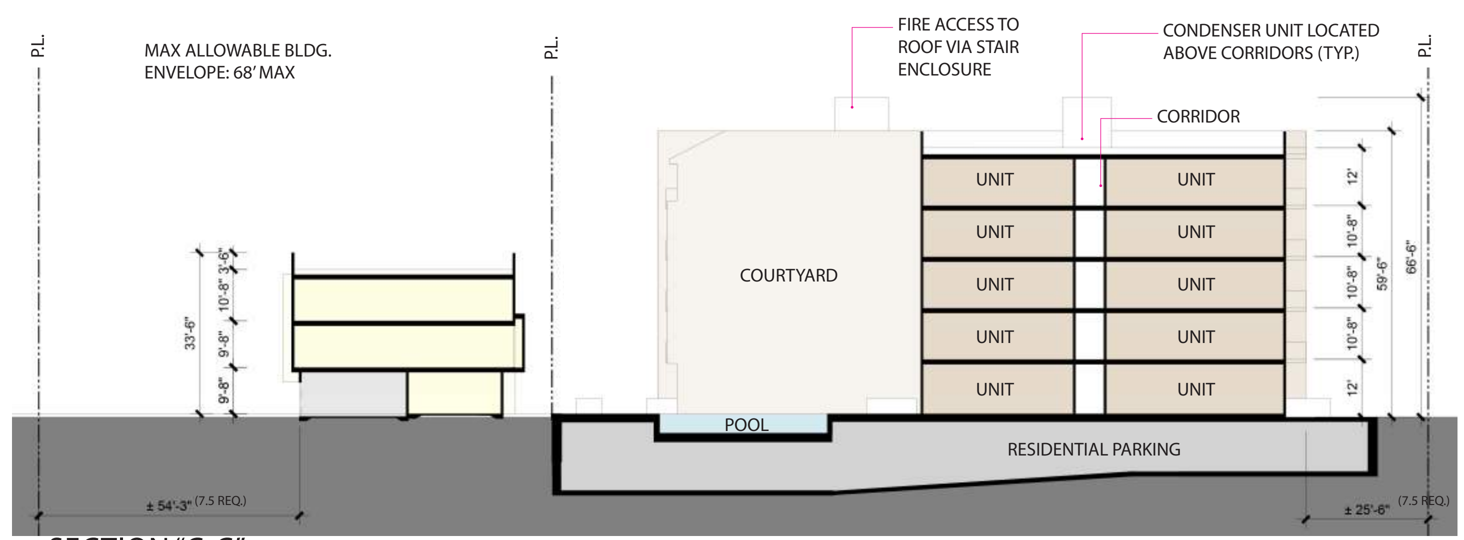
BUILDING SECTIONS A-A, B-B, & C-C



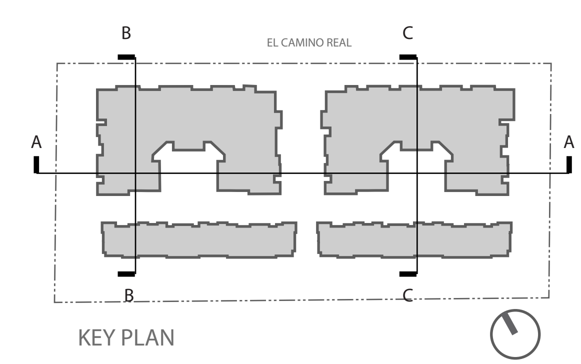
SECTION "A-A"



SECTION "B-B"



SECTION "C-C"



KEY PLAN

BUILDING SECTIONS

AP0.23

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 20[illegible]

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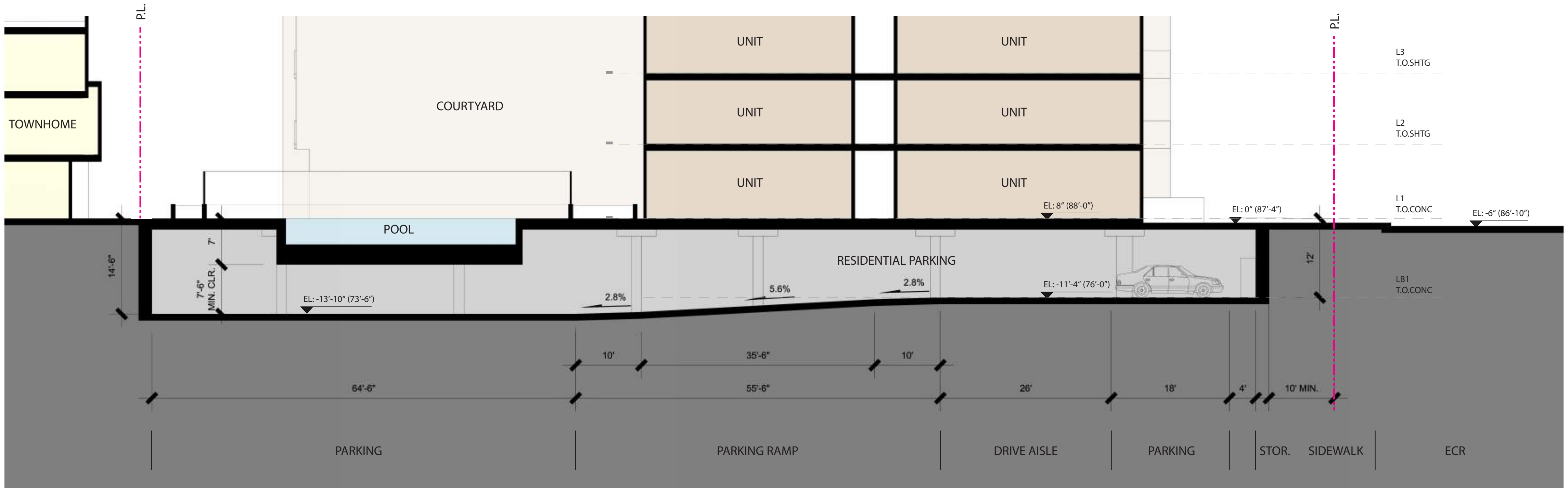
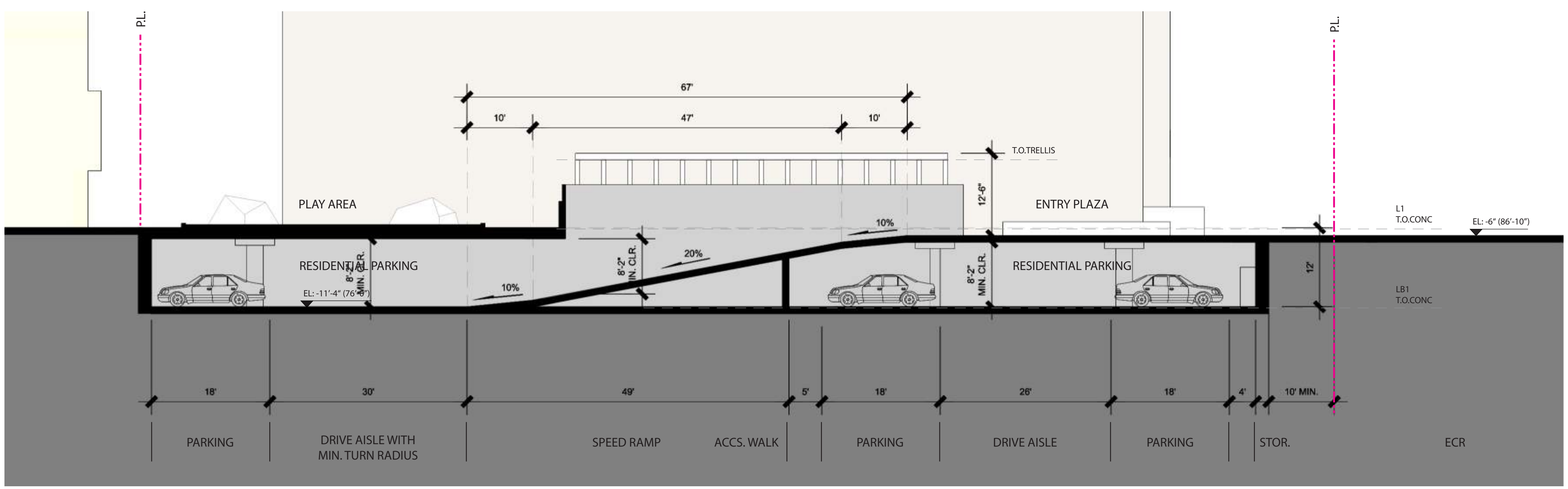
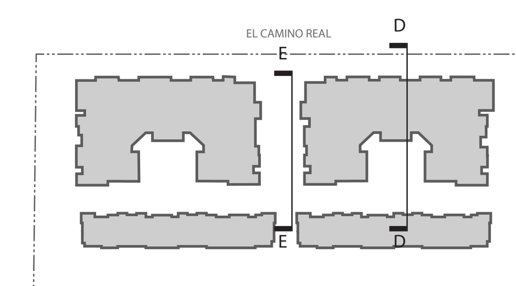


SECTION "D-D"



SECTION "E-E"



KEY PLAN

BUILDING SECTIONS

AP0.24

BDE ARCHITECTURE

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 20[illegible]

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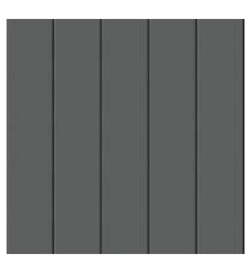
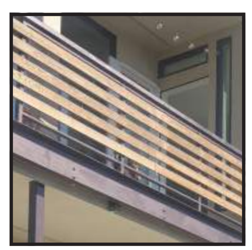
STUCCO COLOR #1 (SMOOTH TROWELED)

EXTERIOR PLASTER #2 (SMOOTH TROWELED)



VERTICAL SIDING



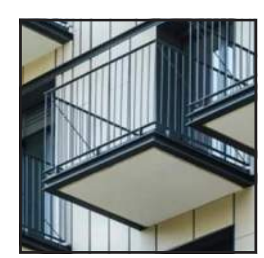
STEEL CABLE RAILING W/ BOARD

METAL AWNING

METAL TRELLIS/ CANOPY

BOARD & BATTEN

HORIZONTAL SIDING



METAL RAILING (TYP.)

MATERIAL LEGEND

(SEE EXTERIOR MATERIAL SHEET FOR MORE DETAIL)

1. PARAPET CORNICE W/ METAL COPING
2. METAL AWNING W/ COMPOSITE WOOD SOFFIT
3. METAL AWNING W/ COMPOSITE WOOD LOUVER
4. PAINTED METAL LOUVER SCREEN
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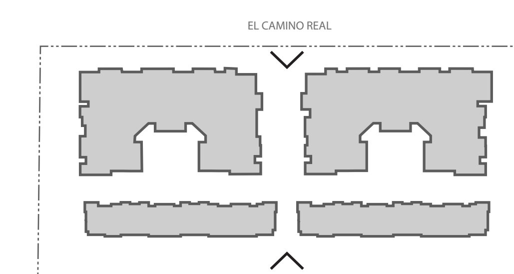
13. METAL RAILING W/ COMPOSITE WOOD SIDING
14. METAL RAILING W/ PERFORATED METAL PANELS
15. STANDING SEAM METAL ROOF
16. PAINTED METAL GUARDRAIL



KEY PLAN

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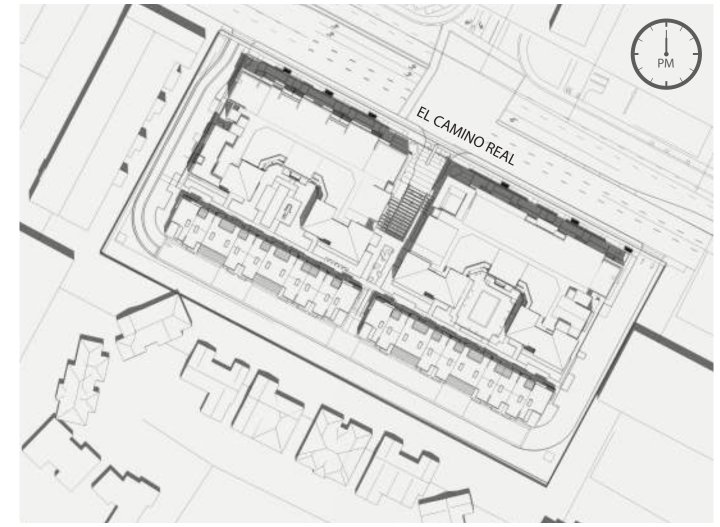
SUMMER SOLSTICE

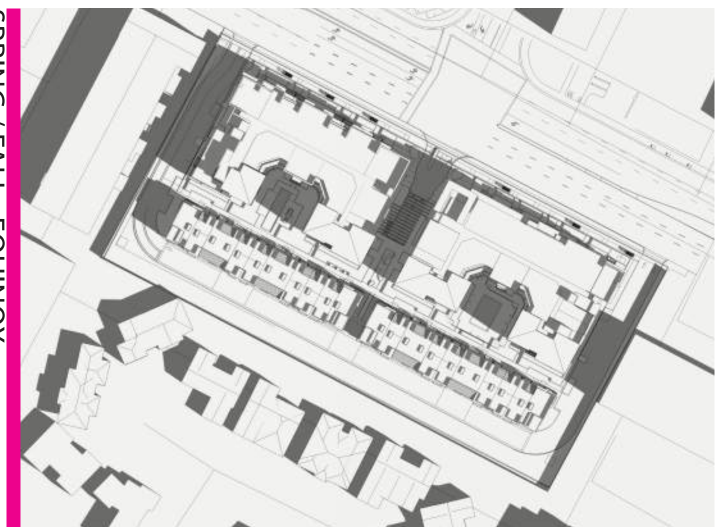
JUNE 21 AT 9:00 AM



JUNE 21 AT 12:00 PM

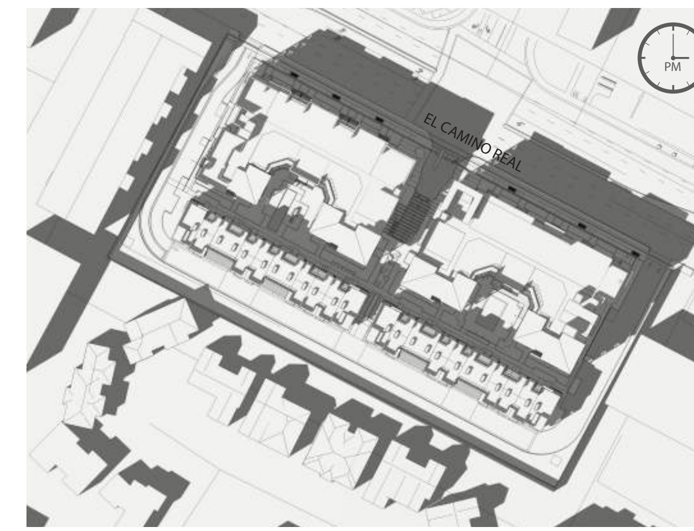
JUNE 21 AT 3:00 AM

SPRING / FALL EQUINOX



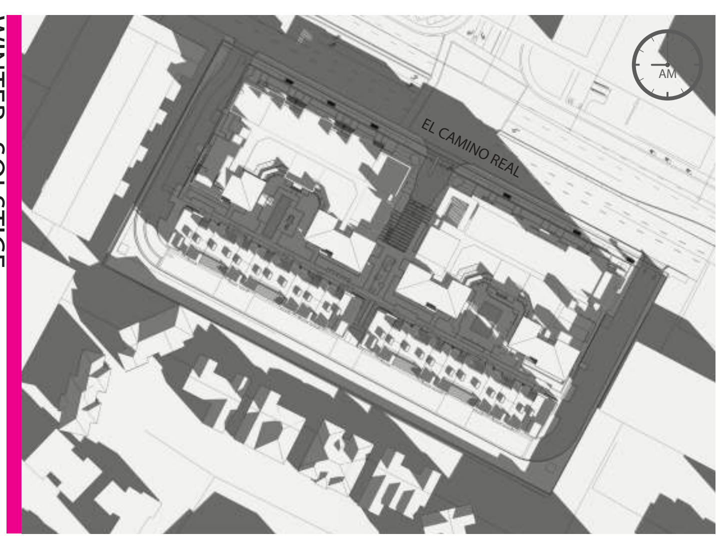
MARCH / SEPTEMBER 21 AT 9:00 AM

MARCH / SEPTEMBER 21 AT 12:00 PM

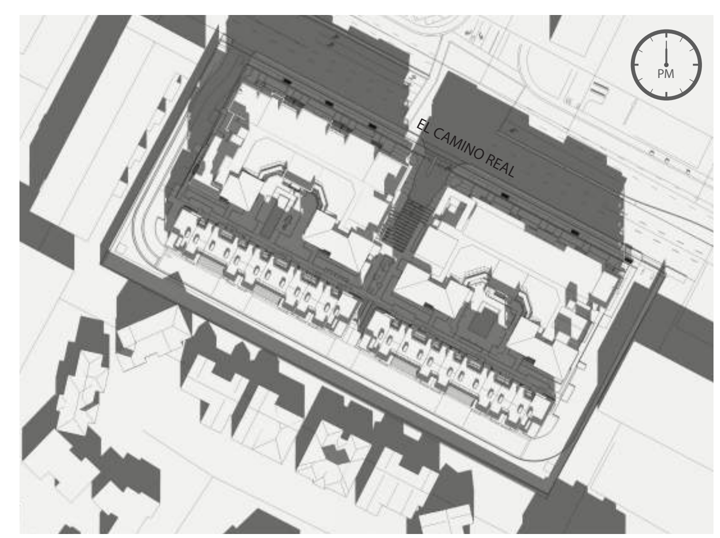


MARCH / SEPTEMBER 21 AT 3:00 PM

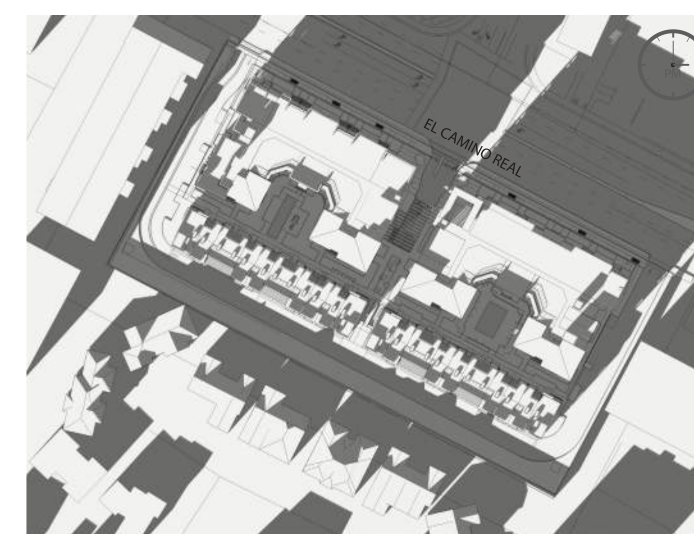
WINTER SOLSTICE



DECEMBER 21 AT 9:00 AM



DECEMBER 21 AT 12:00 PM



DECEMBER 21 AT 3:00 PM

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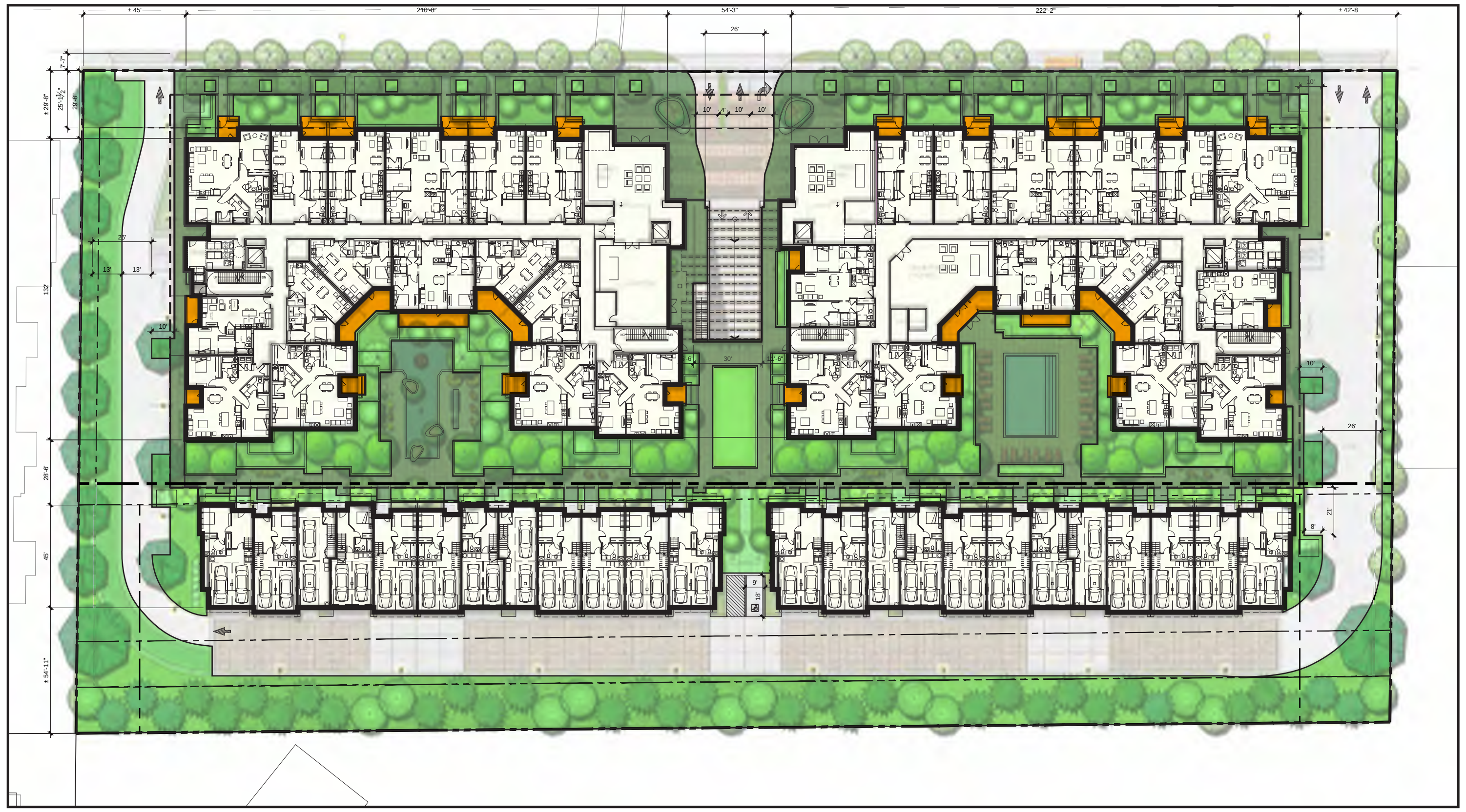
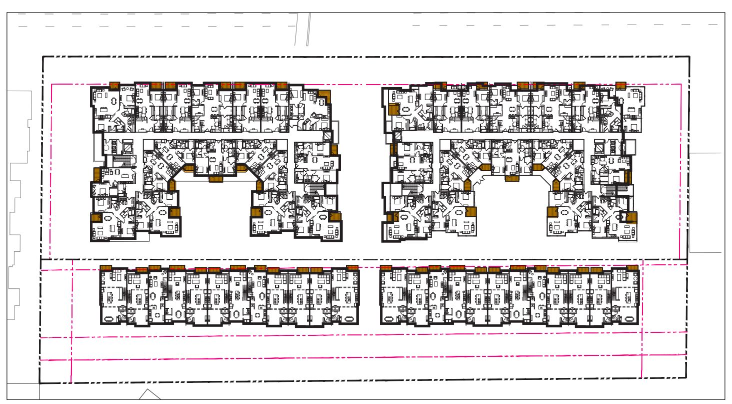


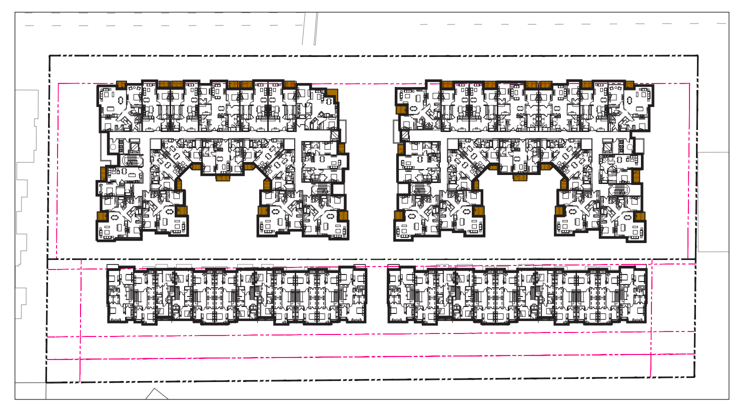
GROUND FLOOR

PRIVATE OPEN SPACE : 3,500 SF
COMMON OPEN SPACE: 62,880 SF



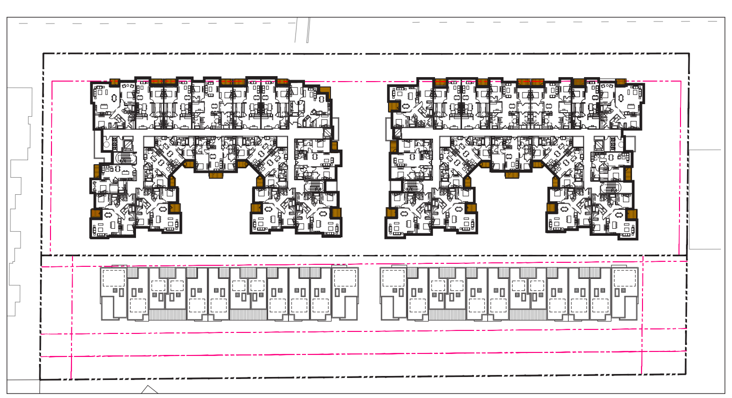
2ND FLOOR

PRIVATE OPEN SPACE : 3,350 SF



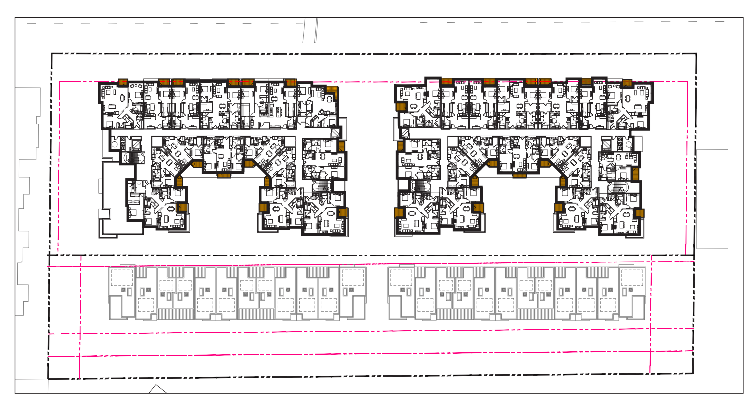
3RD FLOOR

PRIVATE OPEN SPACE : 2,150 SF



4TH FLOOR

PRIVATE OPEN SPACE : 2,150 SF



5TH FLOOR

PRIVATE OPEN SPACE : 2,000 SF

LEGEND

- TOTAL PRIVATE OPEN SPACE
- COMMON OPEN SPACE (NON-PERMEABLE SURFACE)
- COMMON OPEN SPACE (PERMEABLE SURFACE)

FRONT SETBACK LANDSCAPE REQUIREMENT

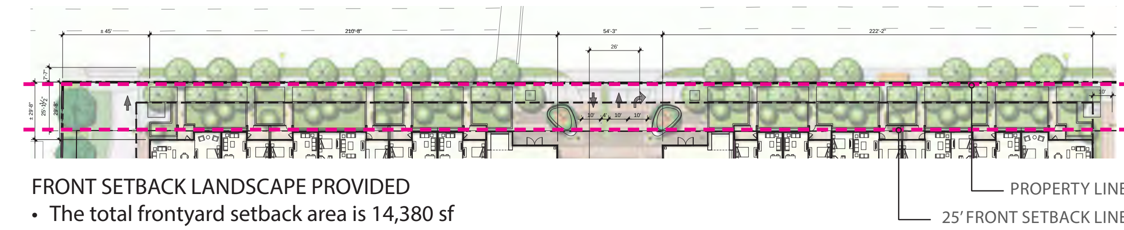
PER LOS ALTOS MUNICIPAL CODE SECTION 14.50.090

FRONT SETBACK LANDSCAPE REQUIRED

- The minimum front yard depth shall be twenty-five (25) feet, with a minimum of fifty (50) percent of which shall be landscaped

APARTMENTS

14,380 SF	REQUIRED	PROVIDED
FRONT SETBACK LANDSCAPE AREA	7,190 SF	7,190 SF

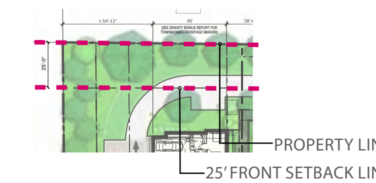


FRONT SETBACK LANDSCAPE PROVIDED

- The total frontyard setback area is 14,380 sf
- The total landscape area is 7,190 sf, which is 50% of this setback area
- Project is in compliance of setback area requirement.

TOWNHOMES

2,711 SF	REQUIRED	PROVIDED
FRONT SETBACK LANDSCAPE AREA	1,356 SF	1,505 SF



FRONT SETBACK LANDSCAPE PROVIDED

- The total frontyard setback area is 2,711 sf
- The total landscape area is 1,505 sf, which is 55% of this setback area
- Project is in compliance of setback area requirement.
- See Density Bonus Report for townhomes frontage waiver.

OPEN SPACE CALCULATION

PER LOS ALTOS MUNICIPAL CODE SECTION 14.50.150 (CT DISTRICTS)

196 UNITS	REQUIRED	PROVIDED	
PRIVATE OPEN SPACE	9,800 SF	13,150 SF	
NON-PERMEABLE SURFACE		20,176 SF	32%
PERMEABLE SURFACE		42,704 SF	68%
COMMON OPEN SPACE	3,200 SF	62,880 SF	100%

PRIVATE OPEN SPACE REQUIRED

- An average of fifty (50) square feet of private open space shall be provided for the total number of dwelling units within a project.
- 196 units X 50 sf = 9,800 sf

PRIVATE OPEN SPACE PROVIDED

- The average private open space per apartment unit is 69.5 sf. 172 units X 69.5 sf = 11,950 sf.
- The average private open space per town 24 townhomes X 50 sf = 1,200 sf
- The total private open space is 13,150 sf.

COMMON OPEN SPACE REQUIRED

- Fifty-one (51) or more units: a minimum of three thousand two hundred (3,200) square feet of common open space shall be provided.
- Common open space areas shall be surfaced with any practical combination of landscaping, paving, decking, concrete, or other serviceable material with no more than fifty (50) percent of the area at grade level covered with a non-permeable surface.

COMMON OPEN SPACE PROVIDED

- The total non-permeable surface area is 20,176 sf (32%)
- The total permeable surface area is 42,704 sf (68%)
- The total common open space is 62,880 sf

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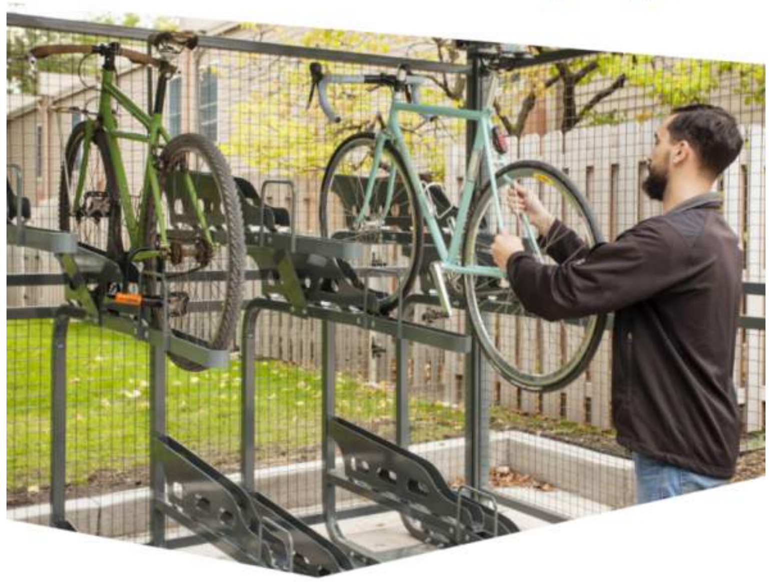
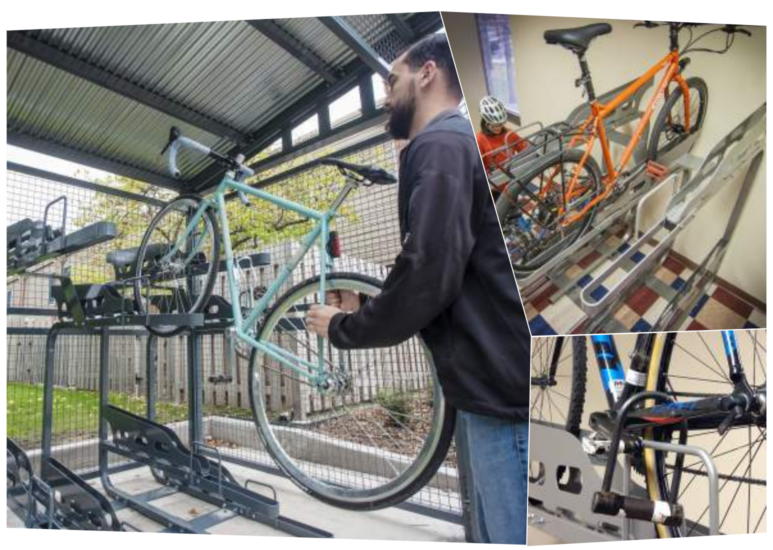
Agenda Item # 6.



Dero Duplex

The Dero Duplex doubles the capacity of your bike parking area with secure, efficient, and orderly storage. Its staggered design means that bikes enter and exit easily without entanglement. Sturdy trays with high sides keep bikes from slipping off while loading or unloading and also make the Duplex compatible with most standard u-locks.

Patent D768,545



FINISH OPTIONS

Galvanized

Stainless

Powder Coat

- White
- Black
- Light Gray RAL 7042
- Deep Red RAL 3003
- Yellow RAL 1023
- CNH Bright Yellow
- Orange RAL 2004
- Beige RAL 1001
- Iron Gray RAL 7011
- Hunter Green RAL 6005
- Light Green RAL 6018
- Green RAL 6016
- Sepia Brown RAL 8014
- Blue RAL 5005
- Sky Blue RAL 5015
- Dark Purple
- Flat Black
- Wine Red RAL 3005
- Bronze
- Silver RAL 9007

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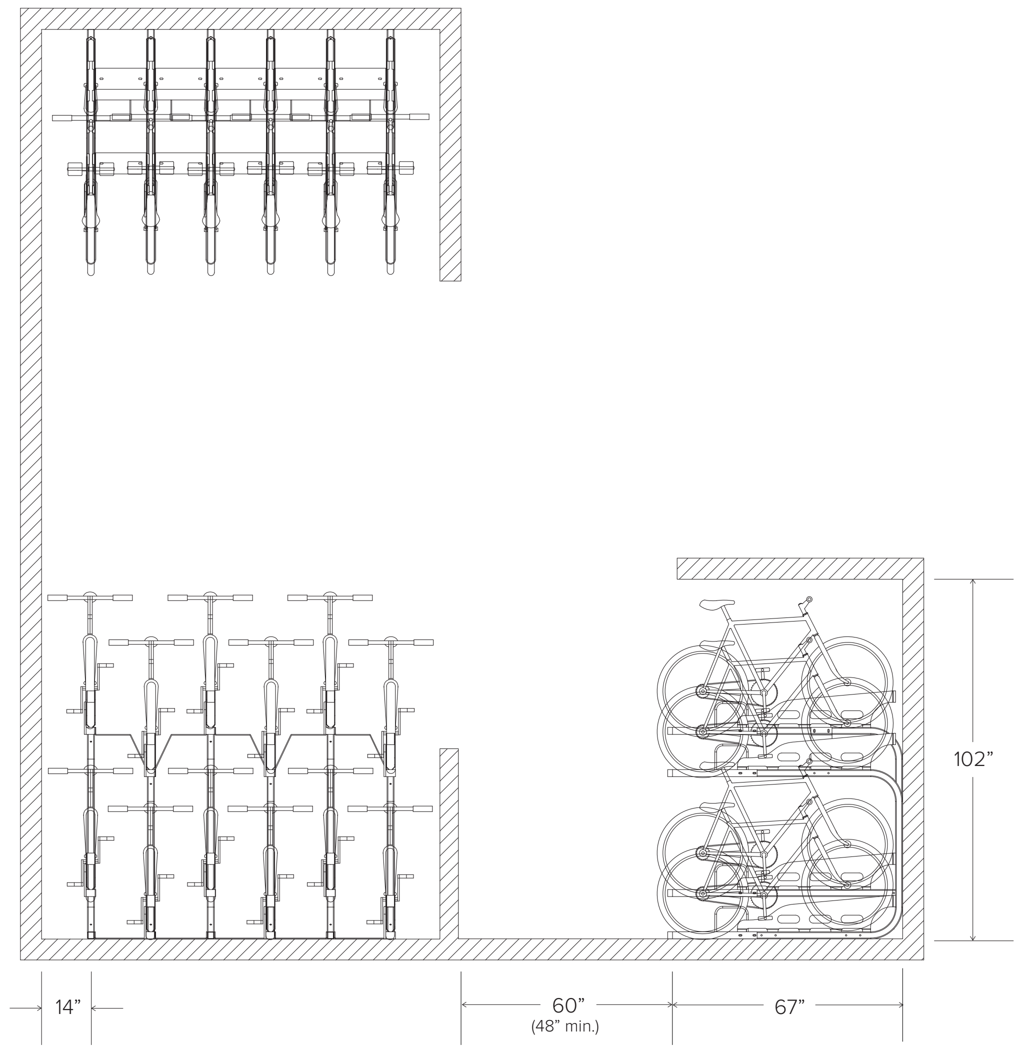
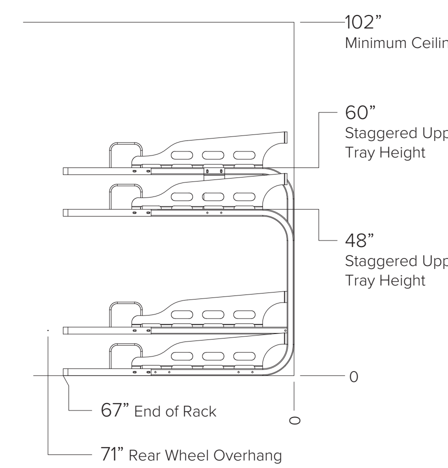
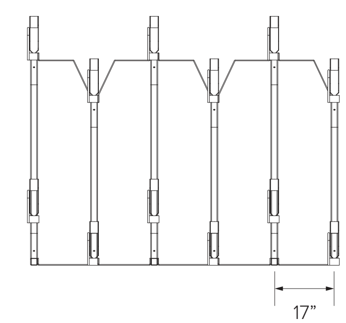
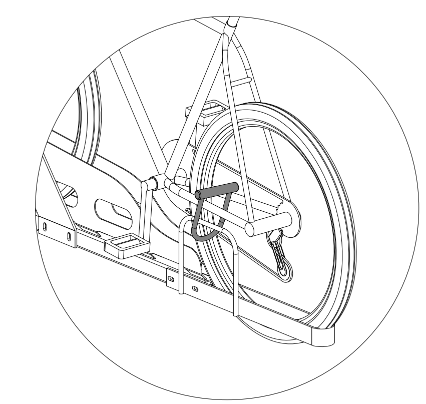
Dero Duplex







CAPACITY	Varies per configuration Minimum 6 bike system required for stability
MATERIALS	**Main frame tube:** 2" 11g square tube **Connector plates:** 1/4" plate **Bike trays:** 11g plate
FINISHES	☐ **Galvanized** An after fabrication hot dipped galvanized finish is our standard option. ☐ **Powder Coat** Our powder coat finish assures a high level of adhesion and durability by following these steps: 1. Sandblast 2. Epoxy primer electrostatically applied 3. Final thick TGIC polyester powder coat ☐ **Stainless** 304 grade stainless steel material with external surfaces polished to a satin finish. All surfaces passivated.
MOUNT OPTIONS	**Surface only** Each connector plate accepts 3/8" wedge anchors.



U-lock compatible

BIKE PARKING - DERO DECKER OR SIMILAR

AP0.28

BDE ARCHITECTURE

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 20[illegible]

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PROPOSED VESTING TENTATIVE MAP CONFORMS TO THE ORIGINAL APPROVED VESTING TENTATIVE MAP PREPARED BY BKF ENGINEERS AS A PART OF THE ORIGINAL PROJECT ENTITLEMENT.

NO MODIFICATIONS HAVE BEEN MADE EXCEPT TO SUBDIVIDE THE PROPERTY INTO TWO PARCELS, MODIFICATIONS OF UNIT TYPES, AND REPLACEMENT OF ENGINEER AND OWNER (IDENTIFIED WITH AN *).

VESTING TENTATIVE MAP APPLICATION
FOR CONDOMINIUM PURPOSES
*PROMETHEUS REAL ESTATE GROUP, INC.
5150 EL CAMINO REAL
CITY OF LOS ALTOS
SANTA CLARA COUNTY, CALIFORNIA

GENERAL PROJECT INFORMATION

* 1.	OWNER/SUBDIVIDER:	PROMETHEUS REAL ESTATE GROUP, INC. 1900 SOUTH NORFOLK STREET, SUITE 150 SAN MATEO, CA 94403
* 2.	ENGINEER:	CARLSON, BARBEE & GIBSON 2633 CAMINO RAMON, SUITE 350 SAN RAMON, CA 94583 TEL (925) 866-0322
3.	SUBDIVIDED AREA:	165,345 SQ FT (APPROX. 3.80 ACRES)
4.	UTILITIES:	
	WATER SUPPLY:	CAL WATER
	FIRE PROTECTION:	SANTA CLARA COUNTY FIRE
	SEWAGE DISPOSAL:	CITY OF LOS ALTOS
	STORM DRAIN:	CITY OF LOS ALTOS
	GAS & ELECTRIC:	PACIFIC GAS & ELECTRIC
	TELEPHONE:	AT&T
	CABLE TELEVISION:	COMCAST
5.	APN:	170-04-066
6.	ZONING:	CT COMMERCIAL THOROUGHFARE
7.	LAND USE:	THOROUGHFARE COMMERCIAL
8.	GENERAL PLAN:	EL CAMINO REAL
9.	FLOOD ZONE DESIGNATION:	ZONE X PER MAP #0685C0038H AREA OF 0.2% ANNUAL CHANCE FLOODPLANE
* 10.	NUMBER OF LOTS:	2
* 11.	NUMBER OF RESIDENTIAL APARTMENTS	172
* 12.	NUMBER OF RESIDENTIAL TOWNHOME STYLE CONDOMINIUMS:	24

VICINITY MAP
NTS

TABLE OF CONTENTS

BENCHMARK

BRASS DISK NEAR THE SOUTHEASTERLY CORNER OF THE NORTHEAST HEADWALL AT CALIFORNIA AVENUE AND PERMANENTE CREEK. CITY OF MOUNTAIN VIEW ELEVATION = 78.20

BASIS OF BEARINGS

THE BEARING OF NORTH 47°16'42" EAST ALONG THE CENTERLINE OF MURCHISON DRIVE AS SHOWN ON THE SUBDIVISION MAP FILED FOR RECORD ON MAY 5, 1954, IN BOOK 38 OF MAPS AT PAGES 48 & 49, ORIGINAL RECORDS OF SAN MATEO COUNTY, WAS TAKE AS THE BASIS OF BEARINGS FOR THIS SURVEY.

LEGEND

PROPOSED | EXISTING

PROPERTY LINE
EASEMENT LINE
STORM DRAIN LINE
SANITARY SEWER LINE
WATER LINE
FIRE LINE
BIORETENTION AREA
PERVIOUS TURF BLOCK
FIRE HYDRANT (FH)
FIRE DEPARTMENT CONNECTION
FIRE WATER BACKFLOW PREVENTER
DOMESTIC WATER BACKFLOW PREVENTER
POST INDICATOR VALVE
WATER BOX (WB)
WATER VALVE (WV)
AREA LIGHT
TRAFFIC SIGNAL (TS)
TRAFFIC SIGNAL BOX (TSB)
STREET LIGHT
STREET LIGHT BOX (SLB)
ELECTRICAL BOX (EB)
CURB STORM DRAIN INLET (SDDI)
STORM DRAIN OVERFLOW INLET
MANHOLE
SANITARY SEWER MANHOLE (SSMH)
STORM DRAIN MANHOLE (SDMH)
AREA DRAIN
MONITORING WELL
CLEAN OUT

ABBREVIATIONS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
APN	ASSESSOR PARCEL NUMBER	HDPE	HIGH DENSITY POLYETHYLNE	SDCB	STORM DRAIN CATCH BASIN
APPROX	APPROXIMATE	HP	HIGH POINT	SDCI	STORM DRAIN CURB INLET
BFP	BACK FLOW PREVENTION DEVICE	INV	INVERT	SDCO	STORM DRAIN CLEANOUT
BLDG	BUILDING	IRR	IRRIGATION	SDE	STORM DRAIN EASEMENT
BW	BACK OF WALK	JP	JOINT POLE	SDJB	STORM DRAIN JUNCTION BOX
C&G	CURB AND GUTTER	JT	JOINT TRENCH	SDMH	STORM DRAIN MANHOLE
CB	CATCH BASIN	LF	LINEAR FOOT	SHT	SHEET
CD	CURB DRAIN	LG	LIP OF GUTTER	SL	STREET LIGHT
CI	CURB INLET	LP	LOW POINT	SQFT	SQUARE FEET
CONC	CONCRETE	MAX	MAXIMUM	SS	SANITARY SEWER
CY	CUBIC YARDS	MIN	MINIMUM	SSCO	SANITARY SEWER CLEANOUT
DEMO	DEMOLITION	MH	MANHOLE	SSMH	SANITARY SEWER MANHOLE
DI	DROP INLET	MON	MONUMENT	SW, S/W	SIDEWALK
DW	DOMESTIC WATER	(N)	NEW	STD	STANDARD
DW, D/W, DWY	DRIVEWAY	NO.	NUMBER	SWE	SIDEWALK EASEMENT
E, ELEC	ELECTRIC	NTS	NOT TO SCALE	TC	TOP OF CURB
(E), EX, EXIST	EXISTING	PG&E	PACIFIC GAS & ELECTRIC	TEL, TELE	TELEPHONE
EB	ELECTRIC BOX	PGE	PG&E EASEMENT	TG	TOP OF GRATE
EG	EXISTING GROUND	PGETLE	PG&E TOWER LINE EASEMENT	THRU	THROUGH
EL, ELEV	ELEVATION	PIV	POST INDICATOR VALVE	TM	TENTATIVE MAP
EP	EDGE OF PAVEMENT	P/L	PROPERTY LINE	TOS	TOP OF SLAB
ESMT	EASEMENT	POC	POINT OF CONNECTION	TRANS	TRANSFORMER
ETW	EDGE OF TRAVELED WAY	PR, PROP	PROPOSED	TS	TRAFFIC SIGNAL
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	PRV	PRESSURE REDUCING VALVE	TSB/TSPB	TRAFFIC SIGNAL BOX
FC	FACE OF CURB	PSE	PUBLIC SURVEY EASEMENT	TTA	TOP OF TREATMENT SOIL
FDC	FIRE DEPARTMENT CONNECTION	R	RADIUS	TYP	TYPICAL
FF	FINISHED FLOOR	RCP	REINFORCED CONCRETE PIPE	UB	UTILITY BOX
FG	FINISH GRADE	RE	ROADWAY EASEMENT	UE	UTILITY EASEMENT
FH	FIRE HYDRANT	RIM	RIM ELEVATION	USD	UNION SANITARY DISTRICT
FL	FLOW LINE	R/W. R-O-W	RIGHT OF WAY	VCP	VITRIFIED CLAY PIPE
FS	FINISHED SURFACE	RTE	RAIL TRACK EASEMENT	W	WATER
GB	GRADE BREAK	RUE	ROAD UTILITY EASEMENT	WL	WATER LINE
GM	GAS METER	S	SLOPE	WM	WATER METER
HC/HCR	HANDICAP RAMP	SD	STORM DRAIN	WV	WATER VALVE
				W/	WITH

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Sheet Title:
VESTING TENTATIVE MAP COVER SHEET

Job No. 3165
Date: 05/20/2022
Scale: AS SHOWN
Drawn By: MA

Sheet No:
C0.0

Agenda Item # 6.

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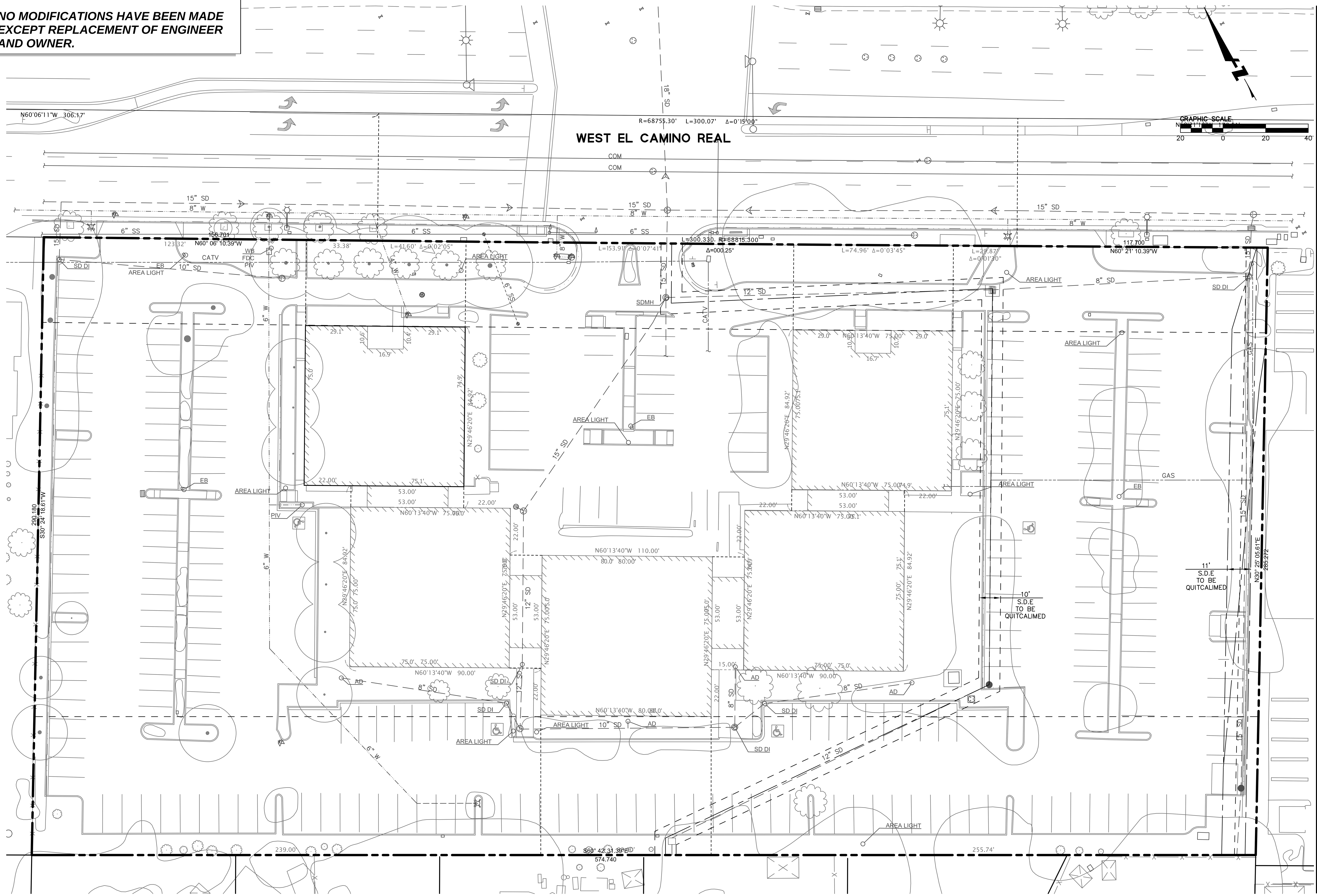
NO MODIFICATIONS HAVE BEEN MADE EXCEPT REPLACEMENT OF ENGINEER AND OWNER.



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Sheet Title:

EXISTING CONDITIONS

Job No.	3165
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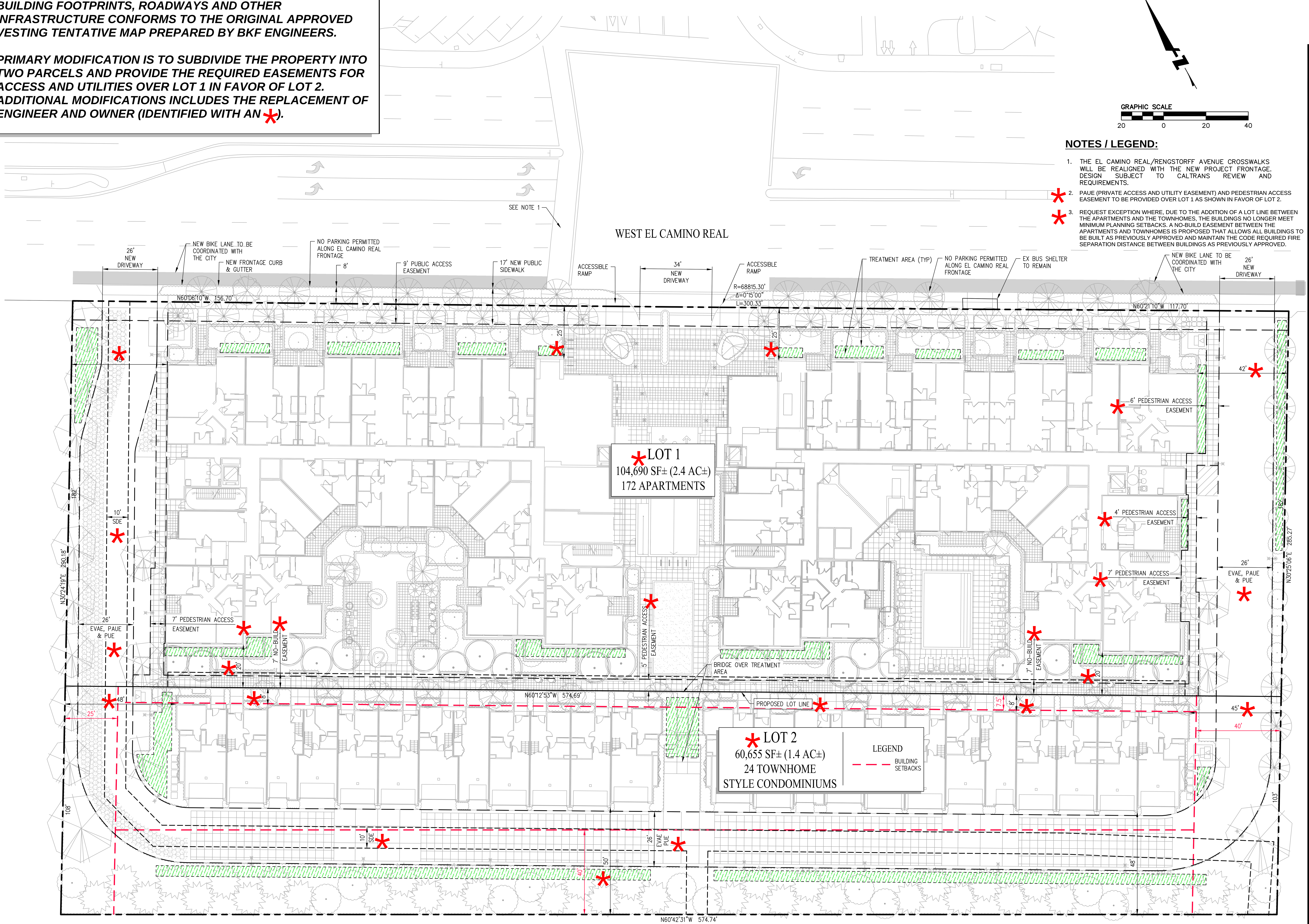
Sheet No:

C1.0

BUILDING FOOTPRINTS, ROADWAYS AND OTHER INFRASTRUCTURE CONFORMS TO THE ORIGINAL APPROVED VESTING TENTATIVE MAP PREPARED BY BKF ENGINEERS.

PRIMARY MODIFICATION IS TO SUBDIVIDE THE PROPERTY INTO TWO PARCELS AND PROVIDE THE REQUIRED EASEMENTS FOR ACCESS AND UTILITIES OVER LOT 1 IN FAVOR OF LOT 2. ADDITIONAL MODIFICATIONS INCLUDES THE REPLACEMENT OF ENGINEER AND OWNER (IDENTIFIED WITH AN *).



NOTES / LEGEND:

1. THE EL CAMINO REAL/RENGSTORFF AVENUE CROSSWALKS WILL BE REALIGNED WITH THE NEW PROJECT FRONTAGE. DESIGN SUBJECT TO CALTRANS REVIEW AND REQUIREMENTS.
2. * PAUE (PRIVATE ACCESS AND UTILITY EASEMENT) AND PEDESTRIAN ACCESS EASEMENT TO BE PROVIDED OVER LOT 1 AS SHOWN IN FAVOR OF LOT 2.
3. * REQUEST EXCEPTION WHERE, DUE TO THE ADDITION OF A LOT LINE BETWEEN THE APARTMENTS AND THE TOWNHOMES, THE BUILDINGS NO LONGER MEET MINIMUM PLANNING SETBACKS. A NO-BUILD EASEMENT BETWEEN THE APARTMENTS AND TOWNHOMES IS PROPOSED THAT ALLOWS ALL BUILDINGS TO BE BUILT AS PREVIOUSLY APPROVED AND MAINTAIN THE CODE REQUIRED FIRE SEPARATION DISTANCE BETWEEN BUILDINGS AS PREVIOUSLY APPROVED.

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Sheet Title:
CIVIL SITE PLAN

Job No.	3165
Date:	05/20/2022
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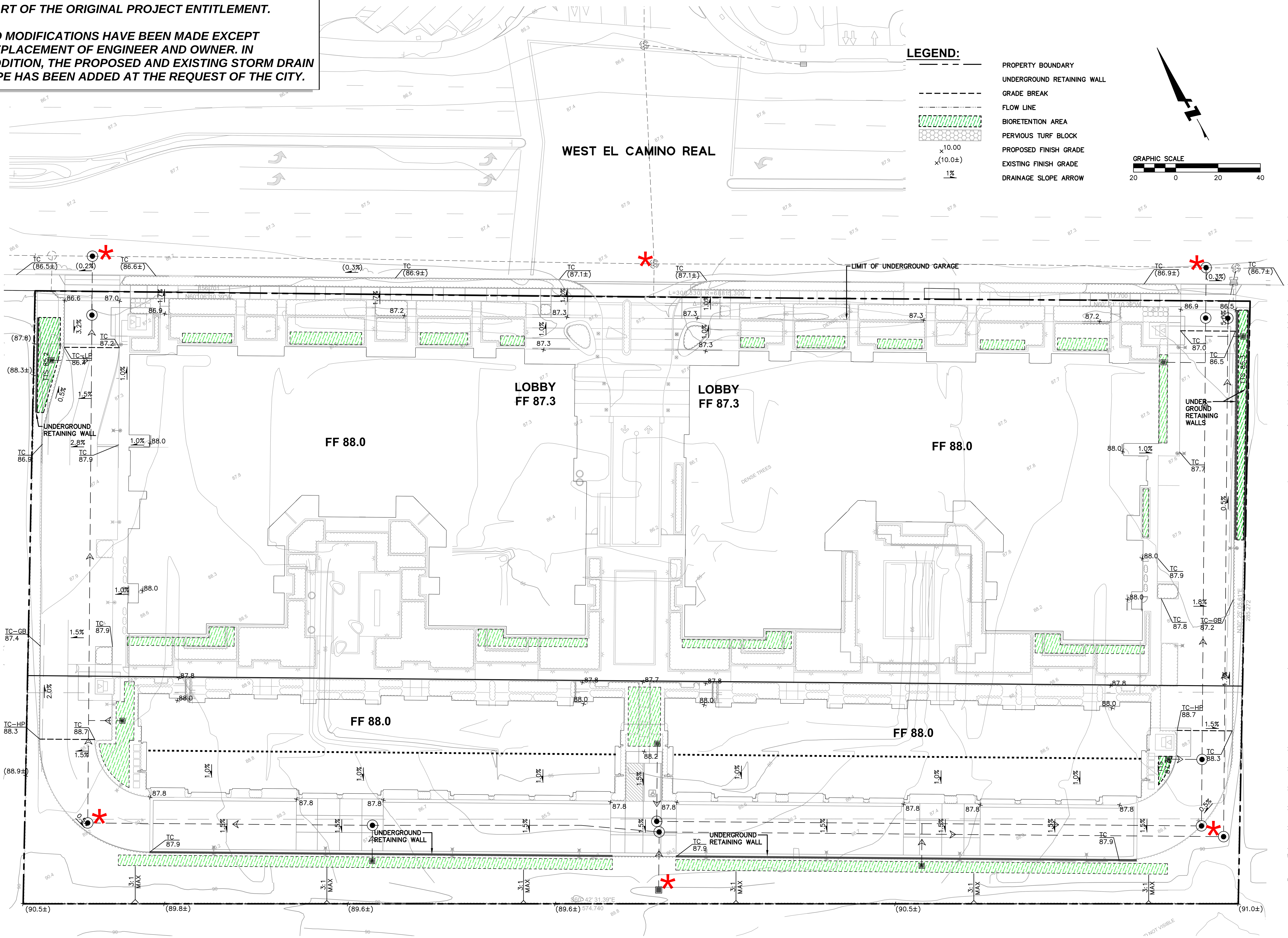
NO MODIFICATIONS HAVE BEEN MADE EXCEPT REPLACEMENT OF ENGINEER AND OWNER. IN ADDITION, THE PROPOSED AND EXISTING STORM DRAIN PIPE HAS BEEN ADDED AT THE REQUEST OF THE CITY.



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Sheet Title:

PRELIMINARY GRADING AND DRAINAGE PLAN

Job No.	3165
Date:	05/20/2022
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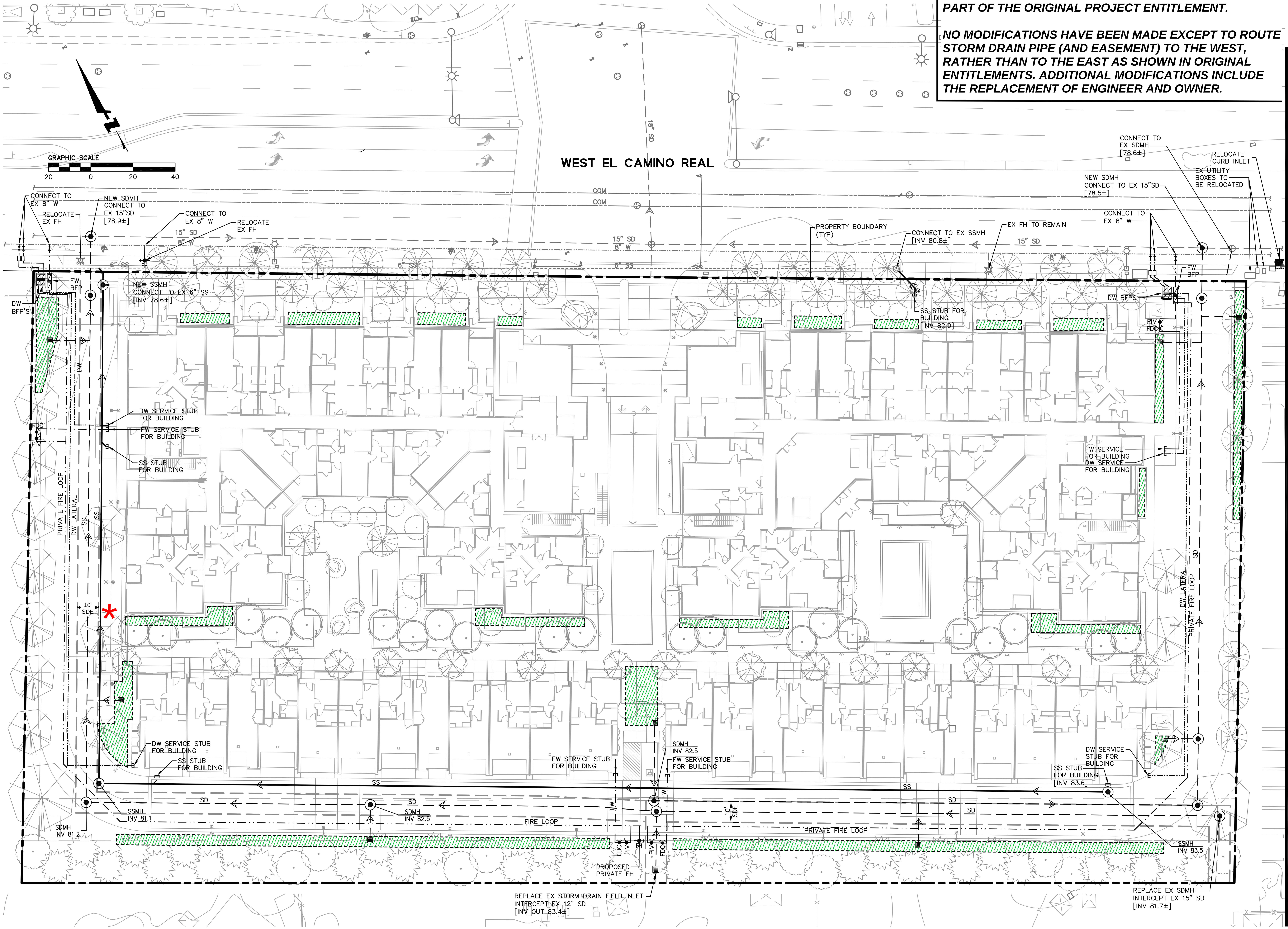
NO MODIFICATIONS HAVE BEEN MADE EXCEPT TO ROUTE STORM DRAIN PIPE (AND EASEMENT) TO THE WEST, RATHER THAN TO THE EAST AS SHOWN IN ORIGINAL ENTITLEMENTS. ADDITIONAL MODIFICATIONS INCLUDE THE REPLACEMENT OF ENGINEER AND OWNER.



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Sheet Title:
PRELIMINARY UTILITY PLAN

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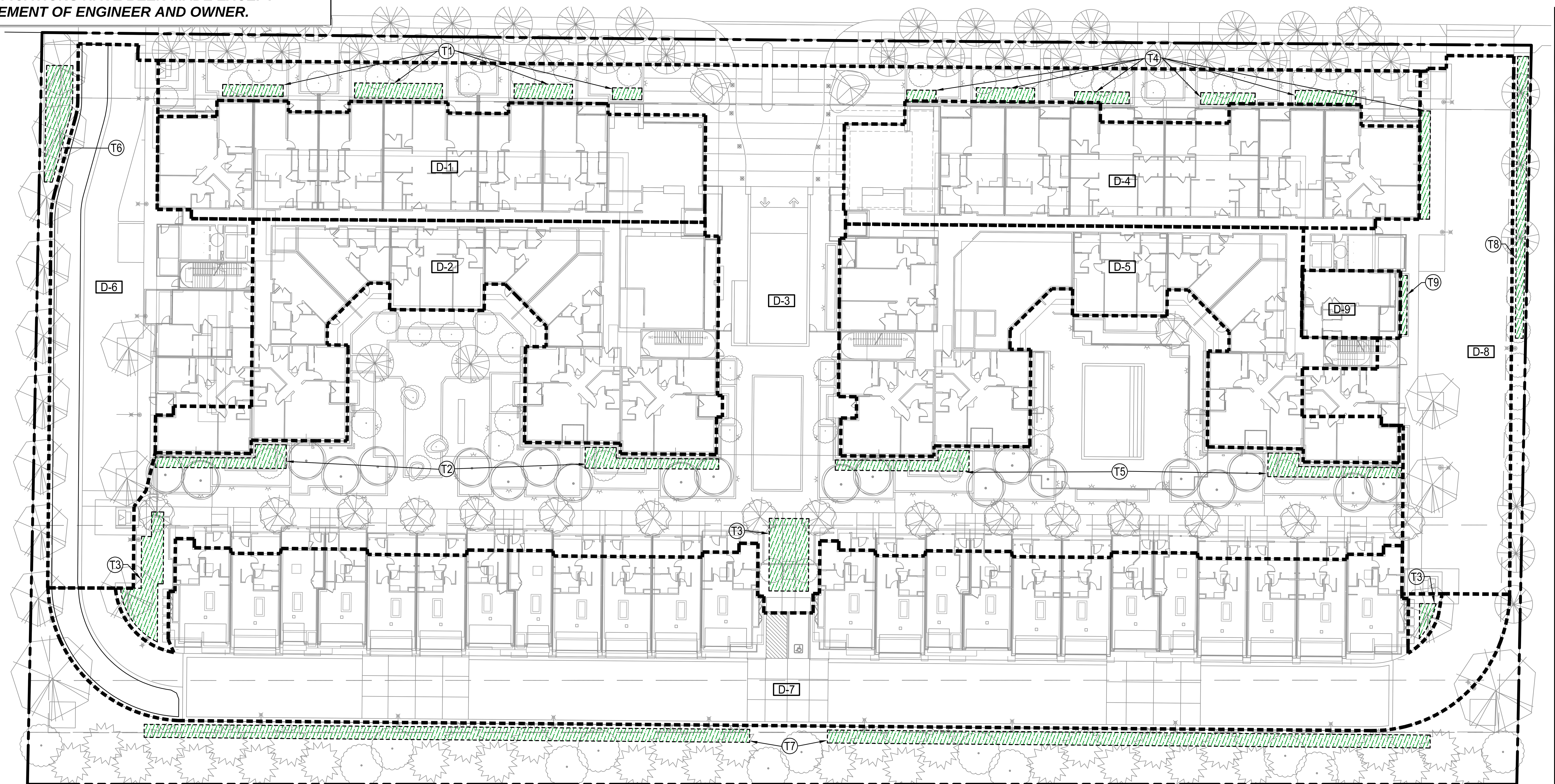
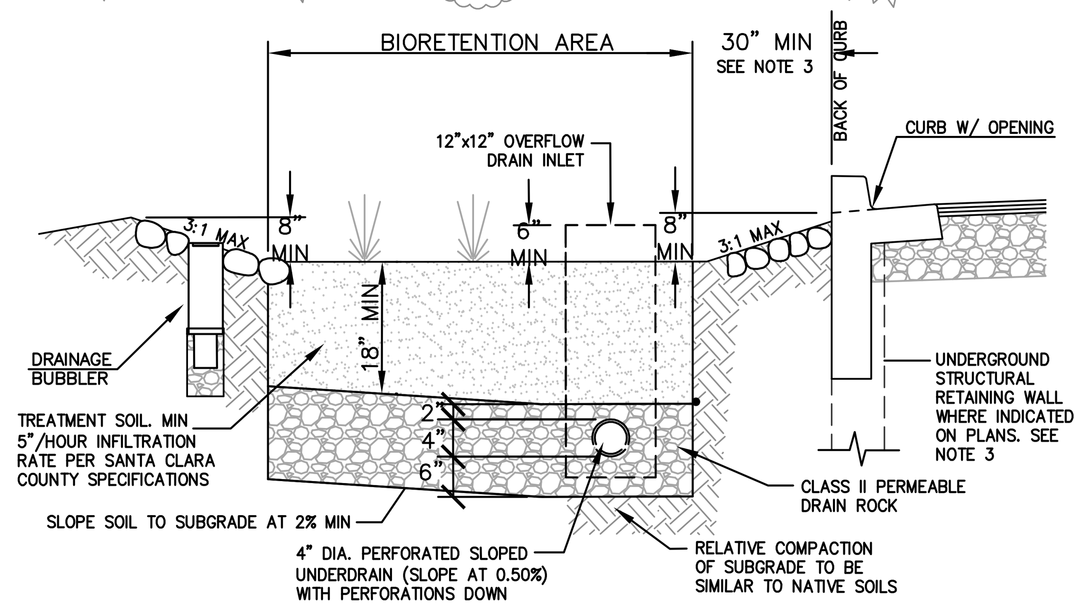


LEGEND:

- DRAINAGE AREA BOUNDARY
- BIORETENTION AREA
- PERVIOUS TURF BLOCK
- D-7 DRAINAGE MANAGEMENT AREA DESIGNATION
- T3 BIORETENTION AREA DESIGNATION

STORMWATER MANAGEMENT TABLE							
DRAINAGE AREA DESIGNATION	DRAINAGE AREA (SF)	PERVIOUS AREA (SF)	WEIGHTED CUMULATIVE DRAINAGE AREA (SF)	TREATMENT AREA DESIGNATION	TREATMENT AREA TYPE	REQUIRED TREATMENT AREA (SF)	PROVIDED TREATMENT AREA (SF)
D-1	9,101	0	9,101	T1	FLOW-THRU	364	478
D-2	12,199	0	12,199	T2	FLOW-THRU	488	518
D-3	22,228	0	22,228	T3	BIORETENTION	889	895
D-4	9,760	0	9,760	T4	FLOW-THRU	390	667
D-5	12,354	0	12,354	T5	FLOW-THRU	494	521
D-6	10,552	2,087	8,674	T6	BIORETENTION	347	359
D-7	33,923	687	33,305	T7	BIORETENTION	1332	2,331
D-8	8,538	0	8,538	T8	BIORETENTION	342	390
D-9	983	0	983	T9	BIORETENTION	39	63

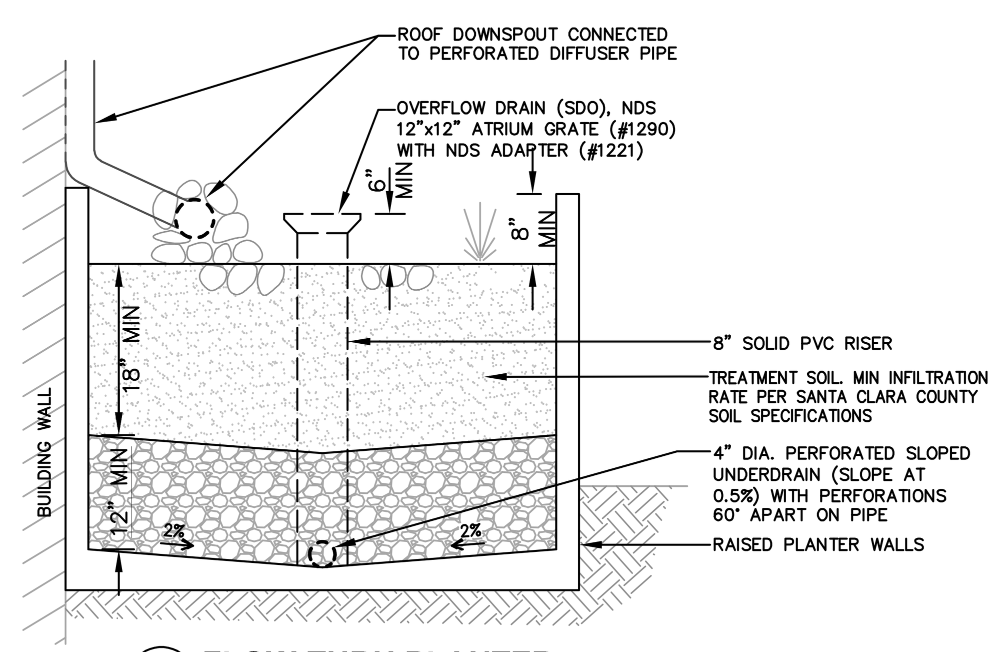
**FLOW THRU PLANTERS AND BIORETENTION AREAS ARE SIZED FOR 4% OF THE IMPERVIOUS AREA DRAINING TO THEM PER THE FLOW TREATMENT SIZING METHOD.



NOTES:

1. PLACE 4" MIN. DIA. APPROVED NOYO COBBLE (OR APPROVED EQUIVALENT) FLUSH WITH CHANNEL SURFACE AROUND ALL STRUCTURES WITHIN BIORETENTION AREA (DRAINAGE BUBBLERS, OVERFLOW DRAINS, SIGNS, LIGHT POSTS, IRRIGATION BOXES, ETC.), EXTENDING 12" FROM EDGE OF STRUCTURE.
2. TREATMENT SOIL TO BE UNCOMPACTED AT FINAL CONDITION. KEEP HEAVY EQUIPMENT OUT OF TREATMENT AREAS.
3. STRUCTURAL BIORETENTION RETAINING WALL WITH FOOTING OR CROSS-BRACING REQUIRED AT ALL LOCATIONS WHERE BIORETENTION BASINS ARE LESS THAN 3' FROM CURB OR WALL.

1 BIORETENTION AREA
NTS



2 FLOW-THRU PLANTER
NTS

GRAPHIC SCALE
20 0 20 40

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Sheet Title:
PRELIMINARY STORMWATER MANAGEMENT PLAN

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Date:	05/20/2022
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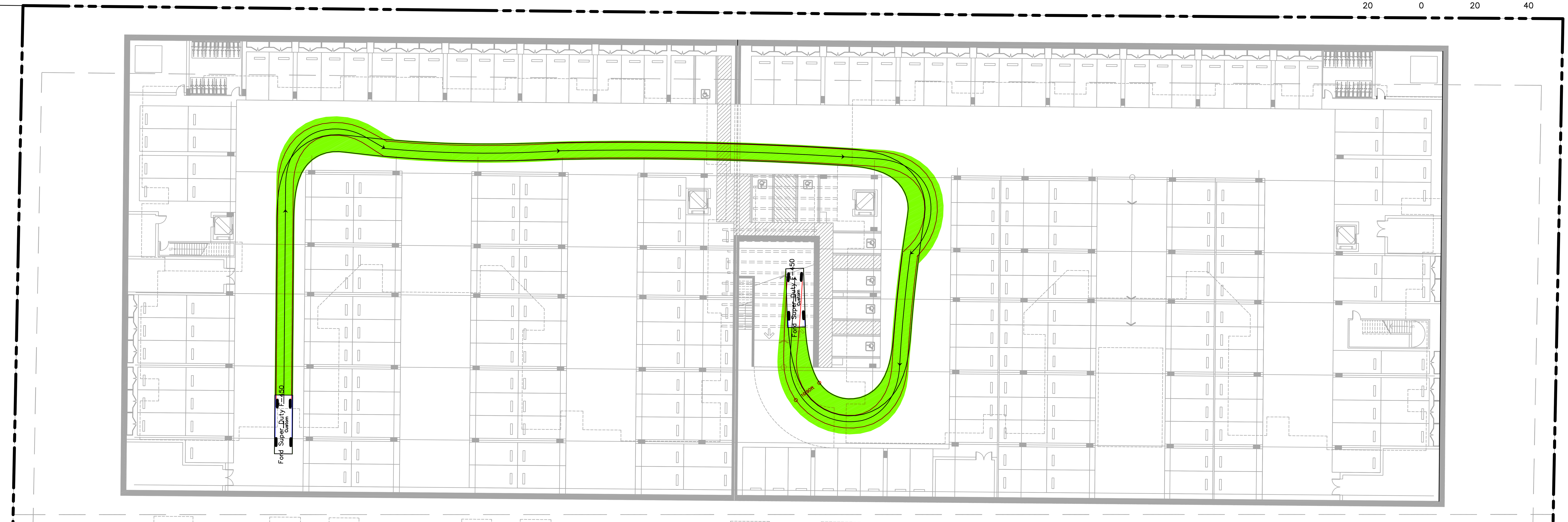
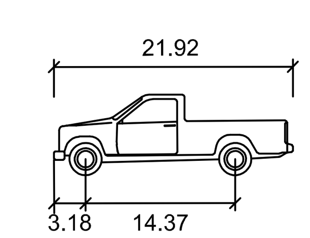
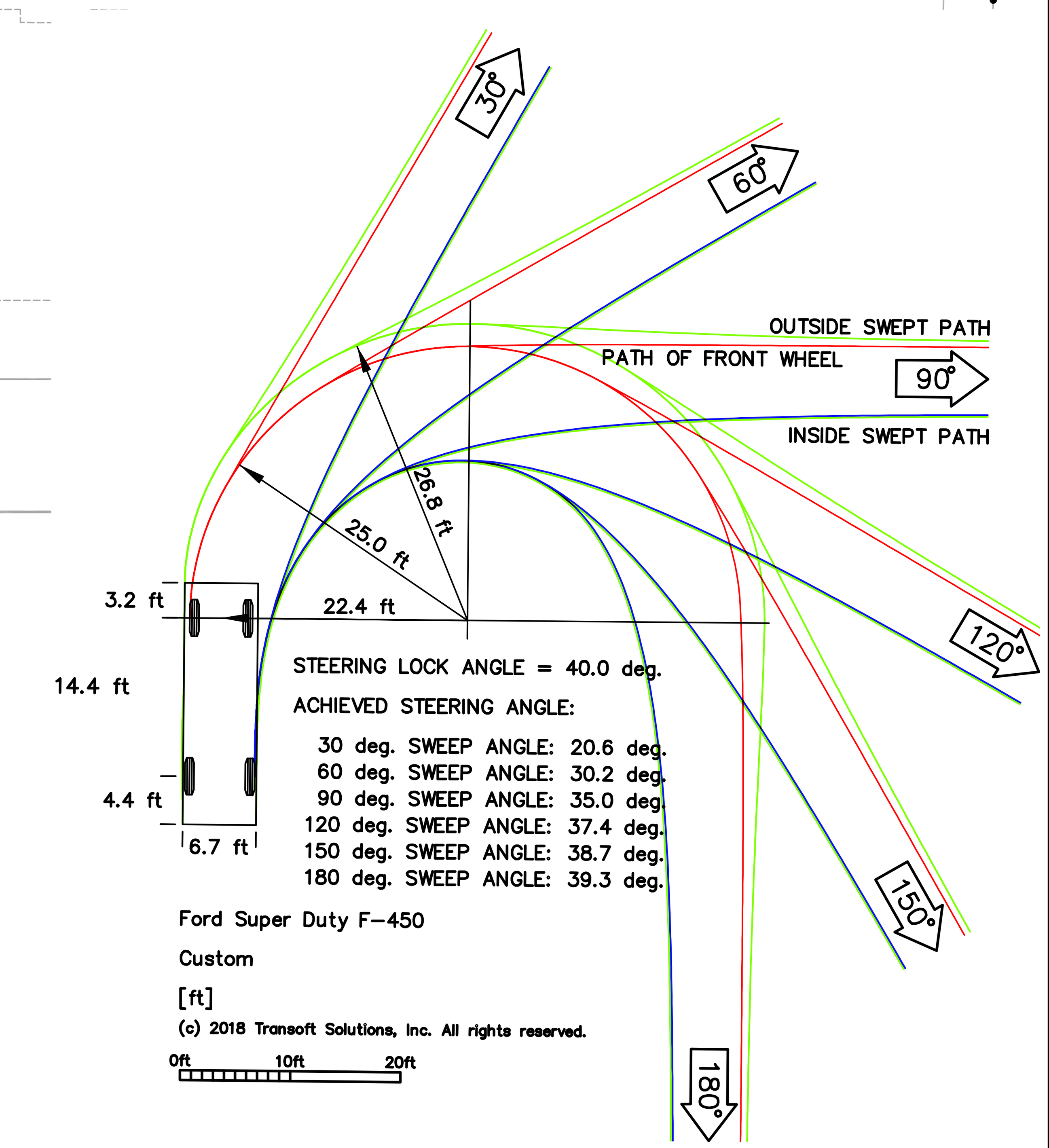




Ford Super Duty F-450

		feet
Width	:	6.66
Track	:	6.33
Lock to Lock Time	:	6.0
Steering Angle	:	40.0



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Sheet Title:

BASEMENT VEHICULAR TRUCK TURNING

Job No. 3165
Date: 05/20/2022
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Drawn By: MA

Sheet No:

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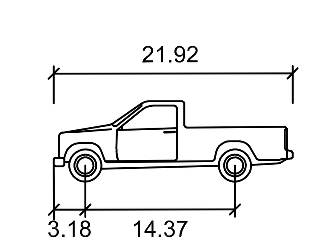
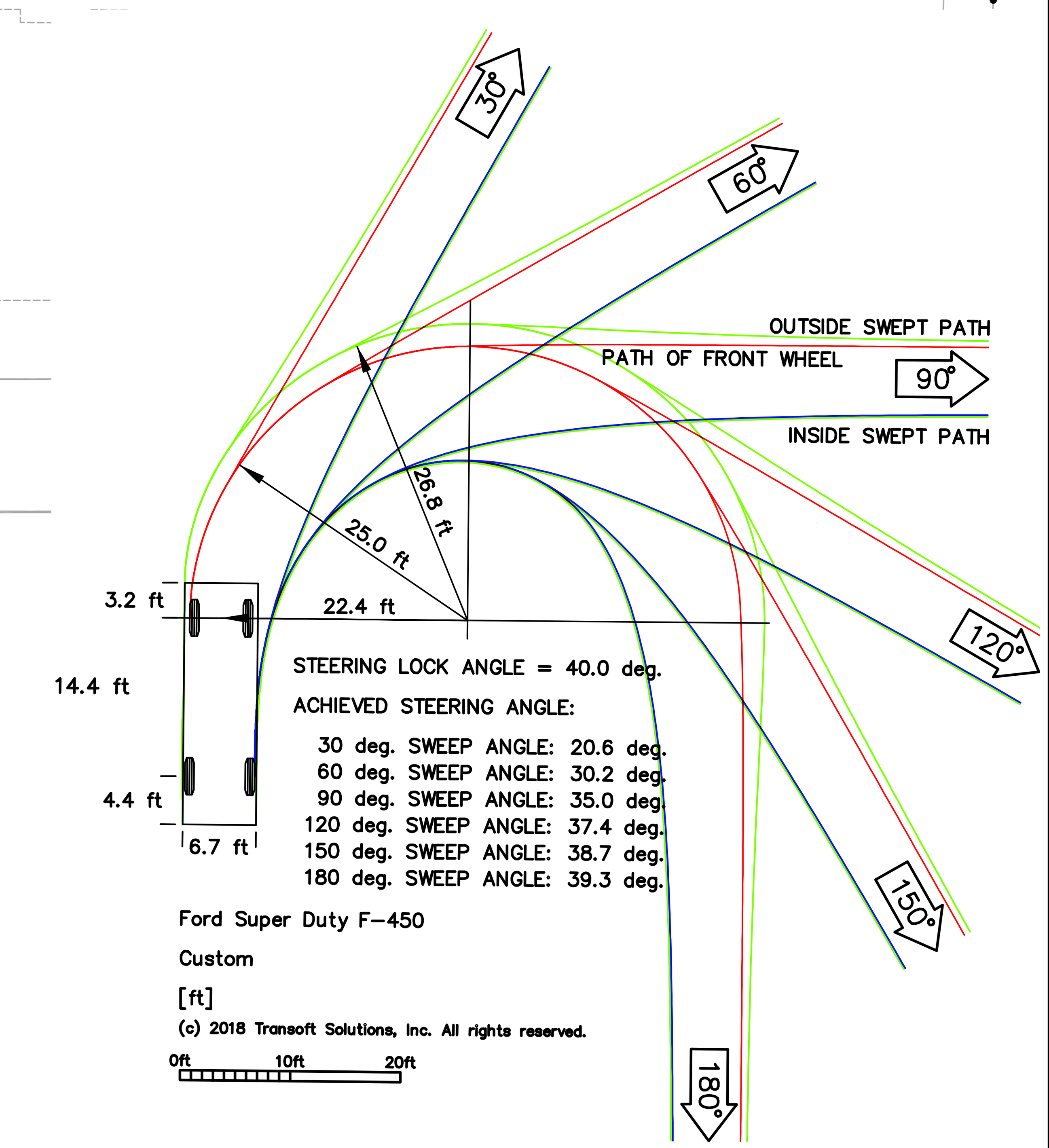
GRAPHIC SCALE
20 0 20 40



Ford Super Duty F-450

	feet
Width	: 6.66
Track	: 6.33
Lock to Lock Time	: 6.0
Steering Angle	: 40.0



STEERING LOCK ANGLE = 40.0 deg.
ACHIEVED STEERING ANGLE:
30 deg. SWEEP ANGLE: 20.6 deg.
60 deg. SWEEP ANGLE: 30.2 deg.
90 deg. SWEEP ANGLE: 35.0 deg.
120 deg. SWEEP ANGLE: 37.4 deg.
150 deg. SWEEP ANGLE: 38.7 deg.
180 deg. SWEEP ANGLE: 39.3 deg.

Ford Super Duty F-450
Custom
[ft]
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0ft 10ft 20ft

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Prometheus Real Estate Group, Inc.
5150 El Camino Real, Los Altos, CA

Sheet Title:
BASEMENT VEHICULAR TRUCK TURNING

Job No. 3165
Date: 05/20/2022
Scale: AS SHOWN
Drawn By: MA

Sheet No:
C6.1

SCHEMATIC LANDSCAPE PLAN

Scale: 1" = 20'
0 10 20 40
North

L-1

BDE ARCHITECTURE

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners

5150 EL CAMINO REAL, LOS ALTOS

05/20/22

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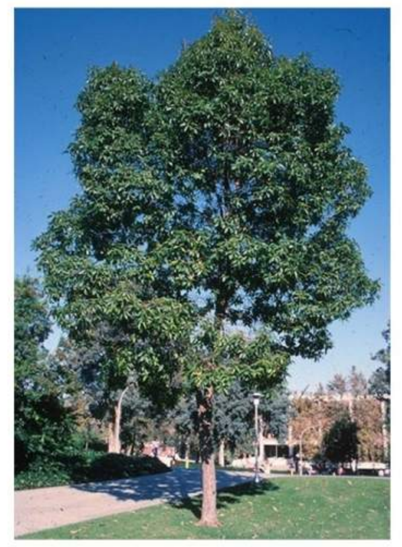
EVERGREEN SCREENING TREES


Live Oak


Afghan Pine


Brisbane Box


Incense Cedar


Fern Pine

STREET AND SHADE TREES


Sweet Bay


Maidenhair Tree


Pyramidal European Hornbeam


London Plane Tree


Red Maple

SHRUBS AND GROUNDCOVERS


Leucadendron


Blue Flame Agave


Lion's Tail


Sweet Pea Shrub


Creeping Coprosma


Myers Asparagus Fern


Kaffir Lily

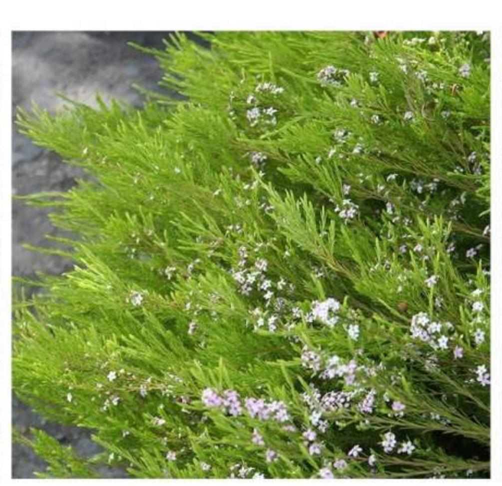

Euphorbia


Hot Lips Sage


Mexican Heather


Cape Rush


New Zealand Flax


Compact Breath of Heaven


Winter Blooming Bergenia


Lily Turf

PLANT PALETTE

TREES * 24" box standard unless notes otherwise.

SIZE	BOTANICAL NAME	COMMON NAME	MAT. SIZE	GR. RATE
*	Acer palmatum	Japanese Maple	20'x20'	Slow
*	Acer r. 'Red Sunset'	'Red Sunset' Maple	15'x45'	Fast
*	Arbutus 'Marina'	Strawberry Tree	30'x30'	Slow
*	Calocedrus decurrens	Incense-Cedar	50'x35'	Fast
*	Cornus kousa	Kousa Dogwood	20'x20'	Medium
*	Chamaerops humilis	Med. Fan Palm	20'x15'	Slow
*	Cupressus s 'Stricta'	Italian Cypress	50'x10'	Medium
*	Fraxinus uhdei	Evergreen Ash	60'x40'	Fast
*	Ginkgo b. 'Fairmount'	Maidenhair Tree	40'x20'	Slow
*	Lagerstroemia 'Natchez'	Crepe Myrtle	25'x20'	Fast
*	Laurus 'Saratoga'	Sweet Bay	25'x15'	Slow
*	Lophostemon confertus	Brisbane Box	40'x25'	Fast
*	Magnolia g. 'Little Gem'	Southern Magnolia	20'x15'	Slow
*	Magnolia s. 'Lilliputian'	Saucer Magnolia	18'x15'	Slow
*	Olea e. 'Swan Hill'	Fruitless Olive	25'x25'	Slow
*	Pinus eldarica	Afghan Pine	50'x25'	Fast
*	Pistacia c. 'Keith Davey'	Chinese Pistache	45'x45'	Medium
*	Platanus a. 'Columbia'	London Plane Tree	60'x35'	Fast
*	Podocarpus gracilior	Fern Pine	40'x15'	Slow
*	Quercus f. 'Schmidt'	Hungarian Oak	50'x30'	Fast
*	Quercus virginiana	Southern Live Oak	60'x60'	Slow
*	Washingtonia filifera	California Fan Palm	50'x20'	Fast

SHRUBS

SIZE	BOTANICAL NAME	COMMON NAME
5 gal	Anigozanthos 'Bush Gold'	Yellow Kangaroo Paw
5 gal	Acacia cognata 'Cousin Itt'	Little River Wattle
5 gal	Asparagus d. 'Meyers'	Myers Asparagus Fern
5 gal	Acanthus mollis	Bears Breech
5 gal	Arctostaphylos 'John Dourley'	Manzanita
5 gal	Buxus s. 'Green Beauty'	Boxwood
5 gal	Callistemon 'Little John'	Dwarf Weeping Bottlebrush
5 gal	Ceanothus 'Concha'	California Lilac
5 gal	Chondropetalum tectorum	Cape Rush
5 gal	Clivia mimata	Kaffir Lily
5 gal	Coleonema p. 'Compacta'	Compact Breath of Heaven
5 gal	Coleonema p. 'Sunset Gold'	Gold Breath of Heaven
5 gal	Dietes bicolor	Fortnight Lily
5 gal	Dianella 'Little Rev'	Dwarf Flax Lily
5 gal	Dianella t. 'Variegata'	Varegated Flax Lily
5 gal	Euphorbia x martini	Euphorbia
5 gal	Elaeagnus p. 'Variegata'	Yellow-Edge Elaeagnus
5 gal	Fatsia j. 'Moseri'	Compact Japanese Aralia
5 gal	Feijoa sellowiana	Pineapple Guava
5 gal	Grevillea rosmarinifolia 'Dwarf'	Grevillea
5 gal	Hypericum moseranum	Gold Flower

SIZE	BOTANICAL NAME	COMMON NAME
15 gal	Juniperus s. 'Cologreen'	Juniper 'Cologreen'
5 gal	Lavatera t. 'Barnsley'	Tree Mallow
5 gal	Leymus c. 'Canyon Prince'	Wild Rye
5 gal	Leonotis leonuris	Lion's Tail
5 gal	Lomandra 'Lime Tuff'	Dwarf Mat Rush
5 gal	Leucadendron 'Pisa'	Leucadendron
5 gal	Nephrolepis cordifolia	Sword Fern
5 gal	Olea e. 'Little Ollie'	Dwarf Olive
5 gal	Pittosporum t. 'Cream de Mint'	Dwarf Tobira
5 gal	Phlomis fruticosa	Sweet Pea Shrub
5 gal	Photinia x f. 'Indian Princess'	Chinese Photinia
15 gal	Podocarpus e. 'Monmal'	Icee Blue Yellow Wood
5 gal	Polygala x dalmaisiana	Sweet Pea Shrub
5 gal	Phormium 'Duet'	New Zealand Flax
5 gal	Phormium 'Firebird'	New Zealand Flax
5 gal	Phormium 'Sea Jade'	New Zealand Flax
5 gal	Phormium 'Yellow Wave'	New Zealand Flax
5 gal	Rhaphiolepis i. 'Clara'	Indian Hawthorn
5 gal	Rhaphiolepis u. minor	Yedda Hawthorn
5 gal	Rosa 'White Simplicity'	White Simplicity Rose
5 gal	Rosmarinus 'Tuscan Blue'	Upright Rosemary
5 gal	Salvia m. 'Hot Lips'	Hot Lips Sage
5 gal	Salvia l. 'Santa Barbara'	Mexican Sage
5 gal	Strelitzia reginae	Bird of Paradise

GROUNDCOVER

SIZE	BOTANICAL NAME	COMMON NAME
1 gal	Agapanthus 'Queen Anne'	Lily of the Nile
5 gal	Arctostaphylos 'Pacific Mist'	Manzanita
1 gal	Bergenia crassifolia	Winter Blooming Bergenia
5 gal	Ceanothus g. h. 'Yankee Point'	Yankee Point Ceanothus
5 gal	Cuphea llavea	Mexican Heather
1 gal	Coprosma x kirkii	Creeping Coprosma
1 gal	Convolvulus mauritanicus	Ground Morning Glory
5 gal	Grevillea 'Fanfare'	Grevillea
5 gal	Lavandula intermedia	Lavender
1 gal	Liriope m. 'Big Blue'	Lily Turf
5 gal	Myrtus c. 'Compacta'	Dwarf Myrtle
5 gal	Mahonia repens	Creeping Mahonia
5 gal	Nandina 'Harbour Dwarf'	Dwarf Heavenly Bamboo
1 gal	Rubus p. 'Emerald Carpet'	No Common Name
5 gal	Rosa 'Flower Carpet Amber'	Amber Carpet Rose

VINES

SIZE	BOTANICAL NAME	COMMON NAME
5 gal	Clytostoma callistegioides	Voilet Trumpet Vine
5 gal	Rosa 'Sally Holmes'	Sally Holmes Rose

ARCHITECTURE

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners

PLANT PALETTE and IMAGES L-2

5150 EL CAMINO REAL, LOS ALTOS 05/20/22

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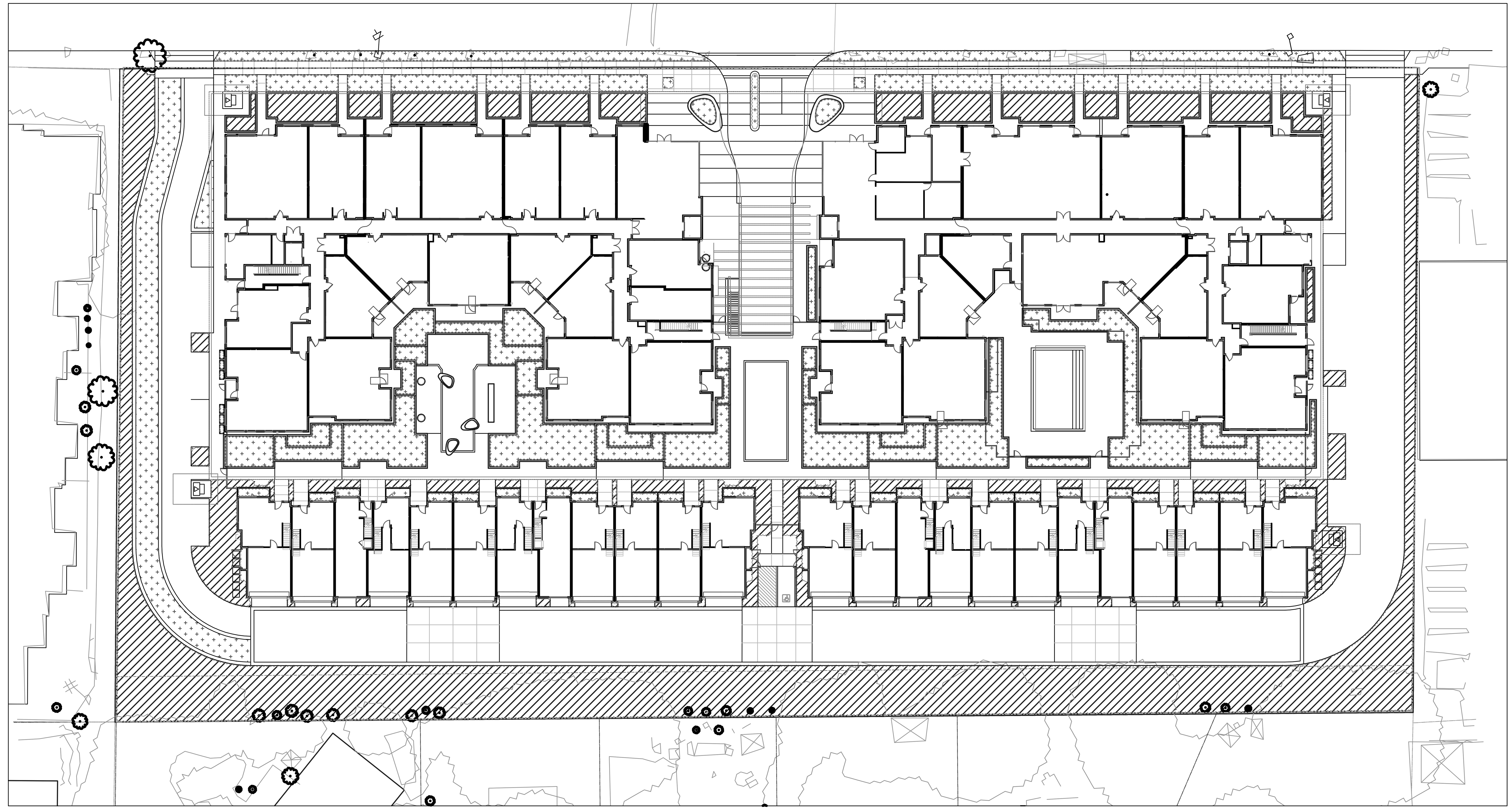
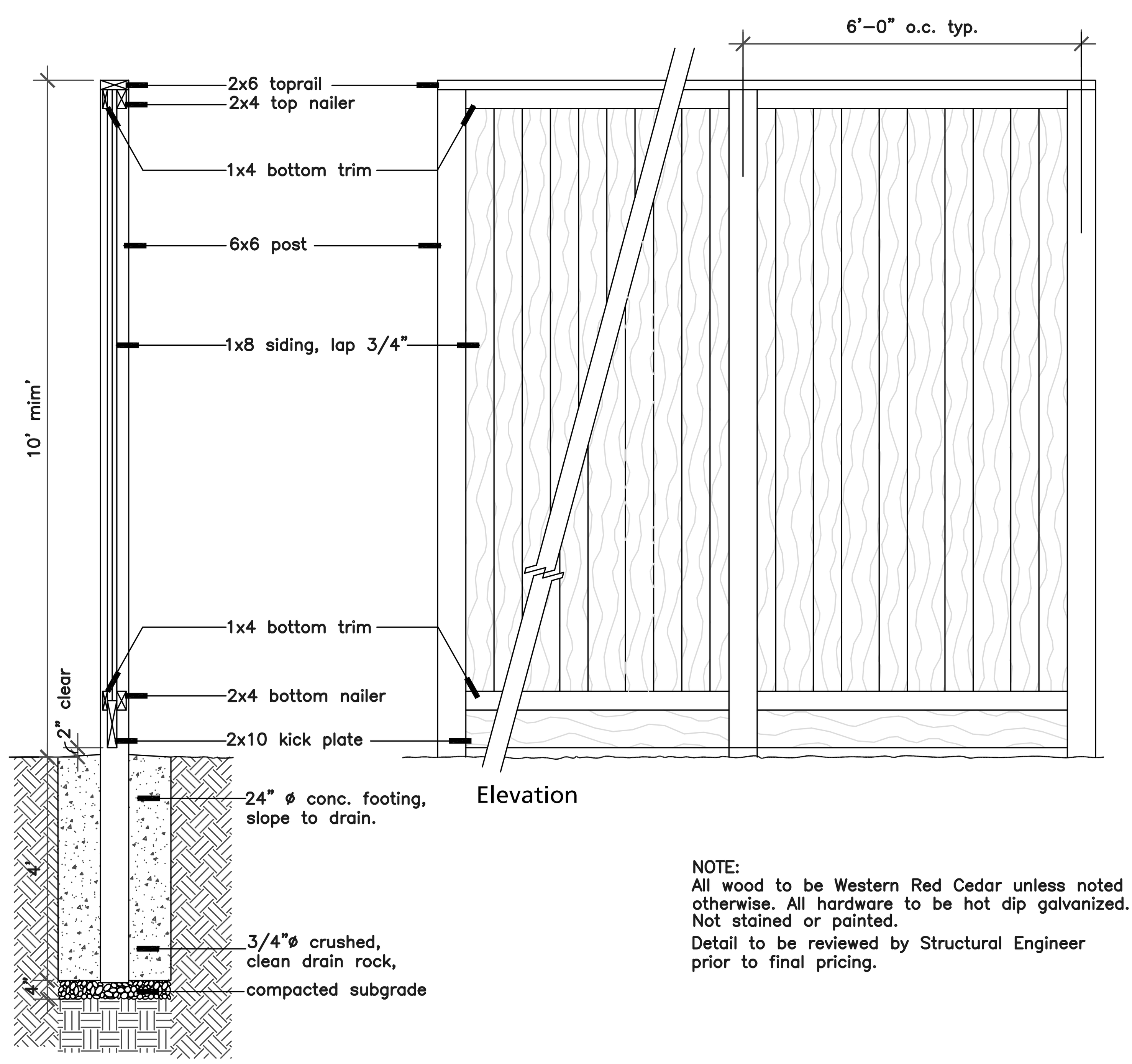
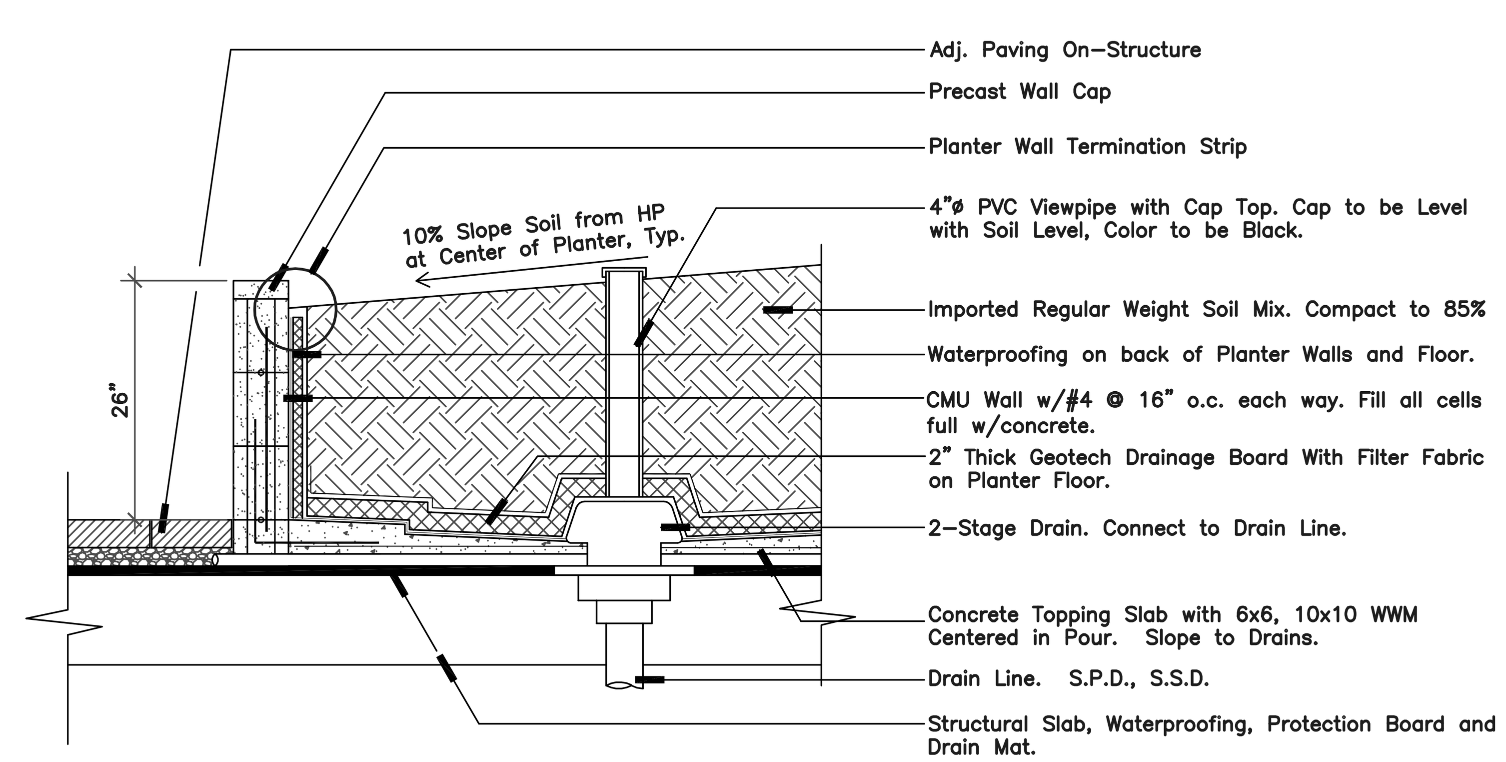




NOTE:
All wood to be Western Red Cedar unless noted otherwise. All hardware to be hot dip galvanized. Not stained or painted.
Detail to be reviewed by Structural Engineer prior to final pricing.

Good Neighbor Fence

Scale: 1/2" = 1'-0"

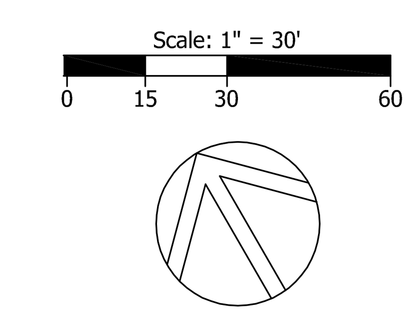


Planter Wall on Structure

Scale: 3/4" = 1'-0"

WATER USE LEGEND

Key	Wucols Category	Area
	Low Water Use	26,614 sf
	Medium Water Use	13,606 sf
	High Water Use	650 sf



IRRIGATION ZONING DIAGRAM

L-3

BDE ARCHITECTURE

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5150 EL CAMINO REAL, LOS ALTOS

05/20/22

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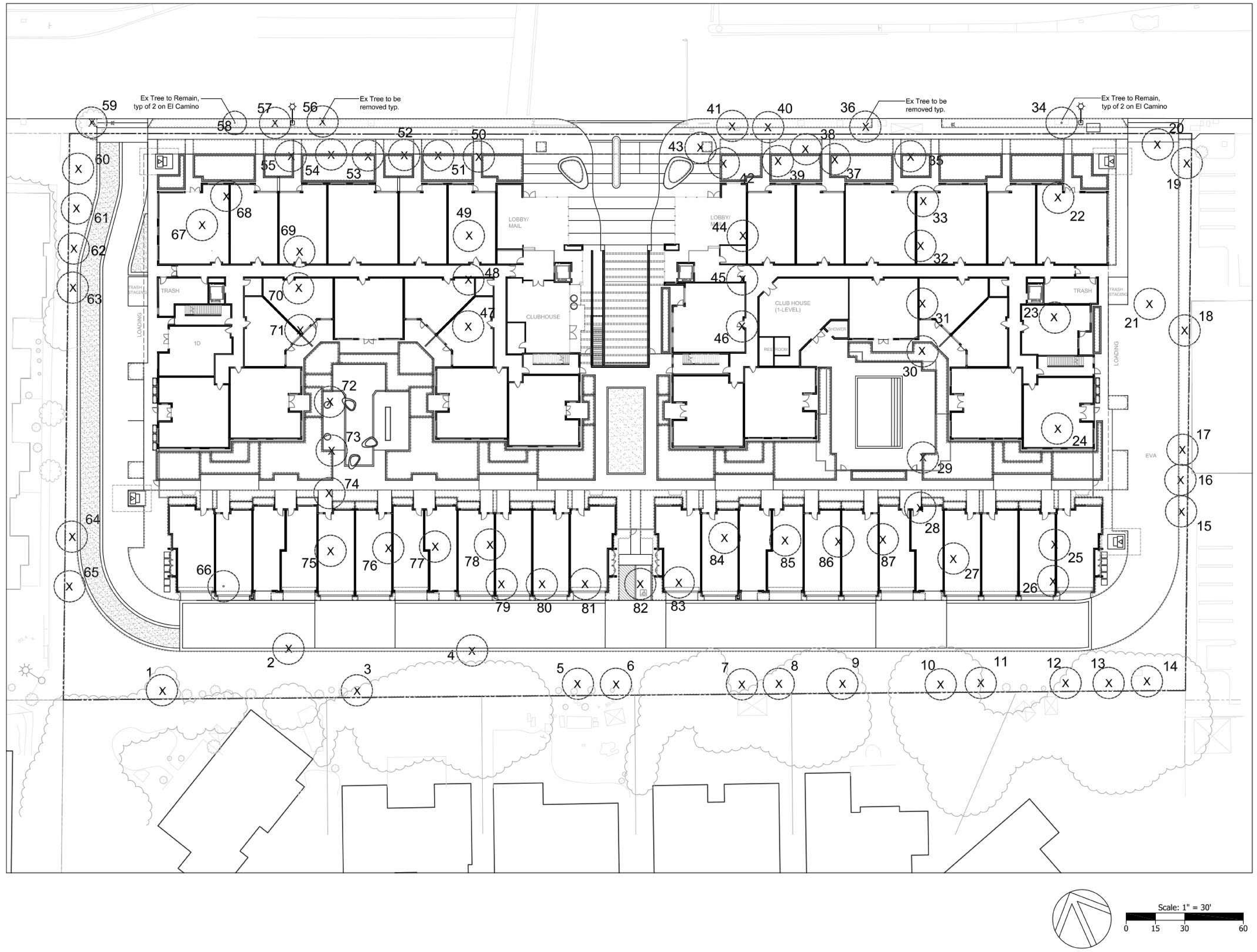
TREE MITIGATION CHART

Total Existing Trees on Site	87
Existing Trees to be Removed	85
Minimum Replacement Trees Required at 1:Unit	196
Total Proposed Trees	199

Note: Newly planted, unsurveyed trees along east and west property lines will be saved if proposed site improvements allows.



TREE DISPOSITION PLAN

L-4

5150 EL CAMINO REAL, LOS ALTOS

05/20/22

BDE ARCHITECTURE

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners

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2/15/2022

Tree Survey

Kevin R. Kielty
Certified Arborist
650-224-1158

5150 El Camino Real, Los Altos

Tree #	Species	Botanical Name	DBH (inches)	Condition	Ht./ Spread	Comments
1	Monterey pine	*Pinus radiata*	7.5	45%	25/20	Fair vigor, Poor form, Leans northeas
2	Privet	*Ligustrum japonicum*	12.1	50%	25/25	Poor to fair vigor, Poor form, Poor crotches @ 4
3	Monterey pine	*Pinus radiata*	21.4	55%	50/35	Fair vigor, Fair form, Tall for DBH
4	Privet	*Ligustrum japonicum*	5	45%	20/20	Poor to fair vigor, Poor form, In parking landscape finge
5	Monterey pine	*Pinus radiata*	24.1	45%	40/40	Poor to fair vigor, Poor form, Leans east, Bark beetles
6	Coast live oak	*Quercus agrifolia*	13.4	45%	35/30	Good vigor, Poor form, Leans eas
7	Monterey pine	*Pinus radiata*	19.1	40%	40/35	Poor to fair vigor, Poor form, Bark beetles
8	Monterey pine	*Pinus radiata*	16.1	45%	40/35	Fair vigor, Poor form, Trunk bends eas
9	Privet	*genus Ligustru*	8	55%	30/30	Fair vigor, Fair form, Codominant @ 6
10	Monterey pine	*Pinus radiata*	15.4	40%	40/25	Fair vigor, Poor form, Topped in pas
11	Monterey pine	*Pinus radiata*	13.9	45%	40/35	Poor to fair vigor, Poor form, Bends eas
12	Monterey pine	*Pinus radiata*	15.1	35%	40/35	Poor to fair vigor, Poor form, Codominant @ 20', Poor crotch
13	Monterey pine	*Pinus radiata*	14.8	45%	40/30	Poor to fair vigor, Poor form, Codominant @ 20
14	Monterey pine	*Pinus radiata*	21.6	50%	35/35	Fair vigor, Poor form, Leans southeas
15	Monterey pine	*Pinus radiata*	27.2	55%	50/45	Good vigor, Fair form, Restricted root zone
16	Monterey pine	*Pinus radiata*	17.1	45%	40/35	Poor to fair vigor, Poor form, Restricted root zone
17	Monterey pine	*Pinus radiata*	16.8	50%	40/35	Poor to fair vigor, Poor form, Restricted root zone
18	Monterey pine	*Pinus radiata*	13.9	45%	40/30	Poor vigor, Fair form, Restricted root zone
19	Monterey pine	*Pinus radiata*	24.8	55%	45/40	Fair vigor, Fair form, Restricted root zone
20	Monterey pine	*Pinus radiata*	26.6	55%	45/45	Fair vigor, Fair form, Heavy lateral limbs
21	Privet	*Ligustrum japonicum*	7.6	45%	20/20	Poor vigor, Fair form, in parking landscape finge
22	Carob	*Ceratonia siliqua*	18.8	60%	20/30	Good vigor, Fair form, Restricted root zone
23	Carob	*Ceratonia siliqua*	18.8	60%	20/30	Good vigor, Fair form, Restricted root zone
24	Carob	*Ceratonia siliqua*	11.6	55%	15/20	Good vigor, Fair form, Leans south
25	Carob	*Ceratonia siliqua*	7.8	60%	15/20	Good vigor, Fair form, Restricted root zone
26	Carob	*Ceratonia siliqua*	14.4	55%	15/20	Good vigor, Fair form, Restricted root zone, in parking landscape finger
27	London plane	*Platanus orientalis*	13.3	70%	35/40	Good vigor, Fair form, Codominant @ 10
28	London plane	*Platanus orientalis*	11.6	65%	35/40	Good vigor, Fair form, Codominant @ 10
29	London plane	*Platanus orientalis*	13.2	65%	35/25	Fair vigor, Fair form, Sycamore scale
30	London plane	*Platanus orientalis*	14.5	70%	35/25	Good vigor, Fair form, Sycamore scale
31	London plane	*Platanus orientalis*	10.8	55%	35/25	Fair vigor, Fair form, Roots cut for handicap ramp
32	London plane	*Platanus orientalis*	11.4	60%	35/30	Fair vigor, Fair form, Trunk bends southeas
33	London plane	*Platanus orientalis*	12.8	55%	35/30	Fair vigor, Fair form, Roots cut for sidewall
34	London plane	*Platanus orientalis*	12.6	55%	35/40	Fair vigor, Fair form, Spreading

Page 1 of 3

2/15/2022

Tree Survey

Kevin R. Kielty
Certified Arborist
650-224-1158

Tree #	Species	Botanical Name	DBH (inches)	Condition	Ht./ Spread	Comments
35	London plane	*Platanus orientalis*	15.6	60%	35/40	Good vigor, Fair form, Heavy over bus stop
36	Chinese pistache	*Pistacia chinensis*	11.5	50%	30/30	Good vigor, Poor form, Leans southeas
37	London plane	*Platanus orientalis*	11.3	55%	35/30	Fair vigor, Fair form, Sycamore scale
38	London plane	*Platanus orientalis*	14.7	60%	35/40	Fair vigor, Fair form, Spreading
39	London plane	*Platanus orientalis*	11.8	55%	35/30	Fair vigor, Poor to fair form, Upright
40	Chinese pistache	*Pistacia chinensis*	8.5	45%	30/25	Good vigor, Poor form, Suppressed
41	Chinese pistache	*Pistacia chinensis*	10.2	60%	30/40	Good vigor, Fair form, Heavy over stree
42	London plane	*Platanus orientalis*	13.5	60%	35/35	Fair vigor, Fair form, Tussock moth
43	London plane	*Platanus orientalis*	18.3	60%	35/40	Fair vigor, Fair form, Tussock moth
44	London plane	*Platanus orientalis*	13.1	60%	35/25	Fair vigor, Fair form, Tussock moth
45	London plane	*Platanus orientalis*	10.9	50%	40/30	Fair vigor, Poor to fair form, Leans northeas
46	London plane	*Platanus orientalis*	12.4	60%	35/35	Fair vigor, Fair form, Tussock moth
47	London plane	*Platanus orientalis*	11.4	55%	40/30	Fair vigor, Poor to fair form, Tall for DBH
48	London plane	*Platanus orientalis*	9.8	60%	35/30	Good vigor, Fair form, Heavy to south
49	London plane	*Platanus orientalis*	14.6	65%	40/35	Good vigor, Fair form, Heavy over parking
50	London plane	*Platanus orientalis*	20.4	65%	40/40	Good vigor, Fair form, Spreading canopy
51	London plane	*Platanus orientalis*	14.6	60%	40/40	Good vigor, Fair form, Spreading canopy
52	London plane	*Platanus orientalis*	15.9	60%	40/40	Good vigor, Fair form, Spreading canopy
53	London plane	*Platanus orientalis*	13.1	60%	35/35	Good vigor, Fair form, Spreading canopy
54	London plane	*Platanus orientalis*	12.3	55%	35/35	Fair vigor, Poor form, Trunk bends eas
55	London plane	*Platanus orientalis*	16.4	60%	35/35	Fair vigor, Fair form, Roots cut for handicap ramp
56	Liquidambar	*Liquidambar styraciflua*	12.9	55%	45/35	Fair vigor, Poor form, Poor crotch @ 12
57	Liquidambar	*Liquidambar styraciflua*	13.5	55%	45/35	Fair vigor, Poor form, Poor crotch @ 12
58	London plane	*Platanus orientalis*	3.3	20%	20/15	Good vigor, Fair form, Newly planted
59	Liquidambar	*Liquidambar styraciflua*	11.4	55%	35/30	Good vigor, Poor to fair form, Spreading
60	Monterey pine	*Pinus radiata*	26	60%	45/40	Good vigor, Fair form, Restricted roots
61	Monterey pine	*Pinus radiata*	26	55%	45/40	Fair vigor, Fair form, Restricted root zone
62	Monterey pine	*Pinus radiata*	15	55%	40/40	Fair vigor, Fair form, Restricted root zone
63	Monterey pine	*Pinus radiata*	14	50%	35/30	Fair vigor,Poor form, Poor crotch @ 30
64	Monterey pine	*Pinus radiata*	13	50%	30/30	Good vigor, Poor form, Heavy laterals
65	Monterey pine	*Pinus radiata*	16	55%	40/35	Fair vigor, Fair form, Pine pitch canke
66	Carob	*Ceratonia siliqua*	14.5	55%	25/30	Fair vigor, Poor to fair form, Restricted root zone
67	Carob	*Ceratonia siliqua*	19.9	60%	30/40	Good vigor, Fair form, Restricted root zone
68	Carob	*Ceratonia siliqua*	16.1	60%	30/40	Good vigor, Fair form, Restricted root zone
69	London plane	*Platanus orientalis*	10.5	65%	35/25	Good vigor, Fair form, Roots cut for sidewall
70	London plane	*Platanus orientalis*	8.8	65%	35/25	Good vigor, Fair form, Roots cut for sidewall
71	London plane	*Platanus orientalis*	7.8	65%	35/25	Good vigor, Fair form, Roots cut for sidewall

Page 2 of 3

2/15/2022

Tree Survey

Kevin R. Kielty
Certified Arborist
650-224-1158

Tree #	Species	Botanical Name	DBH (inches)	Condition	Ht./ Spread	Comments
72	London plane	*Platanus orientalis*	10.4	65%	35/25	Fair vigor, Fair form, located top of slope
73	London plane	*Platanus orientalis*	8.6	65%	35/25	Fair vigor, Fair form, located top of slope
74	London plane	*Platanus orientalis*	9.5	60%	35/25	Fair vigor, Fair form, located top of slope
75	London plane	*Platanus orientalis*	10.2	65%	35/25	Fair vigor, Fair form, located top of slope
76	London plane	*Platanus orientalis*	9.9	60%	35/25	Fair vigor, Fair form, located top of slope
77	London plane	*Platanus orientalis*	10.7	60%	35/25	Fair vigor, Fair form, located top of slope
78	London plane	*Platanus orientalis*	9.2	60%	35/25	Fair vigor, Fair form, Sycamore scale
79	London plane	*Platanus orientalis*	7.3	65%	30/30	Fair vigor, Fair form, Sycamore scale
80	London plane	*Platanus orientalis*	9.3	60%	35/30	Fair vigor, Poor form, Poor live crown ratio
81	London plane	*Platanus orientalis*	9.1	60%	35/30	Fair vigor, Poor form, Poor live crown ratio
82	London plane	*Platanus orientalis*	8.3	60%	35/30	Fair vigor, Poor form, Poor live crown ratio
84	London plane	*Platanus orientalis*	8.4	55%	35/25	Fair vigor, Poor form, Trunk bends
85	London plane	*Platanus orientalis*	11.1	65%	40/35	Good vigor, Fair form, Multi @ 20'
86	London plane	*Platanus orientalis*	11.4	55%	40/30	Fair vigor, Poor to fair form, Tussock moth
87	London plane	*Platanus orientalis*	10.2	55%	40/30	Fair vigor, Poor to fair form, Mildew

Kielty Arborist Services LLC

Certified Arborist WE#0476A
P.O. Box 6187
San Mateo, CA 94403
650-515-9783

May 8, 2018

Stotler Design Group
Attn: Mr. Scott Stotler
349 First Street
Los Altos, CA 94022

Site: 5150 El Camino Real, Los Altos, CA

Dear Mr. Stotler,

As requested on Monday, May 7, 2018, I visited the above site to inspect and comment on the trees. Construction is planned for this site and your concern as to the health and safety of the trees has prompted this visit.

Method:
All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on a to scale 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.

1 - 29 Very Poor
50 - 69 Fair
70 - 89 Good
90 - 100 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.

Summary:
The trees on site are all imported trees with the exception of the coast live oak #6. The trees are all part of the landscape plan when the site was developed. The majority of the trees are in the parking lot in planting fingers. The health of the imported trees are in fair to good condition with the exception of the poor performing pines.

5150 El Camino/5/8/18 (2)

The pines are declining due to pine pitch canker and bark beetle and will eventually die. The years of drought, pitch canker and bark beetle has killed thousands of pines on the peninsula. The pines will be eventually be removed. The following tree protection plan will help to reduce impacts to the trees on site.

Tree Protection Plan:
Tree protection zones should be established and maintained throughout the entire length of the project. Fencing for the protection zones (near construction) should be 6-foot-tall metal chain link type supported by 2-inch diameter metal poles pounded into the ground to a depth of no less than 2 feet. The support poles should be spaced no more than 10 feet apart on center. The location for the tree protection fencing should be placed at the trees driplines where possible. Where not possible tree protection should be placed as close as possible to the proposed work while still allowing room for construction to safely continue. 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. When fencing needs to be reduced for access the unprotected area underneath the tree dripline should be protected by a landscape buffer. The trees in the landscape fingers should be wrapped with orange plastic fencing.

Landscape Buffer
Where tree protection does not cover the entire root zone of the trees, or when 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 foot traffic is expected to be heavy. The landscape buffer will help to reduce compaction to the unprotected root zone.

Tree Trimming
During construction any trimming will be supervised by the site arborist and must stay underneath 25% of the trees total foliage. At this time no tree trimming is proposed.

Root Cutting
Any roots to be cut should be monitored and documented. Large roots or large masses of roots to be cut should be inspected by the site arborist. The site arborist may recommend irrigation or fertilizing at that time. Cut all roots clean with a saw or loppers. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist.

Trenching and Excavation
Trenching for irrigation, electrical, drainage or any other reason, should be hand dug when beneath the dripline of desired trees. Hand digging and careful placement of pipes below or beside protected roots will dramatically reduce root loss, thus reducing trauma to desired trees. Trenches should be back filled as soon as possible using native materials and compacted to near original levels. Trenches to be left open with exposed roots shall be covered with burlap and kept moist. Plywood laid over the trench will help to protect roots below.

5150 El Camino/5/8/18 (3)

Irrigation
Only the imported trees on site will require supplemental irrigation. The native oak tree survives off of annual rainfall and does not need supplemental irrigation. Irrigating oaks during dry summer months increasing the trees risk of developing oak root fungus infections and should be avoided at all cost. The only time irrigation should be applied to an oak tree on site is if its root zone is traumatized or during the winter months if rainfall is sparse.

Inspections
The site will be inspected after the tree protection measures are installed and before the start of construction. The inspections will be documented with inspection letters being provided to the owner and contractor. Other inspections will be carried out on an as needed basis. It is the contractor's responsibility to notify the site arborist when construction is to start, and whenever there is to be work performed within the dripline of a protected tree on site at least 48 hours in advance. The contractor also must notify the site arborist when the excavation work is to take place in order to properly document the work. During the site visits the site arborist will offer mitigation measures specific to the work completed. Kielty Arborist Services can be reached at 650-515-9783(Kevin), 650-532-4418(David), or by email at kkarbor0476@yahoo.com

This information should be kept on site at all times. The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,

Kevin R. Kielty
Certified Arborist WE#0476A

David P. Beckham
Certified Arborist WE#10724A

ARCHITECTURE

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners

ARBORIST REPORT

L-5

5150 EL CAMINO REAL, LOS ALTOS

05/20/22

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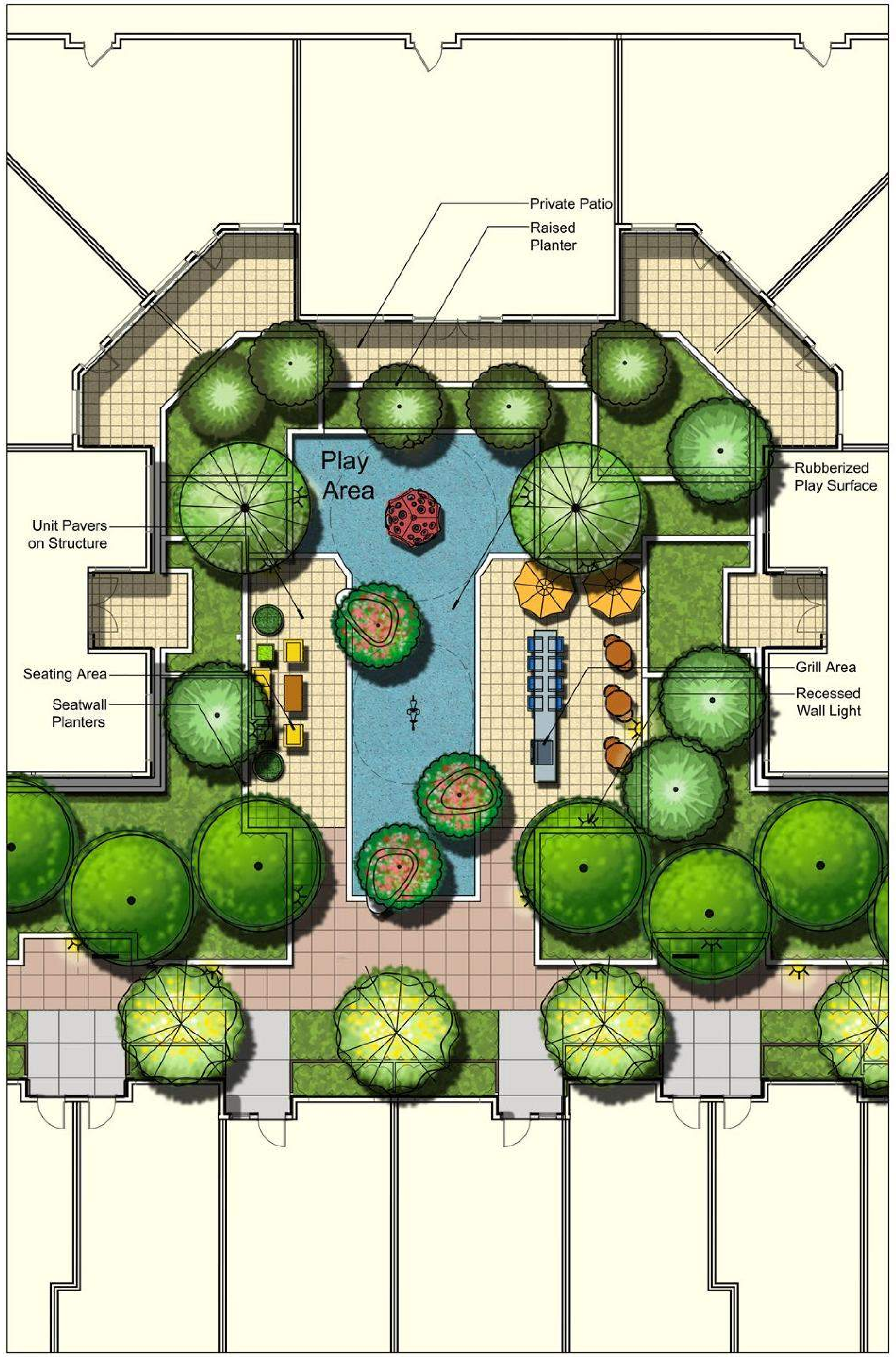
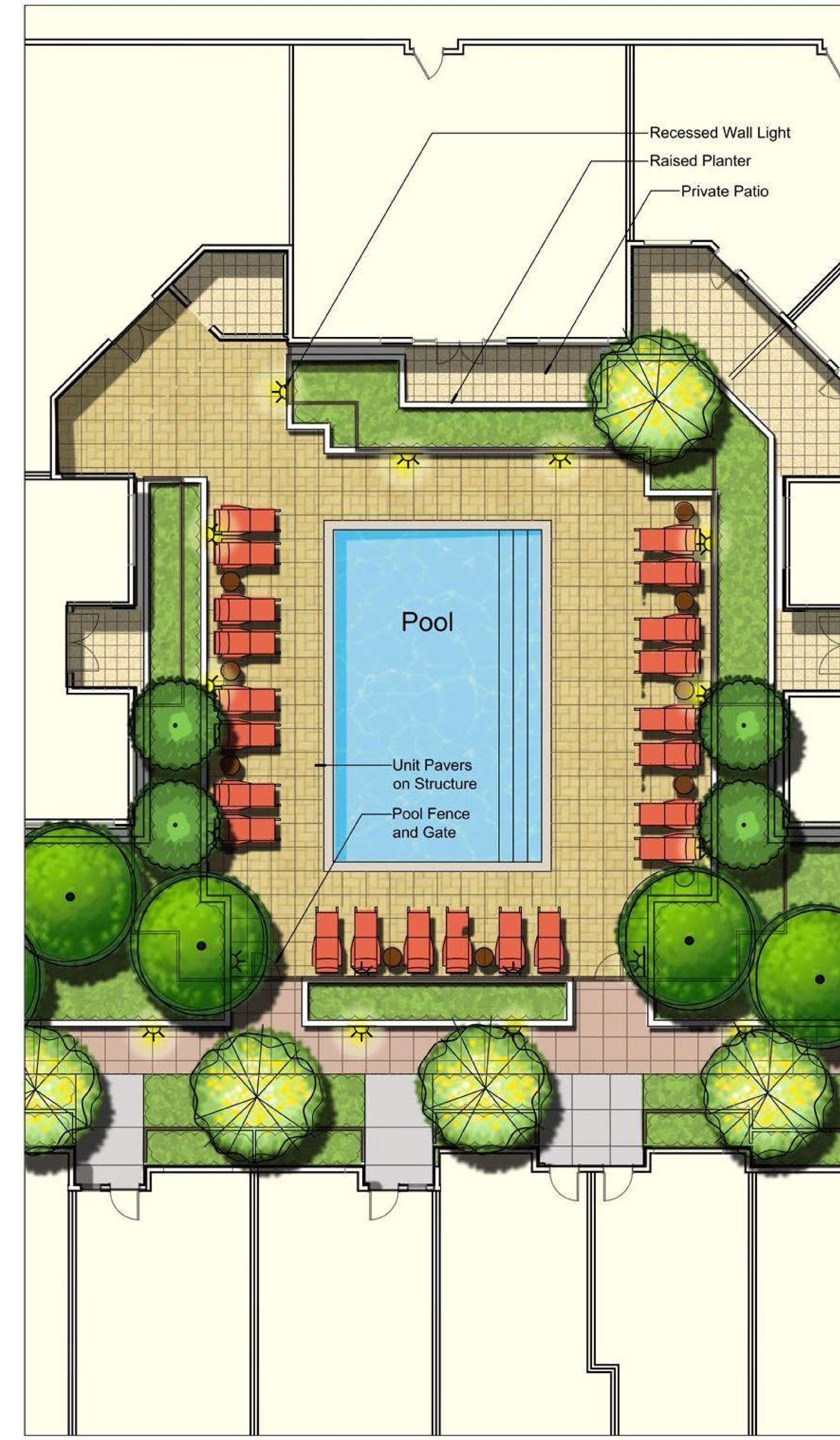


WEST COURTYARD

CENTRAL COURTYARD



POOL COURTYARD

North

Scale: 1" = 10'
0 5 10 20

BDE ARCHITECTURE

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners

SCHEMATIC LANDSCAPE ENLARGEMENTS L-6

5150 EL CAMINO REAL, LOS ALTOS

05/20/22

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LEAGUE OF WOMEN VOTERS®
OF LOS ALTOS-MOUNTAIN VIEW AREA

June 15, 2022

Chair Doran and Members of the Planning Commission
City of Los Altos
1 N. San Antonio Road
Los Altos, CA 94022

Re: Agenda Item #3 – 5150 El Camino Real Development, Planning Commission meeting June 16th

Dear Chair Doran and Members of the Planning Commission:

The LWV supports inclusionary zoning as a method to increase the supply of safe, decent, adequate housing for all Californians. We have consistently commended Los Altos for its below-market-rate (BMR) program as it has been the main way that Los Altos has been providing affordable housing.

One of the basic tenets of BMR programs is that the affordable units are **dispersed throughout the housing development** and are not able to be distinguished from the market-rate units. Therefore, we are concerned that the new proposal for 5150 El Camino Real does not include any BMR units in the ownership component.

The calculations for the density bonus/BMR units are a bit difficult to follow now that the developer wants to split the project into two lots. Our recommendation is that the developer provide a total of 29 BMRs, as the Staff Report suggests; this is fairly consistent with the Dutchints proposal approved earlier. However, a proportion of these BMRs should be in the townhouse component The closest ratio would appear to be dispersing 25 BMRs throughout the rental portion at low-income (LI) levels and 4 units within the ownership project. To be consistent with the Los Altos inclusionary ordinance, the majority of these ownership units (3) should be moderate income and one should be (LI).

However, to be consistent with the Staff Report recommendation and the benefits of State Density Bonus Law perhaps all the BMR ownership units, like the rental BMRs, should be LI. Another option would be to allow Prometheus to provide all the BMRs as rentals, since Los Altos has fewer rental BMRs compared to ownership and rental BMRs are typically more manageable than ownership. If the City opts to go this route, we recommend that some of the BMRs be very low-income (VLI) units and ask Staff to determine what percentage of LI and VLI would be equivalent to the cost to the developer of providing the ownership BMRs.

We appreciate Staff and the Planning Commission paying close attention to appropriate implementation of the BMR ordinance as well as density bonus law. We are also pleased to see that most of the units will be rental as Los Altos has been building very few rental units; rentals are more affordable to those with lower incomes, and we support providing a range of housing types.

(Please send any questions about this email to Sue Russell at susan.russell75@gmail.com.)

Karin Bricker, President LWV of Los Altos/Mountain View Area
Cc: Gabe Engeland. Nick Zornes Sean Gallegos Angel Rodriguez

ATTACHMENT 5

PROJECT NARRATIVE

Prometheus envisions a community-enhancing development project. This project will do its part to help solve Los Altos's (and the overall region's) need for market-rate housing while respecting the fabric of the existing neighborhood. The design takes into account special consideration for the single-family property owners to the south of the property and to the project's overall interaction with El Camino Real. The goal is to create a great place to live while promoting sustainability, walkability and the use of mass transit.

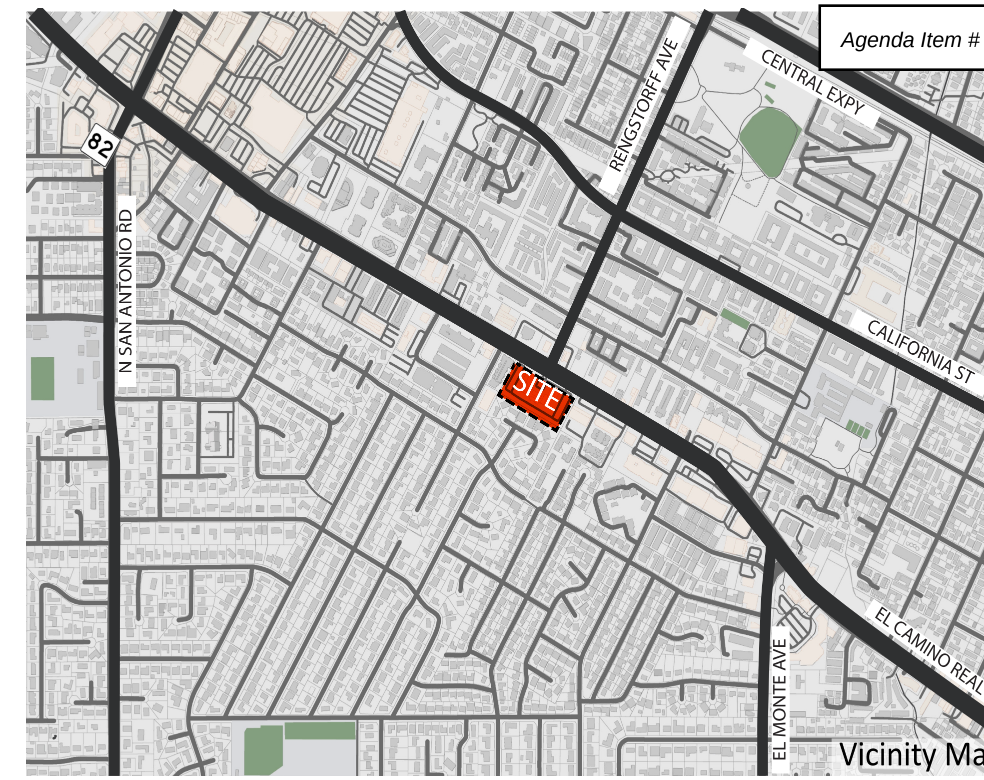
The site is located at 5150 El Camino Real, on the south side of the street at the terminus of Rengstorff Avenue. To the west of the property is a high-density residential development. To the east of the property is the Mountain View, KinderCare and Taekwon Kids facility. To the south are six existing single family homes. The property is located mid-block. Overall, the property is located in a desirable urban area of Silicon Valley. The neighborhood has great transportation linkages to the South Bay and Peninsula as well as the greater Bay Area and is convenient to major employment areas. Residential support services such as schools, recreational areas and shopping are considered above average.

Apartment Buildings A & B

Apartment Buildings A & B front El Camino Real at the gateway into Los Altos from Rengstorff Ave. Apartment Buildings A & B are five-story buildings, housing 85 and 87 units above one level of underground parking. The buildings consist of mostly one and two bedroom units, with a select number of three bedroom units. The average area of the units is 886 square feet for one-bedroom units, 1,355 square feet for two-bedroom units and 1,977 square feet for three bedroom penthouses. Two main entry lobbies with elevators for residents front El Camino Real. There is ample bicycle parking within the parking garage as well as throughout the property. The building design features a contemporary design with strong vertical massing, contrasting rich body colors and materials, and high quality architectural detailing.

Townhomes

The townhome component of the project meets the required front, rear and side setbacks and heights described in the zoning designation. These buildings do not exceed 30 feet in height and are located no closer than 40 feet from the rear property line. The townhomes will be built at grade and will each have a two car parking garage. The average square footage for the townhomes is 2,595 square feet.



PROJECT TEAM

PROMETHEUS

Client:
Prometheus Real Estate Group, Inc.
1900 South Norfolk Street
San Mateo, CA 94403
Contact: Michael Ducote
mducote@prometheusreg.com

BDE ARCHITECTURE

Architect:
BDE Architecture
950 Howard Street
San Francisco, CA 94103
Contact: Brenna Weaver
bweaver@bdearch.com

cbg

Civil Engineer:
CBG
2633 Camino Ramon, Suite 350
San Ramon, CA 94583
Contact: Lee Rosenblatt
lrosenblatt@cbandg.com

TGP The Guzzardo Partnership Inc.

Landscape Architect:
The Guzzardo Partnership Inc.
181 Greenwich Street
San Francisco, CA 94111
Contact: Kurt Culver
kculver@TGP-INC.com

TABLE OF CONTENTS

PROJECT DATA

Address: 5150 El Camino Real, Los Altos, CA 94022
Site Area: 3.8 Acres (Lot 1 - 2.4 Acres, Lot 2 - 1.4 Acres)
Lot Coverage: 41.12% (Lot 1 - 45.47%, Lot 2 - 33.60%)
Building Floor Area: 67,994 SF (Lot 1 - 47,610 SF, Lot 2 - 20,384 SF)

General Plan Designation: Thoroughfare Commercial (38 du/ac)
Zoning Designation: CT Commercial Thoroughfare District
Current Use: Los Altos Plaza – Approximately 77,000 square feet of office

Entitlements Requested: Vesting Tentative Tract Map, State Density Bonus
Requested Incentives: -Height of apartments building A and B increase by 11 feet
-Reduction in parking stall width dimension to 8.5 feet x 18 versus 9 feet x 18 feet
Requested Waivers: -Reduction of the 75-foot site frontage requirement for Lot 2
Proposed Program: (24) Townhomes and (172) Apartments – Total (196) units (52 du/ac)
Affordable Housing: (29) Below Market Rate Units: (29) Low Rate Income Units

Construction Type: Four separate buildings: Two buildings of 3-story townhomes, at grade, Type V wood-framed construction. Two buildings of 5-story, Type III wood-framed apartments over one level of underground parking, Type I concrete.
Proposed Height: Max. 30-ft height for townhomes
Max. 56-ft height for apartment buildings (45 feet allowed + 11 feet increase = 56 feet)

PARKING SUMMARY

(PER LOS ALTOS MUNICIPAL CODE 14.28.040 §G2(B))

PARKING TYPE	REQUIREMENT	#
PARKING REQUIRED	.5 PER BED	171
A. PARKING PROVIDED - APART PARKING ADA STALLS = 8 STALLS, INCL. 4 VAN ADA STALLS EVR/EVC STALLS: 65 (28 EVC +37 EVR; AND 4 EV/ADA STALLS) TANDEM STALLS: 44		232
B. PARKING PROVIDED - TOWNHOMES PARKING EVR STALLS: 48		48
C. PARKING PROVIDED - SURFACE PARKING		6
PARKING PROVIDED TOTAL **EVR/EVC STALLS: 115 (30 EVC + 85 EVR)**		**286**

GUEST PARKING

GUEST PARKING	REQUIREMENT	#
GUEST PARKING REQUIRED	N/A	0
GUEST PARKING PROVIDED:		
APART GUEST PARKING		43
SURFACE GUEST PARKING		6
GUEST PARKING PROVIDED TOTAL		**49***

* AT A RATIO OF 1 STALL PER 4 DWELLING UNITS

PROJECT SUMMARY

BASE UNIT COUNT	145 UNITS	
INCLUDING STATE DENSITY BONUS	196 UNITS	
DENSITY		52 DU/AC

PODIUM APARTMENTS

UNIT TYPE	QUANTITY	AVERAGE SQUARE FEET
A1	38	777
A2	4	877
A3	5	874
A4	33	1,015
TOTAL 1-BEDROOM UNITS	80	886
B1	10	1,135
B2	4	1,299
B3	14	1,347
B4	5	1,292
B5	19	1,350
B6	10	1,520
B7	14	1,486
B8	5	1,322
B9	5	1,474
B10	4	1,403
TOTAL 2-BEDROOM UNITS	90	1,355
C1	1	1,923
C2	1	2,030
TOTAL 3-BEDROOM PENTHOUSE UNITS	2	1,977
TOTAL	**172**	**1,144**

TOWNHOMES

UNIT TYPE	QUANTITY	AVERAGE SQUARE FEET
B8 (2BR)	4	2,122
C3 (3BR)	4	2,358
C4 (3BR)	12	2,639
D1 (4BR)	4	3,172
TOTAL	**24**	**2,595**

BIKE PARKING SUMMARY

BIKE PARKING TYPE	REQUIREMENT	#
REQUIRED (CLASS I)	1 PER 3 UNITS	66
REQUIRED (CLASS II)	1 PER 15 UNITS	14
REQUIRED TOTAL (CLASS I + CLASS II)		80
PROVIDED (CLASS I)		84
PROVIDED (CLASS II)		68
BIKE PARKING PROVIDED TOTAL (CLASS I + CLASS II)		**152**

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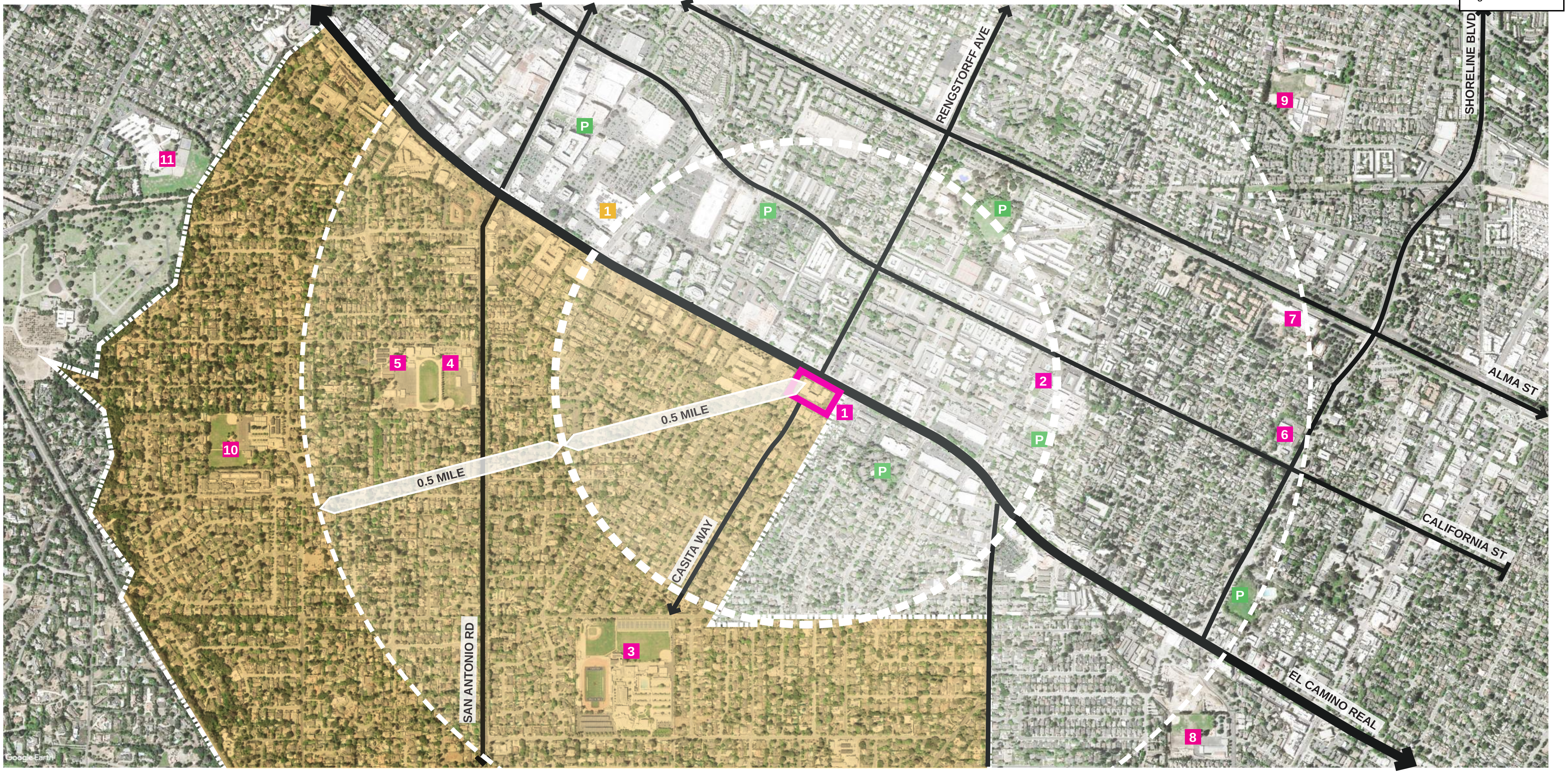

PROJECT SITE
LOS ALTOS CITY BOUNDARY

1 SAN ANTONIO SHOPPING CENTER
P PARK / PLAZA

1 MOUNTAIN VIEW KINDERCARE
2 MARIANO CASTRO ELEMENTARY SCHOOL
3 LOS ALTOS HIGH SCHOOL
4 BULLIS CHARTER SCHOOL
5 EGAN JUNIOR HIGH SCHOOL
6 MOUNTAIN VIEW ACADEMY
7 KHAN LAB SCHOOL
8 ST JOSEPH CATHOLIC SCHOOL
9 STEVENSON ELEMENTARY SCHOOL
10 SANTA RITA ELEMENTARY SCHOOL
11 ELLEN FLETCHER MIDDLE SCHOOL
1 FUTURE GOOGLE CAMPUS

CITY CONTEXT

AP0.01

BDE ARCHITECTURE

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 20

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1. 5100 ECR - LANDSCAPE/SIDEWALK ALONG EL CAMINO REAL

2. VIEW OF EXISTING BUILDINGS AT RENGSTORFF AVE. TERMINUS

3. TREES/ SIDEWALK ALONG EL CAMINO REAL

8. WEST PROPERTY LINE AND 5100 ECR BEYOND

PHOTO KEY MAP

4. ON-GRADE PARKING AT EAST

7. FENCE AND PARKING IN REAR

6. FENCE AT REAR PROPERTY LINE

5. PARKING LOT OF SOUTH-EAST CORNER

EXISTING SITE PHOTOS

AP0.02

BDE ARCHITECTURE

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5150 EL CAMINO REAL

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SITE CONTEXT

AP0.03

3DE ARCHITECTURE

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

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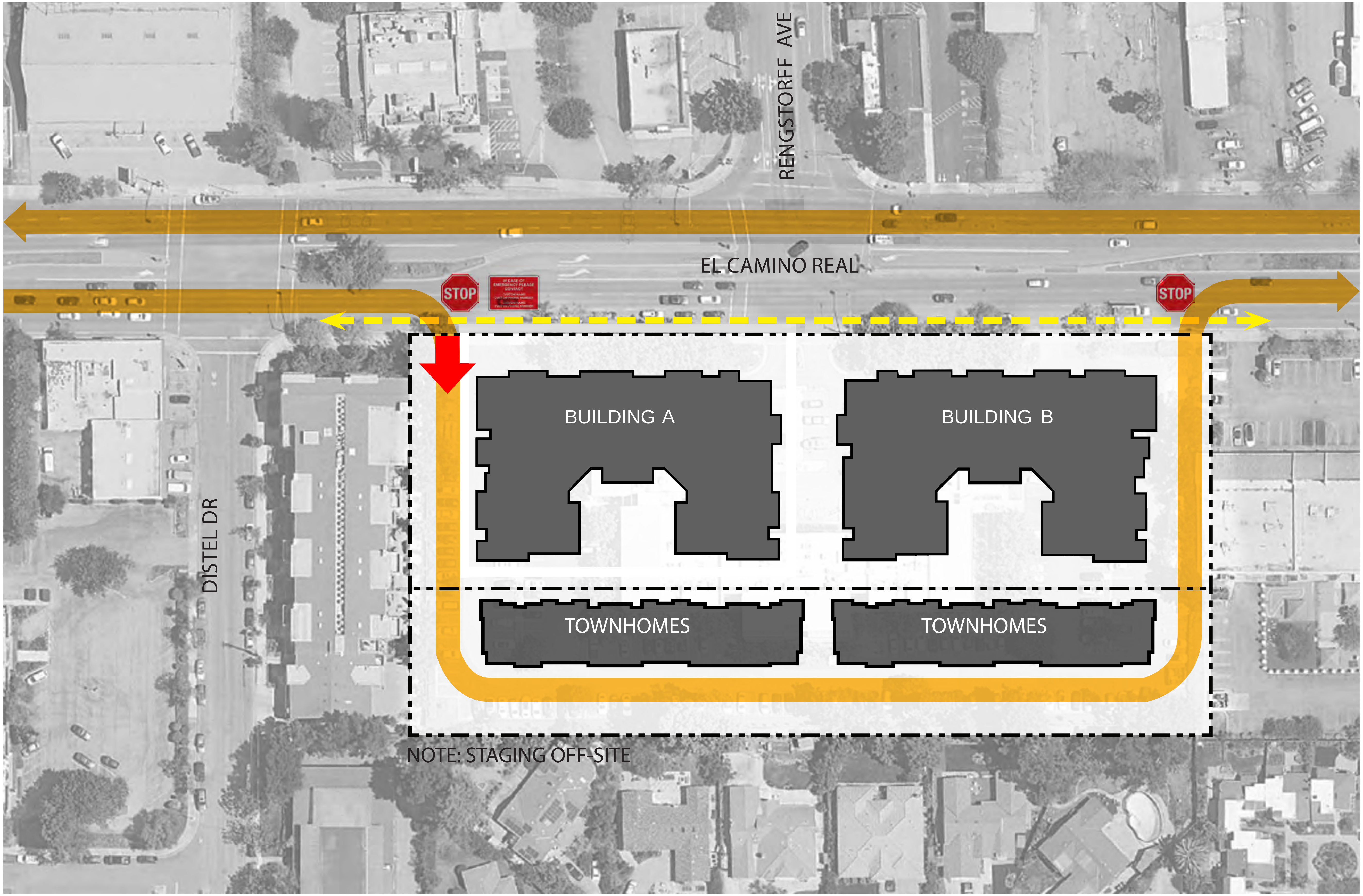

LEGEND

- PROPERTY LINE
- PROTECTIVE FENCE (8' HEIGHT & K-RAIL)
- TRUCK ROUTE
- PEDESTRIAN PATH
- GATED ENTRY / PEDESTRIAN ENTRY / ROCK ENTRANCE PAD
- STOP TRAFFIC CONTROL
- EMERGENCY CONTACT SIGN

CONSTRUCTION MANAGEMENT PLAN

AP0.04

BDE ARCHITECTURE

PROMETHEUS

5150 EL CAMINO REAL

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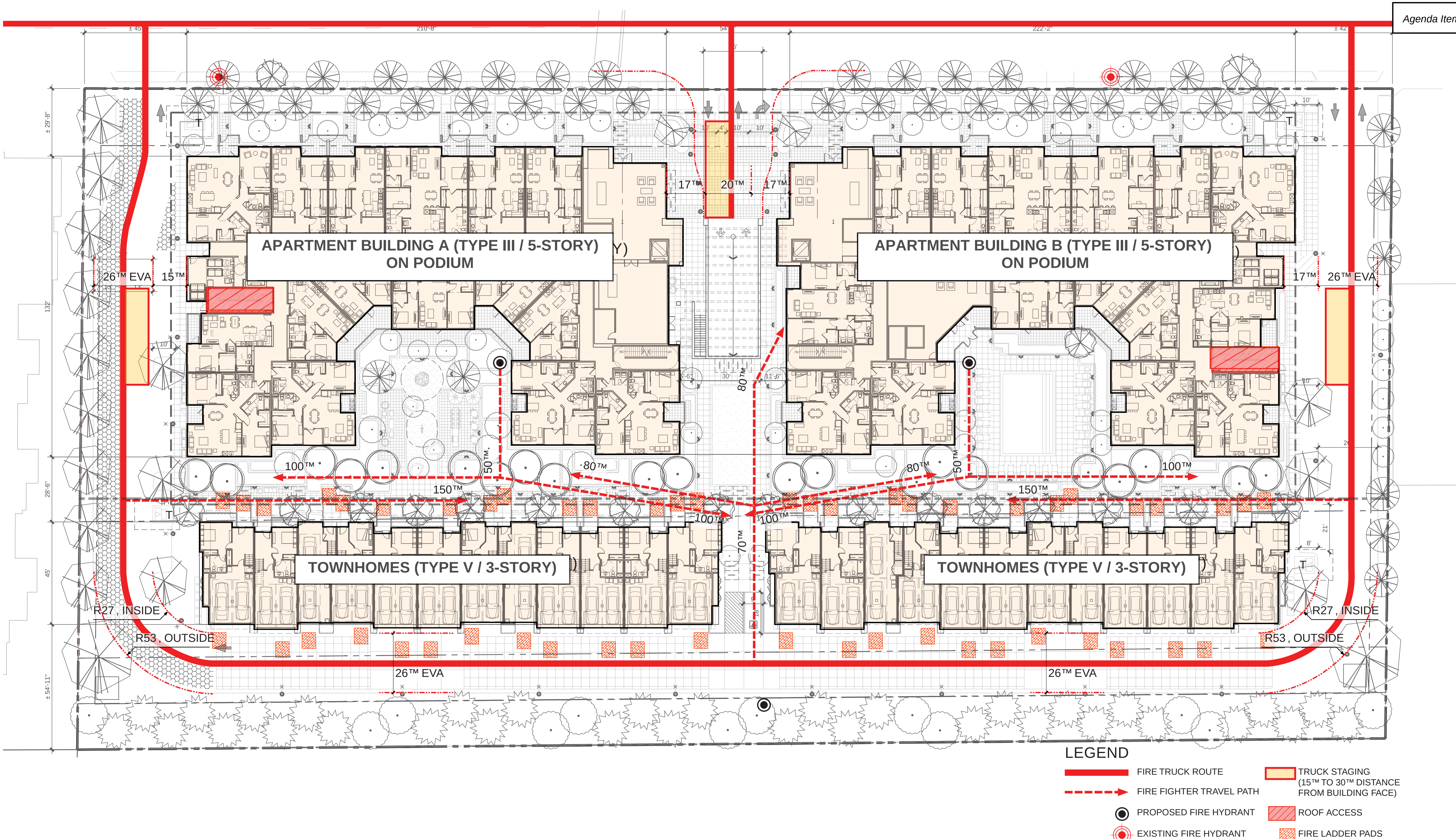

FIRE ACCESS DIAGRAM

AP0.05

BDE ARCHITECTURE

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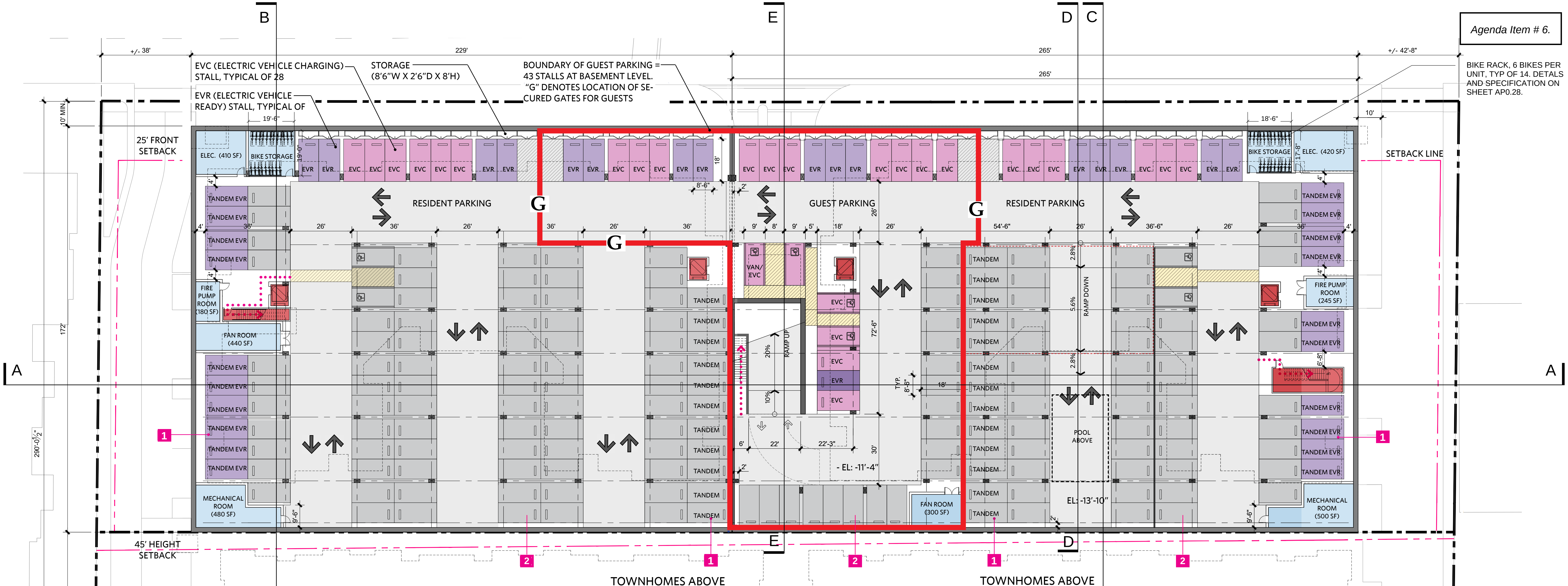

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TANDEM STALLS: 44. REFER TO NOTE 1.		
B. TOWNHOMES PARKING PROVIDED		48
EVR STALLS: 48		
C. SURFACE PARKING PROVIDED		6
PARKING PROVIDED TOTAL		**286**
EVR/EVC STALLS: 115 (30 EVC + 85 EVR)		

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BIKE PARKING SUMMARY

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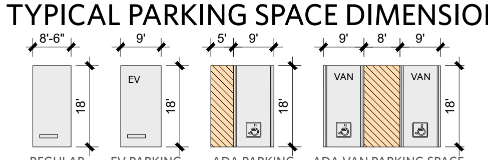
TYPICAL PARKING SPACE DIMENSIONS



1 TANDEM CONFIGURATION WILL BE ASSIGNED TO THE SAME UNIT

2 REQUESTED INCENTIVE: REDUCTION IN PARKING STALL WIDTH DIMENSION TO 8.5 FEET X 18 VERSUS 9 FEET X 18 FEET

LEGEND

G SECURITY GATE
EVC ELECTRIC VEHICLE CHARGING STALL
EVR ELECTRIC VEHICLE READY STALL
EGRESS PATH

NOTE: THE GARAGE GROSS FLOOR AREA IS 83,640SF.

40' 80'

TRUE

SUBTERRANEAN GARAGE PLAN AP0.06

BDE ARCHITECTURE

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LOS ALTOS, CALIFORNIA

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STREET LEVEL PLAN

AP0.07

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EL CAMINO REAL FRONTAGE

MATERIAL LEGEND
(SEE EXTERIOR MATERIAL SHEET FOR MORE DETAIL)

1. PARAPET CORNICE W/ METAL COPING
2. METAL AWNING W/ COMPOSITE WOOD SOFFIT
3. METAL AWNING W/ COMPOSITE WOOD LOUVER
4. PAINTED METAL LOUVER SCREEN
5. EXTERIOR PLASTER
6. FIBER CEMENT SIDING
7. COMPOSITE WOOD SIDING
8. VINYL WINDOW (TYP.)
9. ALUMINUM STORE FRONT
10. PAINTED METAL TRELLIS W/ COMPOSITE WOOD LOUVER
11. COMPOSITE WOOD LOUVER FENCE WITH METAL GATE
12. METAL PICKET RAILING
13. METAL RAILING W/ COMPOSITE WOOD SIDING
14. METAL RAILING W/ PERFORATED METAL PANELS
15. STANDING SEAM METAL ROOF
16. PAINTED METAL GUARDRAIL

SECTION PERSPECTIVE

AP0.08

BDE ARCHITECTURE

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5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

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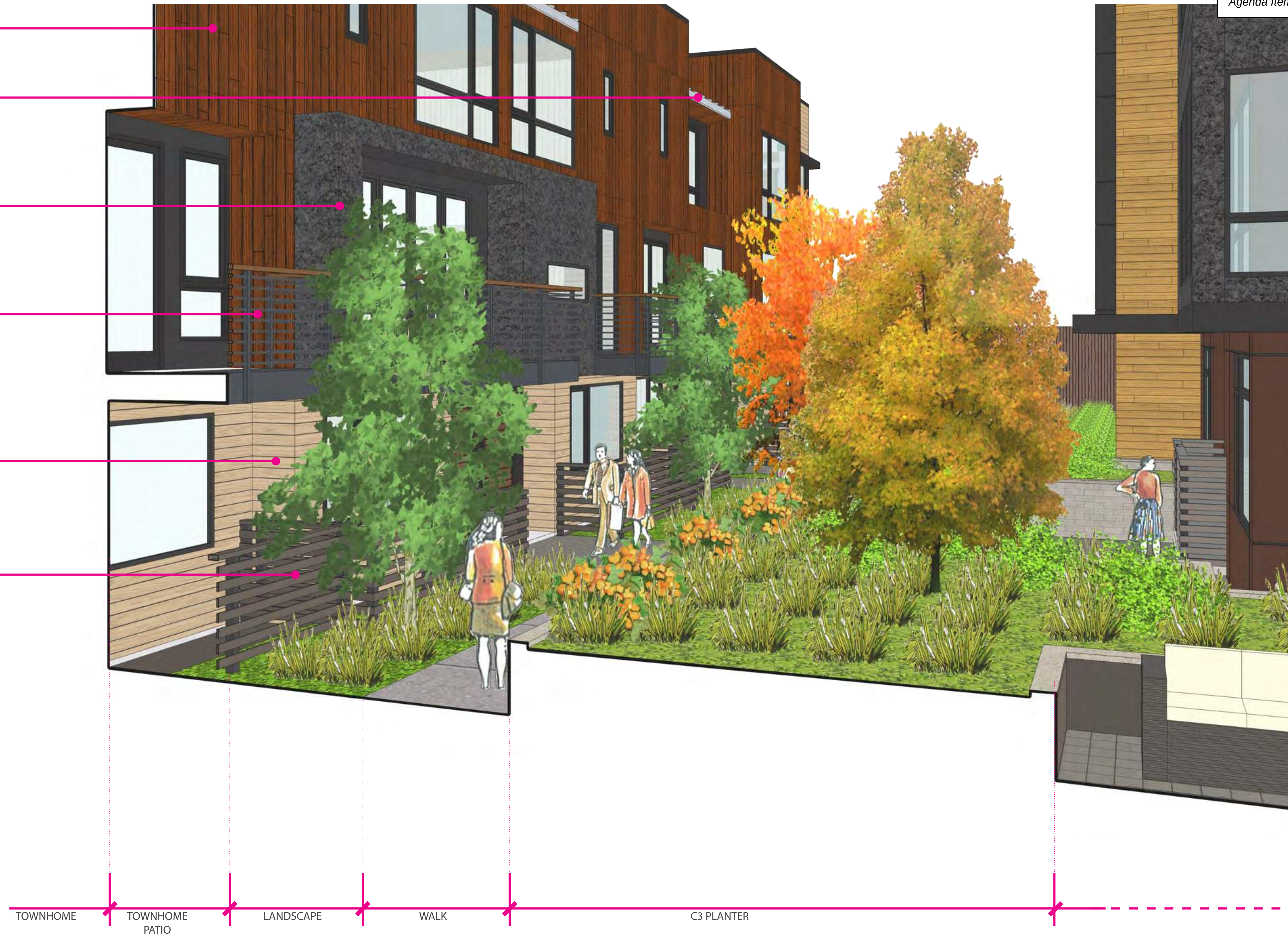

MATERIAL LEGEND
(SEE EXTERIOR MATERIAL SHEET FOR MORE DETAIL)

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14. METAL RAILING W/ PERFORATED METAL PANELS
15. STANDING SEAM METAL ROOF
16. PAINTED METAL GUARDRAIL

PASEO

SECTION PERSPECTIVE

AP0.09

BDE ARCHITECTURE

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 20

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Agenda Item # 6.

LEVEL 2 PLAN

AP0.10

BDE ARCHITECTURE

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 20

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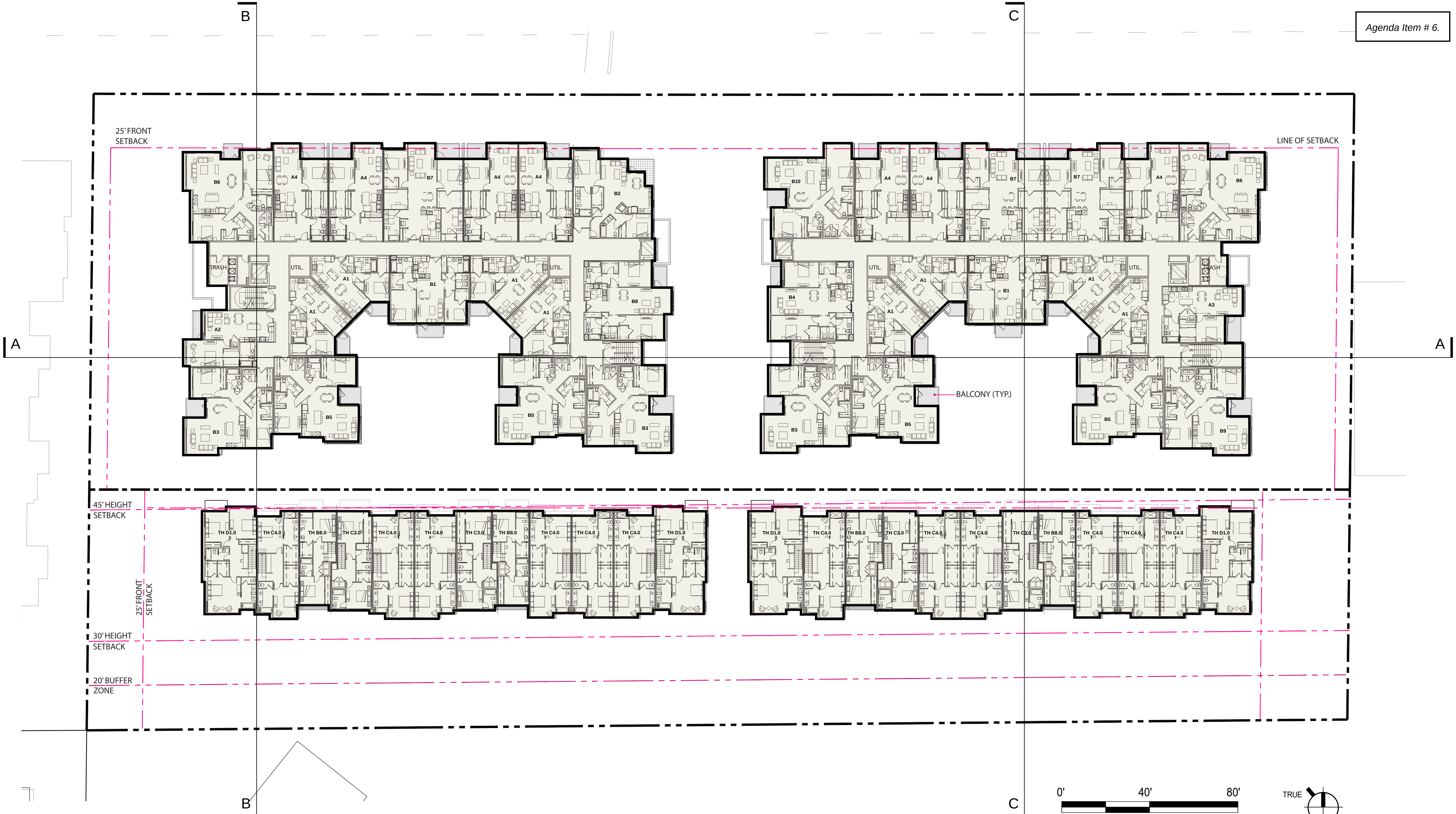

LEVEL 3 PLAN

AP0.11

BDE ARCHITECTURE

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 20…

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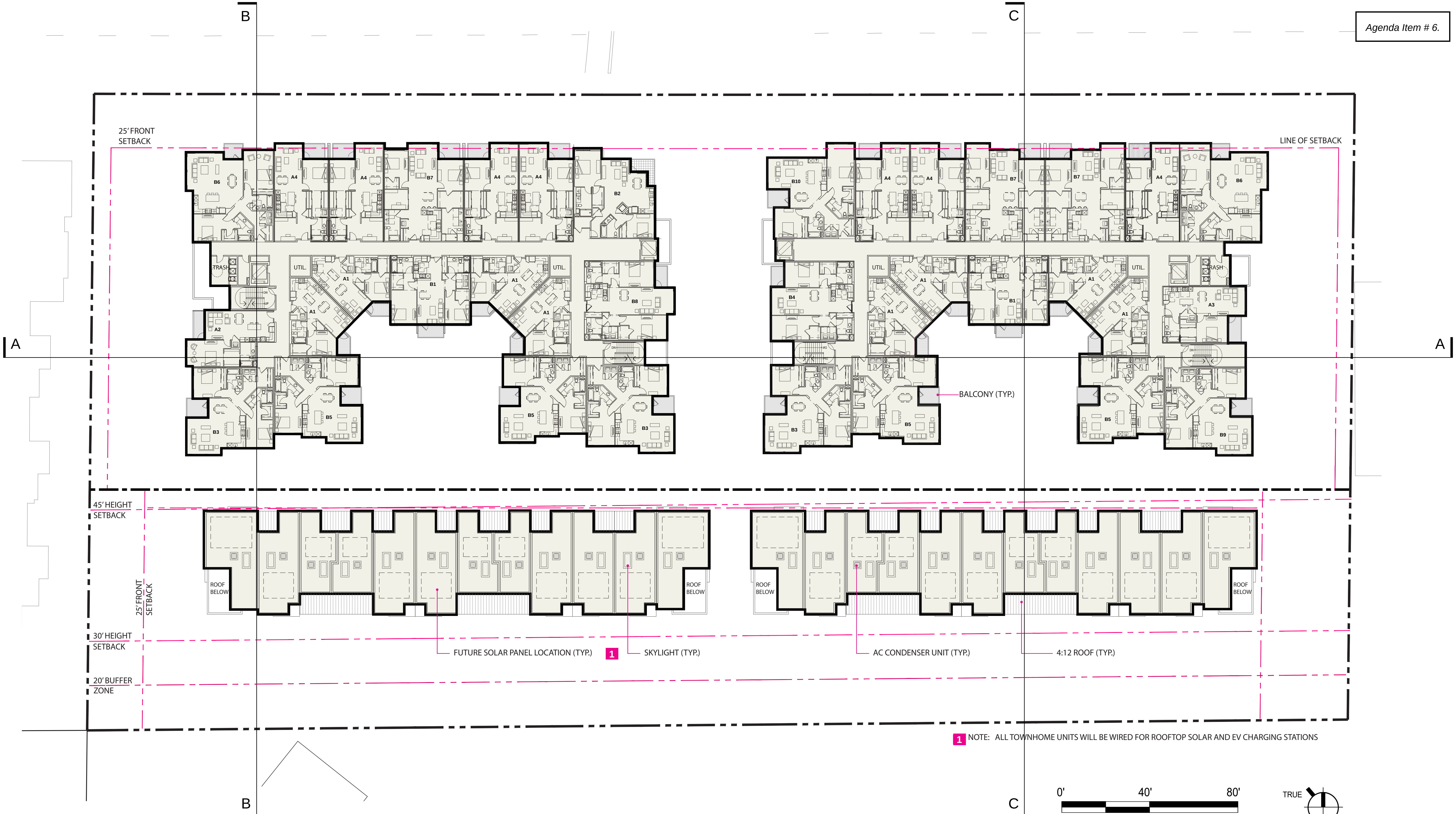

1 NOTE: ALL TOWNHOME UNITS WILL BE WIRED FOR ROOFTOP SOLAR AND EV CHARGING STATIONS

LEVEL 4 / TOWNHOME ROOF PLAN AP0.12

BDE ARCHITECTURE PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

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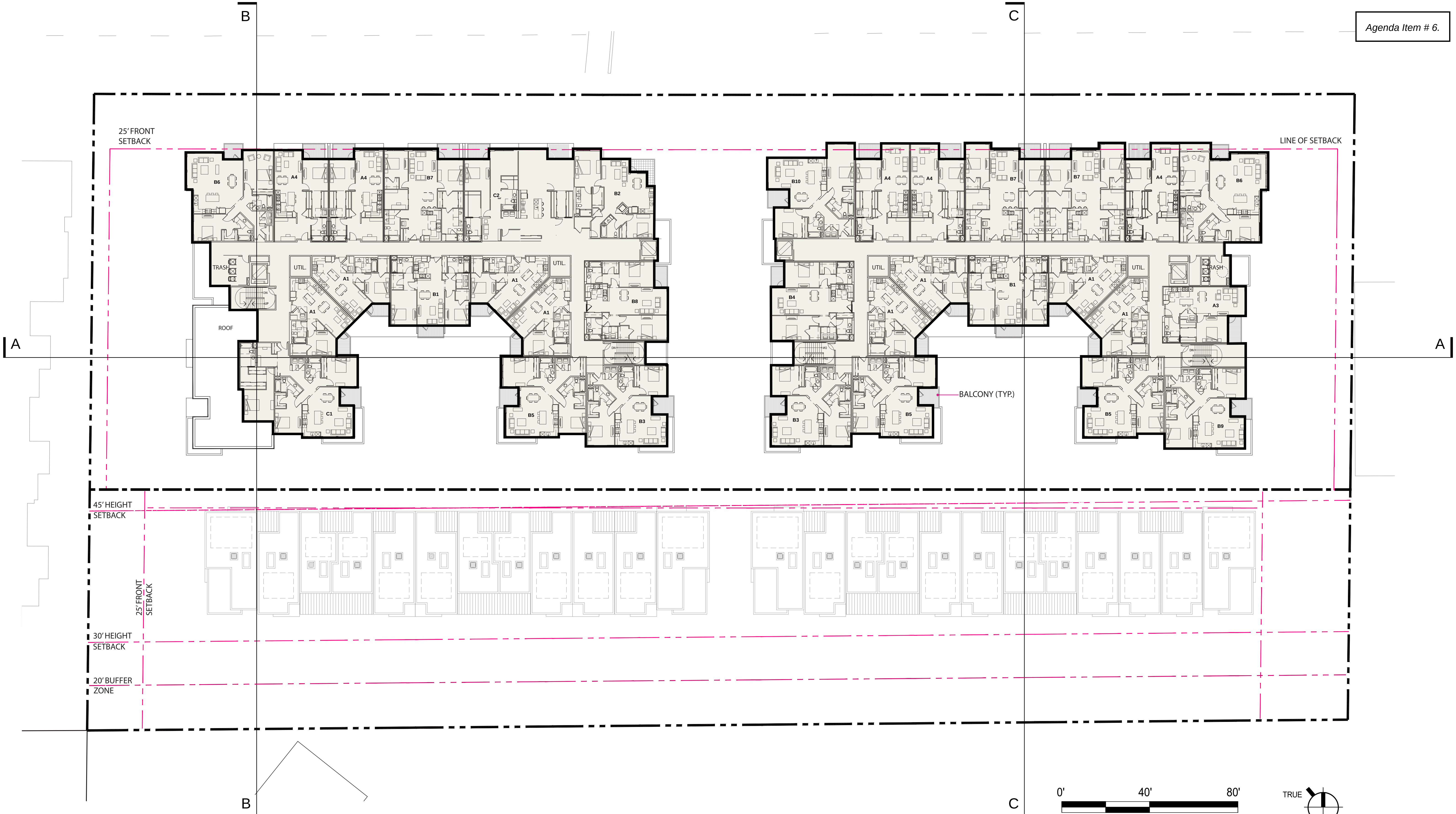

LEVEL 5 PLAN

AP0.13

BDE ARCHITECTURE

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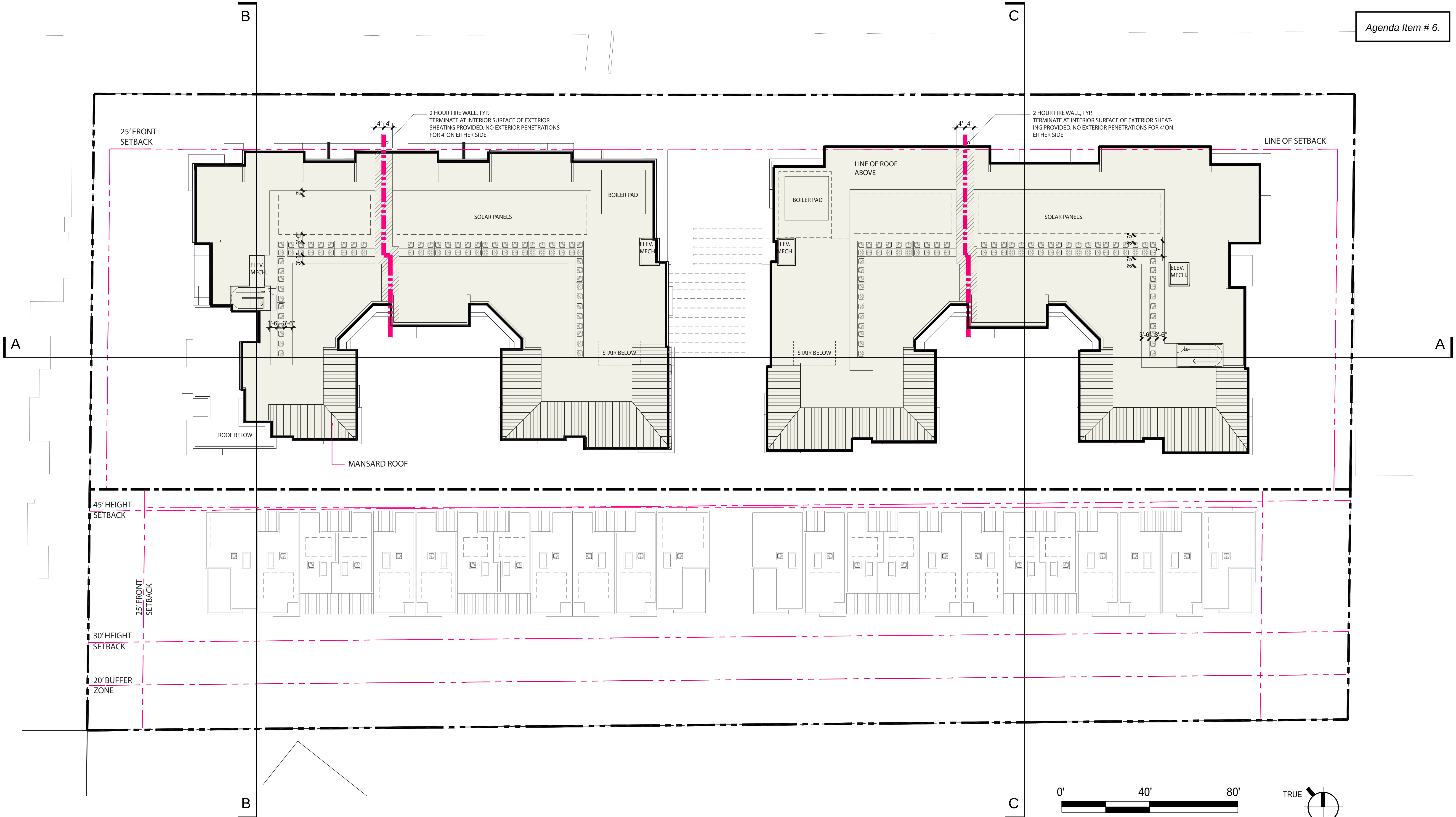

APARTMENT ROOF PLAN

AP0.14

BDE ARCHITECTURE

PROMETHEUS

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LOS ALTOS, CALIFORNIA

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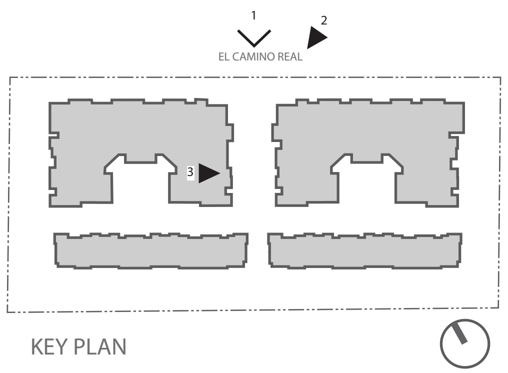
EL CAMINO REAL STREETSCAPE ELEVATION

EL CAMINO REAL FRONTAGE - NORTH ELEVATION

2 | MID-BLOCK PLAZA

3 | AERIAL VIEW OF MID-BLOCK PLAZA



KEY PLAN

STREETSCAPE ELEVATIONS AP0.15

BDE ARCHITECTURE PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 20

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Agenda Item # 6.

BUILDING B - NORTH - EL CAMINO REAL

2 | MID-BLOCK PLAZA

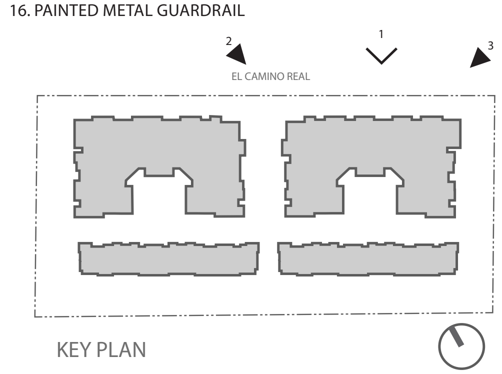
3 | NORTH EAST CORNER

1 | NORTH(EL CAMINO REAL) ELEVATION

MATERIAL LEGEND

(SEE EXTERIOR MATERIAL SHEET FOR MORE DETAIL)

1. PARAPET CORNICE W/ METAL COPING
2. METAL AWNING W/ COMPOSITE WOOD SOFFIT
3. METAL AWNING W/ COMPOSITE WOOD LOUVER
4. PAINTED METAL LOUVER SCREEN
5. EXTERIOR PLASTER
6. FIBER CEMENT SIDING
7. COMPOSITE WOOD SIDING
8. VINYL WINDOW (TYP.)
9. ALUMINUM STORE FRONT
10. PAINTED METAL TRELLIS W/ COMPOSITE WOOD LOUVER
11. COMPOSITE WOOD LOUVER FENCE WITH METAL GATE
12. METAL PICKET RAILING
13. METAL RAILING W/ COMPOSITE WOOD SIDING
14. METAL RAILING W/ PERFORATED METAL PANELS
15. STANDING SEAM METAL ROOF
16. PAINTED METAL GUARDRAIL



KEY PLAN

BUILDING A - NORTH ELEVATION AP0.16

BDE ARCHITECTURE PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 20

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BUILDING A - NORTH - EL CAMINO REAL

2 | VIEW FROM ECR (EL CAMINO REAL)

3 | VIEW FROM ECR (EL CAMINO REAL)

1 | NORTH (EL CAMINO REAL) ELEVATION

MATERIAL LEGEND

(SEE EXTERIOR MATERIAL SHEET FOR MORE DETAIL)

1. PARAPET CORNICE W/ METAL COPING
2. METAL AWNING W/ COMPOSITE WOOD SOFFIT
3. METAL AWNING W/ COMPOSITE WOOD LOUVER
4. PAINTED METAL LOUVER SCREEN
5. EXTERIOR PLASTER
6. FIBER CEMENT SIDING
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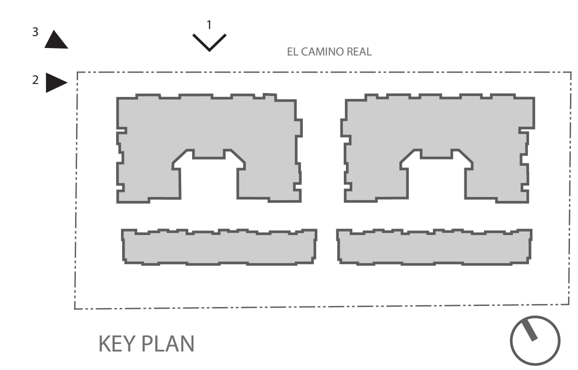
13. METAL RAILING W/ COMPOSITE WOOD SIDING
14. METAL RAILING W/ PERFORATED METAL PANELS
15. STANDING SEAM METAL ROOF
16. PAINTED METAL GUARDRAIL



KEY PLAN

BUILDING B - NORTH ELEVATION **AP0.17**

BDE ARCHITECTURE PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 20

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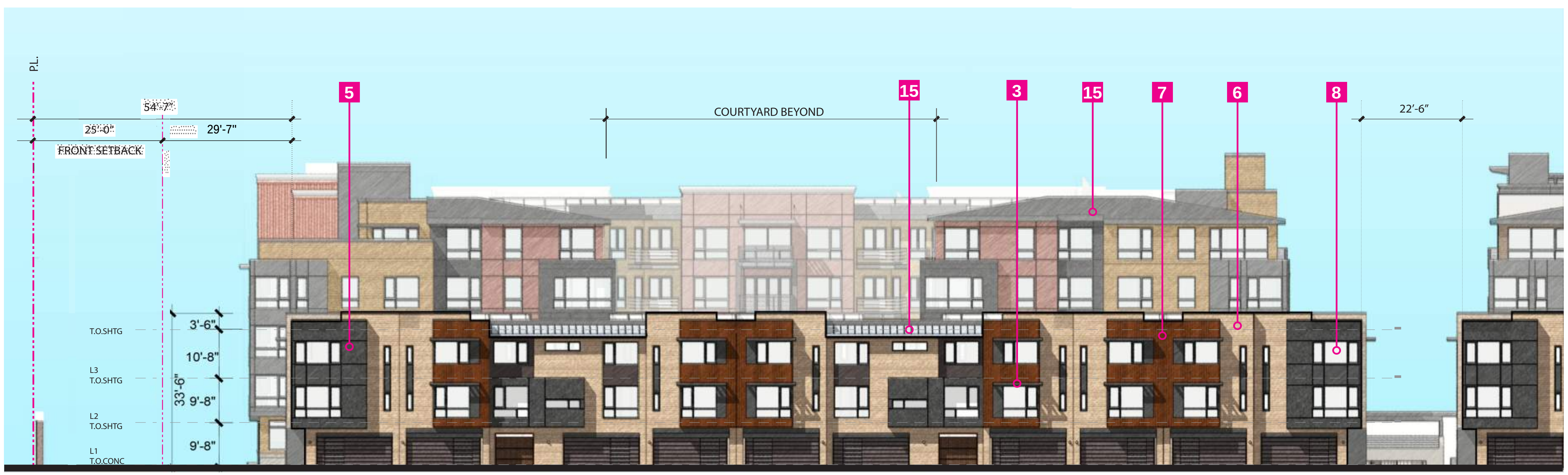
TOWNHOME ELEVATION - SOUTH

2 | TOWNHOME SOUTH FACADE



1 | TOWNHOME SOUTH ELEVATION

MATERIAL LEGEND

(SEE EXTERIOR MATERIAL SHEET FOR MORE DETAIL)

1. PARAPET CORNICE W/ METAL COPING
2. METAL AWNING W/ COMPOSITE WOOD SOFFIT
3. METAL AWNING W/ COMPOSITE WOOD LOUVER
4. PAINTED METAL LOUVER SCREEN
5. EXTERIOR PLASTER
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7. COMPOSITE WOOD SIDING
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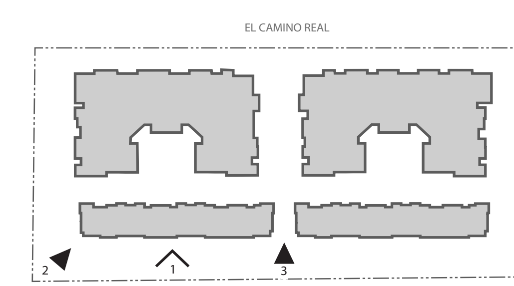
13. METAL RAILING W/ COMPOSITE WOOD SIDING
14. METAL RAILING W/ PERFORATED METAL PANELS
15. STANDING SEAM METAL ROOF
16. PAINTED METAL GUARDRAIL



KEY PLAN

TOWNHOME SOUTH ELEVATION AP0.18

BDE ARCHITECTURE

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 20

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Agenda Item # 6.

TOWNHOME ELEVATION - NORTH

2 | TOWNHOME NORTH FACADE

3 | AERIAL VIEW OF PASEO

1 | TOWNHOME NORTH ELEVATION

MATERIAL LEGEND

(SEE EXTERIOR MATERIAL SHEET FOR MORE DETAIL)

1. PARAPET CORNICE W/ METAL COPING
2. METAL AWNING W/ COMPOSITE WOOD SOFFIT
3. METAL AWNING W/ COMPOSITE WOOD LOUVER
4. PAINTED METAL LOUVER SCREEN
5. EXTERIOR PLASTER
6. FIBER CEMENT SIDING
7. COMPOSITE WOOD SIDING
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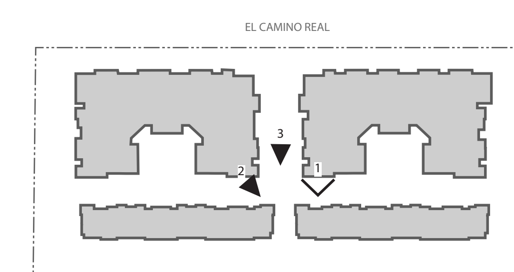
14. METAL RAILING W/ PERFORATED METAL PANELS
15. STANDING SEAM METAL ROOF
16. PAINTED METAL GUARDRAIL



KEY PLAN

TOWNHOME NORTH ELEVATION

AP0.19

BDE ARCHITECTURE

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 20

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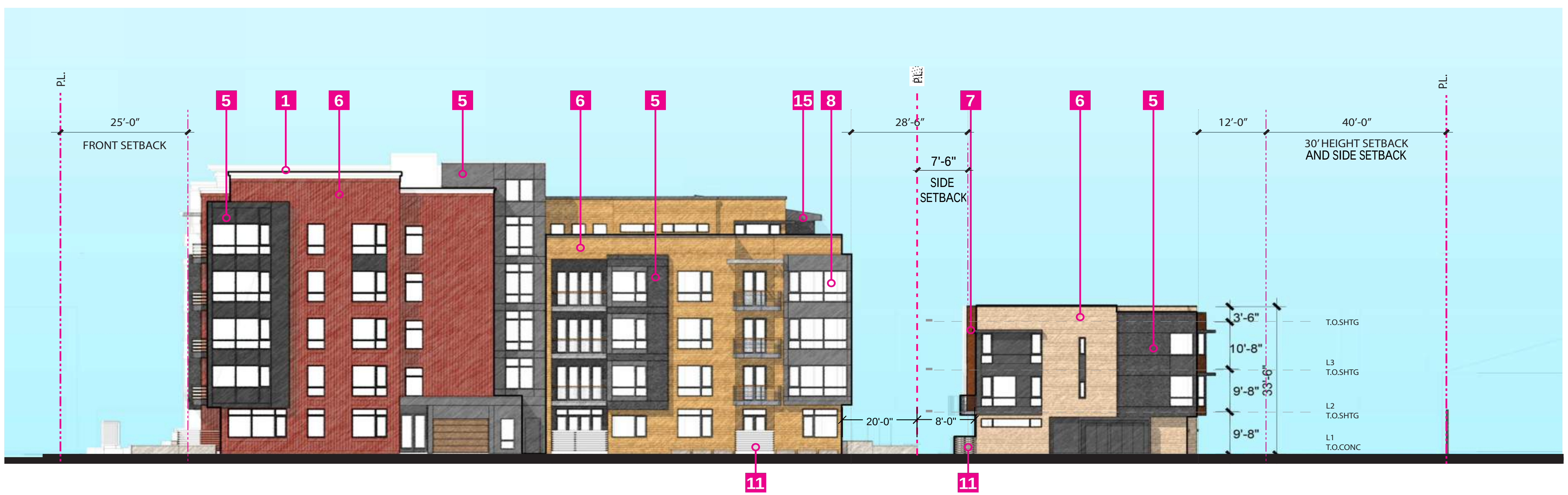
2 | AERIAL VIEW

3 | WEST FACADE



1 | WEST ELEVATION

MATERIAL LEGEND

(SEE EXTERIOR MATERIAL SHEET FOR MORE DETAIL)

1. PARAPET CORNICE W/ METAL COPING
2. METAL AWNING W/ COMPOSITE WOOD SOFFIT
3. METAL AWNING W/ COMPOSITE WOOD LOUVER
4. PAINTED METAL LOUVER SCREEN
5. EXTERIOR PLASTER
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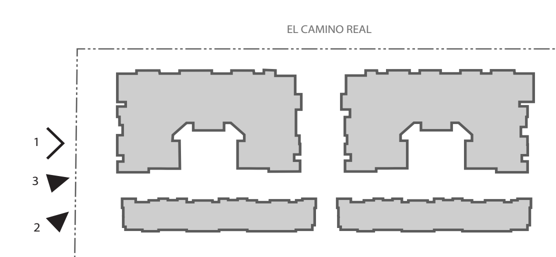
13. METAL RAILING W/ COMPOSITE WOOD SIDING
14. METAL RAILING W/ PERFORATED METAL PANELS
15. STANDING SEAM METAL ROOF
16. PAINTED METAL GUARDRAIL



KEY PLAN

WEST ELEVATION

AP0.20

BDE ARCHITECTURE

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 20

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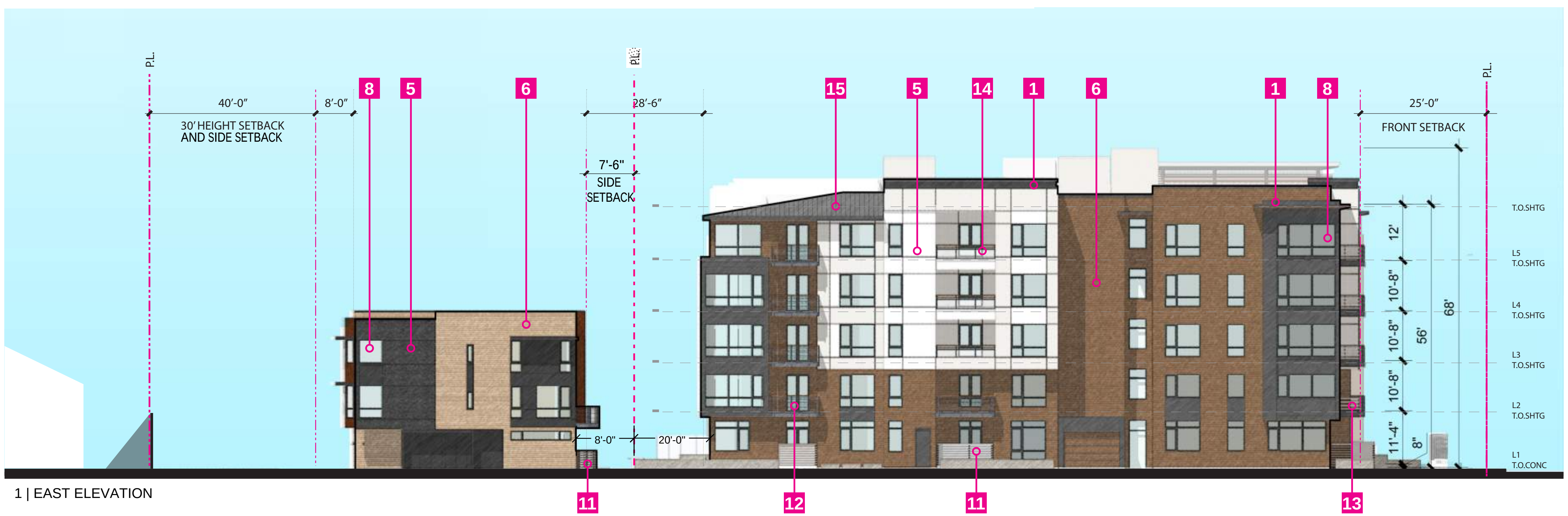
EAST ELEVATION

2 | VIEW OF PASEO AND POOL

3 | VIEW OF PASEO



1 | EAST ELEVATION

MATERIAL LEGEND

(SEE EXTERIOR MATERIAL SHEET FOR MORE DETAIL)

1. PARAPET CORNICE W/ METAL COPING
2. METAL AWNING W/ COMPOSITE WOOD SOFFIT
3. METAL AWNING W/ COMPOSITE WOOD LOUVER
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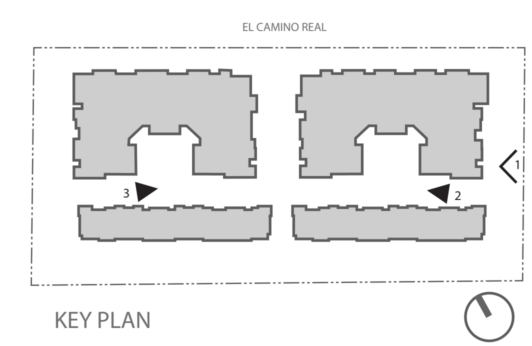

KEY PLAN

EAST ELEVATION

AP0.21

BDE ARCHITECTURE

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 20

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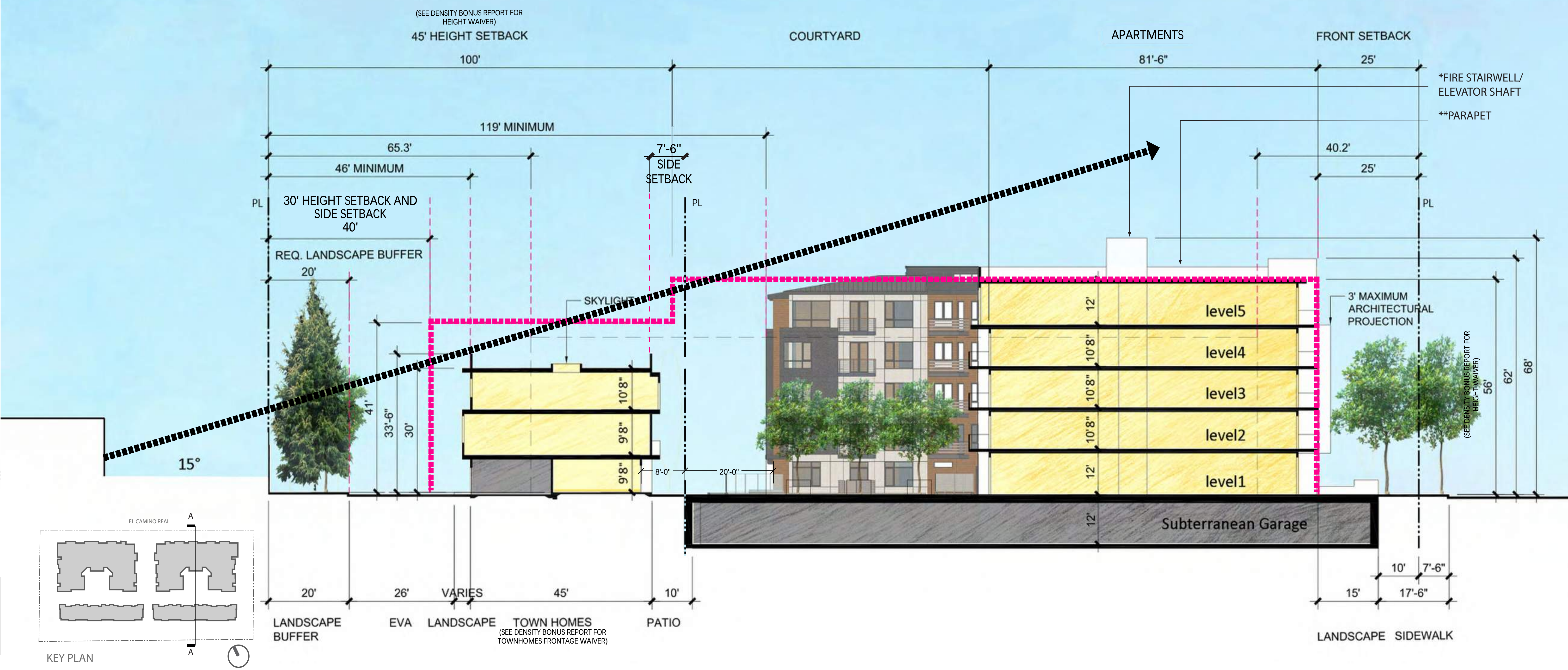

ILLUSTRATIVE BUILDING SECTION AP0.22

BDE ARCHITECTURE

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 20

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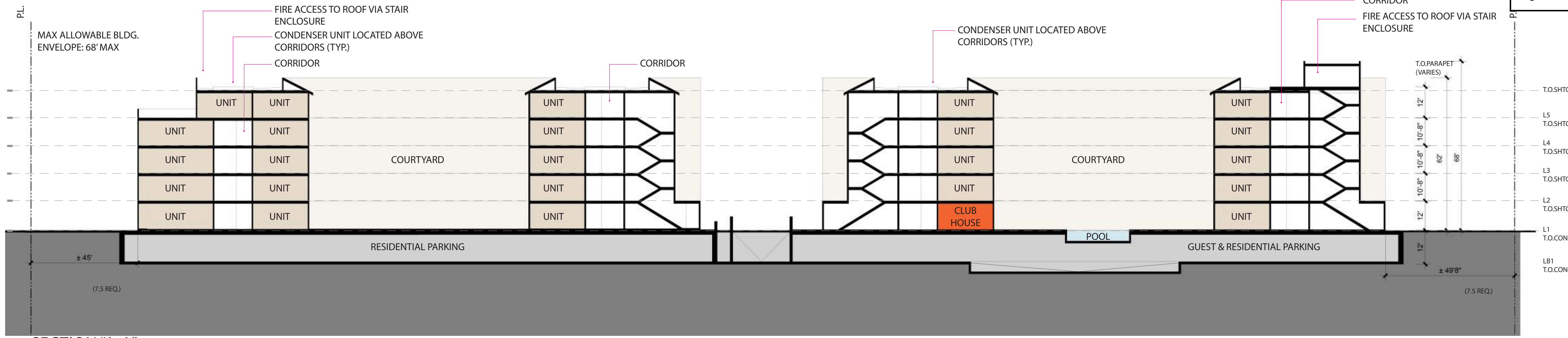
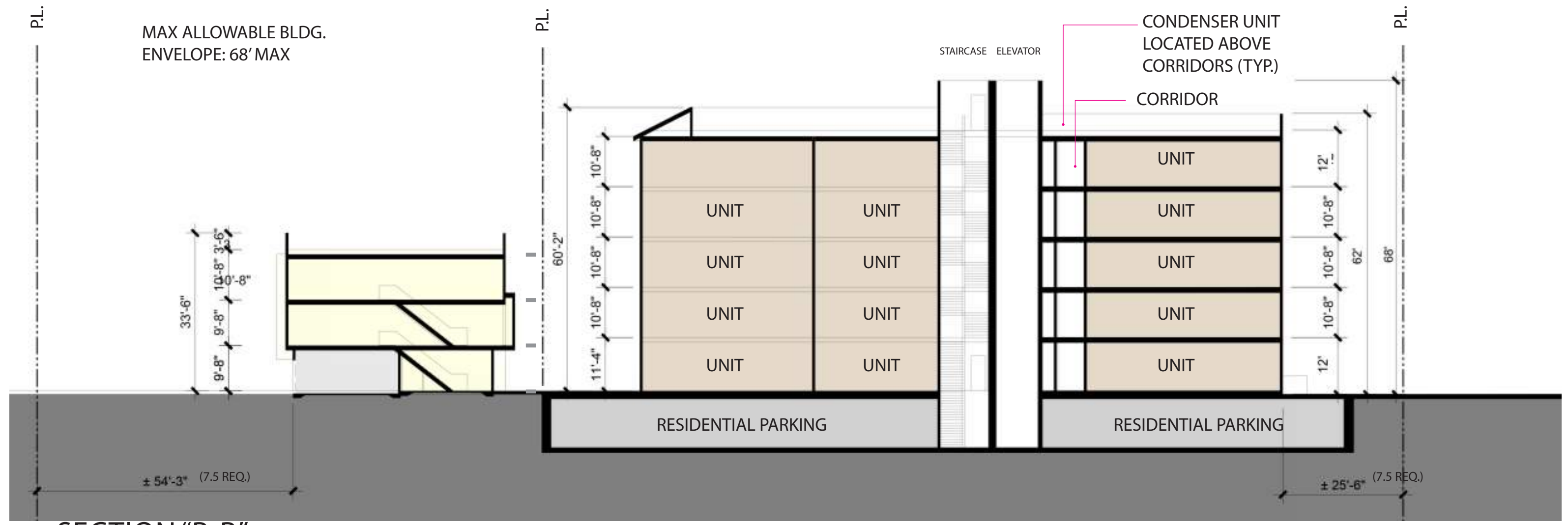
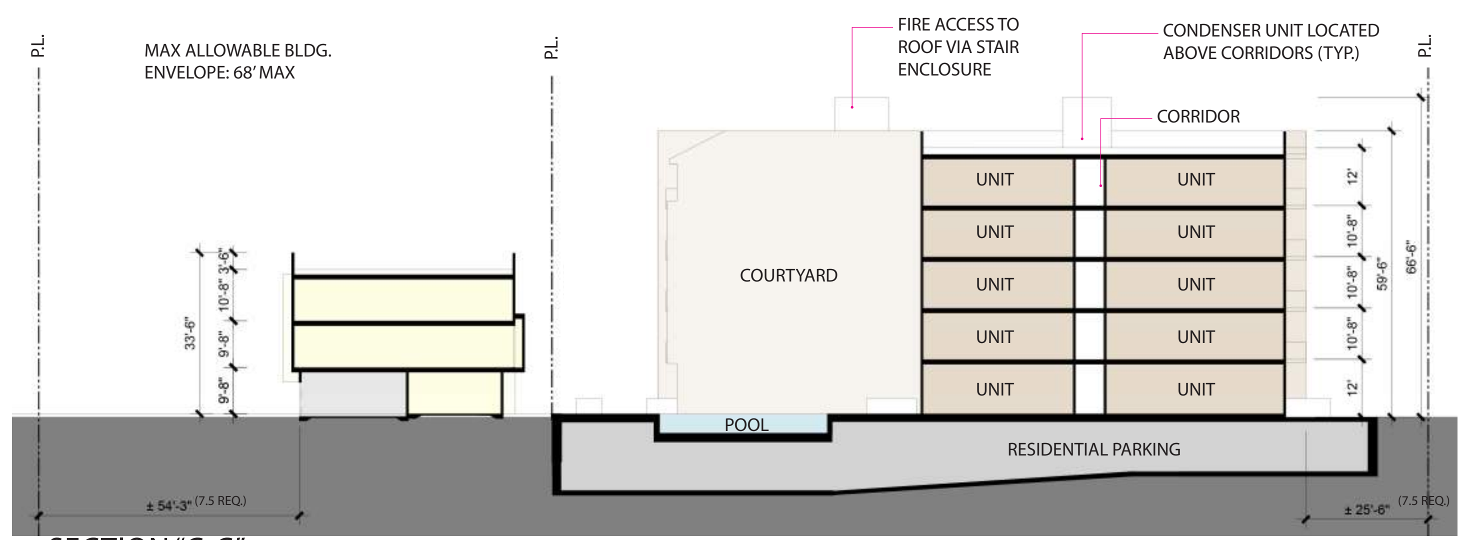
BUILDING SECTIONS A-A, B-B, & C-C



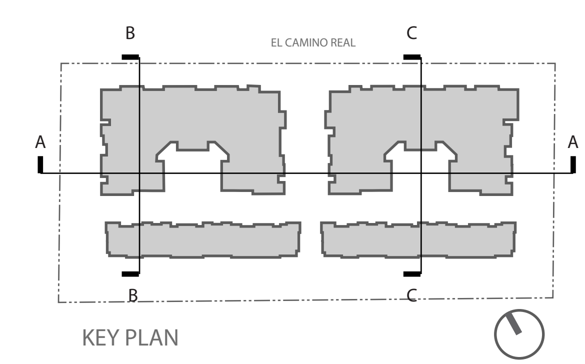
SECTION "A-A"



SECTION "B-B"



SECTION "C-C"



KEY PLAN

BUILDING SECTIONS

AP0.23

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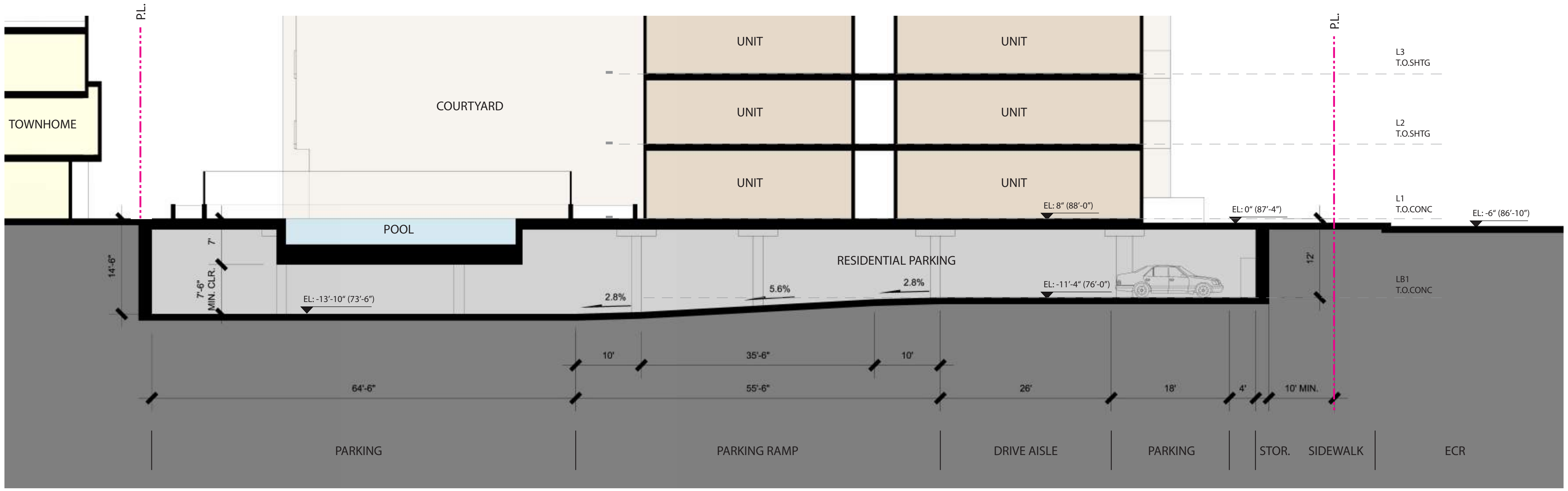
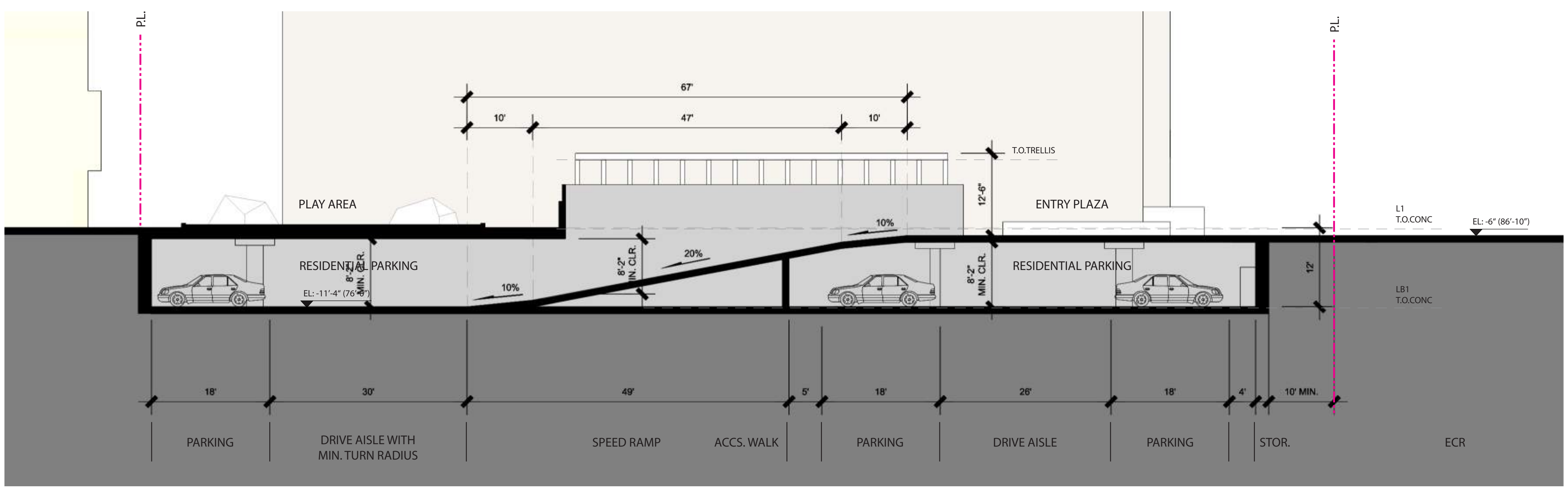
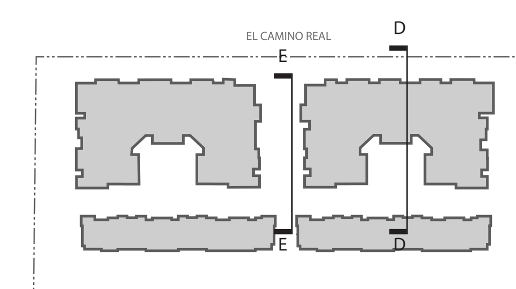


SECTION "D-D"



SECTION "E-E"



KEY PLAN

BUILDING SECTIONS

AP0.24

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 20[illegible]

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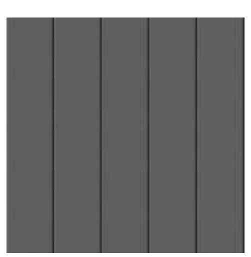
COLORS & MATERIALS

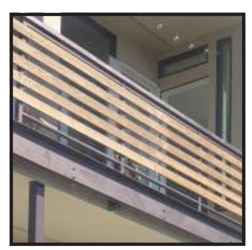
Agenda Item # 6.

STUCCO COLOR #1 (SMOOTH TROWELED)

EXTERIOR PLASTER #2 (SMOOTH TROWELED)



VERTICAL SIDING



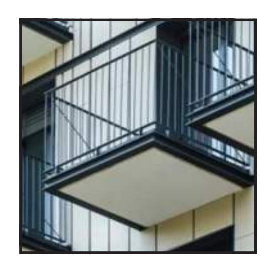
STEEL CABLE RAILING W/ BOARD

METAL AWNING

METAL TRELLIS/ CANOPY

BOARD & BATTEN

HORIZONTAL SIDING



METAL RAILING (TYP.)

MATERIAL LEGEND

(SEE EXTERIOR MATERIAL SHEET FOR MORE DETAIL)

1. PARAPET CORNICE W/ METAL COPING
2. METAL AWNING W/ COMPOSITE WOOD SOFFIT
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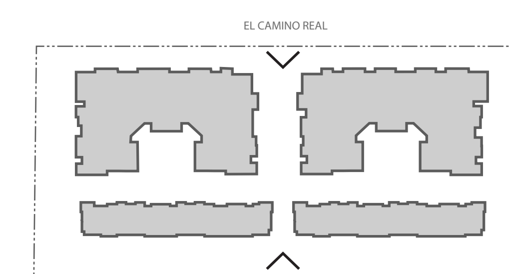
16. PAINTED METAL GUARDRAIL



KEY PLAN

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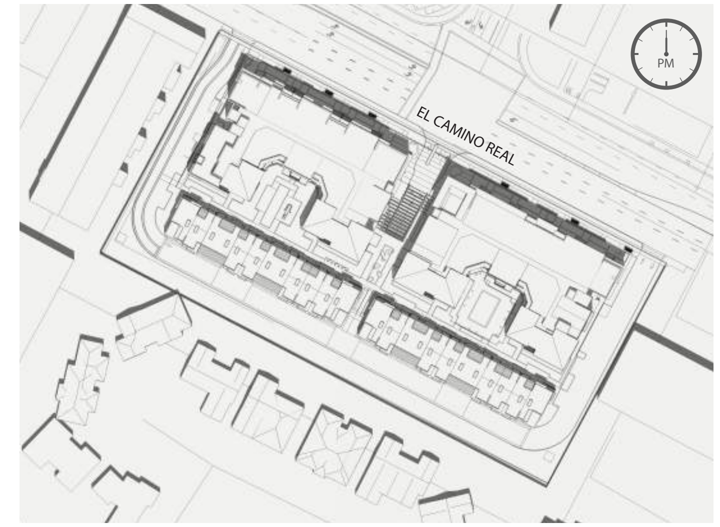
Agenda Item # 6.

SUMMER SOLSTICE

JUNE 21 AT 9:00 AM



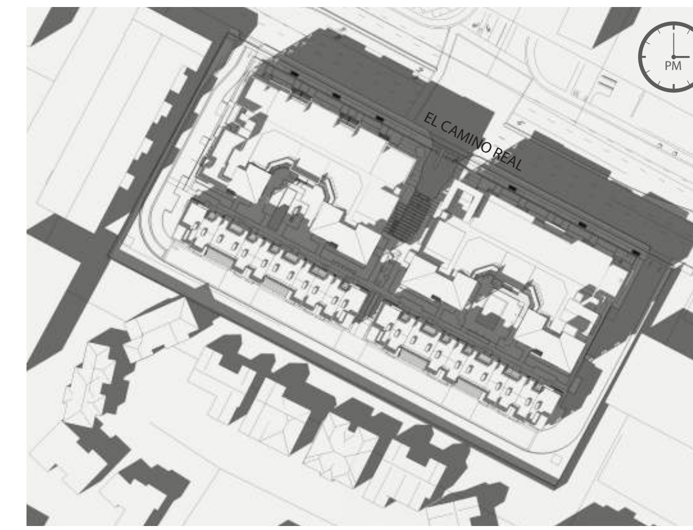
JUNE 21 AT 12:00 PM

JUNE 21 AT 3:00 AM

SPRING / FALL EQUINOX

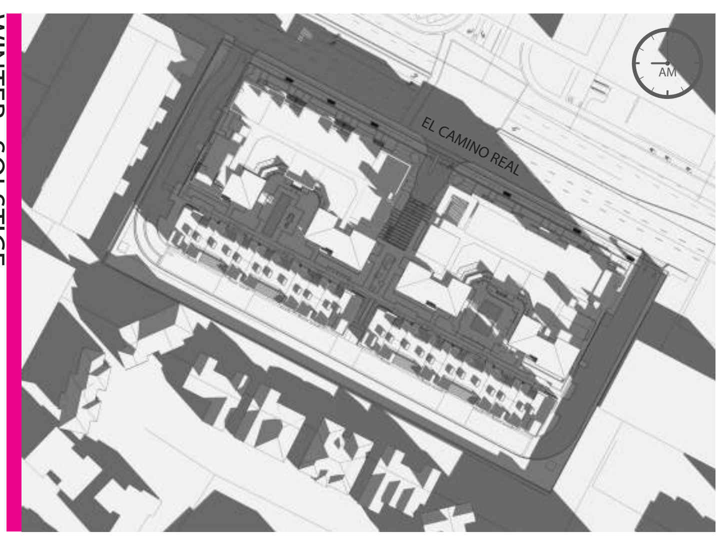
MARCH / SEPTEMBER 21 AT 9:00 AM

MARCH / SEPTEMBER 21 AT 12:00 PM

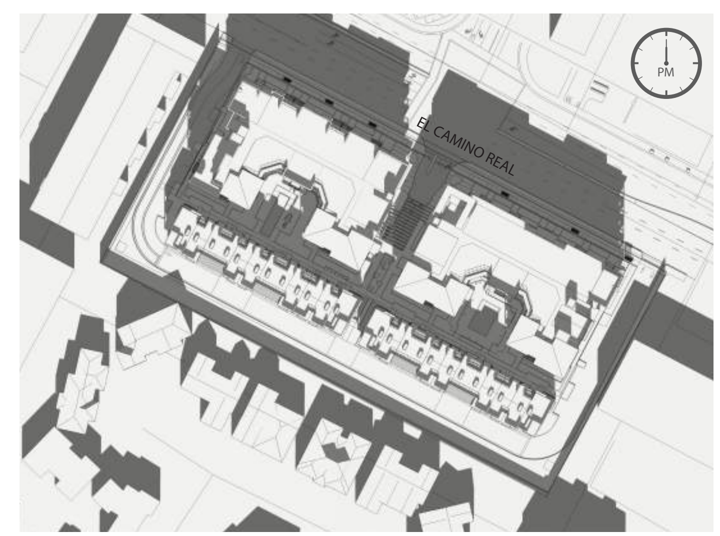


MARCH / SEPTEMBER 21 AT 3:00 PM

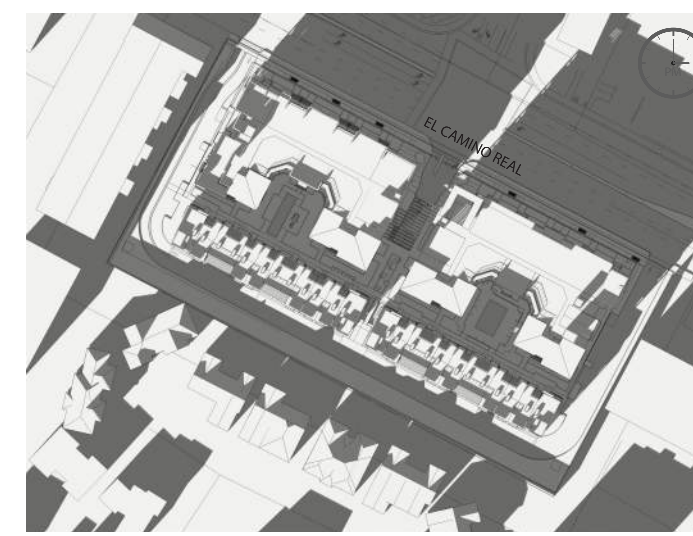
WINTER SOLSTICE



DECEMBER 21 AT 9:00 AM



DECEMBER 21 AT 12:00 PM



DECEMBER 21 AT 3:00 PM

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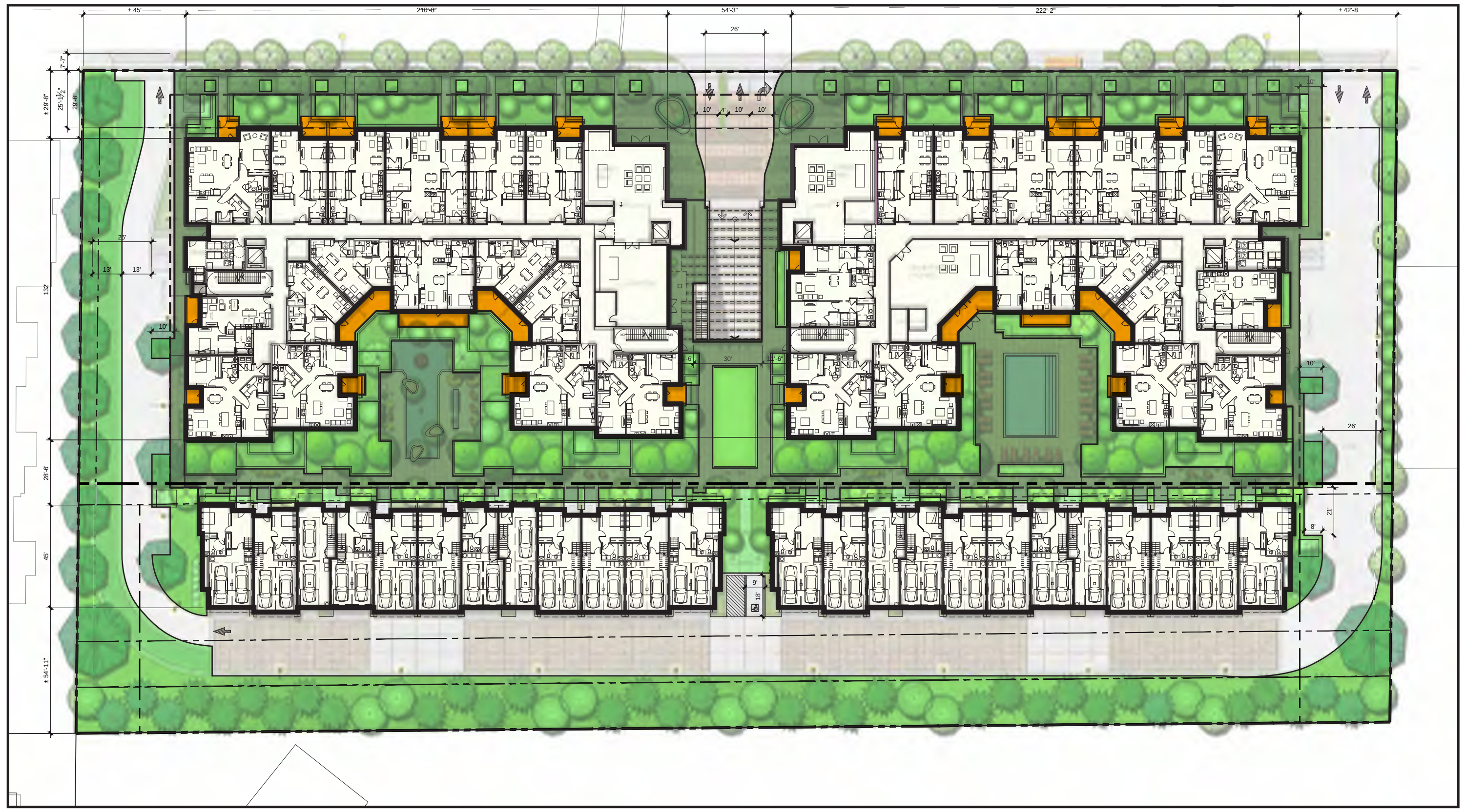
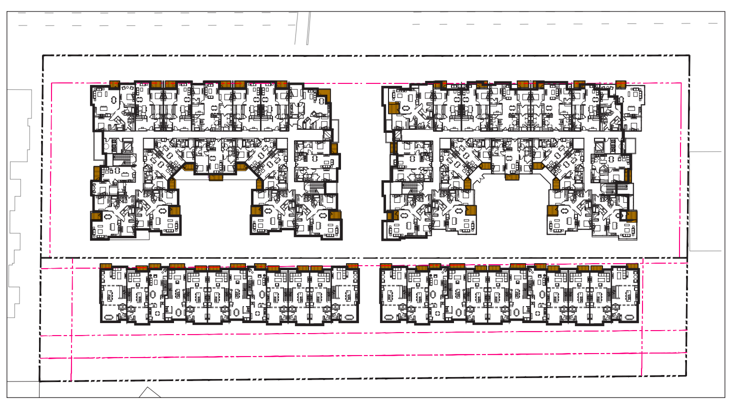


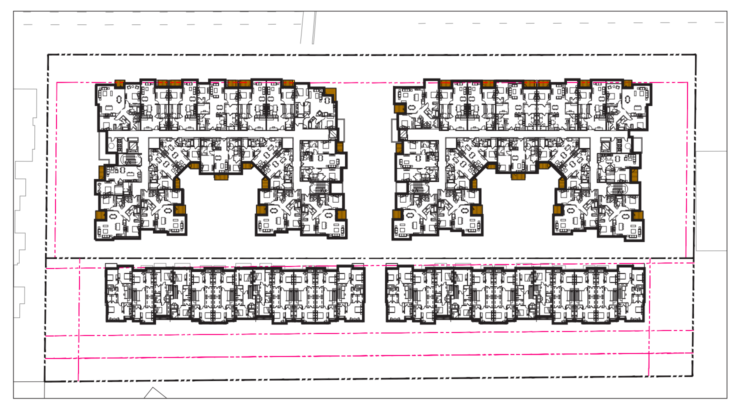
GROUND FLOOR

PRIVATE OPEN SPACE : 3,500 SF
COMMON OPEN SPACE: 62,880 SF



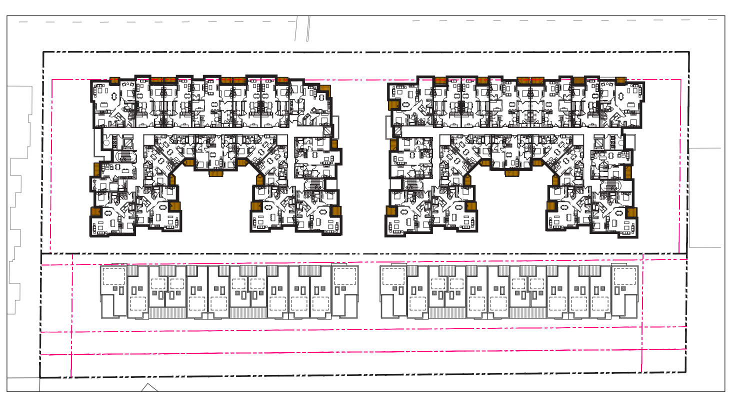
2ND FLOOR

PRIVATE OPEN SPACE : 3,350 SF



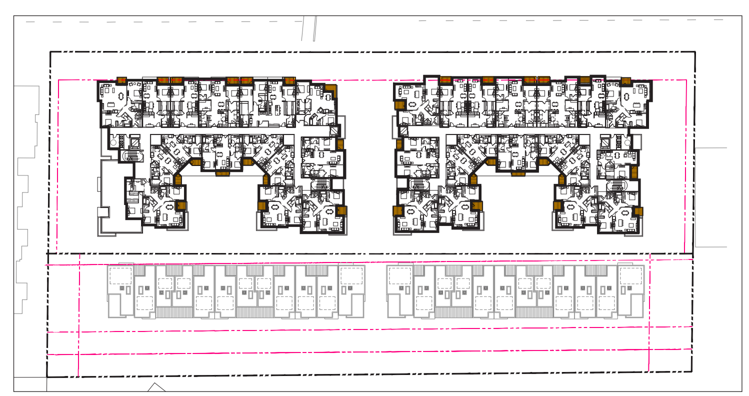
3RD FLOOR

PRIVATE OPEN SPACE : 2,150 SF



4TH FLOOR

PRIVATE OPEN SPACE : 2,150 SF



5TH FLOOR

PRIVATE OPEN SPACE : 2,000 SF

LEGEND

- TOTAL PRIVATE OPEN SPACE
- COMMON OPEN SPACE (NON-PERMEABLE SURFACE)
- COMMON OPEN SPACE (PERMEABLE SURFACE)

Agenda Item # 6.

FRONT SETBACK LANDSCAPE REQUIREMENT

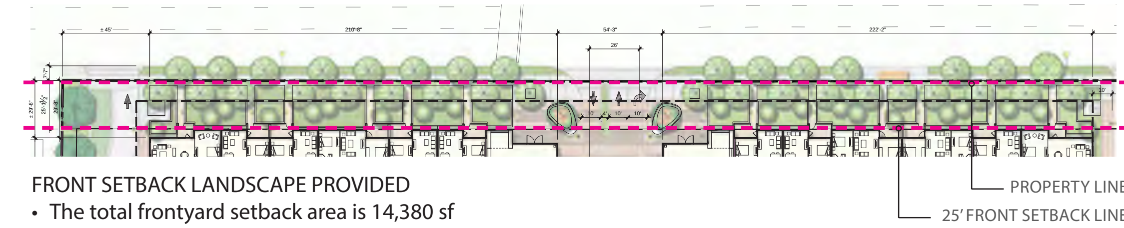
PER LOS ALTOS MUNICIPAL CODE SECTION 14.50.090

FRONT SETBACK LANDSCAPE REQUIRED

- The minimum front yard depth shall be twenty-five (25) feet, with a minimum of fifty (50) percent of which shall be landscaped

APARTMENTS

14,380 SF	REQUIRED	PROVIDED
FRONT SETBACK LANDSCAPE AREA	7,190 SF	7,190 SF

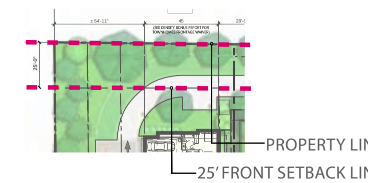


FRONT SETBACK LANDSCAPE PROVIDED

- The total frontyard setback area is 14,380 sf
- The total landscape area is 7,190 sf, which is 50% of this setback area
- Project is in compliance of setback area requirement.

TOWNHOMES

2,711 SF	REQUIRED	PROVIDED
FRONT SETBACK LANDSCAPE AREA	1,356 SF	1,505 SF



FRONT SETBACK LANDSCAPE PROVIDED

- The total frontyard setback area is 2,711 sf
- The total landscape area is 1,505 sf, which is 55% of this setback area
- Project is in compliance of setback area requirement.
- See Density Bonus Report for townhomes frontage waiver.

OPEN SPACE CALCULATION

PER LOS ALTOS MUNICIPAL CODE SECTION 14.50.150 (CT DISTRICTS)

196 UNITS	REQUIRED	PROVIDED	
PRIVATE OPEN SPACE	9,800 SF	13,150 SF	
NON-PERMEABLE SURFACE		20,176 SF	32%
PERMEABLE SURFACE		42,704 SF	68%
COMMON OPEN SPACE	3,200 SF	62,880 SF	100%

PRIVATE OPEN SPACE REQUIRED

- An average of fifty (50) square feet of private open space shall be provided for the total number of dwelling units within a project.
- 196 units X 50 sf = 9,800 sf

PRIVATE OPEN SPACE PROVIDED

- The average private open space per apartment unit is 69.5 sf. 172 units X 69.5 sf = 11,950 sf.
- The average private open space per town 24 townhomes X 50 sf = 1,200 sf
- The total private open space is 13,150 sf.

COMMON OPEN SPACE REQUIRED

- Fifty-one (51) or more units: a minimum of three thousand two hundred (3,200) square feet of common open space shall be provided.
- Common open space areas shall be surfaced with any practical combination of landscaping, paving, decking, concrete, or other serviceable material with no more than fifty (50) percent of the area at grade level covered with a non-permeable surface.

COMMON OPEN SPACE PROVIDED

- The total non-permeable surface area is 20,176 sf (32%)
- The total permeable surface area is 42,704 sf (68%)
- The total common open space is 62,880 sf

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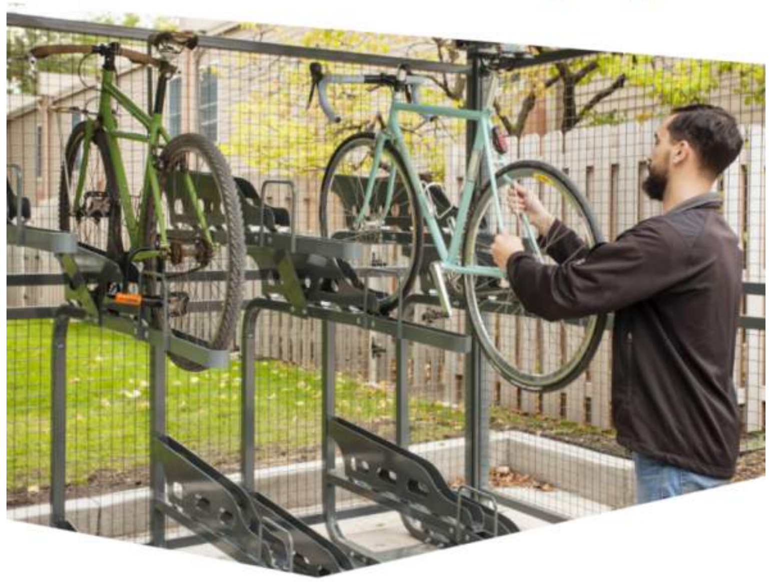
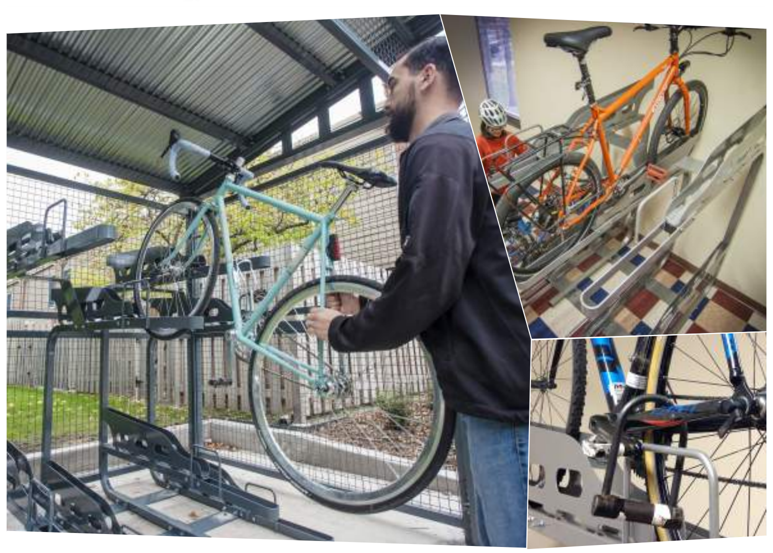


Dero **Duplex**

The Dero Duplex doubles the capacity of your bike parking area with secure, efficient, and orderly storage. Its staggered design means that bikes enter and exit easily without entanglement. Sturdy trays with high sides keep bikes from slipping off while loading or unloading and also make the Duplex compatible with most standard u-locks.



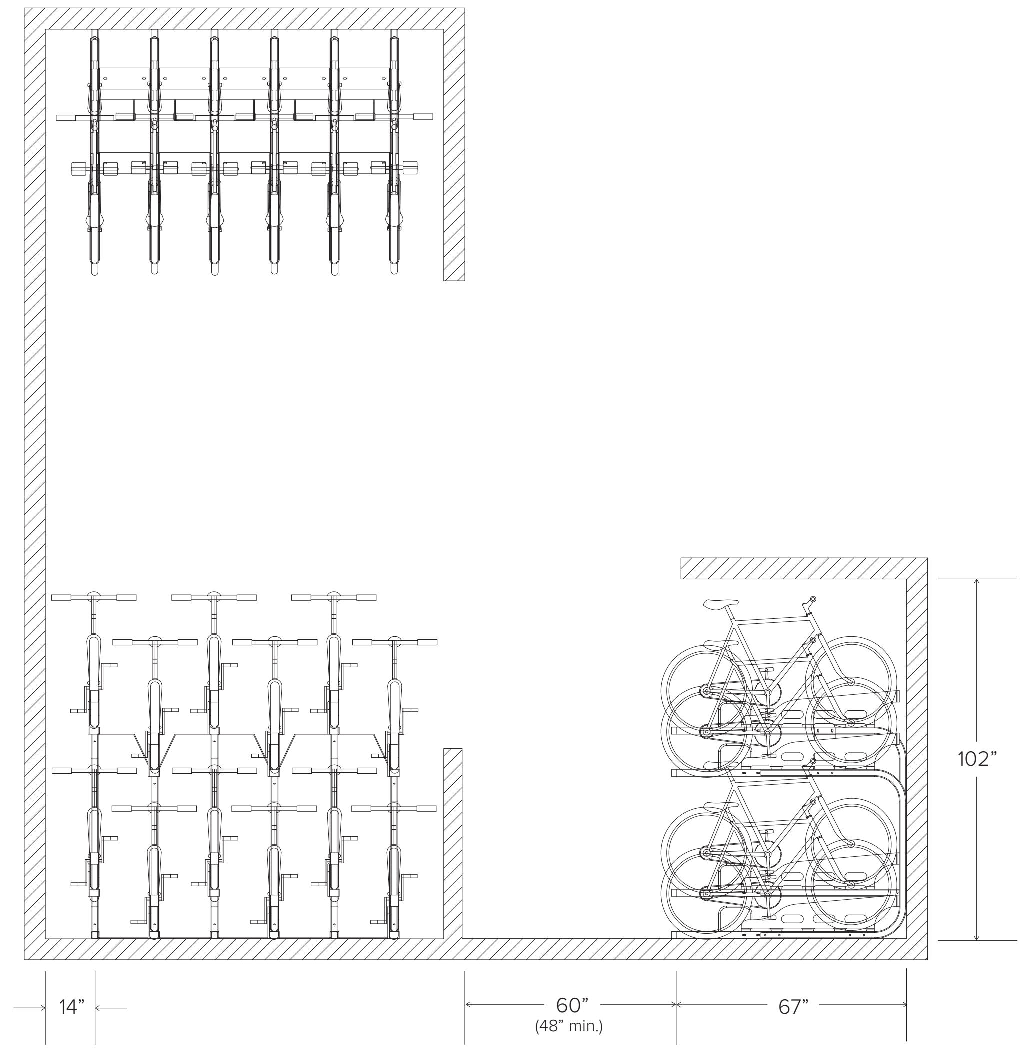
FINISH OPTIONS

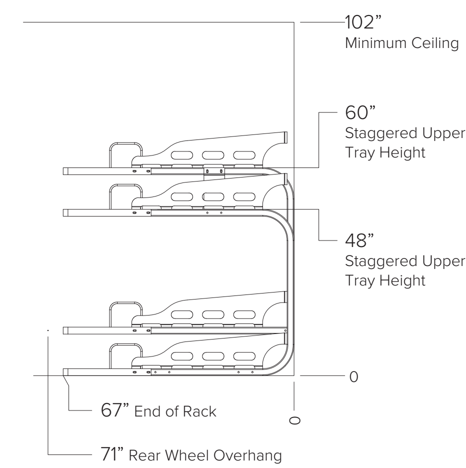
Galvanized | **Stainless** | **Powder Coat**

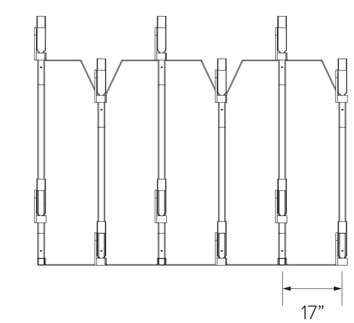
- White
- Black
- Light Gray RAL 7042
- Deep Red RAL 3003
- Yellow RAL 1023
- CNH Bright Yellow
- Orange RAL 2004
- Beige RAL 1001
- Iron Gray RAL 7011
- Hunter Green RAL 6005
- Light Green RAL 6018
- Green RAL 6016
- Sepia Brown RAL 8014
- Blue RAL 5005
- Sky Blue RAL 5015
- Dark Purple
- Flat Black
- Wine Red RAL 3005
- Bronze
- Silver RAL 9007

©2021

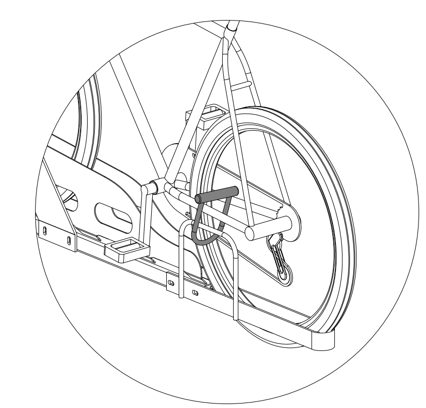
Dero **Duplex**







CAPACITY		Varies per configuration Minimum 6 bike system required for stability
MATERIALS		**Main frame tube:** 2" 11g square tube **Connector plates:** 1/4" plate **Bike trays:** 11g plate
FINISHES	☐	**Galvanized** An after fabrication hot dipped galvanized finish is our standard option.
	☐	**Powder Coat** Our powder coat finish assures a high level of adhesion and durability by following these steps: 1. Sandblast 2. Epoxy primer electrostatically applied 3. Final thick TGIC polyester powder coat
	☐	**Stainless** 304 grade stainless steel material with external surfaces polished to a satin finish. All surfaces passivated.
MOUNT OPTIONS		**Surface only** Each connector plate accepts 3/8" wedge anchors.



U-lock compatible

BIKE PARKING - DERO DECKER OR SIMILAR

AP0.28

BDE ARCHITECTURE

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 20[illegible]

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the archi

PROPOSED VESTING TENTATIVE MAP CONFORMS TO THE ORIGINAL APPROVED VESTING TENTATIVE MAP PREPARED BY BKF ENGINEERS AS A PART OF THE ORIGINAL PROJECT ENTITLEMENT.

NO MODIFICATIONS HAVE BEEN MADE EXCEPT TO SUBDIVIDE THE PROPERTY INTO TWO PARCELS, MODIFICATIONS OF UNIT TYPES, AND REPLACEMENT OF ENGINEER AND OWNER (IDENTIFIED WITH AN *).

VESTING TENTATIVE MAP APPLICATION
FOR CONDOMINIUM PURPOSES
*PROMETHEUS REAL ESTATE GROUP, INC.
5150 EL CAMINO REAL
CITY OF LOS ALTOS
SANTA CLARA COUNTY, CALIFORNIA

GENERAL PROJECT INFORMATION

* 1. OWNER/SUBDIVIDER: PROMETHEUS REAL ESTATE GROUP, INC.
1900 SOUTH NORFOLK STREET, SUITE 150
SAN MATEO, CA 94403

* 2. ENGINEER: CARLSON, BARBEE & GIBSON
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
TEL (925) 866-0322

3. SUBDIVIDED AREA: 165,345 SQ FT (APPROX. 3.80 ACRES)

4. UTILITIES:
   - WATER SUPPLY: CAL WATER
   - FIRE PROTECTION: SANTA CLARA COUNTY FIRE
   - SEWAGE DISPOSAL: CITY OF LOS ALTOS
   - STORM DRAIN: CITY OF LOS ALTOS
   - GAS & ELECTRIC: PACIFIC GAS & ELECTRIC
   - TELEPHONE: AT&T
   - CABLE TELEVISION: COMCAST

5. APN: 170-04-066

6. ZONING: CT COMMERCIAL THOROUGHFARE

7. LAND USE: THOROUGHFARE COMMERCIAL

8. GENERAL PLAN: EL CAMINO REAL

9. FLOOD ZONE DESIGNATION: ZONE X PER MAP #0685C0038H
AREA OF 0.2% ANNUAL CHANCE FLOODPLANE

* 10. NUMBER OF LOTS: 2

* 11. NUMBER OF RESIDENTIAL APARTMENTS: 172

* 12. NUMBER OF RESIDENTIAL TOWNHOME STYLE CONDOMINIUMS: 24

VICINITY MAP
NTS

ABBREVIATIONS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
APN	ASSESSOR PARCEL NUMBER	HDPE	HIGH DENSITY POLYETHYLNE	SDCB	STORM DRAIN CATCH BASIN
APPROX	APPROXIMATE	HP	HIGH POINT	SDCI	STORM DRAIN CURB INLET
BFP	BACK FLOW PREVENTION DEVICE	INV	INVERT	SDCO	STORM DRAIN CLEANOUT
BLDG	BUILDING	IRR	IRRIGATION	SDE	STORM DRAIN EASEMENT
BW	BACK OF WALK	JP	JOINT POLE	SDJB	STORM DRAIN JUNCTION BOX
C&G	CURB AND GUTTER	JT	JOINT TRENCH	SDMH	STORM DRAIN MANHOLE
CB	CATCH BASIN	LF	LINEAR FOOT	SHT	SHEET
CD	CURB DRAIN	LG	LIP OF GUTTER	SL	STREET LIGHT
CI	CURB INLET	LP	LOW POINT	SQFT	SQUARE FEET
CONC	CONCRETE	MAX	MAXIMUM	SS	SANITARY SEWER
CY	CUBIC YARDS	MIN	MINIMUM	SSCO	SANITARY SEWER CLEANOUT
DEMO	DEMOLITION	MH	MANHOLE	SSMH	SANITARY SEWER MANHOLE
DI	DROP INLET	MON	MONUMENT	SW, S/W	SIDEWALK
DW	DOMESTIC WATER	(N)	NEW	STD	STANDARD
DW, D/W, DWY	DRIVEWAY	NO.	NUMBER	SWE	SIDEWALK EASEMENT
E, ELEC	ELECTRIC	NTS	NOT TO SCALE	TC	TOP OF CURB
(E), EX, EXIST	EXISTING	PG&E	PACIFIC GAS & ELECTRIC	TEL, TELE	TELEPHONE
EB	ELECTRIC BOX	PGE	PG&E EASEMENT	TG	TOP OF GRATE
EG	EXISTING GROUND	PGETLE	PG&E TOWER LINE EASEMENT	THRU	THROUGH
EL, ELEV	ELEVATION	PIV	POST INDICATOR VALVE	TM	TENTATIVE MAP
EP	EDGE OF PAVEMENT	P/L	PROPERTY LINE	TOS	TOP OF SLAB
ESMT	EASEMENT	POC	POINT OF CONNECTION	TRANS	TRANSFORMER
ETW	EDGE OF TRAVELED WAY	PR, PROP	PROPOSED	TS	TRAFFIC SIGNAL
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	PRV	PRESSURE REDUCING VALVE	TSB/TSPB	TRAFFIC SIGNAL BOX
FC	FACE OF CURB	PSE	PUBLIC SURVEY EASEMENT	TTA	TOP OF TREATMENT SOIL
FDC	FIRE DEPARTMENT CONNECTION	R	RADIUS	TYP	TYPICAL
FF	FINISHED FLOOR	RCP	REINFORCED CONCRETE PIPE	UB	UTILITY BOX
FG	FINISH GRADE	RE	ROADWAY EASEMENT	UE	UTILITY EASEMENT
FH	FIRE HYDRANT	RIM	RIM ELEVATION	USD	UNION SANITARY DISTRICT
FL	FLOW LINE	R/W. R-O-W	RIGHT OF WAY	VCP	VITRIFIED CLAY PIPE
FS	FINISHED SURFACE	RTE	RAIL TRACK EASEMENT	W	WATER
GB	GRADE BREAK	RUE	ROAD UTILITY EASEMENT	WL	WATER LINE
GM	GAS METER	S	SLOPE	WM	WATER METER
HC/HCR	HANDICAP RAMP	SD	STORM DRAIN	WV	WATER VALVE
				W/	WITH

TABLE OF CONTENTS

BENCHMARK

BRASS DISK NEAR THE SOUTHEASTERLY CORNER OF THE NORTHEAST HEADWALL AT CALIFORNIA AVENUE AND PERMANENTE CREEK. CITY OF MOUNTAIN VIEW
ELEVATION = 78.20

BASIS OF BEARINGS

THE BEARING OF NORTH 47°16'42" EAST ALONG THE CENTERLINE OF MURCHISON DRIVE AS SHOWN ON THE SUBDIVISION MAP FILED FOR RECORD ON MAY 5, 1954, IN BOOK 38 OF MAPS AT PAGES 48 & 49, ORIGINAL RECORDS OF SAN MATEO COUNTY, WAS TAKE AS THE BASIS OF BEARINGS FOR THIS SURVEY.

LEGEND

PROPOSED / EXISTING

- PROPERTY LINE
- EASEMENT LINE
- STORM DRAIN LINE
- SANITARY SEWER LINE
- WATER LINE
- FIRE LINE
- BIORETENTION AREA
- PERVIOUS TURF BLOCK
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- FIRE WATER BACKFLOW PREVENTER
- DOMESTIC WATER BACKFLOW PREVENTER
- POST INDICATOR VALVE
- WATER BOX (WB)
- WATER VALVE (WV)
- AREA LIGHT
- TRAFFIC SIGNAL (TS)
- TRAFFIC SIGNAL BOX (TSB)
- STREET LIGHT
- STREET LIGHT BOX (SLB)
- ELECTRICAL BOX (EB)
- CURB STORM DRAIN INLET (SDDI)
- STORM DRAIN OVERFLOW INLET
- MANHOLE
- SANITARY SEWER MANHOLE (SSMH)
- STORM DRAIN MANHOLE (SDMH)
- AREA DRAIN
- MONITORING WELL
- CLEAN OUT

* cbg
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SACRAMENTO • (916) 375-1877
WWW.CBANDG.COM

* Prometheus Real Estate Group, Inc.
5150 El Camino Real, Los Altos, CA

Sheet Title:
VESTING TENTATIVE MAP COVER SHEET

Job No. 3165
Date: 05/20/2022
Scale: AS SHOWN
Drawn By: MA

Sheet No:
C0.0

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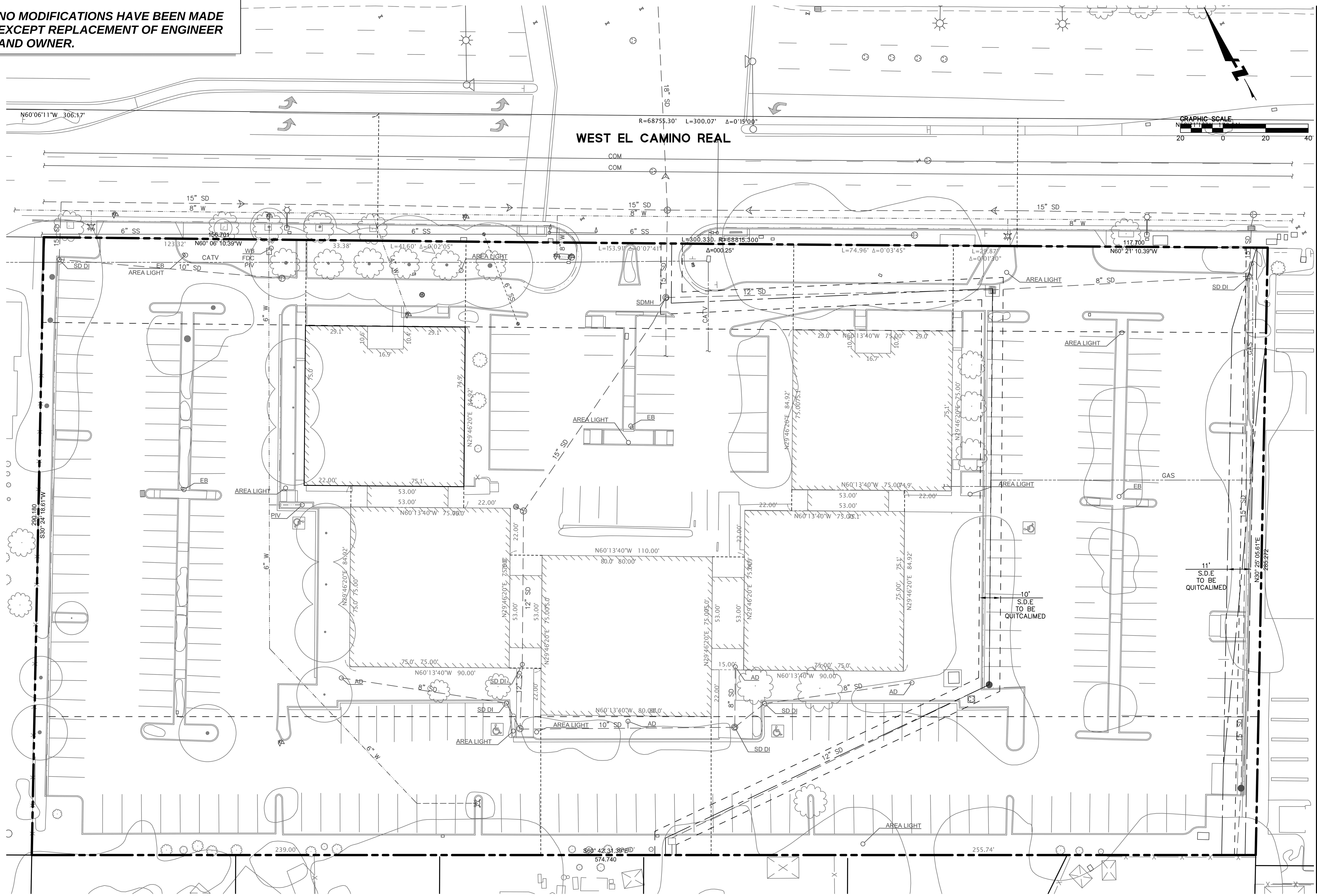

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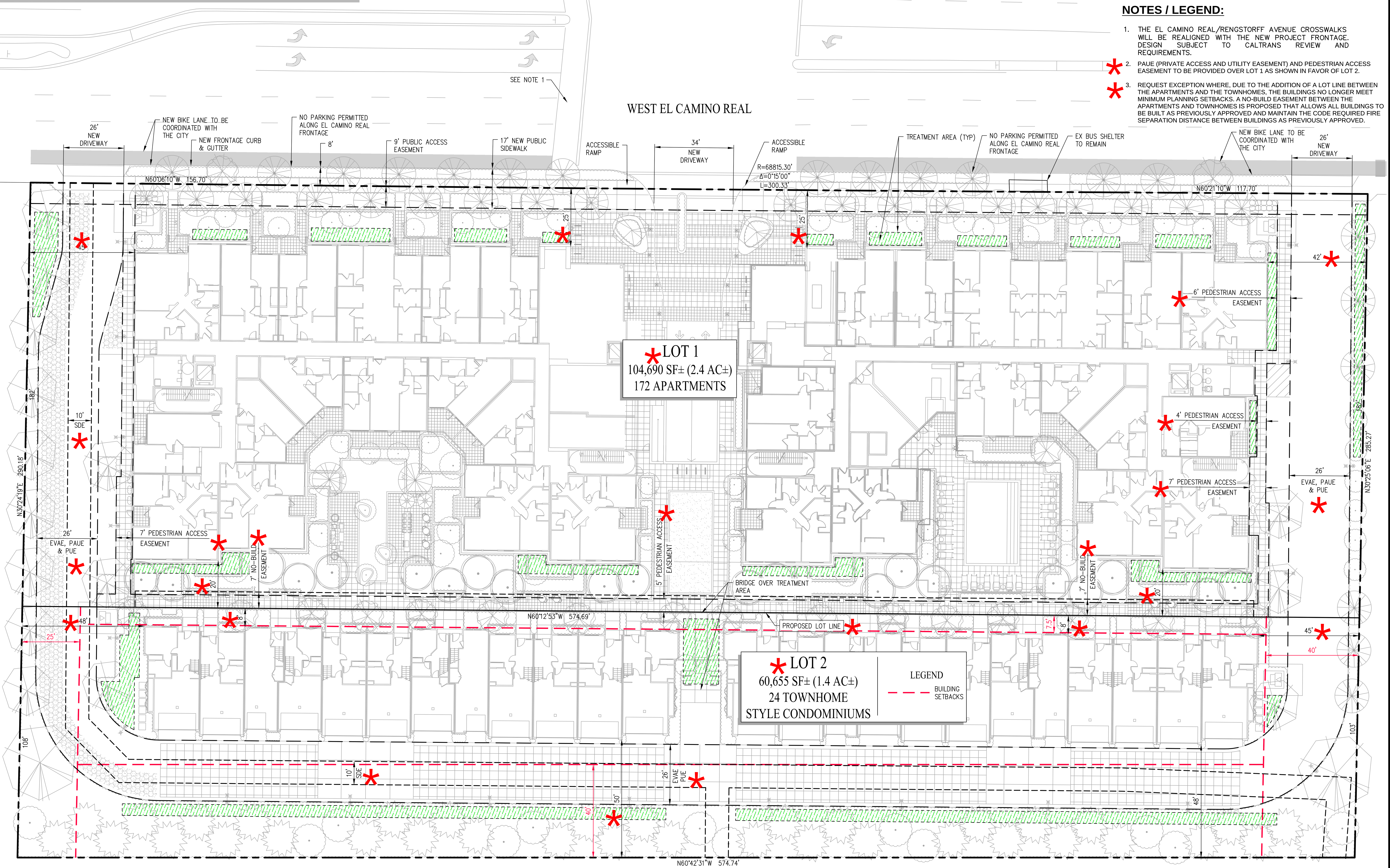
Sheet Title:
EXISTING CONDITIONS

Job No. 3165
Date: 05/20/2022
Scale: AS SHOWN
Drawn By: MA

Sheet No:
C1.0

BUILDING FOOTPRINTS, ROADWAYS AND OTHER INFRASTRUCTURE CONFORMS TO THE ORIGINAL APPROVED VESTING TENTATIVE MAP PREPARED BY BKF ENGINEERS.

PRIMARY MODIFICATION IS TO SUBDIVIDE THE PROPERTY INTO TWO PARCELS AND PROVIDE THE REQUIRED EASEMENTS FOR ACCESS AND UTILITIES OVER LOT 1 IN FAVOR OF LOT 2. ADDITIONAL MODIFICATIONS INCLUDES THE REPLACEMENT OF ENGINEER AND OWNER (IDENTIFIED WITH AN *).



GRAPHIC SCALE

20 0 20 40

NOTES / LEGEND:

1. THE EL CAMINO REAL/RENGSTORFF AVENUE CROSSWALKS WILL BE REALIGNED WITH THE NEW PROJECT FRONTAGE. DESIGN SUBJECT TO CALTRANS REVIEW AND REQUIREMENTS.
2. PAUE (PRIVATE ACCESS AND UTILITY EASEMENT) AND PEDESTRIAN ACCESS EASEMENT TO BE PROVIDED OVER LOT 1 AS SHOWN IN FAVOR OF LOT 2.
3. REQUEST EXCEPTION WHERE, DUE TO THE ADDITION OF A LOT LINE BETWEEN THE APARTMENTS AND THE TOWNHOMES, THE BUILDINGS NO LONGER MEET MINIMUM PLANNING SETBACKS. A NO-BUILD EASEMENT BETWEEN THE APARTMENTS AND TOWNHOMES IS PROPOSED THAT ALLOWS ALL BUILDINGS TO BE BUILT AS PREVIOUSLY APPROVED AND MAINTAIN THE CODE REQUIRED FIRE SEPARATION DISTANCE BETWEEN BUILDINGS AS PREVIOUSLY APPROVED.

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Sheet Title:
CIVIL SITE PLAN

Job No. 3165
Date: 05/20/2022
Scale: AS SHOWN
Drawn By: MA

Sheet No:
C2.0

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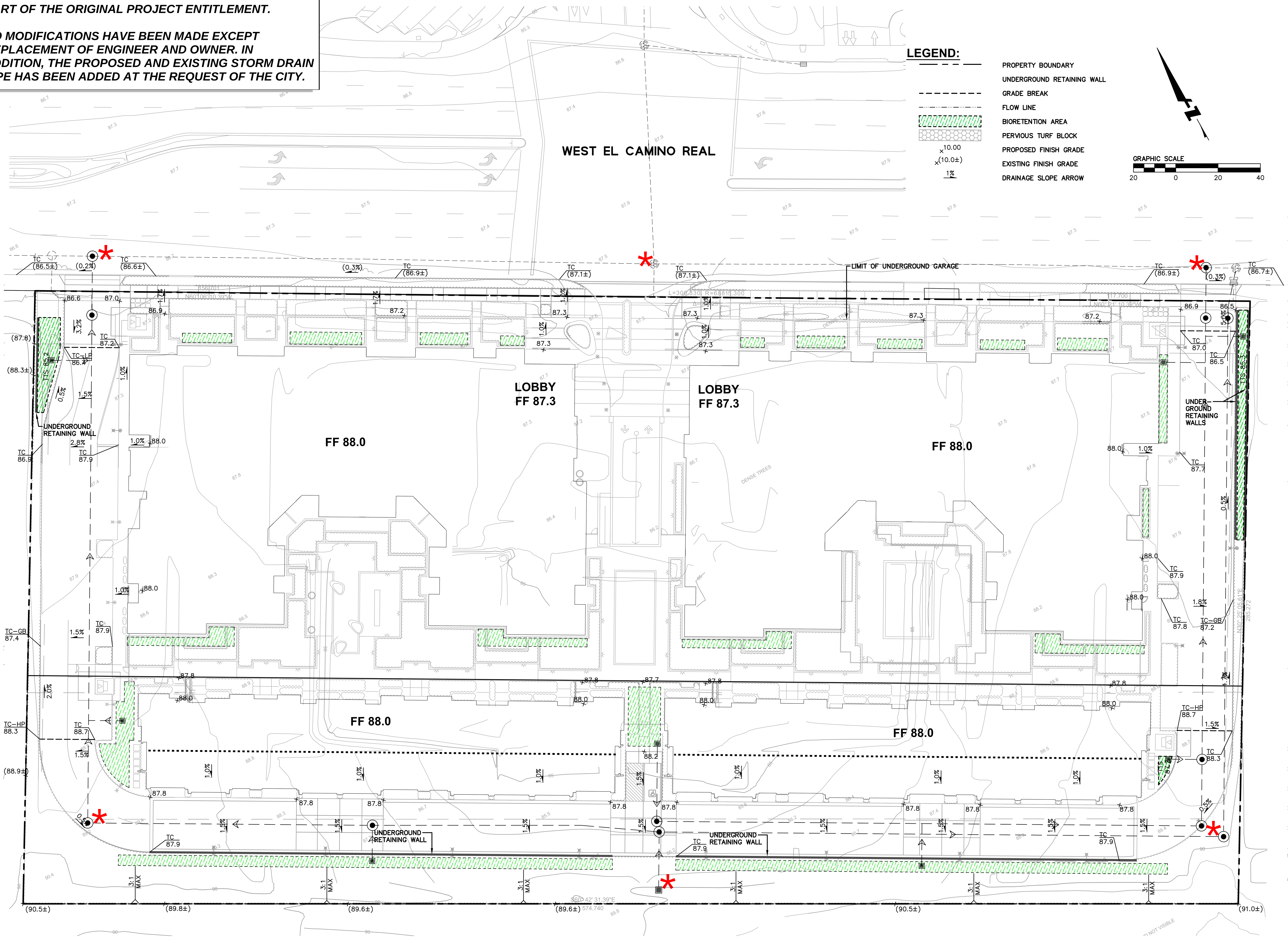
NO MODIFICATIONS HAVE BEEN MADE EXCEPT REPLACEMENT OF ENGINEER AND OWNER. IN ADDITION, THE PROPOSED AND EXISTING STORM DRAIN PIPE HAS BEEN ADDED AT THE REQUEST OF THE CITY.



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Sheet Title:

PRELIMINARY GRADING AND DRAINAGE PLAN

Job No.	3165
Date:	05/20/2022
Scale:	AS SHOWN
Drawn By:	MA

Sheet No:

C3.0

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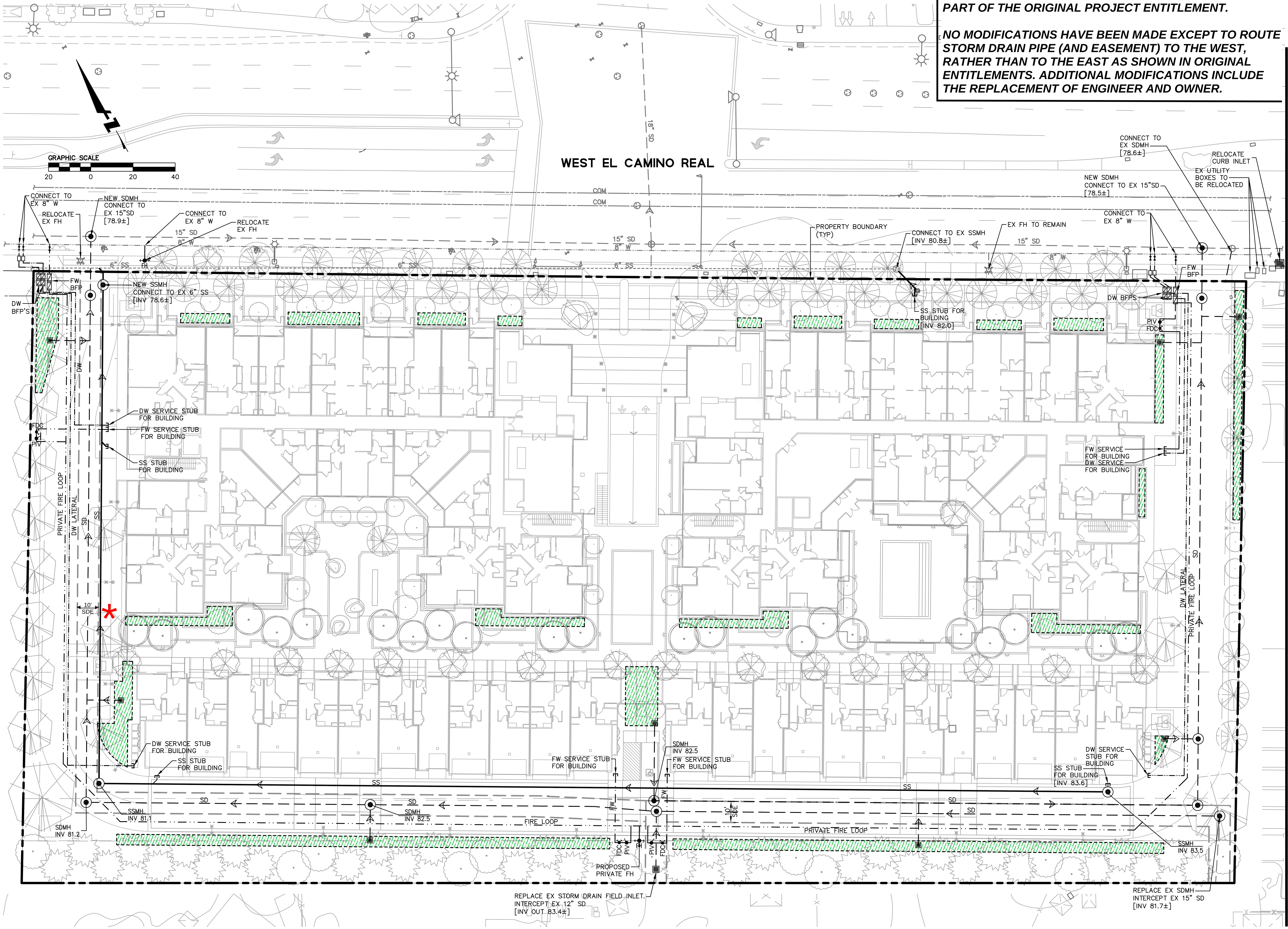
NO MODIFICATIONS HAVE BEEN MADE EXCEPT TO ROUTE STORM DRAIN PIPE (AND EASEMENT) TO THE WEST, RATHER THAN TO THE EAST AS SHOWN IN ORIGINAL ENTITLEMENTS. ADDITIONAL MODIFICATIONS INCLUDE THE REPLACEMENT OF ENGINEER AND OWNER.



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Sheet Title:
PRELIMINARY UTILITY PLAN

Job No.	3165
Date:	05/20/2022
Scale:	AS SHOWN
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Sheet No:
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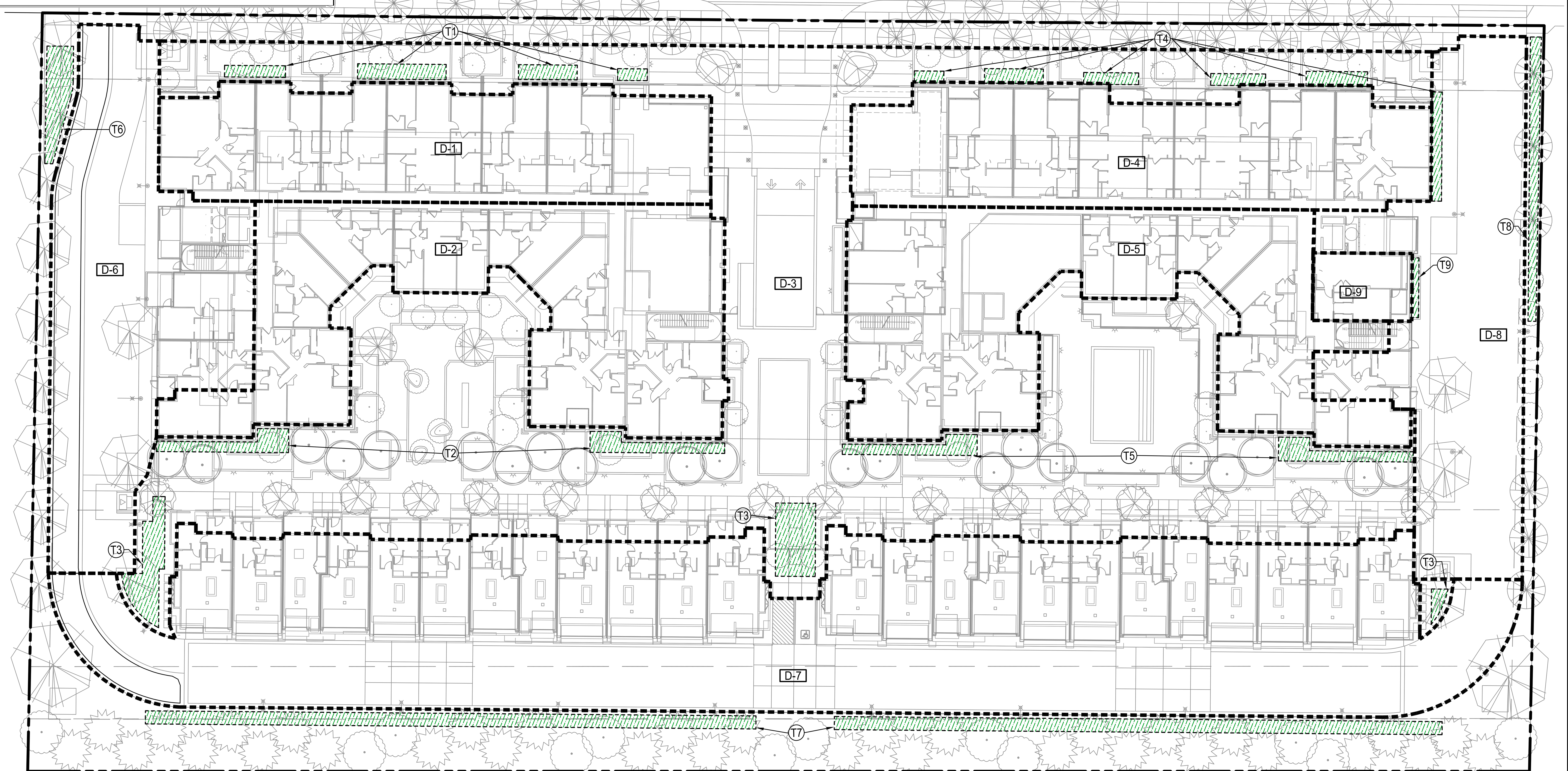


LEGEND:

DRAINAGE AREA BOUNDARY

BIORETENTION AREA

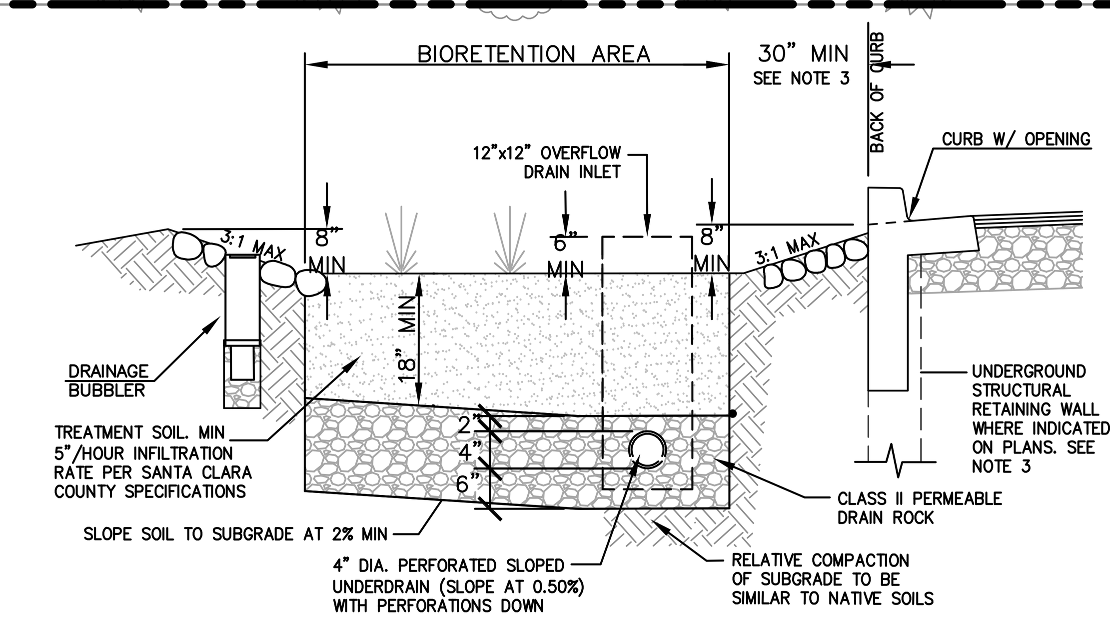
PERVIOUS TURF BLOCK

D-7 DRAINAGE MANAGEMENT AREA DESIGNATION

T3 BIORETENTION AREA DESIGNATION

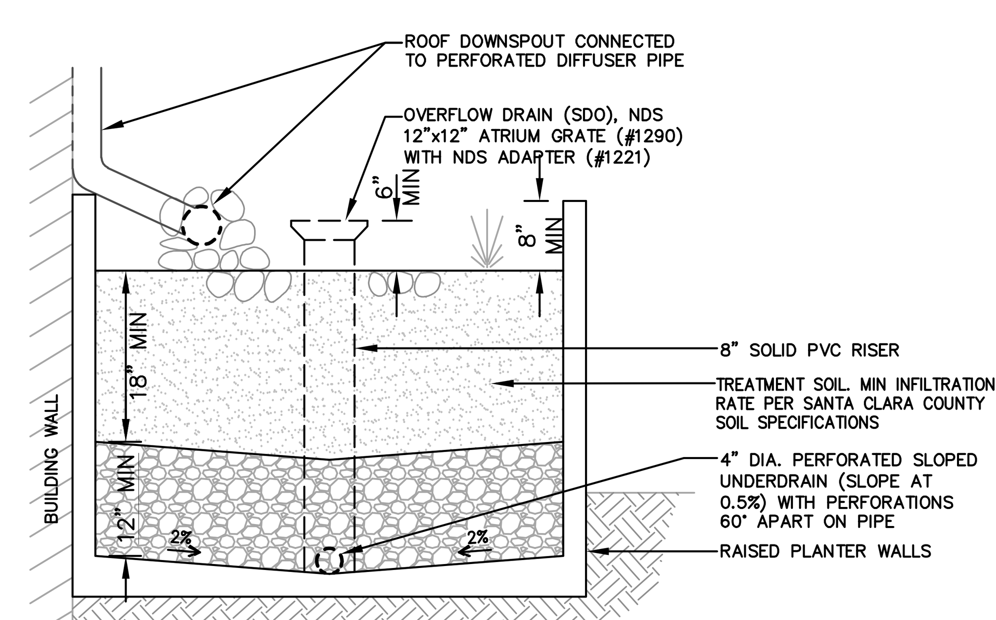
STORMWATER MANAGEMENT TABLE							
DRAINAGE AREA DESIGNATION	DRAINAGE AREA (SF)	PERVIOUS AREA (SF)	WEIGHTED CUMULATIVE DRAINAGE AREA (SF)	TREATMENT AREA DESIGNATION	TREATMENT AREA TYPE	REQUIRED TREATMENT AREA (SF)	PROVIDED TREATMENT AREA (SF)
D-1	9,101	0	9,101	T1	FLOW-THRU	364	478
D-2	12,199	0	12,199	T2	FLOW-THRU	488	518
D-3	22,228	0	22,228	T3	BIORETENTION	889	895
D-4	9,760	0	9,760	T4	FLOW-THRU	390	667
D-5	12,354	0	12,354	T5	FLOW-THRU	494	521
D-6	10,552	2,087	8,674	T6	BIORETENTION	347	359
D-7	33,923	687	33,305	T7	BIORETENTION	1332	2,331
D-8	8,538	0	8,538	T8	BIORETENTION	342	390
D-9	983	0	983	T9	BIORETENTION	39	63

**FLOW THRU PLANTERS AND BIORETENTION AREAS ARE SIZED FOR 4% OF THE IMPERVIOUS AREA DRAINING TO THEM PER THE FLOW TREATMENT SIZING METHOD.



NOTES:
1. PLACE 4" MIN. DIA. APPROVED NOYO COBBLE (OR APPROVED EQUIVALENT) FLUSH WITH CHANNEL SURFACE AROUND ALL STRUCTURES WITHIN BIORETENTION AREA (DRAINAGE BUBBLERS, OVERFLOW DRAINS, SIGNS, LIGHT POSTS, IRRIGATION BOXES, ETC.), EXTENDING 12" FROM EDGE OF STRUCTURE.
2. TREATMENT SOIL TO BE UNCOMPACTED AT FINAL CONDITION. KEEP HEAVY EQUIPMENT OUT OF TREATMENT AREAS.
3. STRUCTURAL BIORETENTION RETAINING WALL WITH FOOTING OR CROSS-BRACING REQUIRED AT ALL LOCATIONS WHERE BIORETENTION BASINS ARE LESS THAN 3' FROM CURB OR WALL.

1 BIORETENTION AREA
NTS



2 FLOW-THRU PLANTER
NTS

GRAPHIC SCALE
20 0 20 40

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Sheet Title:
PRELIMINARY STORMWATER MANAGEMENT PLAN

Job No. 3165
Date: 05/20/2022
Scale: AS SHOWN
Drawn By: MA

Sheet No:
C5.0

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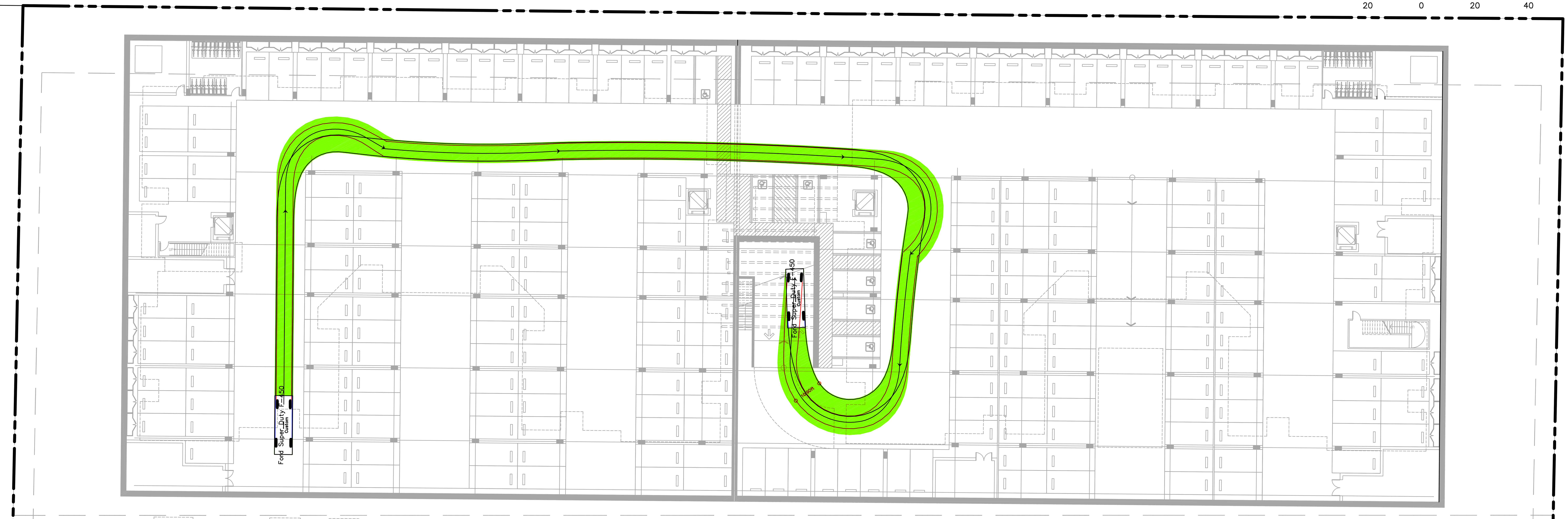
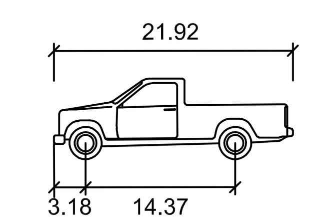
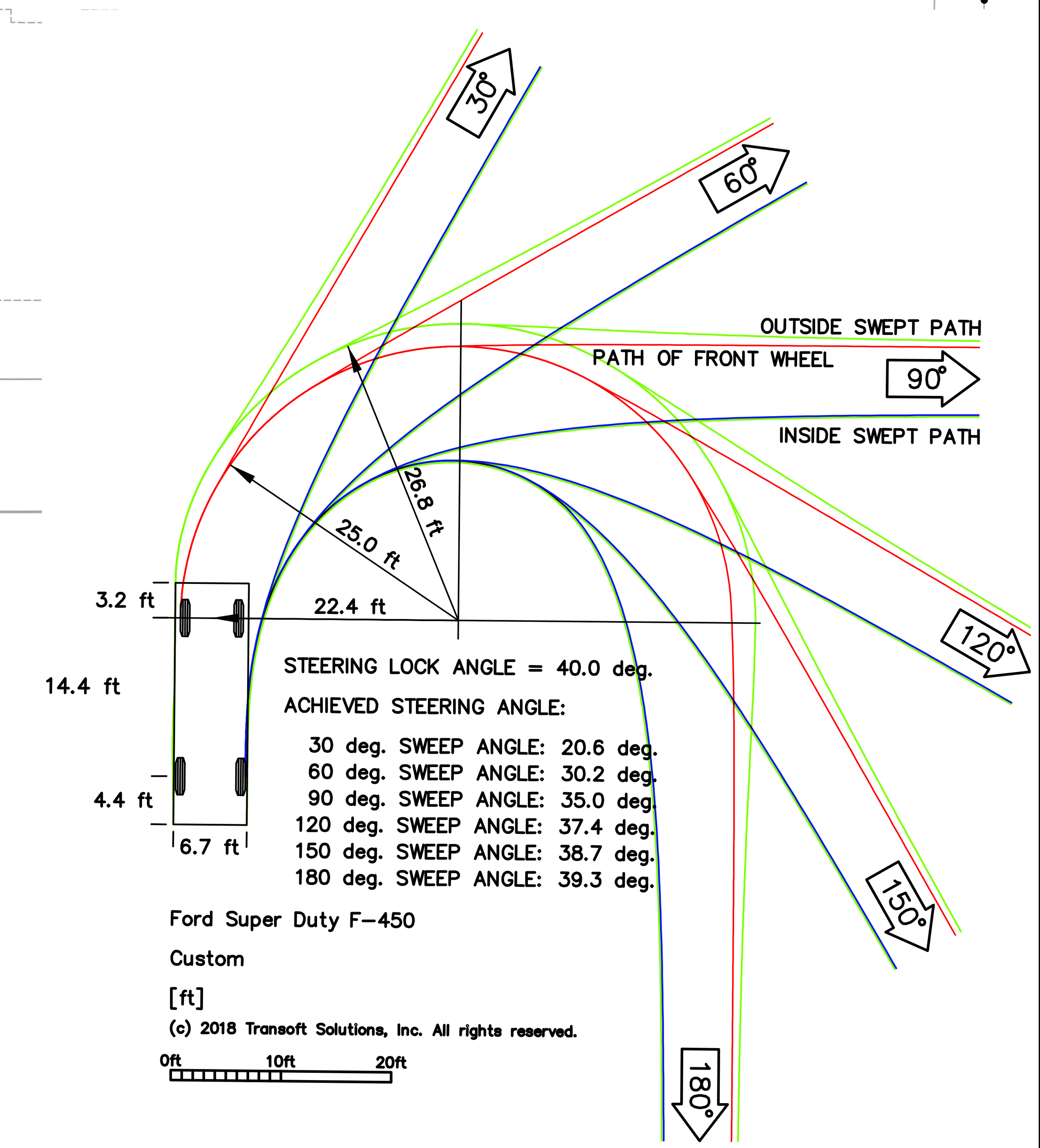




Ford Super Duty F-450

	feet
Width	: 6.66
Track	: 6.33
Lock to Lock Time	: 6.0
Steering Angle	: 40.0



Agenda Item # 6.

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Sheet Title:
BASEMENT VEHICULAR TRUCK TURNING

Job No.	3165
Date:	05/20/2022
Scale:	AS SHOWN
Drawn By:	MA

Sheet No:
C6.0

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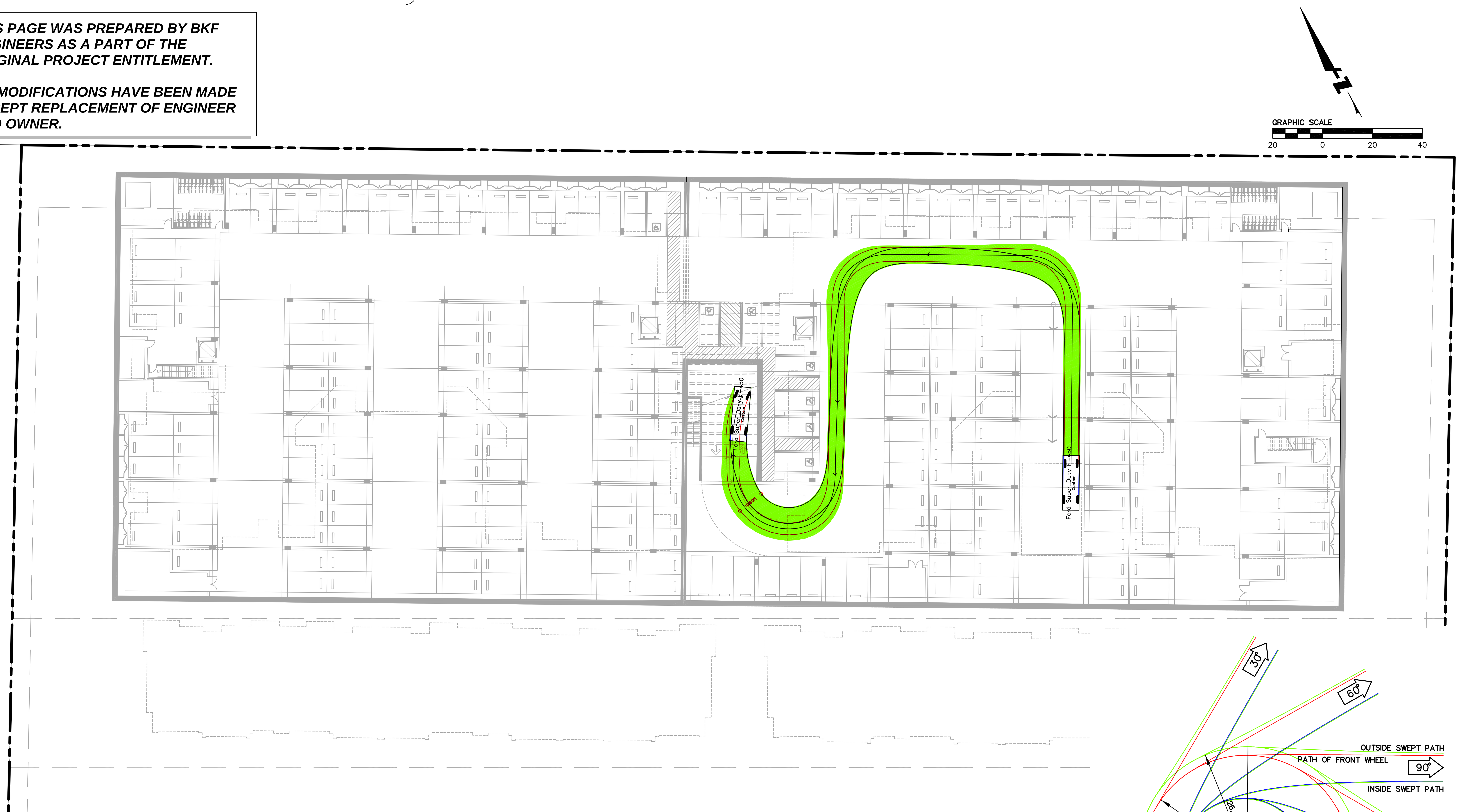
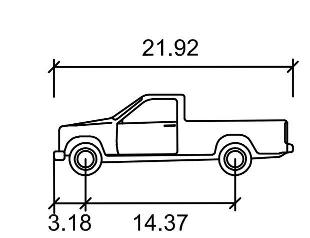
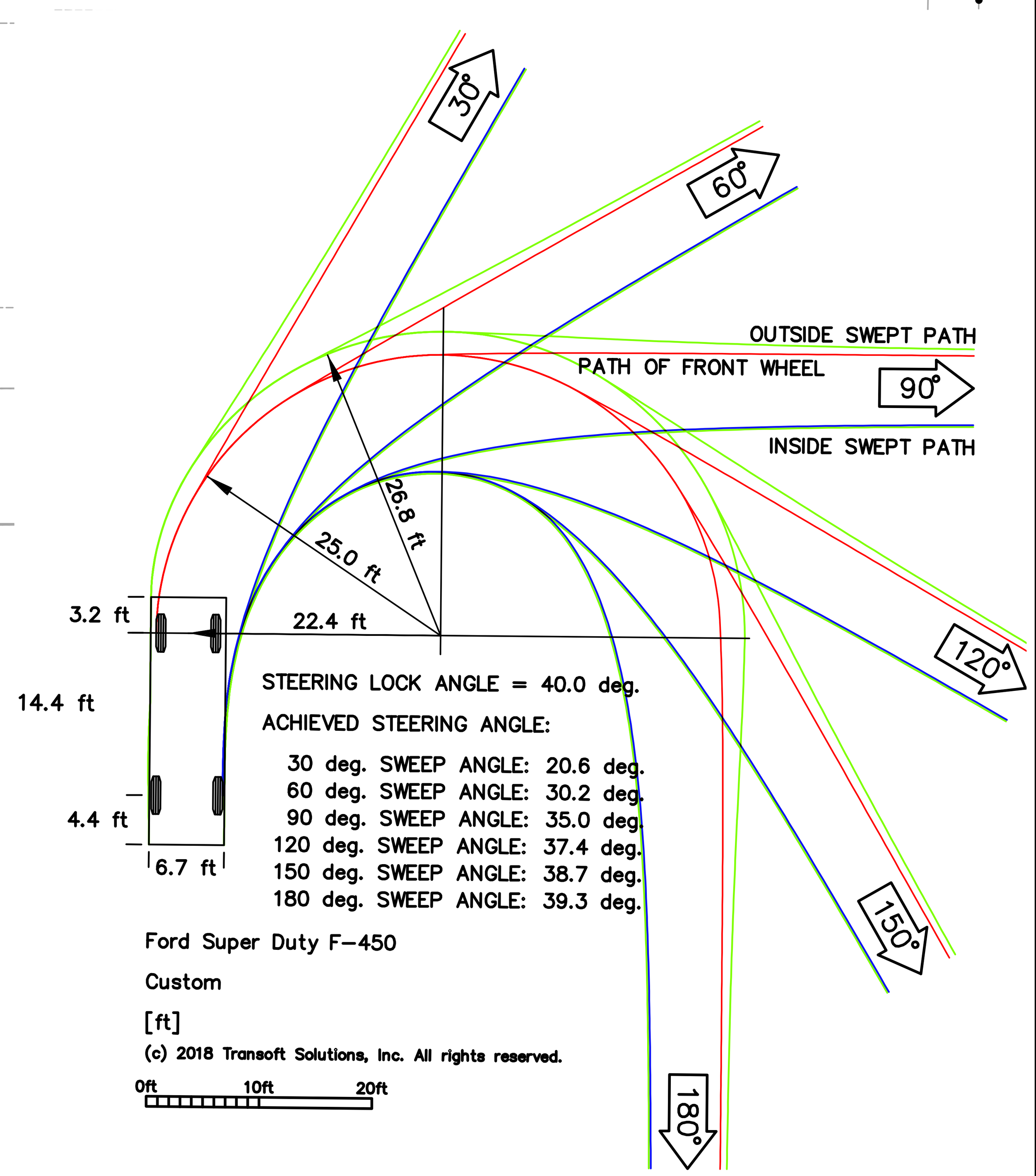




Ford Super Duty F-450

		feet
Width	:	6.66
Track	:	6.33
Lock to Lock Time	:	6.0
Steering Angle	:	40.0



STEERING LOCK ANGLE = 40.0 deg.

ACHIEVED STEERING ANGLE:

30 deg. SWEEP ANGLE: 20.6 deg.
60 deg. SWEEP ANGLE: 30.2 deg.
90 deg. SWEEP ANGLE: 35.0 deg.
120 deg. SWEEP ANGLE: 37.4 deg.
150 deg. SWEEP ANGLE: 38.7 deg.
180 deg. SWEEP ANGLE: 39.3 deg.

Ford Super Duty F-450
Custom
[ft]

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0ft 10ft 20ft

Agenda Item # 6.

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Sheet Title:

BASEMENT VEHICULAR TRUCK TURNING

Job No. 3165
Date: 05/20/2022
Scale: AS SHOWN
Drawn By: MA

Sheet No:

C6.1

Scale: 1" = 20'
0 10 20 40
North

SCHEMATIC LANDSCAPE PLAN

L-1

BDE ARCHITECTURE

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners

5150 EL CAMINO REAL, LOS ALTOS

05/20/22

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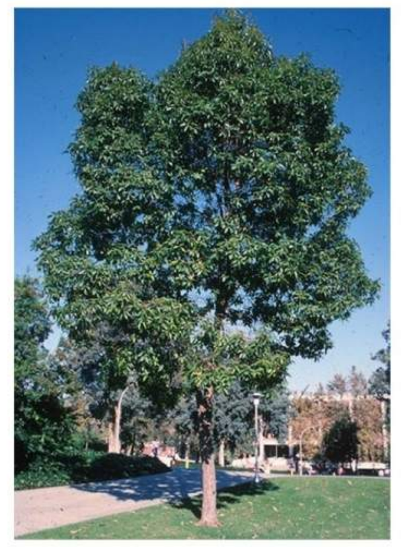
EVERGREEN SCREENING TREES


Live Oak


Afghan Pine


Brisbane Box


Incense Cedar


Fern Pine

STREET AND SHADE TREES


Sweet Bay


Maidenhair Tree


Pyramidal European Hornbeam


London Plane Tree


Red Maple

SHRUBS AND GROUNDCOVERS


Leucadendron


Blue Flame Agave


Lion's Tail


Sweet Pea Shrub


Creeping Coprosma


Myers Asparagus Fern


Kaffir Lily

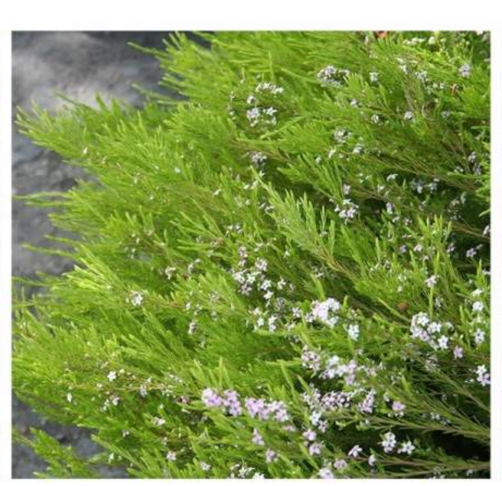

Euphorbia


Hot Lips Sage


Mexican Heather


Cape Rush


New Zealand Flax


Compact Breath of Heaven


Winter Blooming Bergenia


Lily Turf

PLANT PALETTE

TREES * 24" box standard unless notes otherwise.

SIZE	BOTANICAL NAME	COMMON NAME	MAT. SIZE	GR. RATE
*	Acer palmatum	Japanese Maple	20'x20'	Slow
*	Acer r. 'Red Sunset'	'Red Sunset' Maple	15'x45'	Fast
*	Arbutus 'Marina'	Strawberry Tree	30'x30'	Slow
*	Calocedrus decurrens	Incense-Cedar	50'x35'	Fast
*	Cornus kousa	Kousa Dogwood	20'x20'	Medium
*	Chamaerops humilis	Med. Fan Palm	20'x15'	Slow
*	Cupressus s 'Stricta'	Italian Cypress	50'x10'	Medium
*	Fraxinus uhdei	Evergreen Ash	60'x40'	Fast
*	Ginkgo b. 'Fairmount'	Maidenhair Tree	40'x20'	Slow
*	Lagerstroemia 'Natchez'	Crepe Myrtle	25'x20'	Fast
*	Laurus 'Saratoga'	Sweet Bay	25'x15'	Slow
*	Lophostemon confertus	Brisbane Box	40'x25'	Fast
*	Magnolia g. 'Little Gem'	Southern Magnolia	20'x15'	Slow
*	Magnolia s. 'Lilliputian'	Saucer Magnolia	18'x15'	Slow
*	Olea e. 'Swan Hill'	Fruitless Olive	25'x25'	Slow
*	Pinus eldarica	Afghan Pine	50'x25'	Fast
*	Pistacia c. 'Keith Davey'	Chinese Pistache	45'x45'	Medium
*	Platanus a. 'Columbia'	London Plane Tree	60'x35'	Fast
*	Podocarpus gracilior	Fern Pine	40'x15'	Slow
*	Quercus f. 'Schmidt'	Hungarian Oak	50'x30'	Fast
*	Quercus virginiana	Southern Live Oak	60'x60'	Slow
*	Washingtonia filifera	California Fan Palm	50'x20'	Fast

SHRUBS

SIZE	BOTANICAL NAME	COMMON NAME
5 gal	Anigozanthos 'Bush Gold'	Yellow Kangaroo Paw
5 gal	Acacia cognata 'Cousin Itt'	Little River Wattle
5 gal	Asparagus d. 'Meyers'	Myers Asparagus Fern
5 gal	Acanthus mollis	Bears Breech
5 gal	Arctostaphylos 'John Dourley'	Manzanita
5 gal	Buxus s. 'Green Beauty'	Boxwood
5 gal	Callistemon 'Little John'	Dwarf Weeping Bottlebrush
5 gal	Ceanothus 'Concha'	California Lilac
5 gal	Chondropetalum tectorum	Cape Rush
5 gal	Clivia mimata	Kaffir Lily
5 gal	Coleonema p. 'Compacta'	Compact Breath of Heaven
5 gal	Coleonema p. 'Sunset Gold'	Gold Breath of Heaven
5 gal	Dietes bicolor	Fortnight Lily
5 gal	Dianella 'Little Rev'	Dwarf Flax Lily
5 gal	Dianella t. 'Variegata'	Varegated Flax Lily
5 gal	Euphorbia x martini	Euphorbia
5 gal	Elaeagnus p. 'Variegata'	Yellow-Edge Elaeagnus
5 gal	Fatsia j. 'Moseri'	Compact Japanese Aralia
5 gal	Feijoa sellowiana	Pineapple Guava
5 gal	Grevillea rosmarinifolia 'Dwarf'	Grevillea
5 gal	Hypericum moseranum	Gold Flower

SIZE	BOTANICAL NAME	COMMON NAME
15 gal	Juniperus s. 'Cologreen'	Juniper 'Cologreen'
5 gal	Lavatera t. 'Barnsley'	Tree Mallow
5 gal	Leymus c. 'Canyon Prince'	Wild Rye
5 gal	Leonotis leonuris	Lion's Tail
5 gal	Lomandra 'Lime Tuff'	Dwarf Mat Rush
5 gal	Leucadendron 'Pisa'	Leucadendron
5 gal	Nephrolepis cordifolia	Sword Fern
5 gal	Olea e. 'Little Ollie'	Dwarf Olive
5 gal	Pittosporum t. 'Cream de Mint'	Dwarf Tobira
5 gal	Phlomis fruticosa	Sweet Pea Shrub
5 gal	Photinia x f. 'Indian Princess'	Chinese Photinia
15 gal	Podocarpus e. 'Monmal'	Icee Blue Yellow Wood
5 gal	Polygala x dalmaisiana	Sweet Pea Shrub
5 gal	Phormium 'Duet'	New Zealand Flax
5 gal	Phormium 'Firebird'	New Zealand Flax
5 gal	Phormium 'Sea Jade'	New Zealand Flax
5 gal	Phormium 'Yellow Wave'	New Zealand Flax
5 gal	Rhaphiolepis i. 'Clara'	Indian Hawthorn
5 gal	Rhaphiolepis u. minor	Yedda Hawthorn
5 gal	Rosa 'White Simplicity'	White Simplicity Rose
5 gal	Rosmarinus 'Tuscan Blue'	Upright Rosemary
5 gal	Salvia m. 'Hot Lips'	Hot Lips Sage
5 gal	Salvia l. 'Santa Barbara'	Mexican Sage
5 gal	Strelitzia reginae	Bird of Paradise

GROUNDCOVER

SIZE	BOTANICAL NAME	COMMON NAME
1 gal	Agapanthus 'Queen Anne'	Lily of the Nile
5 gal	Arctostaphylos 'Pacific Mist'	Manzanita
1 gal	Bergenia crassifolia	Winter Blooming Bergenia
5 gal	Ceanothus g. h. 'Yankee Point'	Yankee Point Ceanothus
5 gal	Cuphea llavea	Mexican Heather
1 gal	Coprosma x kirkii	Creeping Coprosma
1 gal	Convolvulus mauritanicus	Ground Morning Glory
5 gal	Grevillea 'Fanfare'	Grevillea
5 gal	Lavandula intermedia	Lavender
1 gal	Liriope m. 'Big Blue'	Lily Turf
5 gal	Myrtus c. 'Compacta'	Dwarf Myrtle
5 gal	Mahonia repens	Creeping Mahonia
5 gal	Nandina 'Harbour Dwarf'	Dwarf Heavenly Bamboo
1 gal	Rubus p. 'Emerald Carpet'	No Common Name
5 gal	Rosa 'Flower Carpet Amber'	Amber Carpet Rose

VINES

SIZE	BOTANICAL NAME	COMMON NAME
5 gal	Clytostoma callistegioides	Voilet Trumpet Vine
5 gal	Rosa 'Sally Holmes'	Sally Holmes Rose

PLANT PALETTE and IMAGES

L-2

BDE ARCHITECTURE

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners

5150 EL CAMINO REAL, LOS ALTOS

05/20/22

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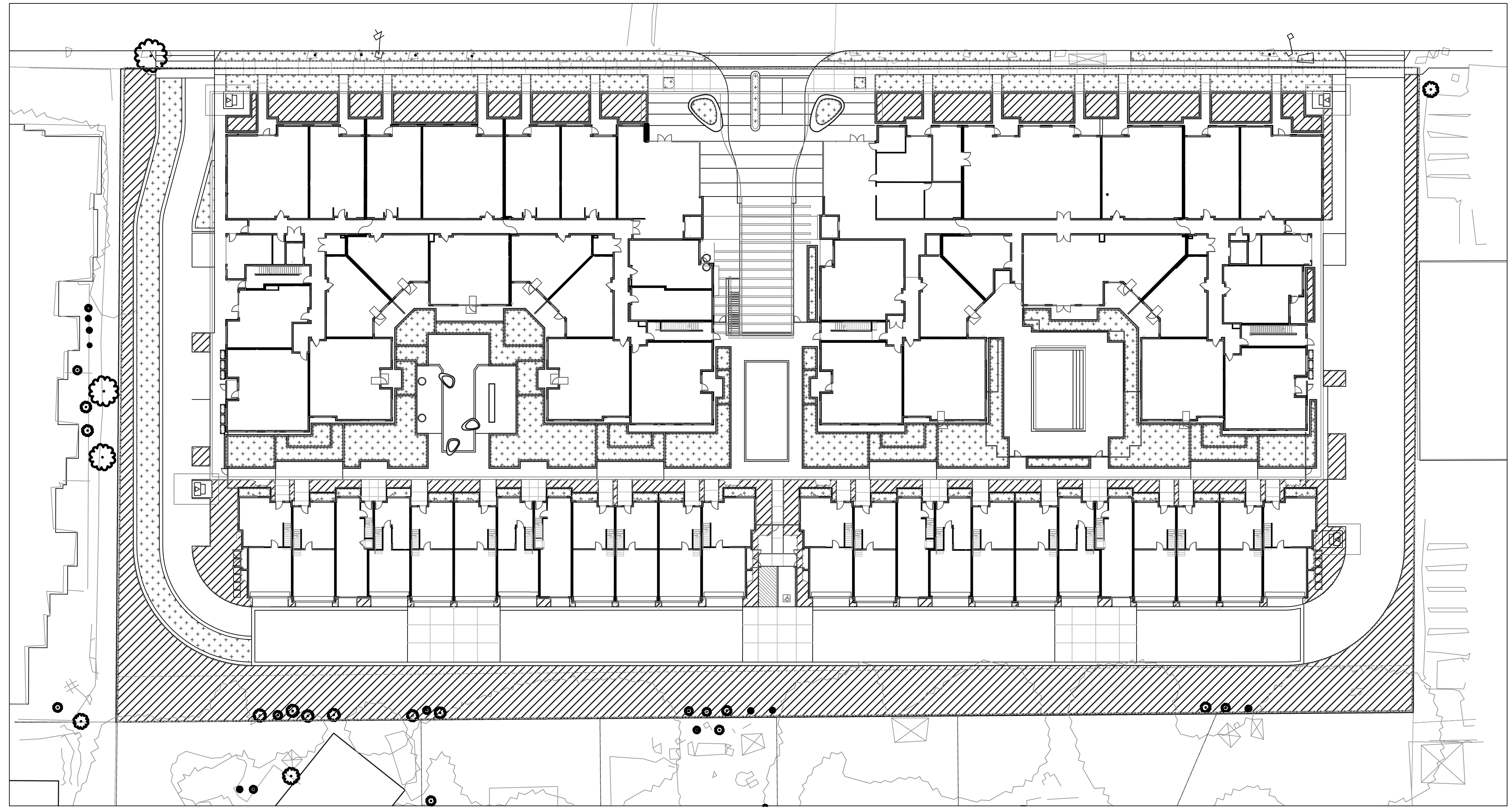
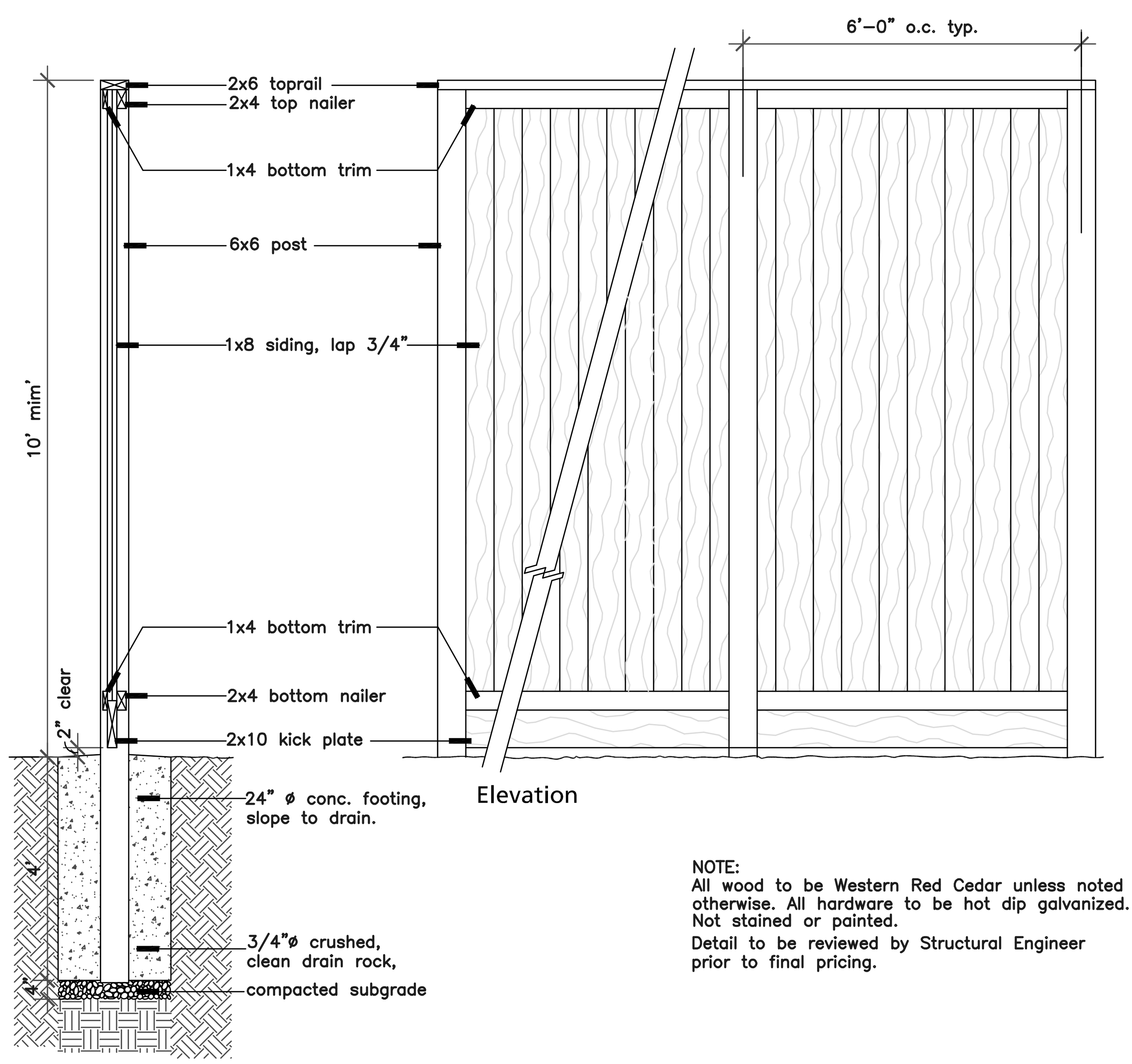
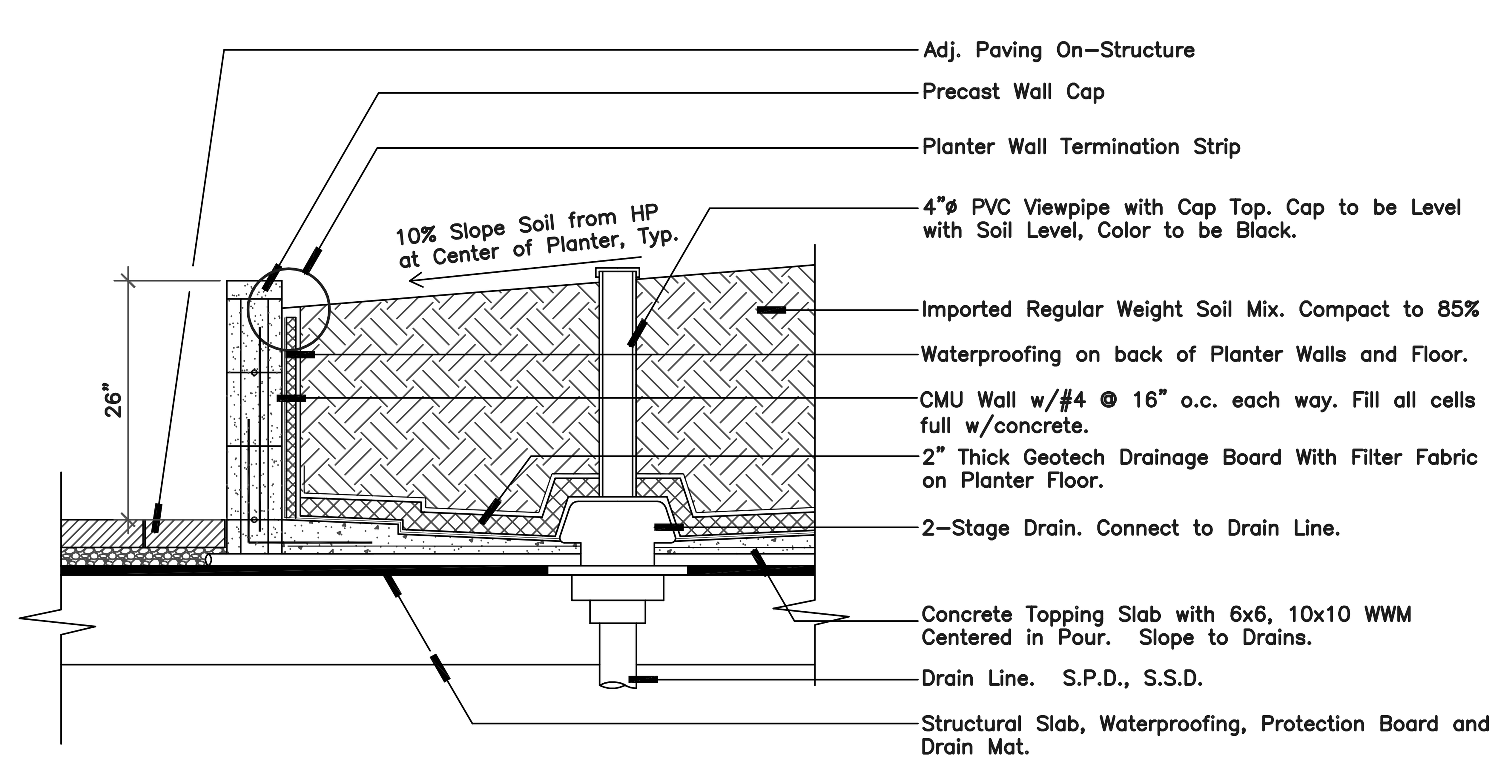




NOTE:
All wood to be Western Red Cedar unless noted otherwise. All hardware to be hot dip galvanized. Not stained or painted.
Detail to be reviewed by Structural Engineer prior to final pricing.

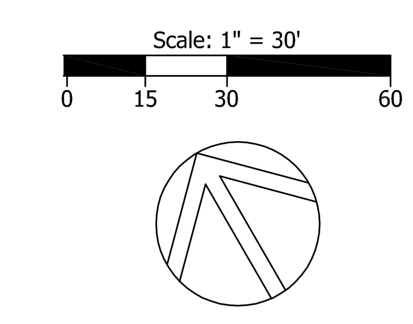
Good Neighbor Fence
Scale: 1/2" = 1'-0"



Planter Wall on Structure
Scale: 3/4" = 1'-0"

WATER USE LEGEND

Key	Wucols Category	Area
(diagonal hatch)	Low Water Use	26,614 sf
(+ pattern)	Medium Water Use	13,606 sf
(blank)	High Water Use	650 sf



IRRIGATION ZONING DIAGRAM

L-3

BDE ARCHITECTURE

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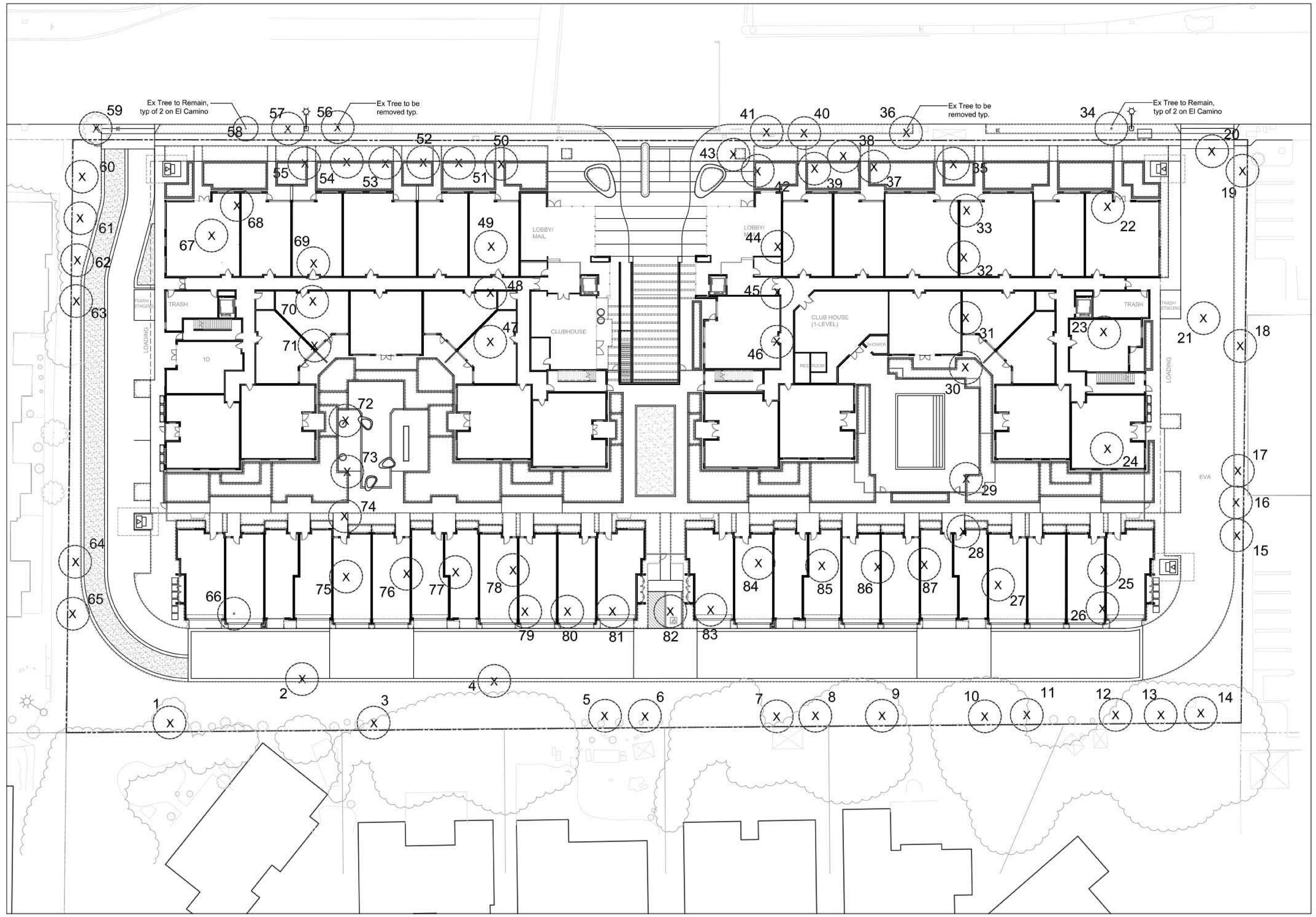
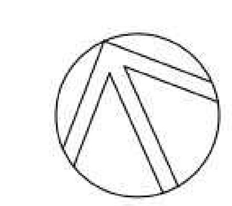
TREE MITIGATION CHART

Total Existing Trees on Site	87
Existing Trees to be Removed	85
Minimum Replacement Trees Required at 1:Unit	196
Total Proposed Trees	199

Note: Newly planted, unsurveyed trees along east and west property lines will be saved if proposed site improvements allows.





North

Scale: 1" = 30'
0 15 30 60

TREE DISPOSITION PLAN

L-4

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BDE ARCHITECTURE

5150 EL CAMINO REAL, LOS ALTOS

05/20/22

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2/15/2022

Tree Survey

Kevin R. Kielty
Certified Arborist
650-224-1158

5150 El Camino Real, Los Altos

Tree #	Species	Botanical Name	DBH (inches)	Condition	Ht./ Spread	Comments
1	Monterey pine	*Pinus radiata*	7.5	45%	25/20	Fair vigor, Poor form, Leans northeas
2	Privet	*Ligustrum japonicum*	12.1	50%	25/25	Poor to fair vigor, Poor form, Poor crotches @ 4
3	Monterey pine	*Pinus radiata*	21.4	55%	50/35	Fair vigor, Fair form, Tall for DBH
4	Privet	*Ligustrum japonicum*	5	45%	20/20	Poor to fair vigor, Poor form, In parking landscape finge
5	Monterey pine	*Pinus radiata*	24.1	45%	40/40	Poor to fair vigor, Poor form, Leans east, Bark beetles
6	Coast live oak	*Quercus agrifolia*	13.4	45%	35/30	Good vigor, Poor form, Leans eas
7	Monterey pine	*Pinus radiata*	19.1	40%	40/35	Poor to fair vigor, Poor form, Bark beetles
8	Monterey pine	*Pinus radiata*	16.1	45%	40/35	Fair vigor, Poor form, Trunk bends eas
9	Privet	*genus Ligustru*	8	55%	30/30	Fair vigor, Fair form, Codominant @ 6
10	Monterey pine	*Pinus radiata*	15.4	40%	40/25	Fair vigor, Poor form, Topped in pas
11	Monterey pine	*Pinus radiata*	13.9	45%	40/35	Poor to fair vigor, Poor form, Bends eas
12	Monterey pine	*Pinus radiata*	15.1	35%	40/35	Poor to fair vigor, Poor form, Codominant @ 20', Poor crotch
13	Monterey pine	*Pinus radiata*	14.8	45%	40/30	Poor to fair vigor, Poor form, Codominant @ 20
14	Monterey pine	*Pinus radiata*	21.6	50%	35/35	Fair vigor, Poor form, Leans southeas
15	Monterey pine	*Pinus radiata*	27.2	55%	50/45	Good vigor, Fair form, Restricted root zone
16	Monterey pine	*Pinus radiata*	17.1	45%	40/35	Poor to fair vigor, Poor form, Restricted root zone
17	Monterey pine	*Pinus radiata*	16.8	50%	40/35	Poor to fair vigor, Poor form, Restricted root zone
18	Monterey pine	*Pinus radiata*	13.9	45%	40/30	Poor vigor, Fair form, Restricted root zone
19	Monterey pine	*Pinus radiata*	24.8	55%	45/40	Fair vigor, Fair form, Restricted root zone
20	Monterey pine	*Pinus radiata*	26.6	55%	45/45	Fair vigor, Fair form, Heavy lateral limbs
21	Privet	*Ligustrum japonicum*	7.6	45%	20/20	Poor vigor, Fair form, in parking landscape finge
22	Carob	*Ceratonia siliqua*	18.8	60%	20/30	Good vigor, Fair form, Restricted root zone
23	Carob	*Ceratonia siliqua*	18.8	60%	20/30	Good vigor, Fair form, Restricted root zone
24	Carob	*Ceratonia siliqua*	11.6	55%	15/20	Good vigor, Fair form, Leans south
25	Carob	*Ceratonia siliqua*	7.8	60%	15/20	Good vigor, Fair form, Restricted root zone
26	Carob	*Ceratonia siliqua*	14.4	55%	15/20	Good vigor, Fair form, Restricted root zone, in parking landscape finger
27	London plane	*Platanus orientalis*	13.3	70%	35/40	Good vigor, Fair form, Codominant @ 10
28	London plane	*Platanus orientalis*	11.6	65%	35/40	Good vigor, Fair form, Codominant @ 10
29	London plane	*Platanus orientalis*	13.2	65%	35/25	Fair vigor, Fair form, Sycamore scale
30	London plane	*Platanus orientalis*	14.5	70%	35/25	Good vigor, Fair form, Sycamore scale
31	London plane	*Platanus orientalis*	10.8	55%	35/25	Fair vigor, Fair form, Roots cut for handicap ramp
32	London plane	*Platanus orientalis*	11.4	60%	35/30	Fair vigor, Fair form, Trunk bends southeas
33	London plane	*Platanus orientalis*	12.8	55%	35/30	Fair vigor, Fair form, Roots cut for sidewall
34	London plane	*Platanus orientalis*	12.6	55%	35/40	Fair vigor, Fair form, Spreading

2/15/2022

Tree Survey

Kevin R. Kielty
Certified Arborist
650-224-1158

Tree #	Species	Botanical Name	DBH (inches)	Condition	Ht./ Spread	Comments
35	London plane	*Platanus orientalis*	15.6	60%	35/40	Good vigor, Fair form, Heavy over bus stop
36	Chinese pistache	*Pistacia chinensis*	11.5	50%	30/30	Good vigor, Poor form, Leans southeas
37	London plane	*Platanus orientalis*	11.3	55%	35/30	Fair vigor, Fair form, Sycamore scale
38	London plane	*Platanus orientalis*	14.7	60%	35/40	Fair vigor, Fair form, Spreading
39	London plane	*Platanus orientalis*	11.8	55%	35/30	Fair vigor, Poor to fair form, Upright
40	Chinese pistache	*Pistacia chinensis*	8.5	45%	30/25	Good vigor, Poor form, Suppressed
41	Chinese pistache	*Pistacia chinensis*	10.2	60%	30/40	Good vigor, Fair form, Heavy over stree
42	London plane	*Platanus orientalis*	13.5	60%	35/35	Fair vigor, Fair form, Tussock moth
43	London plane	*Platanus orientalis*	18.3	60%	35/40	Fair vigor, Fair form, Tussock moth
44	London plane	*Platanus orientalis*	13.1	60%	35/25	Fair vigor, Fair form, Tussock moth
45	London plane	*Platanus orientalis*	10.9	50%	40/30	Fair vigor, Poor to fair form, Leans northeas
46	London plane	*Platanus orientalis*	12.4	60%	35/35	Fair vigor, Fair form, Tussock moth
47	London plane	*Platanus orientalis*	11.4	55%	40/30	Fair vigor, Poor to fair form, Tall for DBH
48	London plane	*Platanus orientalis*	9.8	60%	35/30	Good vigor, Fair form, Heavy to south
49	London plane	*Platanus orientalis*	14.6	65%	40/35	Good vigor, Fair form, Heavy over parking
50	London plane	*Platanus orientalis*	20.4	65%	40/40	Good vigor, Fair form, Spreading canopy
51	London plane	*Platanus orientalis*	14.6	60%	40/40	Good vigor, Fair form, Spreading canopy
52	London plane	*Platanus orientalis*	15.9	60%	40/40	Good vigor, Fair form, Spreading canopy
53	London plane	*Platanus orientalis*	13.1	60%	35/35	Good vigor, Fair form, Spreading canopy
54	London plane	*Platanus orientalis*	12.3	55%	35/35	Fair vigor, Poor form, Trunk bends eas
55	London plane	*Platanus orientalis*	16.4	60%	35/35	Fair vigor, Fair form, Roots cut for handicap ramp
56	Liquidambar	*Liquidambar styraciflua*	12.9	55%	45/35	Fair vigor, Poor form, Poor crotch @ 12
57	Liquidambar	*Liquidambar styraciflua*	13.5	55%	45/35	Fair vigor, Poor form, Poor crotch @ 12
58	London plane	*Platanus orientalis*	3.3	20%	20/15	Good vigor, Fair form, Newly planted
59	Liquidambar	*Liquidambar styraciflua*	11.4	55%	35/30	Good vigor, Poor to fair form, Spreading
60	Monterey pine	*Pinus radiata*	26	60%	45/40	Good vigor, Fair form, Restricted roots
61	Monterey pine	*Pinus radiata*	26	55%	45/40	Fair vigor, Fair form, Restricted root zone
62	Monterey pine	*Pinus radiata*	15	55%	40/40	Fair vigor, Fair form, Restricted root zone
63	Monterey pine	*Pinus radiata*	14	50%	35/30	Fair vigor,Poor form, Poor crotch @ 30
64	Monterey pine	*Pinus radiata*	13	50%	30/30	Good vigor, Poor form, Heavy laterals
65	Monterey pine	*Pinus radiata*	16	55%	40/35	Fair vigor, Fair form, Pine pitch canke
66	Carob	*Ceratonia siliqua*	14.5	55%	25/30	Fair vigor, Poor to fair form, Restricted root zone
67	Carob	*Ceratonia siliqua*	19.9	60%	30/40	Good vigor, Fair form, Restricted root zone
68	Carob	*Ceratonia siliqua*	16.1	60%	30/40	Good vigor, Fair form, Restricted root zone
69	London plane	*Platanus orientalis*	10.5	65%	35/25	Good vigor, Fair form, Roots cut for sidewall
70	London plane	*Platanus orientalis*	8.8	65%	35/25	Good vigor, Fair form, Roots cut for sidewall
71	London plane	*Platanus orientalis*	7.8	65%	35/25	Good vigor, Fair form, Roots cut for sidewall

2/15/2022

Tree Survey

Kevin R. Kielty
Certified Arborist
650-224-1158

Tree #	Species	Botanical Name	DBH (inches)	Condition	Ht./ Spread	Comments
72	London plane	*Platanus orientalis*	10.4	65%	35/25	Fair vigor, Fair form, located top of slope
73	London plane	*Platanus orientalis*	8.6	65%	35/25	Fair vigor, Fair form, located top of slope
74	London plane	*Platanus orientalis*	9.5	60%	35/25	Fair vigor, Fair form, located top of slope
75	London plane	*Platanus orientalis*	10.2	65%	35/25	Fair vigor, Fair form, located top of slope
76	London plane	*Platanus orientalis*	9.9	60%	35/25	Fair vigor, Fair form, located top of slope
77	London plane	*Platanus orientalis*	10.7	60%	35/25	Fair vigor, Fair form, located top of slope
78	London plane	*Platanus orientalis*	9.2	60%	35/25	Fair vigor, Fair form, Sycamore scale
79	London plane	*Platanus orientalis*	7.3	65%	30/30	Fair vigor, Fair form, Sycamore scale
80	London plane	*Platanus orientalis*	9.3	60%	35/30	Fair vigor, Poor form, Poor live crown ratio
81	London plane	*Platanus orientalis*	9.1	60%	35/30	Fair vigor, Poor form, Poor live crown ratio
82	London plane	*Platanus orientalis*	8.3	60%	35/30	Fair vigor, Poor form, Poor live crown ratio
84	London plane	*Platanus orientalis*	8.4	55%	35/25	Fair vigor, Poor form, Trunk bends
85	London plane	*Platanus orientalis*	11.1	65%	40/35	Good vigor, Fair form, Multi @ 20'
86	London plane	*Platanus orientalis*	11.4	55%	40/30	Fair vigor, Poor to fair form, Tussock moth
87	London plane	*Platanus orientalis*	10.2	55%	40/30	Fair vigor, Poor to fair form, Mildew

Kielty Arborist Services LLC

Certified Arborist WE#0476A
P.O. Box 6187
San Mateo, CA 94403
650-515-9783

May 8, 2018

Stotler Design Group
Attn: Mr. Scott Stotler
349 First Street
Los Altos, CA 94022

Site: 5150 El Camino Real, Los Altos, CA

Dear Mr. Stotler,

As requested on Monday, May 7, 2018, I visited the above site to inspect and comment on the trees. Construction is planned for this site and your concern as to the health and safety of the trees has prompted this visit.

Method:
All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on a to scale 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.

1 - 29 Very Poor
50 - 69 Fair
70 - 89 Good
90 - 100 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.

Summary:
The trees on site are all imported trees with the exception of the coast live oak #6. The trees are all part of the landscape plan when the site was developed. The majority of the trees are in the parking lot in planting fingers. The health of the imported trees are in fair to good condition with the exception of the poor performing pines.

The pines are declining due to pine pitch canker and bark beetle and will eventually die. The years of drought, pitch canker and bark beetle has killed thousands of pines on the peninsula. The pines will be eventually be removed. The following tree protection plan will help to reduce impacts to the trees on site.

Tree Protection Plan:
Tree protection zones should be established and maintained throughout the entire length of the project. Fencing for the protection zones (near construction) should be 6-foot-tall metal chain link type supported by 2-inch diameter metal poles pounded into the ground to a depth of no less than 2 feet. The support poles should be spaced no more than 10 feet apart on center. The location for the tree protection fencing should be placed at the trees driplines where possible. Where rot possible tree protection should be placed as close as possible to the proposed work while still allowing room for construction to safely continue. 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. When fencing needs to be reduced for access the unprotected area underneath the tree dripline should be protected by a landscape buffer. The trees in the landscape fingers should be wrapped with orange plastic fencing.

Landscape Buffer
Where tree protection does not cover the entire root zone of the trees, or when 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 foot traffic is expected to be heavy. The landscape buffer will help to reduce compaction to the unprotected root zone.

Tree Trimming
During construction any trimming will be supervised by the site arborist and must stay underneath 25% of the trees total foliage. At this time no tree trimming is proposed.

Root Cutting
Any roots to be cut should be monitored and documented. Large roots or large masses of roots to be cut should be inspected by the site arborist. The site arborist may recommend irrigation or fertilizing at that time. Cut all roots clean with a saw or loppers. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist.

Trenching and Excavation
Trenching for irrigation, electrical, drainage or any other reason, should be hand dug when beneath the dripline of desired trees. Hand digging and careful placement of pipes below or beside protected roots will dramatically reduce root loss, thus reducing trauma to desired trees. Trenches should be back filled as soon as possible using native materials and compacted to near original levels. Trenches to be left open with exposed roots shall be covered with burlap and kept moist. Plywood laid over the trench will help to protect roots below.

Irrigation
Only the imported trees on site will require supplemental irrigation. The native oak tree survives off of annual rainfall and does not need supplemental irrigation. Irrigating oaks during dry summer months increasing the trees risk of developing oak root fungus infections and should be avoided at all cost. The only time irrigation should be applied to an oak tree on site is if its root zone is traumatized or during the winter months if rainfall is sparse.

Inspections
The site will be inspected after the tree protection measures are installed and before the start of construction. The inspections will be documented with inspection letters being provided to the owner and contractor. Other inspections will be carried out on an as needed basis. It is the contractor's responsibility to notify the site arborist when construction is to start, and whenever there is to be work performed within the dripline of a protected tree on site at least 48 hours in advance. The contractor also must notify the site arborist when the excavation work is to take place in order to properly document the work. During the site visits the site arborist will offer mitigation measures specific to the work completed. Kielty Arborist Services can be reached at 650-515-9783(Kevin), 650-532-4418(David), or by email at kkarbor0476@yahoo.com

This information should be kept on site at all times. The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,

Kevin R. Kielty
Certified Arborist WE#0476A

David P. Beckham
Certified Arborist WE#10724A

ARBORIST REPORT

L-5

5150 EL CAMINO REAL, LOS ALTOS

05/20/22

BDE ARCHITECTURE

THE GUZZARDO PARTNERSHIP INC.
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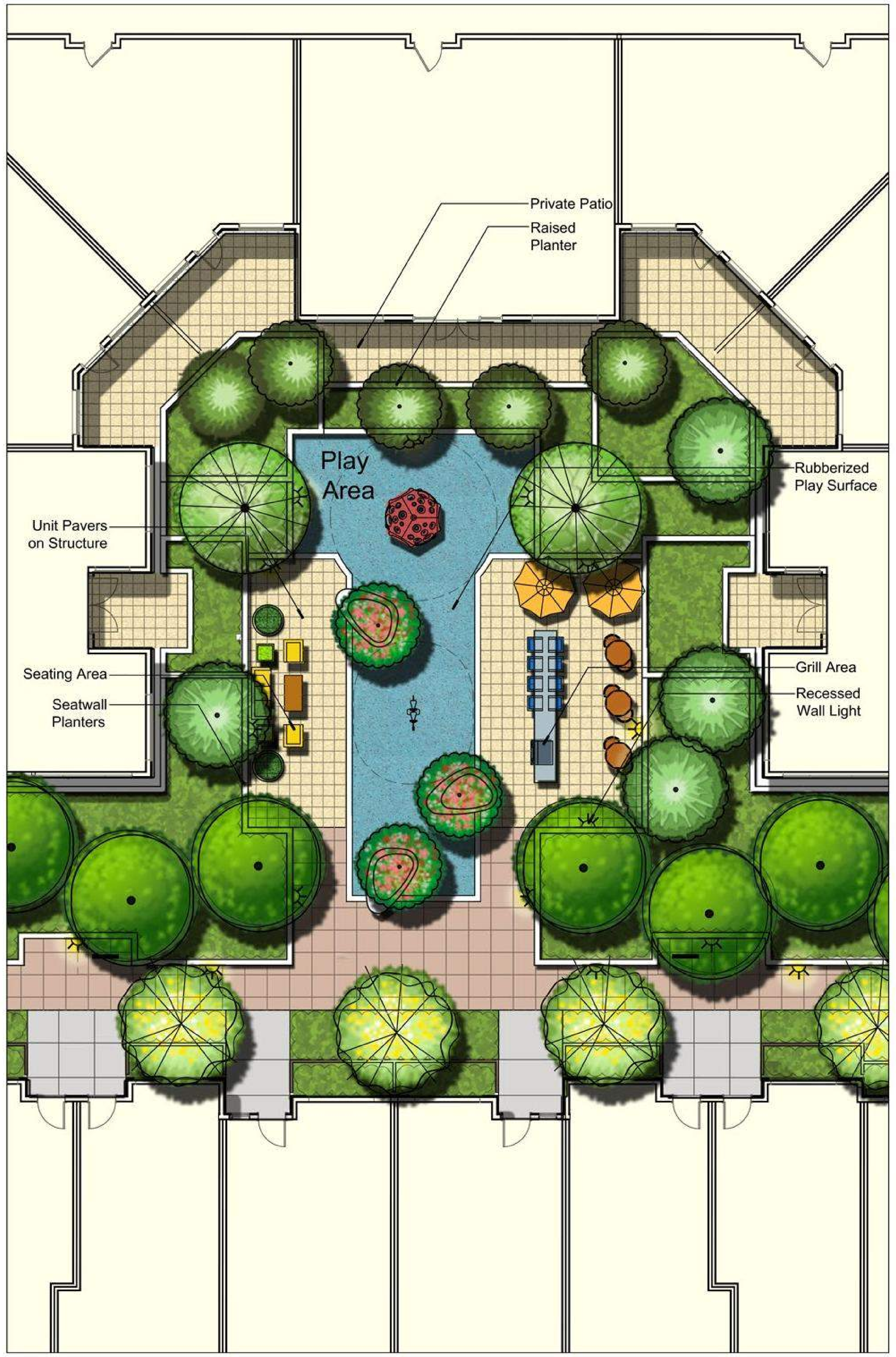
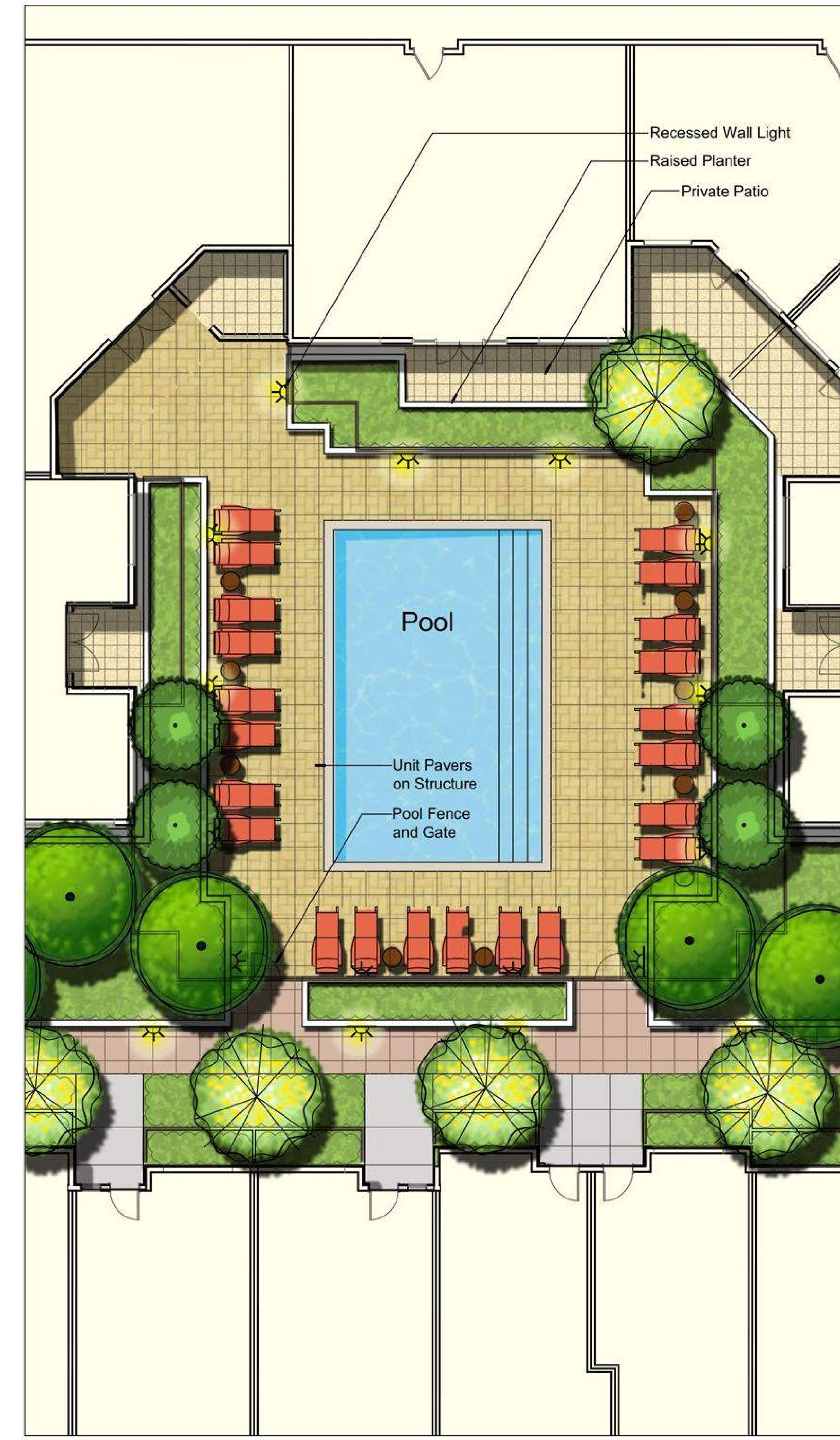
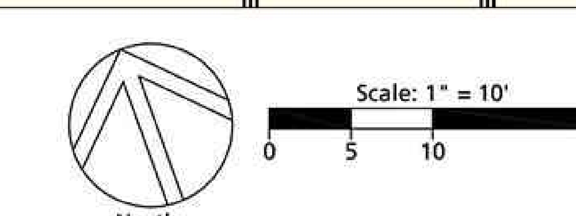


WEST COURTYARD

CENTRAL COURTYARD



POOL COURTYARD



BDE ARCHITECTURE

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners

SCHEMATIC LANDSCAPE ENLARGEMENTS L-6

5150 EL CAMINO REAL, LOS ALTOS

05/20/22

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

PUBLIC CORRESPONDENCE

The following is public correspondence received by the City Clerk's Office after the posting of the original agenda. Individual contact information has been redacted for privacy. This may *not* be a comprehensive collection of the public correspondence, but staff makes its best effort to include all correspondence received to date.

To send correspondence to the City Council, on matters listed on the agenda please email PublicComment@losaltosca.gov

From: Angel Rodriguez
To: Public Comment
Subject: Fw: Letter to City Council re meeting of 8/23,/22 item #6
Date: Tuesday, August 16, 2022 1:23:12 PM
Attachments: clip_image001.png

From: Marie Young <[redacted]
Sent: Tuesday, August 16, 2022 12:23 PM
To: City Council <council@losaltosca.gov>
Cc: Gabriel Engeland <gengeland@losaltosca.gov>; Nick Zornes <nzornes@losaltosca.gov>; Angel Rodriguez <arodriguez@losaltosca.gov>
Subject: Letter to City Council re meeting of 8/23,/22 item #6

August 16, 2022

Dear Mayor Enander, Vice-Mayor Meadows, and Members of the Los Altos City Council,

Los Altos Community Voices (LACV) enthusiastically supports the proposed housing development at 5150 El Camino Real, and awe re thrilled that the development will bring 29 additional affordable units to our community. We encourage you to follow the Planning Commission’s recommendation and approve the project so that permits can be issued and construction begun.

Thank you.

LACV Steering Committee

Robin Abrams, Curtis Cole, Kim Cranston, Bill Sheppard, Marie Young

YIMBY Law

57 Post St, Suite 908

San Francisco, CA 94104

[redacted]

YIMBY LAW

8/23/2022

Los Altos City Council
1 North San Antonio Road
Los Altos, CA 94022

PublicComment@losaltosca.gov
Via Email

Re: 5150 El Camino Real
APN 170-04-066

Dear Los Altos City Council,

YIMBY Law is a 501(c)3 non-profit corporation, whose mission is to increase the accessibility and affordability of housing in California. YIMBY Law sues municipalities when they fail to comply with state housing laws, including the Housing Accountability Act (HAA). As you know, the City Council has an obligation to abide by all relevant state housing laws when evaluating the above captioned proposal, including the HAA. Should the City fail to follow the law, YIMBY Law will not hesitate to file suit to ensure that the law is enforced.

The project consists of the demolition of an existing office building and the construction of 172 units of multifamily housing, with 29 of the units designated affordable for Low and Very Low income families. The development will also include 24 townhouses, and is utilizing a Density Bonus.

California Government Code § 65589.5, the Housing Accountability Act, prohibits localities from denying housing development projects that are compliant with the locality's zoning ordinance or general plan at the time the application was deemed complete, unless the locality can make findings that the proposed housing development would be a threat to public health and safety.

The above captioned proposal is zoning compliant and general plan compliant, therefore, your local agency must approve the application, or else make findings to the effect that the proposed project would have an adverse impact on public health and safety, as described above. Should the City fail to comply with the law, YIMBY Law will not hesitate to take legal action to ensure that the law is enforced.

I am signing this letter both in my capacity as the Executive Director of YIMBY Law, and as a resident of California who is affected by the shortage of housing in our state.

Sincerely,

Sonja Trauss
Executive Director
YIMBY Law

5150 El Camino Real MOD22-0003

August 23, 2022

Sean Gallegos, Senior Planner

Agenda Item # 6.

Background - City Council Approval

Agenda Item # 6.

- **Project Description -** The project included the development of two five-story condominium buildings along El Camino Real with 172 units and two three-story townhouse buildings along the rear with 24 condominium units.

- **Previous Approval -** On December 10, 2019, the City Council approved resolution No. 2019-43 making the findings to:
  - Adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting program consistent with the California Environmental Quality Act, and
  - Approved the design review, use permit and subdivision applications for a new 196-unit multiple-family development at 5150 El Camino Real.

- **Density Bonus Approval** - The approved project included 28 affordable units, with 12 moderate and 16 very-low – income units
  - A 35 percent density bonus
  - Concession 1: An on-menu development concession to allow the project to exceed the maximum height limit of 45 feet by 11 feet (on-menu) and
  - Concession 2: A six-inch reduction in the required parking stall width in the underground garage,
  - A waiver for a reduced percentage of landscaping in the front yard setback area.

Current Project

The project before the City Council is the following:

1. **Vesting Tentative Map**

   The City must grant a Vesting Tentative Map from one lot for condominium purposes into a two-lot subdivision.
   - Lot 1 includes the two five-story buildings along El Camino Real with 172 rental units
   - Lot 2 will include the townhouse buildings with 24 units.
2. **Density Bonus**

   The City must grant a 35 percent density bonus to modify the previously approved project to 29 low-income affordable rental units (or 20% of the 145 base units).
3. **Existing Concessions and Waivers**

   The City must maintain the existing development concessions and waivers it is eligible under State Density Bonus Law and the Los Altos Municipal Code.
4. **Proposed Development Waivers**

   The City must grant a new development waiver from the 75-foot site frontage requirement for Lot 2.
   - State law requires that wavers be approved unless specific findings can be made.
   - No evidence currently in the record to make the findings for denial, i.e.,

The applicant is not requesting to modify the design or use of the building. Therefore, the City Council is not considering a modification to the previously approved Design Review and Use Permit.

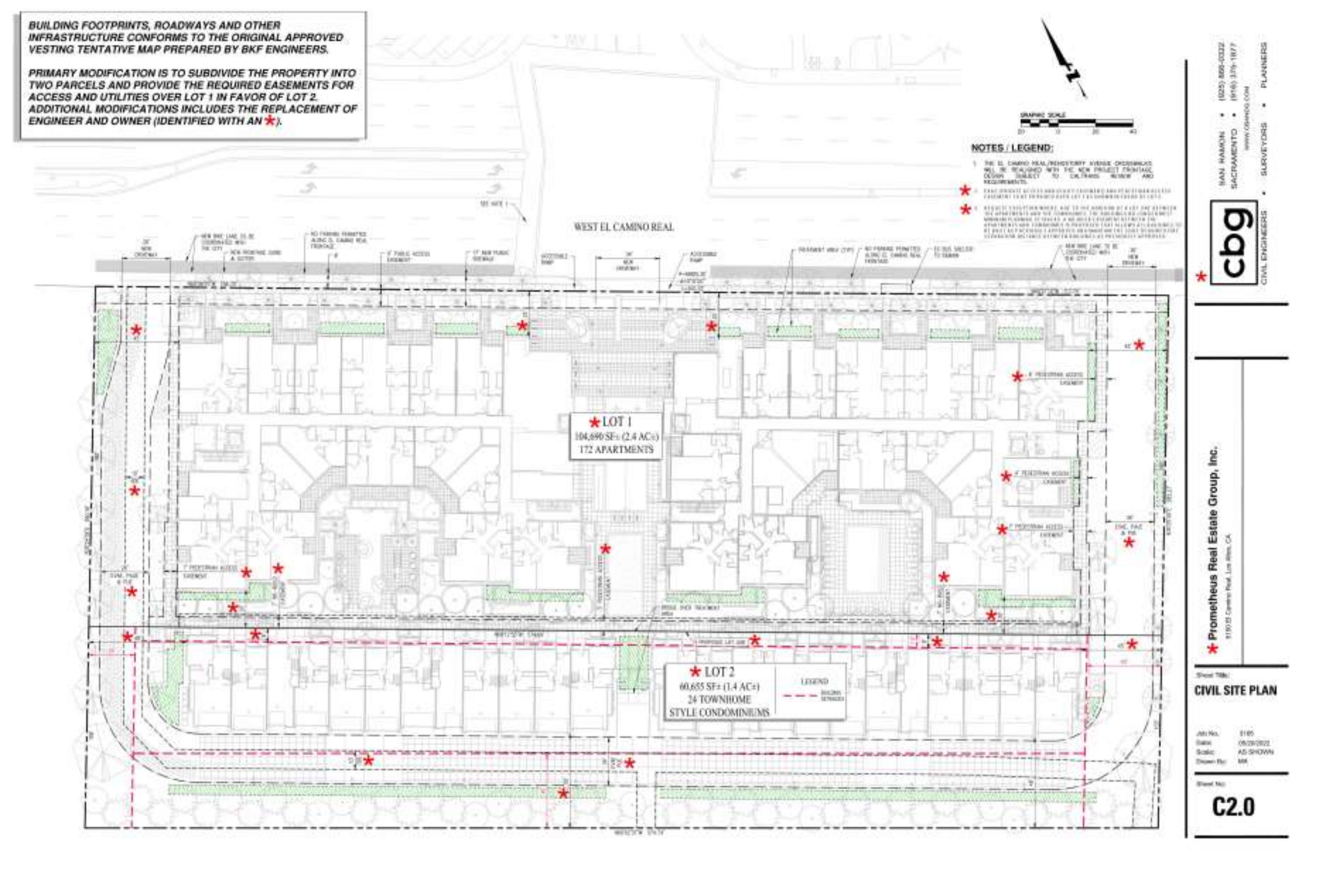
Planning Commission

The Planning Commission held a public hearing on June 16, 2022, to consider the vesting tentative subdivision map and state density bonus approval request.

1. Recommended the Council approve the Vesting Tentative Subdivision Map, Inclusionary Housing, and State Density Bonus Modification (MOD22-0003) for a 196-Unit Multiple-Family Development at 5150 El Camino Real; Motion approved 5-0.

Vesting Tentative Map

Agenda Item # 6.



VESTING TENTATIVE MAP

The City Council must grant a Vesting Tentative Map from one lot for condominium purposes into a two-lot subdivision, unless the following findings cannot be made by the City Council:

- The Subdivision Map act requires approval if the proposed subdivision is consistent with the General Plan.
- The Subdivision Map act requires approval if the site is physically suitable for this type and density of development and the project meets all applicable Zoning requirements
- The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage, or substantially injure fish or wildlife
- The design of the subdivision or type of improvements is not likely to cause serious public health problems
- The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision

Phased Construction Conditions

To address the applicant's request to modify phasing for marking and eliminate phasing of the development, the following revised conditions has been proposed in the Resolution:

5. Phased Parking

Once construction is initiated by the developer, there shall be continuous progress without phasing of the development. The project shall provide the resident and guest parking spaces required for the rental and townhouse units ~~The project shall provide the resident and guest parking spaces required for the condominium and townhouse units developed during each phase of the development and shall provide such spaces, if not available in the underground garage, at a paved location on-site where the parking spaces and drive aisles are adequately delineated. A phase of development not completed will be developed as activated space within 12 months of certificate of occupancy.~~

6. Phase Development

Once construction is initiated by the developer, there shall be continuous progress without phasing of the development. ~~If a phase of development is not completed, the undeveloped area shall be developed as activated space within 12 months of the certificate of occupancy.~~

Pedestrian Access Easement

33. Pedestrian Access Easement

The applicant shall dedicate to the public ~~the portion of~~ the public sidewalk along the El Camino Real frontage that is on the project site to the City of Los Altos for use as a pedestrian access easement, and a private access easement along the east and west side of the two-five-story buildings and along the townhouses for use as a private pedestrian access easement. Applicant shall submit documentation to the City for review and approval for the recordation of the public easement to the City of Los Altos and private easement in accordance with the CC&Rs for the project.

34. No Build Easement

The applicant shall record a seven-foot wide no build easement for along the south property line of Lot No. 1 above grade over which no buildings shall be constructed.

35. Emergency Vehicle Access Easement

The applicant shall dedicate the roadway along the east and west side of the two-five-story buildings and along the townhouses to the City of Los Altos for use as an emergency vehicle access easement. Applicant shall submit documentation to the City for review and approval for the recordation of the public easement to the City of Los Altos.

DENSITY BONUS AND NEW WAIVER

CALCULATION

- Lot Size: 3.8 acres
- Per General Plan the Maximum Density allowed is 38 3u/acre = 145 units
- Per Los Altos Municipal Code for Required Affordable Housing for Rental Units = 20% or 29 units (145 units x 20%)
- 20% Low Income Units are required to qualify for the 35% State Density Bonus and 2 incentives

PROVIDED AFFORDABLE UNITS

Project Date	Very Low Income	Low Income	Moderate Income	Total Affordable Units
12/10/2019	16		12	28
8/23/2022		29		29

- 145 Units + 35% State Density Bonus = 195.75 units (rounded to a total of 196 units)

REQUESTED NEW WAIVER

- A request to waive the requirement for a 75-foot site frontage, which is required per Section 14.28.046© of LAMC.

Granting a Waiver

The City must grant a requested waiver or development standard reduction unless it can make one or more the following findings:

- The waiver or reduced development standard would not have the effect of physically precluding the construction of a development meeting the criteria of this section at the densities or with the incentives permitted under this section.
- The waiver or reduced development standard would have a specific, adverse impact upon health, safety, or the physical environment, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact.
- The waiver or reduced development standard would have an adverse impact on any real property that is listed in the California Register of Historical Resources.
- The waiver or reduced development standard would be contrary to state or federal law

AFFORDABLE UNIT DISTRIBUTION

Condominium Units			
		Approved 12/10/19	Proposed
Affordable	1-bedroom	8 Very Low 4 Moderate	14 Low
	2-bedroom	8 Very Low 4 Moderate	15 Low
Market Rate	1-bedroom	68	66
	2-bedroom	77	75
	3-bedroom	2	2
Total		172	172

Townhouse Units			
		Approved 12/10/19	Proposed
Affordable	2-bedroom	2 Moderate	-
	3-bedroom	1 Moderate	-
Market Rate	2-bedroom	2	4
	3-bedroom	15	16
	4-bedroom	4	4
Total		24	24

AFFORDABLE UNIT SIZE

MARKET RATE UNITS

Rental Units:

UNIT TYPE	Quantity	SF	Unit Mix	Total SF
A1	36	777	55%	27,972
A2	0	0	0%	0
A3	1	874	1%	874
A4	29	1,015	44%	29,435
Total 1-bedroom units	**66**	**3,426**	**100%**	**59,041**
B1	8	1,135	10%	9,080
B2	3	1,299	4%	3,897
B3	13	1,347	17%	17,511
B4	5	1,292	7%	6,640
B5	19	1,350	25%	25,650
B6	7	1,520	9%	10,640
B7	8	1,486	11%	11,888
B8	5	1,322	7%	6,610
B9	3	1,474	4%	4,422
B10	4	1,403	6%	5,612
Total 2-bedroom units	**75**	**13,628**	**100%**	**101,950**
C1	1	1,923	50%	1,923
C2	1	2,030	50%	2,030
Total 3-bedroom Pent unit	**2**	**3,953**	**100%**	**3,953**
Total	**143**	**21,007**	**100%**	**164,944**

BELOW MARKET RATE UNITS – LOW INCOME

Rental Units:

UNIT TYPE	Quantity	SF	Unit Mix	Total SF
A1	2	777	13%	1,554
A2	4	877	29%	3,508
A3	4	874	29%	3,496
A4	4	1,015	29%	4,060
Total 1-bedroom units	14	3,543	100%	12,618
B1	2	1,135	13%	2,270
B2	1	1,299	7%	1,299
B3	1	1,347	7%	1,347
B4	0	0	0%	0
B5	0	0	0%	0
B6	3	1,520	20%	4,560
B7	6	1,486	40%	8,916
B8	0	0	0%	0
B9	2	1,474	13%	2,948
B10	0	0	0%	0
Total 2-bedroom units	15	8,261	100%	21,340
Total	29	11,804	100%	33,958

Low Income Rental
Units: (14) 1 - BED
(15) 2 – BED
Total Units:29

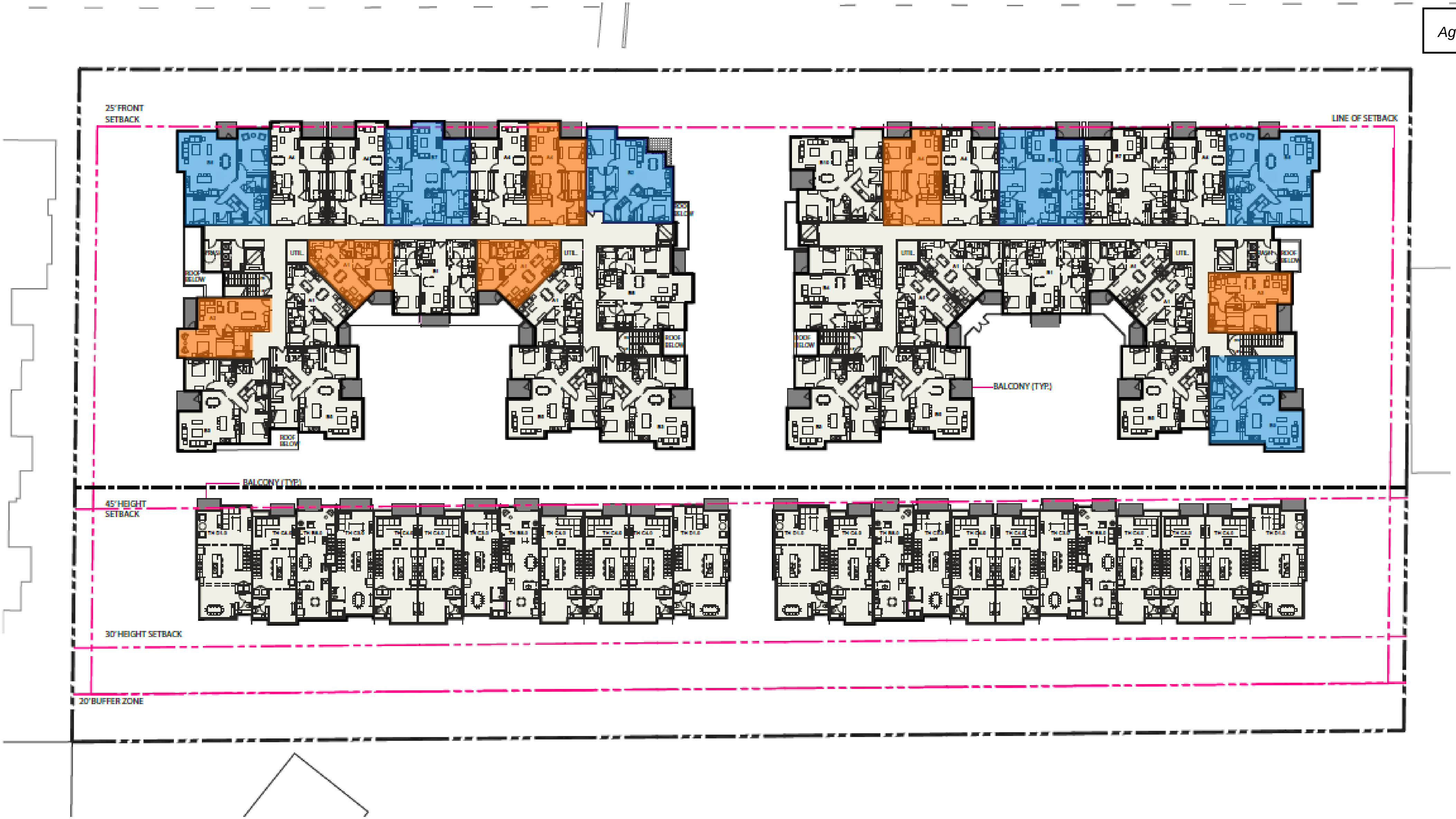
AFFORDABLE UNIT DISTRIBUTION

AFFORDABLE UNIT ALLOCATION

- 1-BEDROOM AFFORDABLE UNIT
- 2-BEDROOM AFFORDABLE UNIT

LEVEL 2 PLAN

Agenda Item # 6.

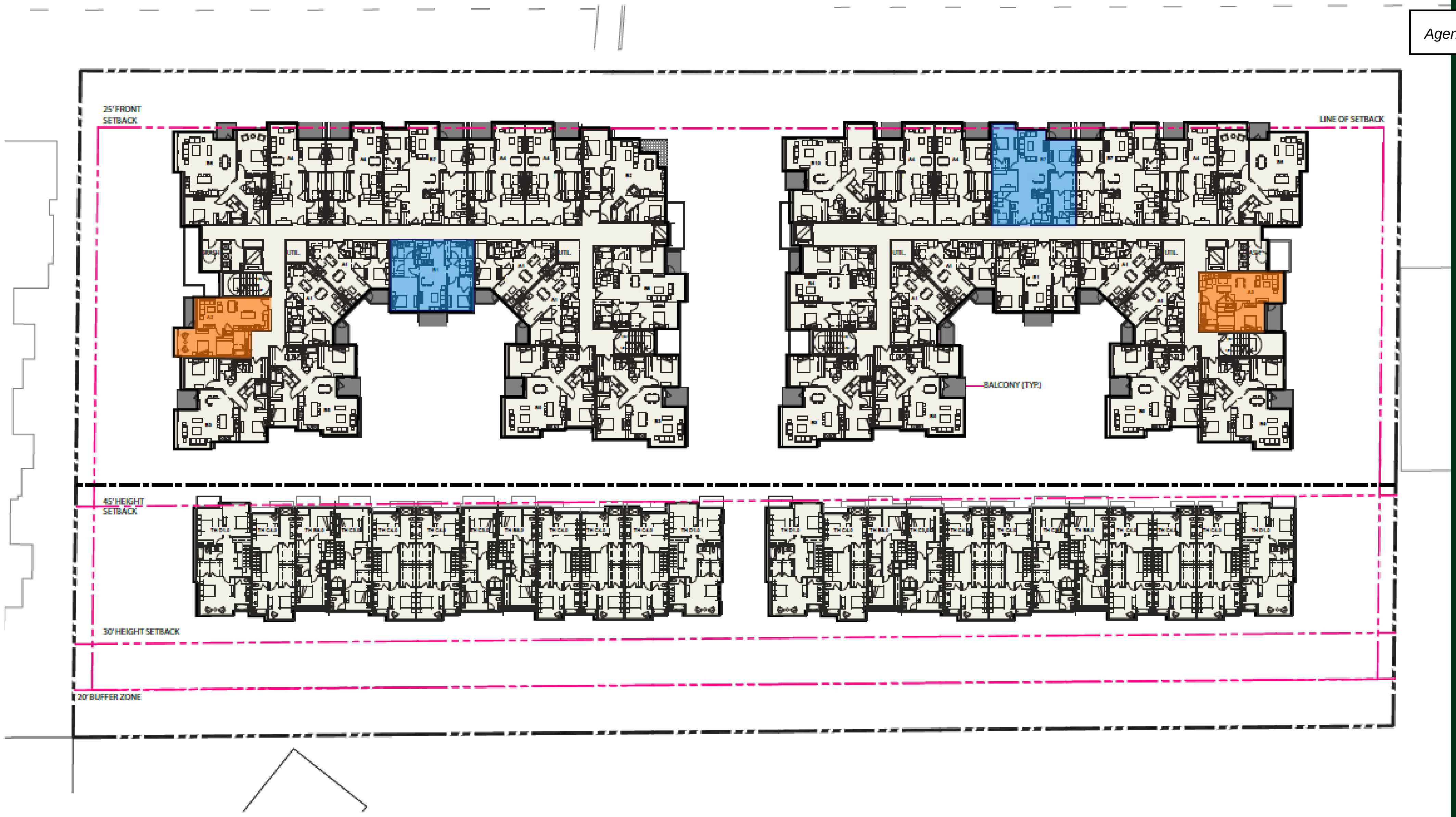


AFFORDABLE UNIT ALLOCATION

- 1-BEDROOM AFFORDABLE UNIT
- 2-BEDROOM AFFORDABLE UNIT

LEVEL 3 PLAN

Agenda Item # 6.

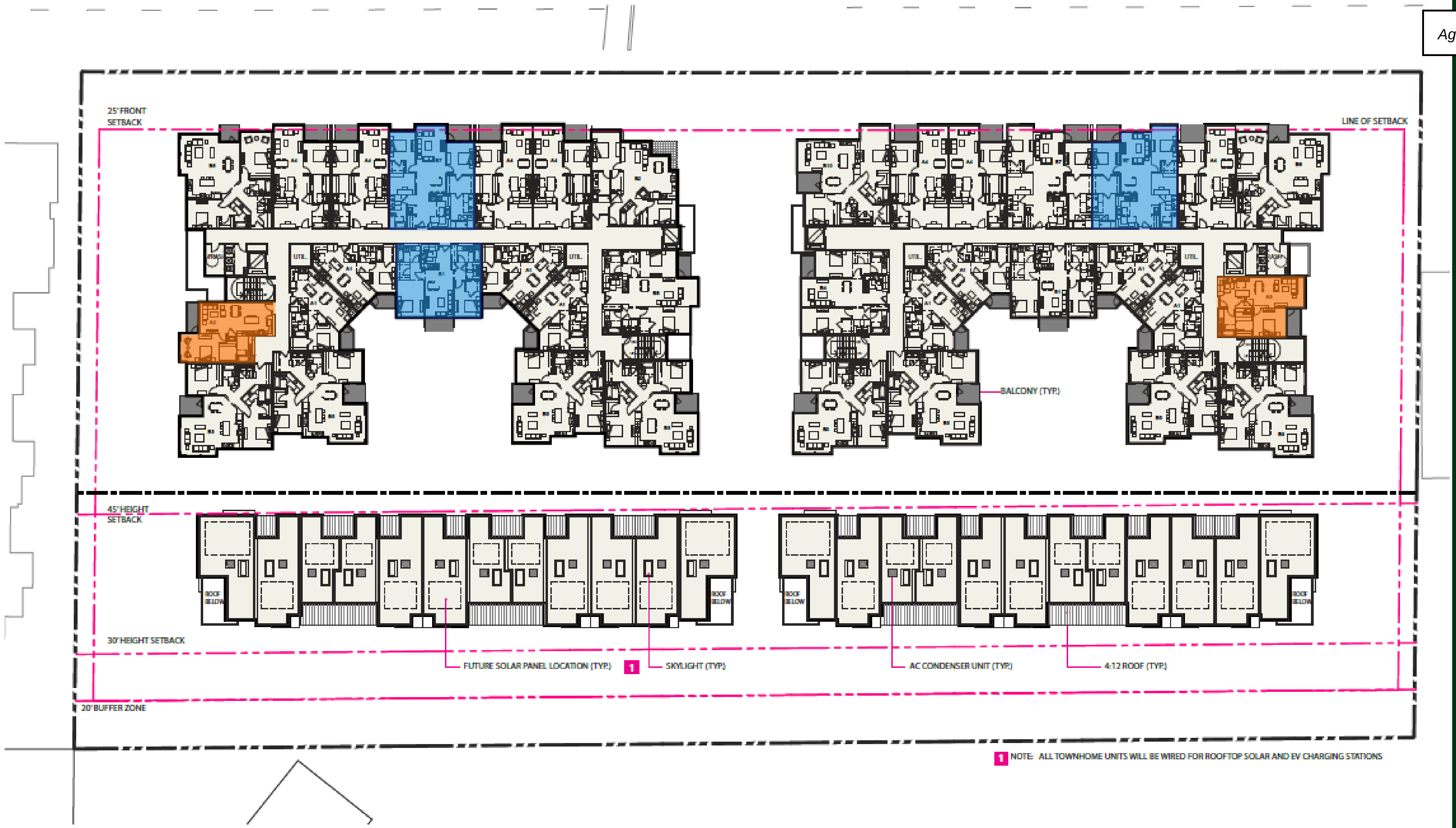


AFFORDABLE UNIT ALLOCATION

1-BEDROOM AFFORDABLE UNIT

2-BEDROOM AFFORDABLE UNIT

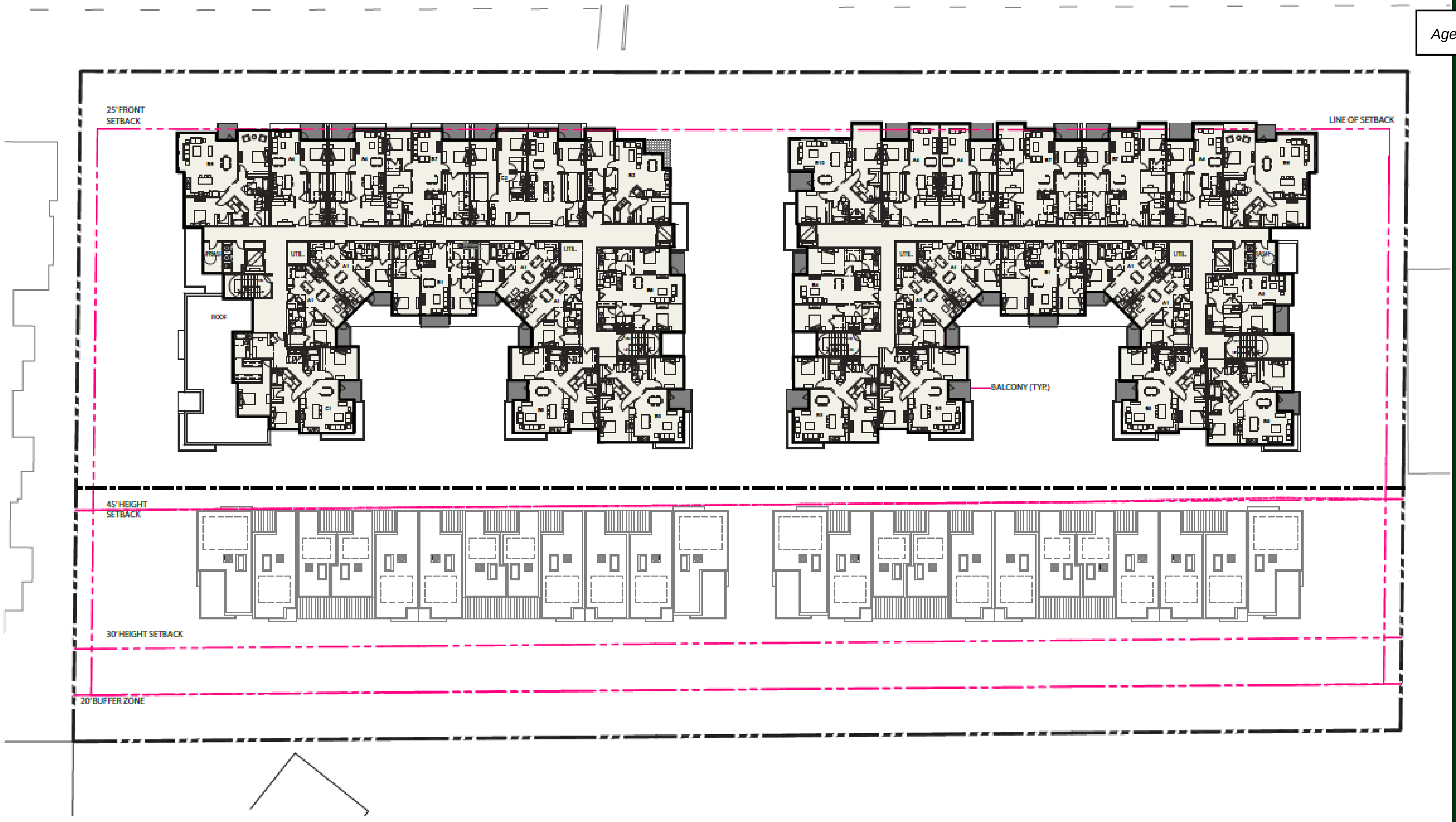
LEVEL 4 / TOWNHOME ROOF PLAN



AFFORDABLE UNIT ALLOCATION

- 1-BEDROOM AFFORDABLE UNIT
- 2-BEDROOM AFFORDABLE UNIT

LEVEL 5 PLAN



AFFORDABLE UNIT ALLOCATION

1-BEDROOM AFFORDABLE UNIT

2-BEDROOM AFFORDABLE UNIT

Affordability Conditions

25. ~~Upon completion of first phase of the project (indicated as the townhomes), three townhouses shall not be sold for five years from the date of occupancy and shall be held by an entity controlled by Dutchints Development. If the second or third phase are not initiated within five years from completion of Phase 1, the three unsold townhouse units shall be dedicated as affordable units.~~

40. The Applicant shall execute and record an Affordable Housing Agreement, in a form approved and signed by the ~~Community Development~~ Development Services Director and the City Attorney, that offers 29~~8~~ below market rate rental units affordable to low-income households, for ~~an indefinite period~~99 years~~, as defined in Condition No. 2~~. The below market rate units shall be constructed concurrently with the market rate units, shall be provided at the location on the approved plans, and shall not be significantly distinguishable with regard to design, construction or materials. Upon completion of the townhouses on Lot No. 2, five townhouses shall not be sold for five years from the date of occupancy and shall be held by an entity controlled by Prometheus Real Estate Group, Inc. If 172 rental units on Lot No. 1 are not initiated within five years from completion of townhouses, the five unsold townhouse units shall be dedicated as affordable units. If the 172 rental units on Lot No. 1 are initiated within five years from the completion of the townhouses, the condition for five unsold townhouse units be dedicated as affordable will terminate.

~~43. **Affordable Housing**~~

~~Within 30 days of project approval, the applicant shall enter into a Memorandum of Understanding with a third-party affordable housing developer to use best efforts to explore and effectuate financing options for the purchase and management of up to an additional 58 marketrate units in the Project to be dedicated as affordable rental units~~.

Parkland Dedication

- On December 10, 2019, the City Council required Condition No. 26 in Resolution No. 2022-043 to explore the dedication of land with park and recreational facility improvements to the City. Staff is recommending revisions Condition No. 26.

The applicant and City shall enter into good faith negotiations toward executing a memorandum of understanding (MOU) or Exclusive Negotiating Agreement (ENA) prior to issuance of the project's first building permit by ~~January 31, 2022 that.~~ The agreement would allow~~s~~ the city and applicant/developer to negotiate the terms of an agreement that will provide a public park at 745 Distel Drive, and ~~The agreement~~ shall:

a. Provide for a "turn key" park and detail the process by which the park design will be developed and approved.
b. Provide for payment to the city of the difference between the total cost of the park and the in-lieu park fee amount that would otherwise be paid.
c. Require the payment of the estimated difference between the total cost of the park and the otherwise required in-lieu fee at the time of issuance of the first building permit for the project.
d. Include an "opt-out" clause.

In the event that an MOU or ENA is not executed by the parties prior to issuance of the project's first building permit, the applicant shall instead pay the applicable in lieu park fee."

Environmental Review

- An Initial Study and Mitigated Negative Declaration (IS/MND) was previously prepared in compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines (California Code of Regulations §15000 et. seq.) and the regulations and policies of the City of Los Altos.

- The MND and Mitigation Monitoring and Reporting Program for the project were adopted for the project by the City on December 10, 2019.

- A subsequent MND is not required under State CEQA Guidelines Section 15162.

Staff Recommendation

- Proposed Vesting Tentative Subdivision Map, Inclusionary Housing, and State Density Bonus Modification (application MOD22-0003) for a 196-Unit Multiple-Family Development at 5150 El Camino Real

If decision for denial, appropriate findings would need to be provided in compliance with State Law(s).

End

PUBLIC CORRESPONDENCE

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Los Altos Affordable Housing Alliance

August 20, 2022

RE: August 23, 2022, Item 6, 5150 El Camino

Dear Mayor Enander and City Council,

The Los Altos Affordable Housing Alliance is delighted to see 5150 El Camino going forward again. We particularly like that the main buildings will now be rentals, as we believe the City needs more rental housing.

We commend staff for prudently protecting the city's affordable housing inventory in the unlikely case that the townhouses are built but the apartment construction is delayed.

As these buildings have already been approved once, and as the technical details of the inclusionary zoning and the separation of the townhouse portion of the project from the apartment portion have now been dealt with, we see no reason for this project to be further delayed, and we urge its speedy approval.

Respectfully,
The Los Altos Affordable Housing Alliance

Los Altos Affordable Housing Alliance
Committed to educating and inspiring the Los Altos community to build housing that is affordable for those who live and work in Los Altos
https://losaltosaffordablehousing.org/

PUBLIC CORRESPONDENCE

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LEAGUE OF WOMEN VOTERS®
OF LOS ALTOS-MOUNTAIN VIEW AREA

August 20, 2022

Mayor Enander and Members of the City Council
City of Los Altos
1 N. San Antonio Road
Los Altos, CA 94022

Re: Agenda Item #6 – 5150 El Camino Real Development, Council Meeting August 23rd

Dear Mayor Enander and Members of the City Council:

The LWV supports inclusionary zoning as a method to increase the supply of safe, decent, adequate housing for all Californians. We have consistently commended Los Altos for its below-market-rate (BMR) program as it has been the main way that Los Altos has been providing affordable housing.

The Prometheus development will add 196 units to Los Altos' housing stock, including 29 BMR rentals. The project will contribute significantly towards the City's RHNA targets, as well as to its affordable housing inventory.

We appreciate Staff and the Planning Commission paying close attention to appropriate implementation of the BMR ordinance as well as density bonus law and ensuring that affordable housing is included if for some reason the rental housing construction is delayed.

We are also pleased to see that that Prometheus has revised the 5150 El Camino project approved earlier by Council so that now most of the units will be rental instead of ownership. Los Altos has been building very few rental units; rentals are more affordable to those with lower incomes, because they are more "affordable by design", as the Staff report points out. The LWV supports providing a range of housing types.

(Please send any questions about this email to Sue Russell at housing@lwvlamv.org)

Karin Bricker, President LWV of Los Altos/Mountain View Area
Cc: Gabe Engeland. Nick Zornes Sean Gallegos Angel Rodriguez

From: Phan Truong
To: Public Comment
Subject: Public Comment Agenda Item 6 (5150 El Camino Real) - Meeting 8/23/22
Date: Tuesday, August 23, 2022 8:41:07 AM

Dear Members of the Los Altos City Council,

The previous developer, *Dutchints Development*, worked extensively with the residents of Casita Way to establish a development plan that stipulated the following important design elements:

- Provide for the planting of fast-growing trees of an agreed-upon perennial species along the property's southern border to protect year-round privacy of residents of Casita Way.
- Ensure that grading does not destroy the current berm along the property's southern border so as to protect the roots of trees belonging to the residents of Casita Way, which currently provide a privacy screen.
- Provide for the construction of a new fence or wall along the property's southern border to protect privacy and mitigate sound, light, and noise pollution.

I urge the City Council to ensure that the current owner of the property, *Prometheus Real Estate Group*, honors these same design elements, which were arrived at in mutual good faith, and that the City Council require their inclusion to protect the privacy of residents who live on Casita Way.

Respectfully Yours,

Phan Truong and Family
Casita Way, Los Altos

From: Pierre Bedard
To: Public Comment
Subject: PUBLIC COMMENT AGENDA ITEM 6 - 24 AUG 22
Date: Tuesday, August 23, 2022 9:37:02 AM

Dear Los Altos City Council,

I'm writing regarding the development at 5150 El Camino Real.

The previous developer, *Dutchints Development*, worked extensively with the residents of Casita Way to establish a development plan that stipulated the following important design elements:

- Provide for the planting of fast-growing trees of an agreed-upon perennial species along the property's southern border to protect year-round privacy of residents of Casita Way
- Ensure that grading does not destroy the current berm along the property's southern border so as to protect the roots of trees belonging to the residents of Casita Way, which currently provide a privacy screen
- Provide for the construction of a new fence or wall along the property's southern border to protect privacy and mitigate sound, light, and noise pollution.

I urge the City Council to ensure that the current owner of the property, *Prometheus Real Estate Group*, honors these same design elements, which were arrived at in mutual good faith, and that the City Council require their inclusion to protect the privacy of residents who live on Casita Way.

Respectfully Yours,

Pierre and Caroline Bedard
721 Casita Way, Los Altos

YIMBY Law

57 Post St, Suite 908

San Francisco, CA 94104

[redacted]

YIMBY LAW

8/23/2022

Los Altos City Council
1 North San Antonio Road
Los Altos, CA 94022

PublicComment@losaltosca.gov
Via Email

Re: 5150 El Camino Real
APN 170-04-066

Dear Los Altos City Council,

YIMBY Law is a 501(c)3 non-profit corporation, whose mission is to increase the accessibility and affordability of housing in California. YIMBY Law sues municipalities when they fail to comply with state housing laws, including the Housing Accountability Act (HAA). As you know, the City Council has an obligation to abide by all relevant state housing laws when evaluating the above captioned proposal, including the HAA. Should the City fail to follow the law, YIMBY Law will not hesitate to file suit to ensure that the law is enforced.

The project consists of the demolition of an existing office building and the construction of 172 units of multifamily housing, with 29 of the units designated affordable for Low and Very Low income families. The development will also include 24 townhouses, and is utilizing a Density Bonus. This project was previously entitled by the city, and the two differences now are that a project that was once previously all for-sale will now include much needed rental housing, and that there will be an increase in the total number of affordable housing units provided.
California Government Code § 65589.5, the Housing Accountability Act, prohibits localities from denying housing development projects that are compliant with the locality's zoning ordinance or general plan at the time the application was deemed complete, unless the locality can make findings that the proposed housing development would be a threat to public health and safety.

The above captioned proposal is zoning compliant and general plan compliant, with the requested density bonus incentives and waivers, therefore, your local agency must approve the application, or else make findings to the effect that the proposed project would have an adverse impact on public health and safety, as described above. Should the City fail to comply with the law, YIMBY Law will not hesitate to take legal action to ensure that the law is enforced.

I am signing this letter both in my capacity as the Executive Director of YIMBY Law, and as a resident of California who is affected by the shortage of housing in our state.

Sincerely,

Sonja Trauss

Sonja Trauss
Executive Director
YIMBY Law

AGENDA REPORT SUMMARY

Meeting Date: August 23, 2022

Subject: Annual Development Impact Fees Report for Fiscal Year 2021

Prepared by: June Du, Finance Manager
Reviewed by: Suzanne Niederhofer, Interim Finance Director
Approved by: Gabriel Engeland, City Manager

Attachment(s):
1. Annual Report on Development Impact Fees for Fiscal Year 2021 Pursuant to AB1600

Initiated by:
Staff

Fiscal Impact:
None

Environmental Review:
Not applicable

Policy Question(s) for Council Consideration:
- None.

Summary:
- Accept Annual Development Impact Fees Report

Staff Recommendation:
Move to receive Annual Report on Development Impact Fees for Fiscal Year 2021

Subject: Annual Development Impact Fees Report for Fiscal Year 2021

Purpose

State law requires the City to make this report available for public inspection at least 10 days before the City Council accepts the report and 180 days after the last day of the fiscal year. Due to the Finance department key personnel turnover, the notice on the availability of this report will be posted on August 24, 2022.

Background

The attached report provides information on the amount of park in-lieu fees and traffic impact fees collected, the interest earned on unexpended funds, and the amount of funds expended for the period July 1, 2020 through June 30, 2021. If the City held developer fees for a period greater than five years, the City Council can make findings on an annual basis that uncommitted funds have a specified purpose and that there is a reasonable relationship between the fee and the purpose for which it was charged. As of June 30, 2021, there were no funds held by the City for a period greater than five years and as a result, no findings are needed for this year's report.

Discussion/Analysis

The City has two developer impact fees in place, a Park in-Lieu Fee and a Traffic Impact Fee. The City's Park in-Lieu Fee requires developers to contribute land or an in-lieu fee per parcel when developing or subdividing a property. The City has identified park and recreation facility improvements in its Capital Improvement Program to be funded with these dollars.

For the traffic impact fee, the City requires developers to pay a fee when a new development generates traffic and meets other requirements described in Section 3.48.040 of the City's Municipal Code. The fees collected are to be used for transportation improvements that are identified in the City's Capital Improvement Program and/or in the Traffic Impact Fee report in effect at the time the traffic impact fee is enacted or as subsequently amended.

Section 66001 of the Government Code requires the City to review and report on the status of the fees collected annually.

Recommendation

Receive the Annual Report on Development Impact Fees for Fiscal Year 2021

ATTACHMENT 1

City of Los Altos

Annual Report
on
the Traffic Impact Fee and the Park in-Lieu Fee

for
Fiscal Year Ended
June 30, 2021

City of Los Altos
Park In-Lieu Fees and Traffic Impact Fees
For Year Ended June 30, 2021

Schedule of Park-In-Lieu Fees

Pursuant to City of Los Altos Municipal Code Chapter 13.24
Per City Council Approval on 10-13-2020

New Single-family Residential Home	$ 87,300	per Home
New Multiple-family Unit	$ 55,000	per Unit

Schedule of Traffic Impact Fees

Pursuant to City of Los Altos Municipal Code Chapter 3.48
Per City Council Adopted Resolution No. 2018-14

Single-family Housing	$ 6,774	per Residential Unit
Multiple-family Housing	$ 4,159	per Residential Unit
Senior Housing	$ 1,744	per Residential Unit
Commercial	$ 12,409	per One Thousand Gross Square Feet
Office	$ 9,994	per One Thousand Gross Square Feet

EXHIBIT C-1

City of Los Altos
Park In-Lieu Fees
For Year Ended June 30, 2021

Fiscal Year	Beg Bal	Fees Collected	Interest Income	Transfers In	FY 20/21 Expenditures	Transfers Out	End Bal
2005	$ -	$ 30,000	$ 670		$ 6,500		$ 24,170
2006	24,170	60,000	2,757				86,927
2007	86,927	243,000	7,705				337,632
2008	337,632	867,000	23,890		211,780		1,016,742
2009	1,016,742		19,684		73,046		963,380
2010	963,380	468,000	7,868		154,257		1,284,991
2011	1,284,991	132,000	7,784		1,136,867		287,908
2012	287,908	756,000	6,027		100,185		949,750
2013	949,750	3,636,000.00	4,640.00				4,590,390
2014	4,590,390	1,260,000	21,574				5,871,964
2015	5,871,964	62,708	24,420			56,773	5,902,319
2016	5,902,319	198,500	56,633		145,102	467,476	5,544,874
2017	5,544,874		12,414		1,152,527	899	4,403,862
2018	4,403,862	1,092,500	24,575		267,602		5,253,335
2019	5,253,335	127,500	35,466		243,104		5,173,197
2020	5,173,197		136,292		19,238		5,290,251
*2020R							5,447,255
2021	5,447,255	1,541,500	76,353		17,564	1,300,000	5,747,544
					Committed Use of Fund		(1,979,970)
						Avail. Fund	3,767,574

NOTE: The transfer out of funds went to the Capital Improvements Fund
Please refer to Exhibit C-2

* The adjustmentment to the availble fund balance.
The difference is due to previous calculation included unrealized gain and loss to the investment and coverting from cash basis to accural basis

2020 Original	5,290,251
2020 Revised	5,447,255
Diff	157,004

EXHIBIT C-1

City of Los Altos
Traffic Impact Fees
For Year Ended June 30, 2021

Fiscal Year	Beg Bal	Fees Collected	Interest Income	Transfers In	FY 20/21 Expenditures	Transfers Out	End Bal
2006	$ -	$ 84,796	$ 960				$ 85,756
2007	85,756		4,467				90,223
2008	90,223	285,018	7,785				383,026
2009	383,026	24,842	8,974				416,842
2010	416,842	154,644	3,372				574,858
2011	574,858	185,795	5,935		47,793		718,795
2012	718,795	59,964	5,108		23,402		760,465
2013	760,465	651,705	1,758		18,336		1,395,592
2014	1,395,592	692,408	8,083		1,684	95,357	1,999,042
2015	1,999,042	249,589	8,819		320,225		1,937,224
2016	1,937,224	41,531	18,924		7,014	518,398	1,472,267
2017	1,472,267		3,867		105,434	114,529	1,256,171
2018	1,256,171	105,359	5,165		346,463	440,000	580,232
2019	580,232	21,053	4,447		70,895		534,837
2020	534,837	20,293	14,355		62,102	4,540	502,843
*2020R							534,292
2021	534,292	139,336	6,871		(833)	651,391	29,940

NOTE: The transfer out of funds went to the Capital Improvements Fund
Please refer to Exhibit C-2

* The adjustmentment to the availble fund balance.
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and coverting from cash basis to accural basis

2020 Original	502,843
2020 Revised	534,292
Diff	31,449

EXHIBIT C-2

City of Los Altos
Park-in-Lieu Funds Expended
For Year Ended June 30, 2021

Project		Amount of Impact Fees Expended on Project	Amount of All Funds Expended on Project	Percent Share of Impact Fees
CF01002 Los Altos Community Center Redevelopment	Park-in-Lieu	$ 1,300,000	$ 1,300,000	100%
	Total	$ 1,300,000	$ 1,300,000	100%

As June 30, 2021, there were no loans made by the Fund

For fiscal year ending June 30, 2021, there were no fee refunds issued by the Fund

As of June 30, 2021, there were no incomplete public improvements for which sufficient funds have been collected. No approximate construction date can be identified at this time for incomplete public improvements.

EXHIBIT C-2

City of Los Altos

Traffic Impact Fee Funds Expended
For Year Ended June 30, 2021

Project		Amount of Impact Fees Expended on Project	Amount of All Funds Expended on Project	Percent Share of Impact Fees
TS0102219 Colector Street Traffic	Traffic Impact	$ 4,338	$ 4,338	100%
TS0102220 Colector Street Traffic	Traffic Impact	$ 778	$ 778	100%
TS0102221 Colector Street Traffic	Traffic Impact	$ 546,275	$ 546,275	100%
TS01052 Annual Bike/Pedestrian Access Improvements	Traffic Impact	$ 100,000	$ 100,000	100%
	Total	$ 651,391	$ 651,391	100%

As June 30, 2021, there were no loans made by the Fund

For fiscal year ending June 30, 2021, there were no fee refunds issued by the Fund

As of June 30, 2021, there were no incomplete public improvements for which sufficient funds have been collected.
No approximate construction date can be identified at this time for incomplete public improvements.

City of Los Altos 2022 Tentative Council Agenda Calendar

August 18, 2022

All items and dates are tentative and subject to change unless a specific date has been noticed for a legally required Public Hearing. Items may be added or removed from the shown date at any time and for any reason prior to the publication of the agenda eight days prior to the next Council meeting.

Date	Agenda Item (Date identified by Council)	Agenda Section (Consent, Discussion Item - note in red if Public Hearing)	Dept/ Date of request to add.
August 30, 2022	**Commission Interviews**		
September 6, 2022	REGULAR COUNCIL MEETING		
	FY 22/23 Agreement with Traffic Patterns		
	4350 El Camino Real		
	Non-Profit Contribution Policy		
September 20, 2022*	Year End tentative report – September (if needed)		
	REGULAR COUNCIL MEETING		
	AB 481		
	Solid Waste Disposal Agreement		
	Downtown Wifi		
	330 Distel Circle		
	Sewer Treatment Plant Amendment		
	Commission Outreach		
	Fee Waiver Policy		
October 11, 2022	REGULAR COUNCIL MEETING		
	Complete Streets Master Plan		

City of Los Altos Tentative Council Agenda Calendar
August 18, 2022

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Date	Agenda Item (Date identified by Council)	Agenda Section (Consent, Discussion Item - note in red if Public Hearing)	Dept.
	Raising Flag Policy		
October 25, 2022	REGULAR COUNCIL MEETING		
	Commission Appointments		
	Ceding time		
November 1, 2021	Joint w/Commissions		
November 15, 2022 *	1st Quarter report FY 2021/2022		
	REGULAR COUNCIL MEETING		
November 29, 2022	REGULAR COUNCIL MEETING		
December 6, 2022	CAFR and Year End – 1st meeting December		
December 13, 2022	Special meeting REORG.		

Future Agenda Topics To Be Scheduled….

Agenda Item # 8.

City of Los Altos Tentative Council Agenda Calendar

August 18, 2022

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Date	Agenda Item (Date identified by Council)	Agenda Section (Consent, Discussion Item - note in red if Public Hearing)	Dept.

Proposed City policy that modifies the environmental analysis standard for circulation impacts from a Level of Service (LOS) analysis to a Vehicle Miles Traveled (VMT) analysis.	Public Hearing	
info on Cuesta speed tables		
League of California Cities – Role and Representation	Presentation/Discussion	Council Initiated
Subcommittee on Grants		NF 03.25.2022
Comprehensive multi-modal traffic study (analysis of recent projects projected parking, trip generation, & traffic impacts to actuals; ECR impacts should include adjacent streets)		ES
Reach Code 2.0		
Boards and Commission Process /Survey use		
PCI Report		
Funding mechanisms for housing and housing programs		
Holidays to be referenced on employee rules		
Open Government Cmte		
MWENDO		
Dark Skies Ordinance (LLE/AE/NF 7/12)		
Restriction of Fire Arms on Public Property (JW/NF/AE 7/12)		

City of Los Altos Tentative Council Agenda Calendar

August 18, 2022

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Date	**Agenda Item (Date identified by Council)**	**Agenda Section (Consent, Discussion Item - note in red if Public Hearing)**	**Dept.**

SFPUC Agreement		