PLANNING COMMISSION MEETING AGENDA

6:00 PM - Thursday, November 21, 2024

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

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

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

https://losaltosca-gov.zoom.us/j/85021848710?pwd=0N0HqE1bPQm4yadz37TznM4wbSYAMW.1

Telephone: 1-253-215-8782 / Webinar ID: 850 2184 8710 / Passcode: 242017

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

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

AGENDA

ESTABLISH QUORUM

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

ITEMS FOR CONSIDERATION/ACTION

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

1. **2025 Planning Commission Meeting Schedule**
   Approval of the 2025 Planning Commission meeting dates.

2. **Planning Commission Meeting Minutes**
Approval of the DRAFT minutes of the regular meeting of October 17, 2024.

PUBLIC HEARING

3. **D23-0011, CUP23-0001, & TM23-0003 - Jennifer Tersigni - 4896 El Camino Real**
Request for Design Review (D23-0011) and Conditional Use Permit (CUP23-0001) to construct a five-story mixed-use development with 33 residential units, 16,140 square feet of office, and a two-levels of underground parking with a State Density Bonus with waivers replacing a fast-food restaurant and single-family home and a Tentative Map (TM23-0003) to create 34 condominium lots and one common lot. The project is categorically exempt pursuant to Section 15332 ("In-Fill Development Projects") of the California Environmental Quality Act (CEQA) Guidelines (CEQA). *Project Planner: Liu*

4. **CUP24-0004, & TM24-000 -Jackie Terrell and Twinkal Parmar - 1485 Fremont Ave**
Request for a Conditional Use Permit and Tentative Parcel Map to subdivide a 64,380 square foot lot into two lots with a flag lot configuration. The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315 ("Minor Land Divisions") of the CEQA Guidelines. *Project Planner: Whitehill*

5. **Zone Text Amendments for Bird Safe Design and Lighting Performance Standards**
Consider draft ordinance and provide recommendation to the City Council for adoption of the proposed ordinances which include the addition of Chapter 14.90 for Bird Safe Design and Chapter 14.91 for Lighting Performance Standards and find that the proposed amendments are exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines. *Project Planner: Zornes*

COMMISSIONERS' REPORTS AND COMMENTS

POTENTIAL FUTURE AGENDA ITEMS

ADJOURNMENT

SPECIAL NOTICES TO PUBLIC

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

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

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

Development Services Department
1 North San Antonio Road
Los Altos, California 94022-3087

M E M O R A N D U M

DATE: November 14, 2024

TO: Planning Commission

FROM: Stephanie Williams, Deputy Director

SUBJECT: 2025 PLANNING COMMISSION MEETING DATES

January 16, 2025
February 6, 2025
February 20, 2025
March 6, 2025
March 20, 2025
April 3, 2025
April 17, 2025
May 1, 2025
May 15, 2025
June 5, 2025
August 7, 2025
August 21, 2025
September 4, 2025
September 18, 2025
October 16, 2025
November 6, 2025
November 20, 2025
December 4, 2025
December 18, 2025

CITY OF LOS ALTOS
PLANNING COMMISSION MEETING MINUTES
THURSDAY, OCTOBER 17, 2024
6:00 p.m.
1 N. San Antonio Rd. ~ Los Altos, CA

Eric Steinle, Chair
Joe Beninato, Vice Chair
Mehruss Jon Ahi, Commissioner
Kate Disney, Commissioner
Susan Mensinger, Commissioner
Richard Roche, Commissioner

CALL MEETING TO ORDER: Eric Steinle, Chair, called the meeting to order at 6:00 p.m.

ESTABLISH QUORUM: All Commissioners were present and in person during the meeting.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

There was no public comment.

CONSENT CALENDAR

1. **Planning Commission Minutes**
   Approve the minutes of the Regular Planning Commission meeting of April 18, 2024.

Motion by Steinle and Second by Mensinger to approve the consent calendar. **Motion carried unanimously by roll call vote.**

SPECIAL ITEM

2. **Election of Chair and Vice Chair**

   Chair Steinle nominated Vice Chair Beninato as new Chair of the Planning Commission.
   Commissioners voted. **Motion carried unanimously by roll call vote.**

   Commissioner Steinle nominated commissioner Roche as Vice Chair of the Planning Commission.
   Commissioners voted. **Motion carried unanimously by roll call vote.**

PUBLIC HEARING

3. **Zone Text Amendments Updating the Los Altos Municipal Code Title 14**
   Consideration of Zoning Ordinance Text Amendments updates Title 14 including zoning definitions, administration and procedures for discretionary applications within the City of Los Altos. The proposed amendments are exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines since there would be no possibility of a significant effect on the environment. Project Manager: Zornes

Nick Zornes, Assistant City Manager, presented the report.

Commissioners asked staff questions.

Chair Beninato opened the public comment period.

No one from the public spoke during the public comment period.

Chair Beninato closed the public comment period

Motion by Disney to amend Section 14.18.040 Findings and Decision. **Failed due to lack of a second.**

Motion by Steinle and Second by Mensinger to recommend adoption of the proposed ordinance which includes the addition of Chapter 14.01 and 14.81 and amending Chapter 14.02 of the Los Altos Municipal Code and find that the proposed amendments are exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines. **Motion carried unanimously by roll call vote.**

DISCUSSION

4. Planning Commission Work Plan

Stephnie Williams, Development Services Deputy Director, presented the report.

Commissioners asked staff questions.

Chair Beninato opened the public comment period.

Jim Wang from the public spoke during the public comment period.

Chair Beninato closed the public comment period.

POTENTIAL FUTURE AGENDA ITEMS

The regular meeting on November 7, 2024 will be cancelled.

ADJOURNMENT – The meeting adjourned at 8:09 p.m.

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Stephanie Williams
Development Services Deputy Director

The October 17, 2024 Planning Commission Meeting recording may be viewed via the following external website: https://www.youtube.com/@CityofLosAltosCA

The City of Los Altos does not own or operate YouTube. The video referenced on these minutes were live at the time the minutes were published.

PLANNING COMMISSION
AGENDA REPORT

Meeting Date: November 21, 2024

Subject: 4896 El Camino Real - Mixed-Use Development

Prepared by: Jia Liu, Associate Planner

Initiated by: Doheny-Vidovich Partners, Applicant

Attachments:

1. Draft Resolution Approving the Design Review and Conditional Use Permit
2. Draft Resolution Recommending Approval of the Vesting Tentative Map
3. Project Plans
4. Tenant Relocation Plan
5. Density Bonus Report

Recommendation

1. Adopt a Resolution approving a Design Review (D23-0011) and Conditional Use Permit (CUP23-0001) for the construction of a five-story, mixed-use development with 33 residential units, 16,140 square feet of office, and a two-levels of underground parking with a State Density Bonus with waivers at 4896 El Camino Real, per the recommended findings and conditions of approval in the attached resolution; and find the project is categorically exempt from environmental review pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) – Attachment 1 to the report.

2. Recommend the City Council adopt a Resolution approving a Vesting Tentative Map (Application No. TM23-0003) for the creation of 34 condominium lots and one common at 4896 El Camino Real, per the recommended findings and conditions of approval in the attached resolution; and find the project is categorically exempt from environmental review pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) - Attachment 2 to the report.

Background

Property Description

The project site is located on the southwest corner of El Camino Real and Jordan Avenue within the CT (Commercial Thoroughfare) Zoning District. The site is currently developed with a Jack in

the Box fast-food restaurant with surface-level parking and a single-family residence. The single-family residence is presently tenant-occupied and not occupied by the property owner.

The subject site abuts a five-story, multi-family Residential (The Altan) to the west and a two-story apartment (Los Altos Court) to the south. Across Jordan Avenue to the east is a vacant one-story commercial building and to the north across El Camino Real is a seven-story, office building in the City of Mountain View. The surrounding neighborhood includes a variety of multi-family residential, mixed-use development, and commercial uses.

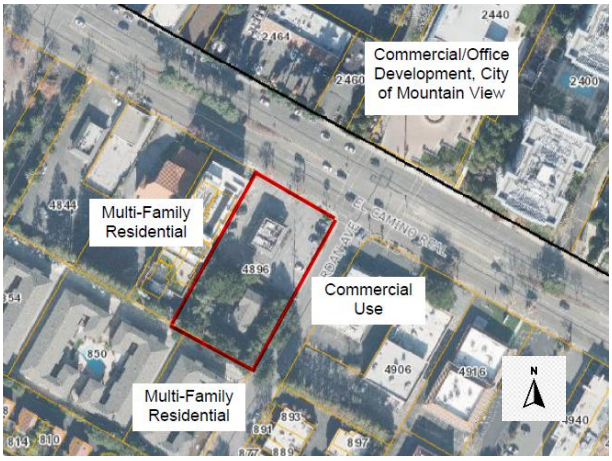


Figure 1: Site Context Map

Preliminary Project Review

The applicant applied for an SB330 preliminary application on June 15, 2023. Pursuant to the Housing Crisis Act (SB 330), submittal of a preliminary application allows the applicant to "freeze" the applicable fees and development standards as of the submittal date (hereby referred to "Effective Zoning Standards" in the staff report), provided the applicant submits a formal application within 180 days of the preliminary application submittal and maintains a substantially consistent project scope. On December 7, 2023, the developer applied for entitlement applications with a substantially consistent scope. Therefore, applicable City standards are those in effect as of June 15, 2023, and the analysis within this staff report is based on these Zoning Standards in effect at that time.

Per Zoning Standards in effect, Chapter 14.78 and Chapter 14.50, the project is subject to a design review application, use permit, and tentative map application for the mixed-use development.

Project Overview

The project proposes to demolish the existing restaurant and single-family residence to construct a five-story, approximately 97,487-square-foot mixed-use building. The new development will feature thirty-three (33) multi-family residential units, 16,140 square feet of office space on the ground and a portion of the second floor, and a two-level underground parking garage. The residential component consists of eleven (11) two-bedroom units and twenty-two (22) three-bedroom units, including four (4) affordable two-bedroom units and one (1) affordable three-bedroom unit (see Attachment 3 – Project Plans).

The project features a contemporary architectural design incorporating a cement plaster exterior finish with stone veneer and metal panel accents, metal awnings, and stainless-steel balcony railings. The ground floor will be activated by a 10,932-square-foot office space at the corner of El Camino Real and Jordan Avenue. Additional ground floor elements include a residential lobby,

mail room, electrical room, trash room, eight (8) parking spaces, and a driveway ramp leading to the underground parking garage.

Figure 2: Perspective View from Jordan Avenue

The second floor features a mix of uses, with a 5,208-square-foot office space, six (6) residential units, a health & wellness room, and common deck area with landscaped planters. The third through fifth floors will accommodate the remaining twenty-eight (28) residential units, arranged in a U-shape to create an open-air courtyard with views along Jordan Avenue.

Site circulation includes two (2) pedestrian entrances, one (1) along El Camino Real and another along Jordan Avenue, with vehicular access provided from Jordan Avenue. A pedestrian walkway will be incorporated into the rear and interior side yards, featuring two (2) built-in benches and improved landscaping.

The project provides a total of (111) vehicular parking spaces and seventy (70) bicycle parking stalls. The ground level will accommodate eight vehicular spaces, including one accessible space and a designated loading zone, along with ten (10) short-term bicycle parking stalls, four (4) of which will be located outside the structure near the Jordan Avenue entrance. The remaining (103) vehicular spaces and sixty (60) long-term bicycle parking stalls will be located within the two-level underground parking garage

There are eighteen (18) existing trees on the project site, of which seventeen (17) trees are protected trees including one (1) Chinese photinia, one (1) Olive, one (1) California pepper and fourteen (14) Coast Live oak trees. Additionally, there are two (2) Chinese Pistache offsite trees located within the public right-of-way, with one (1) of them being a protected tree. In total, fourteen (14) trees including thirteen (13) protected trees are proposed to be removed for the project's construction due to the trees' health conditions or conflict with the grading limit for the proposed basement and building footprint. The remaining trees are four (4) protected Coast Live Oak trees located along the west property line and the two (2) Chinese Pistache street trees facing El Camino Real.

The project will propose eighteen (18) new trees in a variety of tree species along the perimeter of the project site, exceeding the minimum replacement requirement of thirteen (13) trees. In addition

to the proposed new trees and exiting protected trees to remain, other site improvements include new sidewalk and gutter installations and enhanced landscaping including a variety of vegetation (tall trees, mid-sized bushes, and ground cover) that will be planted throughout the site.

Analysis

General Plan Consistency

The proposed project is found consistent with the General Plan Land Use Designation of Thoroughfare Commercial (TC) that supports mixed-use development and affordable housing with the ground floor allowing for office, retail, lodging, and personal services. The project proposes a mixed-use development with office and residential uses, including affordable housing units, and is therefore consistent with the land uses envisioned in the General Plan.

The TC Land Use Designation allows for a floor area ratio (FAR) up to 1.5:1. To provide the permissible density, the applicant requested a Density Bonus waiver to increase the FAR to 2.66:1 which is permissible under State Density Bonus Law (Government Code Section 65915).

The project is found aligned with the following General Plan polices:

- LU Policy 1.1: *Maintain flexibility of standards and procedures to ac-commodate changing trends in retail, housing, and office uses.*
- LU Policy 2.2: *Encourage a variety of residential housing opportunities by allowing residential uses with adequate parking in appropriate commercial areas, including sections of the Downtown area, Foothill Plaza and along El Camino Real.*
- LU Policy 2.3: *Continue to conduct design review of residential and non-residential development ap-plications to ensure compati-bility with surrounding property and neighborhoods.*
- LU Policy 4.2: *Encourage mixed-use projects with retail, housing, and/or lodging in addition to retail and office uses.*
- LU Policy 4.3: *Encourage residential development on appropriate sites within the El Camino Real corridor.*
- LU Policy 4.4: *Encourage the development of affordable housing.*

Housing Element Consistency

The project will contribute towards the City's Regional Housing Needs Assessment (RHNA) allocation and is aligned with several goals of the City's recently adopted 6th Cycle Housing Element. The Housing Element Goals 1 and 2 encourage increased housing production and an increased and protected supply of housing affordable to lower-income, and moderate-income households. The project will add thirty-three (33) units to the City's housing stock, two (2) of

which will be dedicated at a very low-income level and three (3) of which will be at moderate-income level.

Housing Element Goal 6 further seeks to promote fair housing and minimize displacement of existing residents. The project will involve the redevelopment of a mixed-use site including an occupied single-family residence. There are three (3) tenants, in two (2) separate households, currently residing in the residence. One (1) household consisting of an adult and a child appears to be low-income, protected tenants; and the other household appears to be a moderate-income tenant. In alignment with California Government Code Section 65589.5 (Housing Crisis Act of 2019, SB330), 7260 (California Relocation Assistance Law), and California Code of Regulations Title 25, when a protected tenant is replaced by a development project, a detailed relocation plan must be prepared by a qualified relocation specialist to provide relocation assistance by the developer. The applicant worked with the Revival Development Services company and prepared a Tenant Relocation Plan (Attachment 4) to detail the relocation assistant program and estimated relocation costs. The Tenant Relocation Plan was posted on the City's Planning website on October 9, 2024, for 30 days; and staff has not received any comments as of the writing of this report. The relocation plan is consistent with all requirements of the California Government Code.

Zoning Consistency

The project complies with the Effective Zoning Standards of the CT Zoning District, except as modified by waivers pursuant to State Density Bonus Law. An analysis of the project's compliance with CT Effective Standards is provided in the table below:

CT Zoning District Effective Zoning Standards (Chapter 14.50)			
	Requirement	Proposal	Project Compliance
Density	35 units	33 units	The project complies with Density Bonus Law; additional information provided under "Density Bonus Request" section
Front Setback	25'	20'	Waiver requested; additional information provided under "Density Bonus Request" section
Interior Side Setback	Average setback of 7.5' with at least 4'.	10'	Project Complies
Exterior Side Setback	Average setback of 15' with at least 4'.	15'	Project Complies
Rear Setback	40' for 30' or less in height and 100' for over 30' in height	20' for the first floor and 34' for	Waiver requested; additional information

		the remaining floors	provided under "Density Bonus Request" section
Minimum Landscape Buffer	20' with evergreen trees and shrubs	20 feet with evergreen trees and shrubs	Project Complies
Structures Height	Maximum height of 45' with a minimum first floor ceiling height of 12'	75.21' with interior first floor ceiling height of 15'	Waiver requested; additional information provided under "Density Bonus Request" section
Private Open Space	An average of 50 SF	An average of 242 SF	Project Complies
Common Open Space	At least 2,400 SF	2,860 SF	Project Complies
Vehicle Parking Effective Zoning Standards (Chapter 14.74)			
Residential use	• Units with 2-bedroom or more: 2 spaces • Units with 1-bedroom: 1.5 spaces • 1 guest parking for every four units - Total required: 75	57 spaces	Project complies with Density Bonus Law parking requirements. Additional information provided under "Density Bonus Request" section.
Office use	1 space per 300 square feet - Total required: 54	54 spaces	Project Complies
Loading Space	1 space with at least 10' by 25' with 14' vertical clearance	1 space	Project Complies
Parking Space Size and back up space	At least 9' by 18' for perpendicular parking with 26' back up space	At least 9' by 18' with 26' back up space for all parking spaces	Project Complies
Bicycle Parking Effective Zoning Standards (Chapter 14.75)			
Residential Use	• Short-term (Class-II) bicycle parking: 1 space per 20 units - 2 spaces required • Long-term (Class-I) bicycle parking: 1.5 space per unit	Total provided: 10 short-term (Class-II) bicycle parking spaces and 50 long-term (Class-I) bicycle parking spaces	Project Complies

	- 50 spaces required		
Office Use	• Short-term (Class-II) bicycle parking: 1 space per 10,000 SF or at least 2, whichever is greater. - 2 spaces required • Long-term (Class-I) bicycle parking: 1 per 2,000 SF or at least 4, whichever is greater. - 8 spaces required		

Additionally, the project complies with the City's Inclusionary Housing Requirements by designating fifteen (15%) percent of total ownership units (5 out of 33 units) as affordable. It should also be noted that the affordable housing units provided to comply with the City's Inclusionary Housing Requirements may also be used to satisfy the requirements of the State Density Bonus Law.

Objective Design Control Standards for CT Zoning District

In addition to the zoning standards noted above, the project is subject to the City's Objective Design Control Standards per Section 14.50.170 for the CT Zoning District and Section 14.66.280 for all multi-family and mixed-use projects. With the exception of the Density Bonus Waivers requested by the applicant to deviate from some of the objective standards, the project is found consistent with all objective design control standards. The waivers requested for the objective design control standards are provided under the "Density Bonus Request" section.

Density Bonus Request

The subject site has a gross lot area size of 0.91 acres and a net lot area size of 0.84 acres. This lot area difference is caused by a right-of-way access easement area along Jordon Ave which will be dedicated to the City's public right-of-way as part of the project. Per the Effective Zoning Standards, the maximum permitted density (i.e., the base density) is thirty-eight (38) dwelling units per net acre. This would result in a base density (i.e., a density without the use of the Density Bonus Law) of thirty-two (32) units for the project site. Per Density Bonus Law, the maximum allowable density is based on gross lot size and not net lot size regardless of any local standard, which for the project site results in a permitted base density of thirty-five (35) units.

The project proposes thirty-three (33) residential units, including two (2) very low-income units and three (3) moderate-income units. Although no additional density is pursued by the developer, due to the five (5%) percent of the very low-income units provided, the project is eligible to Density Bonus Law, subject to one (1) concession, unlimited waivers of development standards, and parking requirements. A Density Bonus Report (Attachment 5) has been provided by the developer, detailing all relevant aspects of the project's compliance with Density Bonus Law, including requested waivers. No concessions are requested as part of the project.

Requested Waivers

Density Bonus Law allows eligible density bonus projects to request unlimited waivers. Waivers are a reduction in site development standards or a modification of zoning code requirements that would otherwise be required that would have the effect of physically precluding the development, including the affordable units and density bonus units, from being constructed. The project requests waivers from ten development standards, which are described below:

- Floor Area Ratio (FAR) Standard: The General Plan limits any mixed-use development on properties designated for Thoroughfare Commercial Land Use to a maximum FAR of 1.5:1. The Project requests a waiver to permit an increased FAR to 2.66:1. To comply with the standard, the project would result in a reduction of the density that the project is permitted to.

- Maximum Height Standard: Per Effective Zoning Standards – LAZC Section 14.50.140, the maximum allowable height is forty-five (45) feet. The project requests a waiver to increase the height from forty-five (45) feet to (75.21) feet to top of parapet. To comply with the standard, the project would result in a reduction of the density that the project is permitted to.

- Required Front Yard Setback Standard: Per Effective Zoning Standards – LAZC Section 14.50.090, the required front yard setback shall be twenty (20) feet from the front property line. The Project requests a waiver to permit a reduced front yard setback to twenty (20) feet. To comply with the standard, the project would result in a reduction of the subject site's development area and building envelope and subsequently resulting in a reduction of the density that the project is permitted to.

- Required Rear Yard Setback Standard: Per Effective Zoning Standards – LAZC Section 14.50.110, the required rear yard setback shall be forty (40) feet for all structures thirty (30) feet or less in height and (100) feet for all structures over thirty (30) feet in height for any properties abutting a residential district. The Project requests a waiver to permit a reduced rear yard setback to twenty (20) feet for the first floor and thirty-five (35) feet for the remaining floors. To comply with the standard, the project would result in a reduction of the subject site's development area and building envelope and subsequently resulting in a reduction of the density that the project is permitted to.

- Building Mass and Articulation Standard: LAZC Section 14.50.170 B.1 requires a front upper-story setback of at least ten (10) feet from the ground floor façade for stories above forty-five (45) feet in height and a street side upper-story setback of at least ten (10) feet from the ground floor façade for stories above forty-five (45) feet in height. The Project requests a waiver to permit the reduction of required front upper-story setback to zero (0) feet and required side upper-story setback to (8.75) feet for stories above forty-five (45) feet in height. To comply with the front upper-story setback, the project would not meet the Fire Department required aerial access distance of maximum thirty (30) feet for the face of building along El Camino as measured from back of the curb. Also, to comply with the standard, the project would result in a reduction of the subject site's development area and building envelope and subsequently resulting in a reduction of the density that the project is permitted to.

- Vertical Articulation Standard: LAZC Section 14.50.170 B.2 requires that when a building façade exceeds (100) feet in length along a right-of-way, the façade must be separated into primary façade bays no greater than fifty (50) feet. The Project requests a waiver to permit a reduced primary façade bay to fifty (50) feet and eight (8) inches. To comply with the standard, the project would result in a reduction of the subject site's development area and building envelope and subsequently resulting in a reduction of the density that the project is permitted to.

- Pedestrian-Scaled Entrances Standard: Per LAZC Section 14.50.170 B.3 and Section 14.77.275 G, when buildings more than seventy (70) feet in length along a right-of-way must incorporate a forecourt frontage that is open to sky on the right-of-way-facing façade. It further requires a forecourt must have a minimum width and depth of fifteen (15) feet. The project requests a waiver to permit a reduction of the forecourt's depth to four (4) feet facing El Camino Real and three (3) feet and eleven (11") inches facing Jordan Avenue. To comply with the standards, the project would result in a reduction of the subject site's development area and building envelope and subsequently resulting in a reduction of the density that the project is permitted to.

- Storefront Facades Adjacent to Storefront Facades Standard: Per LAZC Section 14.50.170. B.4.b, the height of a storefront shall not differ from the height of any adjacent storefront by more than two (2) feet, and the height of a ground story shall not differ from the height of any adjacent ground story by more than two (2) feet. The project requests a waiver to permit the storefront height to be more than two (2) feet compared to the height of the adjacent storefront. To comply with the standard, the project would result in a reduction of the development floor area and subsequently resulting in a reduction of the density that the project is permitted to.

- Ground Floor Floor-to-Ceiling Height Standard: LAZC Section 14.50.170. C.4.a requires that the non-residential ground floor floor-to-ceiling height be a minimum twenty-four (24") inches taller than the typical upper floor floor-to-ceiling height. The project requests a waiver to permit a reduction of height difference between the ground floor and upper floors to twelve (12") inches to accommodate areas between floors for utility services that are necessary to serve the project's residential uses. To comply with the standard, the project would result in a reduction of the density that the project is permitted to.

- Roofline and Roof Design Standards: LAZC Section 14.50.170. B.6.a.v.(b) requires the length of a parapet segment on the third floor and above may not exceed twenty-five (25) feet. The project requests a waiver to permit the parapet wall to exceed the maximum length of twenty-five (25) feet. To comply with the standard, the project would result in the inability to install the protective wall necessary to serve the project's residential uses and subsequently resulting in a reduction of the density that the project is permitted to.

Subdivision

The project includes a Vesting Tentative Map for condominium purposes. The subdivision will divide the site into thirty-three (33) individual residential condominium units, one (1) commercial condominium unit, and a common area that surrounds the units. The subdivision conforms to the

General Plan, Subdivision Ordinance, and provisions of the Subdivision Map Act as substantiated in the Draft Resolution recommending approval of the Vesting Tentative Map (Attachment 2).

Bankers Hill 150 v. City of San Diego

Bankers Hill 150, the developer (Greystar), submitted an application to construct a 20-story mixed-use project, at a building height of 223 feet, that would include 204 dwelling units, office space, a large courtyard, and underground parking. The proposed project qualified as a Density Bonus project because it set aside 18 dwelling units as affordable for very low-income residents. Accordingly, the City of San Diego granted Greystar a density bonus to exceed the zone's maximum density of 147 units, as well as incentives to exceed the City's 65-foot building height limit, eliminate requirements for a 15-foot setback and on-site truck loading and reduce private storage areas.

Two community groups, Bankers Hill 150 and Bankers Hill/Park West Community Association, filed a petition for writ of mandate challenging the City's approval of the project application, alleging that the project is inconsistent with the City's development standards for that neighborhood. The trial court denied the Association's writ petition because it fatally failed to address the application of the Density Bonus Law.

The Court of Appeal affirmed the trial court's denial of the writ petition. The court emphasized that, under the Density Bonus Law, absent very limited exceptions, the project is entitled to the waiver of any development standards that would have precluded the project's construction as designed, including those with which the Association alleged the project is inconsistent. Furthermore, the waiver or reduction in development standards is in addition to the incentives and concessions mandated by the Density Bonus Law.

The Association argued that the project could be redesigned to yield a shorter and less bulky building by eliminating a courtyard. Reaffirming the holding in *Wollmer v. City of Berkeley* (2011) 193 Cal.App.4th 1329, the court rejected the Association's argument. According to the court, the City could not demand that Greystar redesign its building to better meet City development standards even if a design existed that would allow fewer deviations from the City's requirements.

Housing Accountability Act (HAA)

The Housing Accountability Act (HAA) (Government Code Section 65589.5), establishes the state's overarching policy that a local government may not deny, reduce the density of, or make infeasible housing development projects (projects resulting in more than two (2) housing units or resulting parcels) which includes subdivision of land that are consistent with objective local development standards. Before doing any of those things, local governments must make specified written findings based upon a preponderance of the evidence that a specific, adverse health or safety impact exists. Legislative intent language indicates that the conditions that would give rise to such a specific, adverse impact upon the public health and safety would occur infrequently.

The proposed project is protected under the Housing Accountability Act (HAA) as it creates additional housing stock within the City of Los Altos. Additionally, the proposed project meets all objective design standards that are applicable.

Environmental Review

The project site, which is 0.91 acres in size, is considered an in-fill site that is substantially surrounded by urban uses and does not contain significant natural habitat for endangered, rare or threatened species. The proposed development is consistent with the General Plan and the CT Zoning District's Effective Zoning Standards except as modified by Density Bonus Law and will not result in any significant impacts relating to traffic, noise, air quality, or water quality; and the site can be served by all required utilities and public services; and none of the circumstances described in CEQA Guidelines Section 15300.2 apply. Therefore, in accordance with Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines, the project is exempt from further environmental review.

A Transportation Analysis conducted by Hexagon Transportation Consultants, Inc. concludes that the project will have a less-than-significant transportation impact under the City's Vehicle Miles Traveled (VMT) Policy screening criteria. According to the analysis, the project site is located within one-half mile of El Camino Real, a designated high-quality transit corridor. Additionally, the project's floor area ratio (FAR) of 2.66:1 exceeds the 0.75, provides fewer parking spaces than mandated by City Code, and does not entail the replacement of a fewer number of affordable housing units, all of which support a finding of less-than-significant VMT impact.

Public Notification

A public meeting notice was mailed to property owners and commercial business tenants within (300) feet of the project site and published in the newspaper. The applicant also posted the site with a public notice sign in conformance with the Planning Division posting requirements.

At the time of preparation of this report, the Planning Division did not receive comments on the proposed project.

Next Steps

The Planning Commissions decision on the Design Review and Conditional Use Permit applications are final unless appealed to Council. The Planning Commission's consideration and recommendation on the Tentative Map application will be forwarded to Council for consideration at a future meeting and will be noticed separately.

RESOLUTION NO. PC 2024-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALTOS APPROVING A DESIGN REVIEW AND CONDITIONAL USE PERMIT FOR THE CONSTRUCTION OF A FIVE-STORY, MIXED-USE DEVELOPMENT WITH 33 RESIDENTIAL UNITS, 16,140 SQUARE FEET OF OFFICE, AND A TWO-LEVELS OF UNDERGROUND PARKING WITH A STATE DENSITY BONUS WITH WAIVERS AT 4896 EL CAMINO REAL

WHEREAS, the City of Los Altos received a development application from Doheny-Vidovich Partners (Applicant), for a new mixed use project including 33 multi-family units and 16,140 square feet of office at 4896 El Camino Real that includes Design Review Application No. D23-0011 and Conditional Use Permit Application No. CUP23-0001, referred to herein as the "Project"; and

WHEREAS, said Project applied for an SB330 Preliminary Application on June 15, 2023; and submitted the formal Planning applications within 180 days with a substantially consistent project scope. Pursuant to the Housing Crisis Act of 2019 (SB 330), said Project shall be subject to the City's development standards and applicable fees effective as of the submittal date of June 15, 2023; and

WHEREAS, said Project is located in the CT District, which allows mixed-use projects including multi-family residential use and non-residential use as a conditional use; and

WHEREAS, said Project has a gross site area of 0.91 acres (39,640 square feet), which will allow for a base residential density of 35 dwelling units pursuant to the Government Code Section 65915, et seq; and

WHEREAS, said Project will demolish a drive-through, fast-food restaurant, Jack in the Box, and surface-level parking fronting El Camino Real and a single-family residence fronting Jordan Avenue on the subject site; and

WHEREAS, the existing single-family residence that will be demolished for the Project is occupied by three tenants in two households; and one of the household is a Protected Tenant pursuant to the Housing Crisis Act of 2019; and

WHEREAS, the Applicant will provide the tenant relocation assistance to the Protected Tenant pursuant to the California Government Code Section 65589.5 (Housing Crisis Act of 2019, SB330), 7260 (California Relocation Assistance Law), and California Code of Regulations Title 25; and a Tenant Relocation Plan was posted on the City's website for 30 days to provide the public with an opportunity to comment; and

WHEREAS, the Project is a housing development that contains at least one of the features described in Section 65915, et seq (Density Bonus Law) to qualify for a density bonus, and all other eligibility requirements have been met because the Project is proposing three moderate

income and two very-low income affordable housing units for sale as part of the Project and will replace existing units consistent with State Law; and

WHEREAS, the Applicant's proposed unit mix would consist of 33 units, two of which will be protected at a very low-income level and three of which will be protected at moderate-income level, thereby entitling the project to qualify for one incentive, unlimited waivers, and parking standard pursuant to Government Code Section 65915, et seq (Density Bonus Law); and

WHEREAS, the Applicant has elected to utilize 10 waivers under Government Code Section 65915(e) to allow deviations from Maximum Height, Floor Area Ratio, Front Yard Setback, Rear Yard Setback, Building Mass and Articulation, Vertical Articulation, Pedestrian-Scaled Entrances, Storefront Facades Adjacent to Storefront Facades, Ground Floor Floor-to-Ceiling Height, and Roofline and Roof Design; 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, the Planning Commission held a duly noticed public hearing to consider the Project on November 21, 2024 and considered the written record and all public comment; 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 Planning Commission 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, approval of the Project is categorically exempt from environmental review under Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines because the 0.91 acre project site is considered an in-fill site that is substantially surrounded by urban uses and does not contain significant natural habitat for endangered, rare or threatened species; the proposed development is consistent with the General Plan and the CT Zoning District's Effective Zoning Standards except as modified by Density Bonus Law and will not result in any significant impacts relating to traffic, noise, air quality, or water quality; the site can be served by all required utilities and public services; and none of the circumstances described in CEQA Guidelines Section 15300.2 apply.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Los Altos hereby approves Design Review Application No. D23-0011 and Conditional Use Permit Application No. CUP23-0001 for a mixed-use development including 33 multi-family units and 16,140 square feet of office, based on the following findings attached hereto as "Exhibit A" and conditions of approval attached hereto as "Exhibit B" and incorporated by this reference.

EXHIBIT A

FINDINGS

Design Review
With regard to the design review for the Project, the Planning Commission finds the following pursuant to Section 14.78.060 of Los Altos Municipal Code (LAMC):

A. The Project aligns with the goals, policies, and objectives outlined in the General Plan and adheres to the applicable provisions of the objective design guidelines and ordinance design criteria for the Commercial Thoroughfare (CT) Zoning District. The Project meets all zoning standards, with the exception of 10 specific deviations, which are permitted through requested waivers pursuant to Government Code Section 65915, et seq. (Density Bonus Law).

B. The Project demonstrates architectural integrity through cohesive design elements, including consistent facade treatments, articulation, quality materials, window styles, railings, and color palette across all elevations. The structure maintains an appropriate relationship with surrounding properties, matching in height, massing, floor elevations, and number of stories, creating harmony within the neighborhood's modern architectural style.

C. The Project's design effectively relates to the human scale through thoughtful horizontal and vertical articulation. Forecourts facing both El Camino Real and Jordan Avenue provide sufficient depth and visual interest to prevent large, blank wall surfaces. The Project further signals habitation with identifiable, pedestrian-scaled entrances, along with bays and balconies that enhance the building's residential character and connection to the street.

D. The Project incorporates durable, high-quality materials that convey a sense of permanence and enhance its architectural integrity. Cement plaster and metal panels are prominently used on the building's main facade, while a colorful stone veneer grounds the structure as a base material, complemented by a flat roof design with PVC and parapet walls. Architectural details such as metal eaves, awnings, stainless-steel balcony railings, and aluminum-clad wood windows further contribute to the design. These materials and finishes work effectively reduce the perceived height, bulk, and mass of the building, harmonizing with other structures in the immediate area.

E. The Project's landscaping plan is designed to be both generous and inviting, complementing the building's architecture and integrating with the surrounding streetscape. Four protected trees and two street trees will be preserved, maintaining existing natural elements where feasible. Due to poor conditions and grading constraints, 13 protected trees will be removed, with the landscape plan compensating for this by introducing 18 new trees, achieving a replacement ratio exceeding 1:1. Additional shrubs, ground cover, and thoughtfully designed hardscape enhance the building's architecture, contributing to a cohesive and welcoming environment.

F. No signage is currently proposed as part of the Project. If any signage is introduced, it shall be reviewed under Chapter 14.68 sign regulations to ensure compatibility with the building's architecture, including alignment in style, materials, colors, and proportions, thereby maintaining architectural cohesion.

G. The Project ensures that all mechanical equipment is fully screened from public view using parapet walls designed to complement the building architecture. These parapets are proportionate to the overall structure and are constructed with the same cement plaster material as the building, incorporating metal coping details that align with the accent colors and materials of the design, creating a cohesive and integrated appearance.

H. The Project effectively conceals service, trash, and utility areas from public view, integrating them within the building's design. All trash, electrical, and service rooms are situated internally, ensuring they remain out of public view. A PG&E transformer, for maintenance purposes by PG&E, is positioned along Jordan Avenue; however, it has been strategically located near the rear property line to minimize visibility from El Camino Real, maintaining the architectural integrity of the facade.

I. The Project is categorically exempt from environmental review under Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines because the 0.91 acre project site is considered an in-fill site that is substantially surrounded by urban uses and does not contain significant natural habitat for endangered, rare or threatened species; the proposed development is consistent with the General Plan and the CT Zoning District's Effective Zoning Standards except as modified by Density Bonus Law and will not result in any significant impacts relating to traffic, noise, air quality, or water quality; the site can be served by all required utilities and public services; and none of the circumstances described in CEQA Guidelines Section 15300.2 apply.

Conditional Use Permit

With regard to the Conditional Use Permit for the Project, the Planning Commission finds the following pursuant to Section 14.80.060 of Los Altos Municipal Code (LAMC):

A. The proposed location for the conditional use is deemed desirable and essential to the public health, safety, comfort, convenience, prosperity, and welfare. This mixed-use project, which combines multi-family residential units with office space, aligns with the policies and goals outlined in the General Plan and is consistent with other developments in the surrounding area. By integrating residential and commercial uses, the project fosters a vibrant community, promotes local economic growth, and enhances the overall livability of the neighborhood.

B. The proposed location of the conditional use complies with the objectives of the zoning plan outlined in Chapter 14.02 of this title. The CT Zoning District permits a variety of commercial and multi-family residential uses, which are compatible with the existing uses on adjacent properties. This alignment ensures that the project supports the intended development patterns of the zoning district and contributes to a cohesive urban environment.

C. The proposed location of the conditional use, under the circumstances of the particular case, will not be detrimental to the health, safety, comfort, convenience, prosperity, or welfare of persons residing or working in the vicinity or injurious to property or improvements in the vicinity because the mixed use of multi-family residential and office is compatible with the residential and commercial uses that are permitted on the subject site and surrounding properties within the CT Zoning District.

D. The proposed conditional use will comply with the regulations established for the CT Zoning District, with the exception of certain deviations requested through waivers pursuant to the Density Bonus Law. These waivers are necessary to accommodate the mixed-use development, which aligns with the district's intent and enhances compatibility with existing uses. Overall, the proposal adheres to the general provisions outlined in Chapter 14.02, ensuring that it supports the goals of the zoning plan while addressing the needs of the community.

E. The proposed conditional use will provide a total of 111 parking spaces, comprised of 57 spaces designated for multi-family residential use and 54 spaces for office use. Additionally, the project will offer 70 bicycle parking spaces, which include 10 short-term and 60 long-term spaces. The parking spaces provided are deemed adequate to support the facility, accommodating staff, residents, visitors, and other ancillary support services. The provision of these spaces meets the City’s parking requirements and the State Density Bonus Law, ensuring that the facility is to accommodate the expected parking demand.

F. The Project is categorically exempt from environmental review under Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines because the 0.91 acre project site is considered an in-fill site that is substantially surrounded by urban uses and does not contain significant natural habitat for endangered, rare or threatened species; the proposed development is consistent with the General Plan and the CT Zoning District’s Effective Zoning Standards except as modified by Density Bonus Law and will not result in any significant impacts relating to traffic, noise, air quality, or water quality; the site can be served by all required

utilities and public services; and none of the circumstances described in CEQA Guidelines Section 15300.2 apply

EXHIBIT B

CONDITIONS OF APPROVAL

PLANNING DIVISION

1. **Approved Plans:** The project shall be developed in substantial compliance with the design plans and support materials and technical reports approved as part of Los Altos planning application D23-0011 and CUP23-0001, except as modified by these conditions as specified below.

2. **Expiration:** This Permit is valid for a period of two years and will expire unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to the procedures and timeline for extensions in the Zoning Code.

3. **Revisions to the Approved Project:** Minor revisions to the approved plans which are found to be in substantial compliance with the overall approvals may be approved by the Development Services Director.

4. **Notice of Right to Protest:** The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), these conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day period in which you may protest these fees, dedications, reservations, and other exactions pursuant to Government Code Section 66020(a) began on the date of approval of this project. If you fail to file a protest within this 90-day period complying with all the requirements of Section 66020, you will be legally barred from later challenging such exactions.

5. **Indemnity and Hold Harmless:** The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project. The City may withhold final maps and/or permits, including temporary or final occupancy permits, for failure to pay all costs and expenses, including attorney's fees, incurred by the City in connection with the City's defense of its actions.

6. **Certification of Building Permit Plans:** In a letter, the project architect shall certify the architectural design shown in the building permit plans match the approved plans. Any changes or modifications must be clearly noted in writing and shown on redlined plan sheets. The project architect shall also certify the structural plans are consistent with the architectural plans. In the event of a discrepancy between the structural plans and the architectural plans, the architectural plans shall take precedence, and revised structural drawings shall be submitted to the Building Division.

7. **Affordable Housing Agreements:** All applicable affordable housing agreements including three moderate-income and two very-low-income below market rate ownership units for the project shall be executed and recorded on a form provided by the City to the satisfaction of the Development Services Director and City Attorney prior to recordation of the final map.

8. **Tenant Relocation Assistance:** The Applicant shall be fully responsible for implementing the approved Tenant Relocation Plan that complies with the requirements set forth by the State Housing Crisis Act (SB 330) and any other State standards pertaining to tenant relocation. A qualified relocation specialist shall be hired by the Applicant to facilitate the tenant relocation assistance and submit quarterly reports to the Planning Department during the relocation period. A report documenting that all relocation requirements have been satisfied and completed shall be provided and approved by the Development Services Director or their designee prior to the issuance of a demolition permit or building permit.

9. **Single-Phase Development:** Construction of the project shall be done in a single phase and shall not be considered a multi-phased development.

10. **Exterior Materials:** High-quality materials and finishes shall be used throughout the project and shall remain in compliance with the materials identified in the approved plans, except as modified by the conditions of approval herein. Details regarding all color and architectural details shall be provided in the building permit plan submittal and shall be subject to review and approval by the Development Services Director or their designee prior to the issuance of building permits.

11. **Special Paving Materials:** The color, material, design, and product specifications for the special paving materials used on-site shall be submitted with the building permit drawings. Final paving design details shall be subject to review and approval by the Development Services Director or their designee prior to the issuance of building permits.

12. **Windows:** Manufacturer type, design, material, and installation details for all windows within the project shall be specified for each unit in the building permit drawings for review and approval by the Development Services Director or their designee prior to the issuance of building permits.

13. **Paint Color-Coding:** Color-coded elevations of each side of the building(s) detailing the location of all paint and stain colors, manufacturer, and color names shall be included in the building permit plans.

14. **Materials Mock-Up:** The applicant shall set up a large material and color mock-up on-site, prior to building permit issuance and purchase of the finish materials, for final selection and approval by the Development Services Director or their designee. At a minimum, the mock-up shall include all exterior finish materials, trim, railings, and paint samples. Proposed primary and secondary (accent) paint colors should be painted next to each other on the mock-up for purposes of inspection. The color(s) shall not be considered approved until after inspection and approval by the Development Services Director or their designee.

15. **Rooftop Equipment Screen:** All rooftop equipment must be concealed behind opaque (solid) screening designed to complement the building design such that rooftop equipment is not visible from any elevation. Details of the rooftop equipment and roof screens shall be included in the building permit drawings and shall be equal to, or taller than the equipment it is intended to screen.

16. **Fences and Walls:** All fencing and walls are to be shown on building plan drawings, including details on height, location, and material finish. No fence or wall shall exceed six feet in height, measured from adjacent grade to the top of the fence or wall. The design and location must be approved by the Development Services Director or their designee and comply with all setback and traffic visibility area requirements prior to building permit issuance.

17. **Accessory Structure(s):** Any future accessory structure on-site will require approval by the Planning Division and may require separate City permits.

18. **Lighting Plan:** The applicant shall submit a lighting plan in building permit drawings. This plan should include photometric contours, manufacturer's specifications on the fixtures, and mounting heights. The design and location of outdoor lighting fixtures shall ensure there will be no glare and light spillover to surrounding properties, which is demonstrated with photometric contours extending beyond the project property lines. The lighting plan submitted with building permit drawings must be approved by the Development Services Director or their designee prior to building permit issuance.

19. **Rooftop Deck Lighting:** Proposed lighting fixtures on the rooftop decks and courtyards shall not be visible from ground level on adjacent public streets. All string lighting shall be designed to include shades to avoid light spillover and be screened so they are not visible from off-site. Limited pedestrian-scale/building-mounted lighting along pathways may be permitted subject to review and approval of photometric lighting plan submitted as part of the building permit drawings.

20. **Landscaping:** Detailed landscape plans encompassing on- and off-site plantable areas out to the street curb must be included in building permit drawings. Minimum plant sizes are flats or one-gallon containers for ground cover, five-gallon for shrubs, and 24" box for trees. The drawings must be approved by the Development Services Director or their designee prior to building permit issuance and implemented prior to occupancy. All plans should be prepared by a licensed Landscape Architect and shall comply with the City's City's Water Efficient Landscape Ordinance (WELO) pursuant to Chapter 12.36 of the Municipal Code. Additional landscaping materials or modifications may be required by the Planning Division at final inspection to ensure adequate planting coverage and/or screening.

21. **Landscape Screening:** All utility meters, lines, transformers, backflow preventers, etc., on-site or off-site, must be shown on all site plan drawings and landscape plan drawings. All such facilities shall be located so as to not interfere with landscape material growth and shall be screened in a manner which respects the building design and setback requirements.

Additional landscaping materials or modifications may be required by the Planning Division at final inspection to ensure adequate plant screening.

22. **Arborist Report:** A qualified arborist shall provide written instructions for the care of the existing tree(s) to remain on-site before, during, and after construction. The report shall also include a detailed plan showing installation of chain link fencing around the dripline to protect these trees and installation of an irrigation drip system and water tie-in for supplemental water during construction. The Arborist's reports shall be received by the Planning Division and must be approved prior to issuance of building permits. Prior to occupancy, the arborist shall certify in writing that all tree preservation measures have been implemented. Approved measures from the report shall be included in the building permit drawings.

23. **Protected Trees:** Trees Nos. 73-76 shall be protected under this application and cannot be removed without a Tree Removal Permit from the Development Services Director.

24. **Tree Removal Approved:** Trees Nos. 67, 69-72 and 77-84 shown to be removed on plan Sheet L1.3 of the approved set of plans are hereby approved for removal. Tree removal shall not occur until a building permit is submitted and shall only occur after issuance of a demolition permit or building permit. Exceptions to this condition may be granted by the Development Services Director upon submission of written justification.

25. **Replacement Trees:** The applicant shall offset the loss of protected tree to be removed with a total of 18 replacement trees. Each replacement tree shall be no smaller than a 24" box and shall be noted on the landscape plan as a replacement tree.

26. **Monthly Arborist Inspections:** Throughout demolition and construction, a qualified arborist must conduct monthly inspections to ensure tree protection measures and maintenance care are provided. A copy of the inspection letter, including recommendations for modifications to tree care or construction activity to maintain tree health, shall be provided to the Planning Division.

27. **Tree Protection Fencing:** The grading and tree or landscape plan of the Building Permit submittal shall show the required tree protection fencing which shall be installed around the dripline(s), or as required by the project arborist, of trees Nos. 73-76. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.

28. **Street Tree Protection:** All designated City Street trees are to be protected throughout construction activity with protection measures shown on building permit plans.

29. **Signage:** No signs are approved as part of this application. Any new signage will require separate planning and/or building permits and shall be designed in compliance with Chapter 14.68 of the Los Altos Municipal Code. Prior to the issuance of the building permit for the project, the applicant shall apply for and get approval of a Sign Permit from the Planning Division.

30. **Parking Management Plan:** Prior to building permit issuance, the applicant shall develop a parking management plan describing parking allocation for residents, guests, and/or commercial uses on the project site, subject to administrative approval by the Development Services Director or their designee.

31. **Solid Waste and Recyclables Disposal Plan:** The applicant shall 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.

32. **Pedestrians Warning Signage:** The applicant shall install a "watch for pedestrians" sign at the top of the underground parking garage driveway ramp and shall be shown on the building permit submittal.

33. **Noise Generation:** All noise-generating activities (i.e., entertainment or amplified sound) are limited to interior areas only, and the heating, ventilation, and air conditioning system shall be maintained to ensure that all windows and doors remain closed when the business is in operation.

34. **Construction Noise Reduction:** The following noise reduction measures shall be incorporated into construction plans and contractor specifications to reduce the impact of temporary construction-related noise on nearby properties: (a) comply with manufacturer's muffler requirements on all construction equipment engines; (b) turn off construction equipment when not in use, where applicable; (c) locate stationary equipment as far as practical from receiving properties; (d) use temporary sound barriers or sound curtains around loud stationary equipment if the other noise reduction methods are not effective or possible; and (e) shroud or shield impact tools and use electric-powered rather than diesel-powered construction equipment.

35. **Pile Driving Noise Reduction:** The following measures shall be incorporated into construction plans and contractor specifications if pile driving is proposed: (a) multiple pile drivers shall be considered to expedite construction. Although noise levels generated by multiple pile drivers would be higher than the noise generated by a single pile driver, the total duration of pile driving would be reduced; and (b) temporary noise control blanket barriers shall shroud pile drivers or be erected in a manner to shield the foundation pile holes as a standard construction noise control technique. Predrilling reduces the number of blows required to seat the pile.

36. **Mechanical Equipment:** Prior to issuance of a building permit, the applicant shall show the location of any mechanical equipment and demonstrate compliance with the requirements of Chapter 11.14 (Mechanical Equipment) and Chapter 6.16 (Noise Control) of the Los Altos City Code.

37. **Acoustical Report for Mechanical Equipment:** Prior to issuance of a building permit, the applicant shall submit a report from an acoustical engineer/consultant ensuring that the rooftop mechanical equipment meets the City's Noise Control Ordinance (Chapter 6.16).

38. **Air Quality:** The applicant is required to secure a permit from the Bay Area Air Quality Management District or provide written assurance that no permit is required prior to issuance of a building permit.

39. **Basic Air Quality Construction Measures:** The applicant shall require all construction contractors to implement the basic construction mitigation measures recommended by the Bay Area Air Quality Management District (BAAQMD) to reduce fugitive dust emissions. Emission reduction measures will include, at a minimum, the following measures: (a) all exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) will be watered two times per day; (b) all haul trucks transporting soil, sand, or other loose material off-site will be covered; (c) all visible mud or dirt track-out onto adjacent public roads will be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited; (d) all vehicle speeds on unpaved roads will be limited to 15 mph; (e) all roadways, driveways, and sidewalks to be paved will be completed as soon as possible. Building pads will be laid as soon as possible after grading unless seeding or soil binders are used; (f) all excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph; (g) all trucks and equipment, including their tires, shall be washed off prior to leaving the site; (h) Unpaved roads providing access to site located 100 feet of further from a paved road shall be treated with a 6- to 12-inch layer of compacted later of wood chips, mulch, or gravel; (i) publicly visible signs shall be posted with the telephone number and name of the person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's General Air Pollution Complaints number shall be visible to ensure compliance with applicable regulations.

40. **Basic Air Quality Construction Equipment Particulate Matter Exhaust Emission Measures:** The applicant shall require all construction contractors to implement the basic construction mitigation measures recommended by the Bay Area Air Quality Management District (BAAQMD) to reduce DPM emissions by 60 percent such that increased cancer risk and annual PM2.5 concentrations from construction. Emission reduction measures will include, at a minimum, the following measures:

    (a) All construction equipment larger than 25 horsepower used at the site for more than two continuous days or 20 hours total shall meet U.S. EPA Tier 4 interim emission standards for PM (PM10 and PM2.5), if feasible, otherwise,
        - If use of Tier 4 interim equipment is not available, alternatively use equipment that meets U.S. EPA emission standards for Tier 3 engines and include particulate matter emissions

control equivalent to CARB Level 3 verifiable diesel emission control devices that altogether achieve a 60 percent reduction in particulate matter exhaust in comparison to uncontrolled equipment; alternatively (or in combination).

(b) Alternatively, the applicant may develop another construction operations plan demonstrating that the construction equipment used on-site would achieve a reduction in construction diesel particulate matter emissions by 60 percent or greater. Elements of the plan could include a combination of some of the following measures:

- Implementation of No. 1 above to use Tier 4 interim engines or alternatively fueled equipment,
- Installation of electric power lines during early construction phases to avoid use of diesel generators and compressors,
- Use of electrically powered equipment,
- Forklifts and aerial lifts used for exterior and interior building construction shall be electric or propane/natural gas powered,
- Change in construction build-out plans to lengthen phases, and
- Implementation of different building techniques that result in less diesel equipment usage.

41. **Discovery of Contaminated Soils:** If contaminated soils are discovered, the applicant will ensure the contractor employs engineering controls and Best Management Practices (BMPs) to minimize human exposure to potential contaminants. Engineering controls and construction BMPs will include, but not be limited to, the following: (a) contractor employees working on-site will be certified in OSHA's 40-hour Hazardous Waste Operations and Emergency Response (HAZWOPER) training; (b) the contractor will stockpile soil during redevelopment activities to allow for proper characterization and evaluation of disposal options; (c) the contractor will monitor area around construction site for fugitive vapor emissions with appropriate field screening instrumentation; (d) the contractor will water/mist soil as it is being excavated and loaded onto transportation trucks; (e) the contractor will place any stockpiled soil in areas shielded from prevailing winds; and (f) the contractor will cover the bottom of excavated areas with sheeting when work is not being performed.

42. **Discovery of Archaeological Resources:** If prehistoric or historic-period cultural materials are unearthed during ground-disturbing activities, it is recommended that all work within 100' of the find be halted until a qualified archaeologist and Native American representative can assess the significance of the find. Prehistoric materials might include obsidian and chert-flaked stone tools (e.g., projectile points, knives, scrapers) or tool-making debris; culturally darkened soil ("midden") containing heat-affected rocks and artifacts; stone milling equipment (e.g., mortars, pestles, handstones, or milling slabs); and battered-stone tools, such as hammerstones and pitted stones. Historic-period materials might include stone, concrete, or adobe footings and walls; filled wells or privies; and deposits of metal, glass, and/or ceramic refuse. If the find is determined to be potentially significant, the archaeologist, in consultation with the Native American representative, will develop a treatment plan that could include site avoidance, capping, or data recovery.

43. **Discovery of Human Remains:** In the event of the discovery of human remains during construction or demolition, there shall be no further excavation or disturbance of the site within a 50' radius of the location of such discovery, or any nearby area reasonably suspected to overlie adjacent remains. The Santa Clara County Coroner shall be notified and shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to their authority, the Coroner shall notify the Native American Heritage Commission, which shall attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the landowner shall reinter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance. A final report shall be submitted to the City's Development Services Director prior to release of a Certificate of Occupancy. This report shall contain a description of the mitigation programs and its results, including a description of the monitoring and testing resources analysis methodology and conclusions, and a description of the disposition/curation of the resources. The report shall verify completion of the mitigation program to the satisfaction of the City's Development Services Director.

44. **Discovery of Paleontological Resources:** In the event that a fossil is discovered during construction of the project, excavations within 50' of the find shall be temporarily halted or delayed until the discovery is examined by a qualified paleontologist, in accordance with Society of Vertebrate Paleontology standards. The City shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. If the find is determined to be significant and if avoidance is not feasible, the paleontologist shall design and carry out a data recovery plan consistent with the Society of Vertebrate Paleontology standards.

45. **Indoor Formaldehyde Reductions:** If the project utilizes composite wood materials (e.g., hardwood plywood, medium density fiberboard, particleboard) for interior finishes, then only composite wood materials that are made with CARB approved, no-added formaldehyde (NAF) resins, or ultra-low emitting formaldehyde (ULEF) resins shall be utilized (CARB, Airborne Toxic Control Measure to Reduce Formaldehyde Emissions from Composite Wood Products, 17 CCR Section 93120, *et seq.*, 2009-2013).

46. **Preconstruction Nesting Bird Survey:** To the extent practicable, vegetation removal and construction activities shall be performed from September 1 through January 31 to avoid the general nesting period for birds. If construction or vegetation removal cannot be performed during this period, preconstruction surveys will be performed no more than two days prior to construction activities to locate any active nests as follows:

    The applicant shall be responsible for the retention of a qualified biologist to conduct a survey of the project site and surrounding 500' for active nests—with particular emphasis on nests of migratory birds—if construction (including site preparation) will begin during the bird nesting season, from February 1 through August 31. If active nests are observed on either the project site or the surrounding area, the applicant, in coordination with the appropriate City staff, shall establish no-disturbance buffer zones around the nests, with the size to be determined in consultation with the California Department of Fish and Wildlife (usually 100' for perching

birds and 300' for raptors). The no-disturbance buffer will remain in place until the biologist determines the nest is no longer active or the nesting season ends. If construction ceases for two days or more and then resumes during the nesting season, an additional survey will be necessary to avoid impacts on active bird nests that may be present.

BUILDING DIVISION

47. **Building Permit:** A building permit is required for the project and building design plans shall comply with the latest applicable adopted standards. The applicant shall submit supplemental application materials as required by the Building Division to demonstrate compliance.

48. **Conditions of Approval:** Incorporate the conditions of approval into the Building Permit submittal plans and provide a letter which explains how each condition of approval has been satisfied and/or which sheet of the plans the information can found.

49. **Payment of Impact and Development Fees:** The applicant shall pay all applicable development and impact fees prior to issuance of a building permit, including but not limited to Transportation, Park and Recreation, Public Safety, and General Government impact fees as required by the City of Los Altos Municipal Code and current adopted fee schedule.

50. **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.

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

52. **School Fee Payment:** In accordance with Section 65995 of the California Government Code, and as authorized under Section 17620 of the Education Code, the property owner shall pay the established school fee for each school district the property is located in and provide receipts to the Building Division. The City of Los Altos shall provide the property owner with the resulting increase in assessable space on a form approved by the school district. Payments shall be made directly to the school districts.

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

54. **Disturbance Coordinator:** The applicant shall designate a "disturbance coordinator" who will be responsible for responding to any local complaints regarding construction noise. The coordinator (who may be an employee of the general contractor) will determine the cause of the complaint and will require that reasonable measures warranted to correct the problem be implemented. A telephone number of the noise disturbance coordinator shall be conspicuously posted at the construction site fence and on the notification sent to neighbors adjacent to the site. The sign must also list an emergency after-hours contact number for emergency personnel.

55. **Change of Address:** A "Request for Address Assignment or Change" form must be submitted to the Building Division to correlate with the addition of any new units or tenant spaces on the property.

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

57. **Americans with Disabilities Act:** All improvements shall comply with Americans with Disabilities Act (ADA). The latest edition of Caltrans ADA requirements shall apply to all improvements in the public right-of-way. Compliance with all ADA requirements shall be shown on all building permit plans.

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

59. **Geotechnical Report:** The applicant shall have a design-level geotechnical investigation prepared which includes recommendations to address and mitigate geologic hazards in accordance with the specifications of California Geological Survey (CGS) Special Publication 117, *Guidelines for Evaluating and Mitigating Seismic Hazards*, and the requirements of the Seismic Hazards Mapping Act. The report will be submitted to the City during building plan check, and the recommendations made in the geotechnical report will be implemented as part of the project and included in building permit drawings and civil drawings as needed. Recommendations may include considerations for design of permanent below-grade walls to resist static lateral earth pressures, lateral pressures causes by seismic activity, and traffic loads; method for back draining walls to prevent the build-up of hydrostatic pressure; considerations for design of excavation shoring system; excavation monitoring; and seismic design.

ENGINEERING DIVISION

60. **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. Any work within El Camino Real will require the applicant to obtain an encroachment permit with Caltrans prior to commencement of work.

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

62. **Public Storm Drain Facilities:** The applicant shall abandon existing storm drainpipes.

63. **Sewer Lateral:** Any proposed new sewer lateral connection shall be approved by the City Engineer. Only one sewer lateral per lot shall be installed. All existing unused sewer laterals shall be abandoned according to the City Standards, cut and cap 12" away from the main.

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

65. **Pollution Prevention:** The improvement plans shall include the "Blueprint for a Clean Bay" plan sheet in all plan submittals.

66. **Public Right of Way Dedication:** The applicant shall dedicate the Public Right of Way along Jordan Ave to make it a 50' ROW street. Applicant shall submit documentation to the City for review and approval for the recordation of the public right of way to the City of Los Altos prior to Final Map Recordation.

67. **Subdivision Agreement:** The applicant shall sign and return the Subdivision Agreement to the City for records and recordation prior to Final Map Recordation.

68. **Existing Storm Drain System:** The applicant shall cap the on-site SD system at the storm drain main and remove the on-site storm drain system entirely prior to issuance of building permit.

69. **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 prior to issuance of building permit.

70. **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 6 months until acceptance of improvements) for the public right-of-way work prior to issuance of building permit.

71. **Stormwater Management Plan:** Prior to issuance of building permit, 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. The project shall comply with City of Los

Altos Municipal Regional Stormwater (MRP)NPDES Permit No. CA S612008, Order No. R2-2022-0018 dated May 11, 2022.

72. **Storm Water Filtration Systems:** The applicant shall ensure the design of all storm water filtration systems and devices are without standing water to avoid mosquito/insect infestation prior to issuance of building permit.

73. **Grading and Drainage Plan:** The design of drainage system and sewer lateral is not approved at this point, and it will be reviewed during the building permit phase. The applicant shall submit detailed plans for on-site and off-site grading and drainage plans that include drain swales, drain inlets, rough pad elevations, building envelopes, and grading elevations for review and approval by the City Engineer prior to issuance of building permit.

74. **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 the 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 prior to issuance of building permit.

75. **Construction Management Plan:** The applicant shall submit a construction management plan for review and approval by the Community Development Director and the City Engineer. 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, pedestrian protection, material storage, earth retention and construction vehicle parking. 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 construction site prior to issuance of building permit.

76. **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 prior to issuance of building permit.

77. **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 prior to issuance of building permit.

78. **Sidewalk Lights:** The applicant shall maintain the existing light fixture and install new light fixture(s) in the Jordan Ave sidewalk as directed by the City Engineer prior to issuance of building permit.

79. **Cost Estimate and Performance Bonds:** The applicant shall submit a cost estimate for the improvements in the public right-of-way and shall submit a 100 percent performance bond or cash deposit (to be held until acceptance of improvements) and a 50 percent labor and material bond (to be held 6 months after acceptance of improvements) for the work in the public right-of-way prior to issuance of building permit.

80. **Street Trees in Public Right-of-Way:** The applicant shall install new street trees along the frontage of Jordan Ave and El Camino Real, from property line to property line, as extensively as possible and shall be shown on the building permit plan submittal.

81. **Existing Underground Vault:** The applicant shall relocate the existing underground utility vault at Jordan Ave to prevent the conflict with the new sidewalk and curb and gutter prior to final occupancy.

82. **Condominium Map:** The applicant shall record the condominium map as required by the City Engineer prior to final occupancy.

83. **Sidewalk in Public Right-of-Way:** The applicant shall install new sidewalk, vertical curb and gutter from property line to property line along the frontage of El Camino Real and Jordan Ave as required by the City Engineer prior to final occupancy.

84. **Street Resurfacing:** The applicant is responsible to grind and overlay half of the street along the frontage of Jordan Ave as required by the City Engineer prior to final occupancy.

85. **Red Curb Striping:** The applicant shall install red curb on El Camino Real as directed by the City Engineer or his designee. Additionally, red curb striping shall be installed 50’ north & south of the proposed garage driveway entrance on Jordan Ave as required by the City Engineer prior to final occupancy.

86. **ADA Ramps:** The applicant shall install an ADA ramp at the Southwest corner of the intersection of El Camino Real and Jordan Avenue with a new crosswalk crossing Jordan Avenue. Two ADA ramps shall also be installed at each side of the new driveway approach prior to final occupancy.

87. **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 prior to final occupancy. Any work within the El Camino Real will require applicant to obtain encroachment permit with Caltrans prior to commencement of work.

88. **Storm Water Inlet:** The applicant shall label all new or existing public and private catch basin inlets which are on or directly adjacent to the site with the "NO DUMPING - FLOWS TO ADOBE CREEK" logo prior to final occupancy.

89. **Maintenance Bond:** A one-year, ten-percent maintenance bond shall be submitted upon acceptance of improvements in the public right-of-way prior to final occupancy.

90. **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 the City for review and approval for the stormwater treatment methods installed in accordance with the SWMP. Once approved, City shall record the agreement prior to final occupancy.

91. **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 prior to final occupancy.

FIRE DEPARTMENT

92. **Applicable Codes and Review**: The project shall comply with the California Fire (CFC) & Building (CBC) Code, 2022 edition, as adopted by the City of Los Altos Municipal Code (LAMC), California Code of Regulations (CCR) and Health & Safety Code Review of this developmental proposal is limited to acceptability of site access, water supply and may include specific additional requirements as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make an application to, and receive from, the Building Department all applicable construction permits.

93. **Violations**: This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.1, 105.3.6].

94. **Deferred Submittals**: Sprinklers and fire alarm to be deferred submittals and noted on sheet A0.00.

95. **FDC and Standpipe Locations**: FDC and standpipes shall be located within 100 feet of a hydrant.

96. **Ground Ladder / Emergency Rescue Openings Required:** Ground-ladder rescue from second and third floor rooms shall be made possible for fire department operations. Climbing angle of seventy-five degrees shall be demonstrated on the plans and maintained. Landscaping shall not be allowed to interfere with the required access (CFC Sec. 503 and 1031 NFPA 1932

Sec. 5.1.8 through 5.1.9.2). Since access will be met from the side of the balconies, ladder "stops" to be installed on railing in order to prevent ladders from sliding off.

97. **Buildings and Facilities Access:** Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or with the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. [CFC, Section 503.1.1].

98. **Required Aerial Access:** Where required: Buildings or portions of buildings or facilities exceeding 30 feet (9144 mm) in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway. 2. Width: Fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925) in the immediate vicinity of any building or portion of building more than 30 feet (9144 mm) in height. 3. Proximity to building: At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572) and a maximum of 30 feet (9144mm) from the building and shall be positioned parallel to one entire side of the building, as approved by the fire code official. [CFC Chp. 5 and SCCFD SD&S A-1].

99. **Fire Lanes Required:** Fire apparatus access roads shall be designated and marked as a fire lane as set forth in Section 22500.1 of the California Vehicle Code. Red curb fire lanes shall be shown on civil sheets.

100. **New Fire Hydrant Requirements:** Fire hydrants shall be provided along required fire apparatus access roads and adjacent public streets. CFC Sec. 507, Appendix B and Appendix C. Submit fire hydrant spotting plans to SCCFD and show the location of the proposed new hydrants on the spotting plans. Civil sheets shall note that there will be no combustible construction prior to hydrant installation.

101. **Required Fire Flow:** The fire flow for this project is 4,915 GPM at 20 psi residual pressure. Since an automatic fire sprinkler system will be installed, the flow will be reduced by 25% creating an adjusted fire flow of 3,686 gpm at 20psi. Note: The minimum required number and spacing of the hydrants shall be in accordance with CFC Table C102.1. Fire flow letters shall be required from new hydrants.

RESOLUTION NO. 2025-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS APPROVING A VESTING TENTATIVE MAP TO SUBDIVIDE ONE LOT INTO 34 CONDOMINIUM LOTS AND ONE COMON LOT AT 4896 EL CAMINO REAL.

WHEREAS, the applicant, Doheny-Vidovich Partners, submitted an application for a Vesting Tentative Map (TM23-0003) to subdivide an existing 36,590 square foot lot into 34 condominium lots and one common lot; and

WHEREAS, approving the Vesting Tentative Map would be categorically exempt from environmental review under Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines because it is a subdivision of property to support a project that is in conformance with the City's General Plan and Zoning Ordinance except as modified by State Density Bonus Law, occurs within the urban services area on the project site of no more than five acres and will be served by all utilities and public services, does not have value as habitat for endangered, rare or threatened species, will not result in any significant effects relating to traffic, noise, air quality, or water quality, and none of the circumstances described in CEQA Guidelines Section 15300.2 apply; and

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

WHEREAS, on November 21, 2024, the Planning Commission conducted a duly noticed public hearing at which members of the public were afforded an opportunity to comment on the project, and at the conclusion of the meeting, the Planning Commission recommended the City Council approve the Vesting Tentative Map; and

WHEREAS, on January 14, 2025, the City Council held a duly noticed public hearing as prescribed by law and considered public testimony and evidence and recommendations presented by staff in connection with the Project; and

WHEREAS, the finding and conclusions made by the City Council in the 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 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 Vesting Tentative Map subject to the findings (Exhibit A) and 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 fourteenth day of January, 2025 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
XXXXXXXX, MAYOR

Attest:

_____
Melissa Thurman, MMC, CITY CLERK

EXHIBIT A

FINDINGS

With regard to the Vesting Tentative Map (Application No. TM23-0003), the City Council finds the following in accordance with Chapter 4, Article 1, Section 66474 of the Subdivision Map Act of the State of California:

A. The proposed subdivision is not consistent with applicable general and specific plans as specified in 65451.

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 the subdivision for the creation of 34 condominium lots and one common lot. The resulting lots will comply with the land uses and densities established in the Los Altos General Plan except as modified by the State Density Bonus Law. The subdivision is not within an area adopted as specific plan area.

B. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

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 the subdivision for the creation of 34 condominium lots and one common lot. The resulting lots will comply with the land uses and densities established in the Los Altos General Plan except as modified by the State Density Bonus Law. The subdivision is not within an area adopted as specific plan area.

C. That the site is not physically suitable for the type of development.

This Finding cannot be made. The site is physically suitable for this type of development because it is in conformance with the Thoroughfare Commercial land use designations of the General Plan, complies with all applicable CT Zoning District site development standards except as modified by the State Density Bonus Law, and is surrounded by similar types of uses in an urbanized area of the city.

D. That the site is not physically suitable for the proposed density of development.

This Finding cannot be made. The site is physically suitable for this type of development because it is in conformance with the Thoroughfare Commercial land use designations of the General Plan, complies with all applicable CT Zoning District site development standards except as modified by the State Density Bonus Law, and is surrounded by similar types of uses in an urbanized area of the city.

E. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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.

F. That the design of the subdivision or type of improvements is likely to cause serious public health problems.

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 existing services, including sewer, water, electricity, and public street circulation system. The site is, and will continue to be, served by the Los Altos Police Department and Santa Clara County Fire Department.

G. That 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, 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 dedicate an existing right-of-way access easement along Jordan Avenue to the public right-of-way and will not result in any further conflict with the existing access easement.

H. The project is categorically exempt from environmental review under Section 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines because it is a subdivision of property to support a project that is in conformance with the City's General Plan and Zoning Ordinance except as modified by State Density Bonus Law, occurs within the urban services area on the project site of no more than five acres and will be served by all utilities and public services, does not have value as habitat for endangered, rare or threatened species; will not result in any significant effects relating to traffic, noise, air quality, or water quality, and none of the circumstances described in CEQA Guidelines Section 15300.2 apply.

EXHIBIT B

CONDITIONS OF APPROVAL

PLANNING DIVISION

1. **Approved Plans:** The project shall be developed in substantial compliance with the design plans and support materials and technical reports approved as part of Los Altos planning application TM23-0003, except as modified by these conditions as specified below.

2. **Expiration:** This Permit is valid for a period of two years and will expire unless prior to the date of expiration, the Final Map is recorded, or an extension is granted pursuant to the Los Altos Municipal Code.

3. **Revisions to the Approved Project:** Minor revisions to the approved plans which are found to be in substantial compliance with the overall approvals may be approved by the Development Services Director.

4. **Notice of Right to Protest:** The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), these conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day period in which you may protest these fees, dedications, reservations, and other exactions pursuant to Government Code Section 66020(a) began on the date of approval of this project. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.

5. **Indemnity and Hold Harmless:** The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project. The City may withhold final maps and/or permits, including temporary or final occupancy permits, for failure to pay all costs and expenses, including attorney's fees, incurred by the City in connection with the City's defense of its actions.

6. **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. Any work within El Camino Real will require the applicant to obtain an encroachment permit with Caltrans prior to commencement of work.

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

8. **Public Storm Drain Facilities:** The applicant shall abandon existing storm drainpipes.

9. **Americans with Disabilities Act:** All improvements shall comply with Americans with Disabilities Act (ADA). The latest edition of Caltrans ADA requirements shall apply to all improvements in the public right-of-way.

10. **Sewer Lateral:** Any proposed new sewer lateral connection shall be approved by the City Engineer. Only one sewer lateral per lot shall be installed. All existing unused sewer laterals shall be abandoned according to the City Standards, cut and cap 12" away from the main.

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

12. **Pollution Prevention:** The improvement plans shall include the "Blueprint for a Clean Bay" plan sheet in all plan submittals.

13. **Public Right of Way Dedication:** The applicant shall dedicate the Public Right of Way along Jordan Ave to make it a 50' ROW street. Applicant shall submit documentation to the City for review and approval for the recordation of the public right of way to the City of Los Altos prior to Final Map Recordation.

14. **Subdivision Agreement:** The applicant shall sign and return the Subdivision Agreement to the City for records and recordation prior to Final Map Recordation.

15. **Affordable Housing Agreements:** All applicable affordable housing agreements including three moderate-income and two very-low-income below market rate ownership units for the project shall be executed and recorded on a form provided by the City to the satisfaction of the Development Services Director and City Attorney prior to recordation of the Final Map.

16. **Payment of Fees:** The applicant shall pay all applicable fees, including but not limited to sanitary sewer connection and impact fees, parkland dedication in lieu fees, traffic impact fees, public art impact fee and map check fee plus deposit as required by the City of Los Altos Municipal Code prior to Final Map Recordation.

17. **Existing Storm Drain system:** The applicant shall cap the on-site SD system at the storm drain main and remove the on-site storm drain system entirely prior to issuance of building permit.

18. **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 prior to issuance of building permit.

19. **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 6 months until acceptance of improvements) for the public right-of-way work prior to issuance of building permit.

20. **Stormwater Management Plan:** Prior to issuance of building permit, 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. The project shall comply with City of Los Altos Municipal Regional Stormwater (MRP)NPDES Permit No. CA S612008, Order No. R2-2022-0018 dated May 11, 2022.

21. **Storm Water Filtration Systems:** The applicant shall ensure the design of all storm water filtration systems and devices are without standing water to avoid mosquito/insect infestation prior to issuance of building permit.

22. **Grading and Drainage Plan:** The design of drainage system and sewer lateral is not approved at this point, and it will be reviewed during the building permit phase. The applicant shall submit detailed plans for on-site and off-site grading and drainage plans that include drain swales, drain inlets, rough pad elevations, building envelopes, and grading elevations for review and approval by the City Engineer prior to issuance of building permit.

23. **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 the 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 prior to issuance of building permit.

24. **Construction Management Plan:** The applicant shall submit a construction management plan for review and approval by the Community Development Director and the City Engineer. 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, pedestrian protection, material storage, earth retention and construction vehicle parking. 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 construction site prior to issuance of building permit.

25. **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 prior to issuance of building permit.

26. **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 prior to issuance of building permit.

27. **Sidewalk Lights:** The applicant shall maintain the existing light fixture and install new light fixture(s) in the Jordan Ave sidewalk as directed by the City Engineer prior to issuance of building permit.

28. **Cost Estimate and Performance Bonds:** The applicant shall submit a cost estimate for the improvements in the public right-of-way and shall submit a 100 percent performance bond or cash deposit (to be held until acceptance of improvements) and a 50 percent labor and material bond (to be held 6 months after acceptance of improvements) for the work in the public right-of-way prior to issuance of building permit.

29. **Street Trees in Public Right-of-Way:** The applicant shall install new street trees along the frontage of Jordan Ave and El Camino Real, from property line to property line, as extensively as possible and shall be shown on the building permit submittal plans.

30. **Existing Underground Vault:** The applicant shall relocate the existing underground utility vault at Jordan Avenue to prevent the conflict with the new sidewalk and curb and gutter prior to final occupancy.

31. **Condominium Map:** The applicant shall record the condominium map as required by the City Engineer prior to final occupancy.

32. **Sidewalk in Public Right-of-Way:** The applicant shall install new sidewalk, vertical curb and gutter from property line to property line along the frontage of El Camino Real and Jordan Ave as required by the City Engineer prior to final occupancy.

33. **Street Resurfacing:** The applicant is responsible to grind and overlay half of the street along the frontage of Jordan Ave as required by the City Engineer prior to final occupancy.

34. **Red Curb Striping:** The applicant shall install red curb on El Camino Real as directed by the City Engineer or his designee. Additionally, red curb striping shall be installed 50' north & south of the proposed garage driveway entrance on Jordan Ave as required by the City Engineer prior to final occupancy.

35. **ADA Ramps:** The applicant shall install an ADA ramp at the Southwest corner of the intersection of El Camino Real and Jordan Ave with a new crosswalk crossing Jordan Avenue. Two ADA ramps shall also be installed at each side of the new driveway approach prior to final occupancy.

36. **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 prior to final occupancy. Any work within the El Camino Real will require applicant to obtain encroachment permit with Caltrans prior to commencement of work.

37. **Storm Water Inlet:** The applicant shall label all new or existing public and private catch basin inlets which are on or directly adjacent to the site with the "NO DUMPING - FLOWS TO ADOBE CREEK" logo prior to final occupancy.

38. **Maintenance Bond:** A one-year, ten-percent maintenance bond shall be submitted upon acceptance of improvements in the public right-of-way prior to final occupancy.

39. **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 the City for review and approval for the stormwater treatment methods installed in accordance with the SWMP. Once approved, City shall record the agreement prior to final occupancy.

40. **Landscape and Irrigation Installation:** All on- and off-site landscaping and irrigation shall be installed and approved by the Development Services Director and the City Engineer prior to final occupancy.

RECEIVED
Date: 9/23/2024
CITY OF LOS ALTOS
PLANNING

4896 ECR

A Mixed Use Project
Office and Residential

4896 El Camino Real, Los Altos, CA
Doheny-Vidovich Partners

Entitlement Submittal

May 10, 2024

NOTES

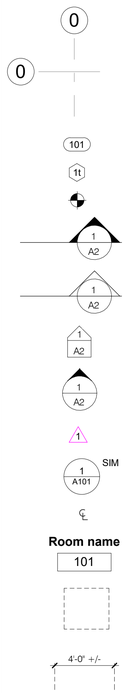
1. PROJECT SHALL COMPLY WITH CALIFORNIA FIRE (CFC) AND CALIFORNIA BUILDING CODE (CBC) 2022 EDITION, AS ADOPTED BY CITY OF LOS ALTOS MUNICIPAL CODE (LAMC), CALIFORNIA CODE OF REGULATIONS (CCR) AND HEALTH AND SAFETY CODE.

2. NO COMBUSTIBLE CONSTRUCTION ALLOWED PRIOR TO HYDRANT INSTALLATION.

3. DEFERRED SUBMITTALS AT BUILDING PERMIT SUBMISSION:
   a. AUTOMATIC FIRE SPRINKLER SYSTEM
   b. FIRE ALARM SYSTEM
   c. STANDPIPE SYSTEM
   d. EMERGENCY RESPONDER TWO-WAY RADIO SYSTEM IN COMPLIANCE WITH NFPA 72 (2016 EDITION), CEC, CFC, CBC (2022 EDITIONS), AND CURRENT CITY ORDINANCES.

4. REQUIRED FIRE FLOW SHALL BE MET FROM NEW HYDRANTS

SYMBOLS



ABBREVIATIONS

ACOUS	ACOUSTICAL	(N)	NEW
ADJ	ADJUSTABLE	NIC	NOT IN CONTRACT
AFES	AUTOMATIC FIRE EXTINGUISHING SYSTEM	NO., #	NUMBER
		NTS	NOT TO SCALE
AFF	ABOVE FINISHED FLOOR		
AHJ	AUTHORITY HAVING JURISDICTION	OC	ON CENTER
		OF	OVERFLOW
ALUM	ALUMINUM	OFL	OVERFLOW LEADER
APPRX	APPROXIMATE		
		PDF	POWDER DRIVEN FASTENERS
BLDG	BUILDING	PNL	PANEL
BoB	BOTTOM of BEAM		
		R	RADIUS
CC	CENTER to CENTER	RD	ROOF DRAIN
CLG	CEILING	REQD	REQUIRED
		REM	REMOVE, REMOVED
D	DEPTH	RF	ROOF
DET	DETAIL	RM	ROOM
DIA	DIAMETER	R&R	REMOVE and REPLACE
DIM	DIMENSION	R&S	ROD and SEALANT
DS	DOWNSPOUT	RWL	RAIN WATER LEADER
EA	EACH	SAFM	SELF ADHERING FLASHING MEMBRANE
(E)	EXISTING	SASM	SELF ADHERING SHEET MEMBRANE
EQ	EQUAL	SCD	SEE CIVIL DRAWINGS
EXT	EXTERIOR	SED	SEE ELECTRICAL DRAWINGS
		SLD	SEE LANDSCAPE DRAWINGS
FA	FIRE ALARM	SIM	SIMILAR
FBRGLS	FIBERGLASS	SJTD	SEE JOINT TRENCH DRAWINGS
FDC	FIRE DEPARTMENT CONNECTION	SMD	SEE MECHANICAL DRAWINGS
FE	FIRE EXTINGUISHER	SPD	SEE PLUMBING DRAWINGS
FEC	FIRE EXTINGUISHER CABINET	SPPD	SEE PROCESS PIPING DRAWINGS
FF	FINISHED FLOOR	SPEC	SPECIFICATIONS
FH	FIRE HOSE, FIRE HYDRANT	SS	STAINLESS STEEL
FHC	FIRE HOSE CABINET	SSD	SEE STRUCTURAL DRAWINGS
FLR	FLOOR	STD	STANDARD
FLOUR	FLOURESCENT	STOR	STORAGE
FoC	FACE of CONCRETE	STS	SELF TAPPING SCREW
FoF	FACE of FINISH	STSMS	SELF TAPPING SHEET METAL SCREW
FoS	FACE of STUD	SUSP	SUSPENDED
FS	FIRE SPRINKLER		
		TBD	TO BE DETERMINED
GA	GAGE, GAUGE	TBR	TO BE REMOVED
GALV	GALVANIZED	TBRL	TO BE RELOCATED
GI	GALVANIZED IRON	TBS	TO BE SELECTED
GSM	GALVANIZED SHEET METAL	TEL	TELEPHONE
GWB	GYPSUM WALL BOARD	TEMP	TEMPERED, TEMPORARY
		ToC,TC	TOP of CONCRETE
H, HT	HEIGHT	TFF	TOP of FINISH FLOOR
HM	HOLLOW METAL	ToS,TS	TOP of SLAB
		ToW,TW	TOP of WALL
IGU	INSULATED GLAZING UNIT	TYP	TYPICAL
INT	INTERIOR		
		UON	UNLESS OTHERWISE NOTED
JST	JOIST		
		VCT	VINYL COMPOSITION TILE
LAV	LAVATORY	VIF	VERIFY IN FIELD
LED	LIGHT EMITTING DIODE		
		W	WIDTH, WIDE
MAX	MAXIMUM	WC	WATER CLOSET
MB	MACHINE BOLT	WD	WOOD
MTL	METAL	WG	WIRE GLASS
MFR	MANUFACTURER		
MIN	MINIMUM	ZN	ZINC
MISC	MISCELLANEOUS		

BUILDING DATA

PLANNING

APN:	170-02-026
GENERAL PLAN:	THOROUGHFARE COMMERCIAL
ZONING:	CT (COMMERCIAL THOROUGHFARE)
FLOOD HAZARD:	ZONE X, AREA OF MINIMAL FLOOD HAZARD

CONSTRUCTION

OCCUPANCY:	R-2, B, and S-2
CONSTRUCTION TYPE:	V-A (WOOD FRAME) over I-A (CONCRETE FRAME) TO 3rd FLOOR PODIUM
EXTERIOR MATERIALS:	ROOF: PVC SINGLE PLY MEMBRANE, PAINTED BRAKE METAL GUTTERS, FLASHINGS, FASCIAS: PAINTED BRAKE METAL WALLS: 4 COAT SMOOTH CEMENT PLASTER, METAL PANELS, STONE VENEER, TILE VENEER, PRE-CAST CONCRETE SILLS RAILINGS: STAINLESS STEEL WINDOWS and DOORS: ALUMINUM STOREFRONT SYSTEM (OFFICE), ALUM CLAD WOOD (RESIDENTIAL) DECKS: PORCELAIN TILE
FIRE PROTECTION:	PROVIDE AUTOMATIC FIRE SPRINKLER AND FIRE ALARM SYSTEMS

AREAS SUMMARY (sf)

See Area Detail and Parking Summary, A0.20

Gross Residential Floor Area:	79251
Gross Office Floor Area:	18236
Gross Building Floor Area:	97487
Residential Building Area:	131294
Office Building Area:	32246
Building Area:	163540
Site Area:	.84ac (36590)
FAR	2.66
Building Footprint:	25415
Lot Coverage:	69%

RESIDENTIAL UNIT SUMMARY

See Area Detail and Parking Summary, A0.20

LEVEL:	2	3	4	5	TOTAL
3 BEDROOM (2020-2582sf)	3	6	6	6	21
2 BEDROOM (1839sf)	1	2	2	2	7
2 BEDROOM BMR (1062-1163sf)	1	1	1	1	4
3 BEDROOM BMR (1656sf)	1				1
TOTAL BY FLOOR	6	9	9	9	33 UNITS

BMR UNITS: 203, 207, 305, 405, 505
RESIDENTIAL DENSITY: 39.3 UNITS/ACRE
TOTAL PARKING: 111 SPACES, 60 BICYCLE

STATUTORY SETBACKS: ECR 25' (Front); NORTH 7'-6" AVERAGE, 4' MIN (Int Sideyard); WEST 40'<30' Height, 100'>30' (Rear); JORDAN 15' AVERAGE, 4' MIN (Ext Sideyard)
PROPOSED SETBACKS:
ECR 20', NORTH 10', WEST 20' to 2nd FLR, 40'+/- ABOVE, JORDAN 15' AVERAGE

3

PROJECT DIRECTORY

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pnagle@Barlett.com

DRAWING INDEX

ARCHITECTURAL

A0.00	Cover Sheet
A0.04	Existing Site Photos
A0.05	East View and Composite ECR Elevation
A0.06	South and Southeast Views
A0.07	West and North Views
A0.20	Area Plan Level 1 and Area Detail
A0.21	Area Plans Levels 2-5
A1.00	Site Plan and Building Materials
A2.0P1	Floor Plan - Parking Level P1
A2.0P2	Floor Plan - Parking Level P2
A2.01	First Floor Plan
A2.02	Second Floor Plan
A2.03	Third Floor Plan
A2.04	Fourth Floor Plan
A2.05	Fifth Floor Plan
A2.06	Roof Plan
A2.10	Jordan Avenue Setback Details
A4.00	Enlarged Plans
A5.00	North and South Exterior Elevations
A5.01	East Exterior Elevation, Building Section
A5.02	West Exterior Elevation, Building Section
A5.03	Building Sections

CIVIL

1	Vesting Tentative Map - Proposed Lotting
2	Vesting Tentative Map - Existing Conditions
3	Vesting Tentative Map - Proposed Grading,Drainage, and Utilities
4	Vesting Tentative Map - Proposed Stormwater Control Plan
5	Vesting Tentative Map - Preliminary Unit Plans

CIVIL

C1.0	Existing Conditions
C1.1	Demolition Plan
C2.0	Grading, Drainage, and Utility Plan
C3.0	Stormwater Management Plan
C4.0	Sections and Details
C5.0	Fire Access and Hydrant Plan
C6.0	Blueprint for a Clean Bay

JOINT TRENCH

JT-1	Joint Trench Title Sheet
JT-2	Joint Trench Notes
JT-3	Joint Trench Details
JT-4	Joint Trench Intent
RELO-1	Joint Trench Relocation Intent

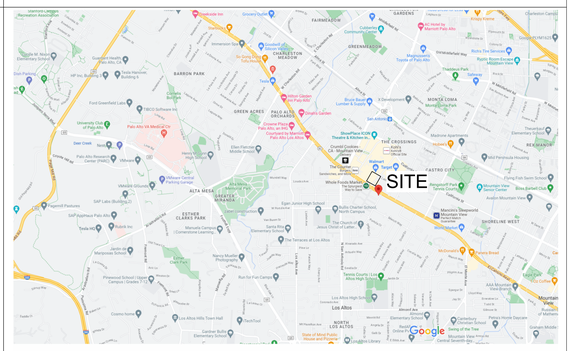
ELECTRICAL

E0.01	Luminaire Schedule
E1.00	Site Lighting
E1.01	Site Photometrics
E1.02	Level 2 Plan Lighting
E1.03	Level 3 Plan Lighting
E1.04	Levels 4-5 Plan Lighting
E5.00	One Line Diagram
E5.01	Load Calculations

LANDSCAPE

L1.1	Landscape Plan - First Floor
L1.2	Landscape Plan - Third Floor
L1.3	Tree Protection Plan
L2.1	Planting Plan - First Floor
L2.2	Planting Plan - Third Floor
L3.1	Precedent & Plant Imagery
L4.1	Hydrozone Plan - First Floor
L4.2	Hydrozone Plan - Third Floor

LOCATION MAP



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Doheny-Vidovich Partners
960 N San Antonio Rd Ste 114, Los Altos, CA 94022

Cover Sheet

REVISIONS

No.	Date	Description
2	7/22/24	Planning Comments 2
3	8/26/2024	Planning Comments 3

Date 05/10/24
Date Plotted 8/28/2024 8:19:13 AM
Scale 12" = 1'-0"
Drawn W
Job 2202
Sheet A0.00

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PREVIOUS SUBMITTAL: 11/17/23

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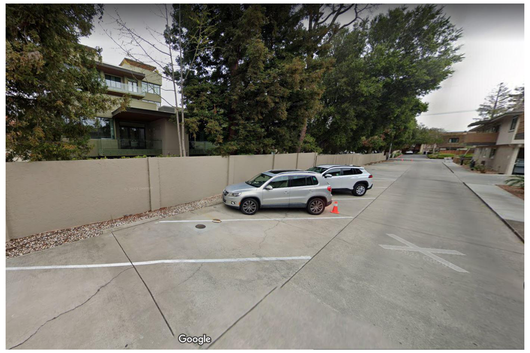

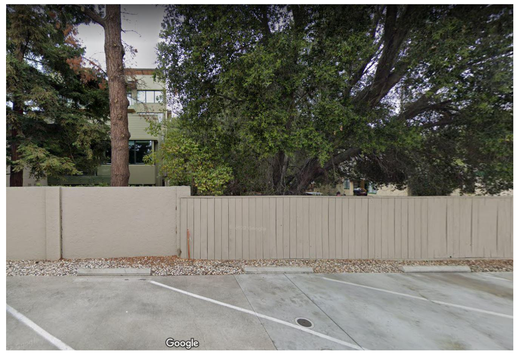

Alley on West PL

El Camino Real

El Camino Real

Jordan Avenue

4896 from Jordan

4880

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Existing Site Photos

REVISIONS

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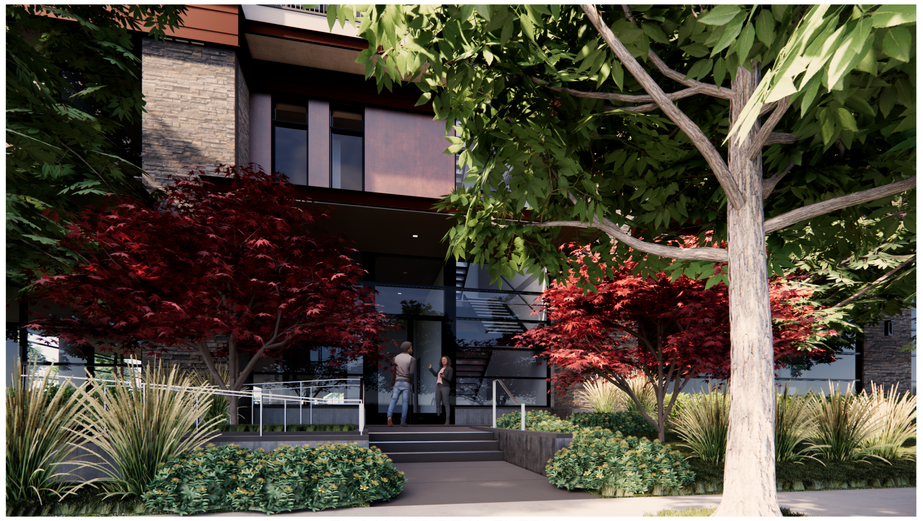
EL CAMINO REAL



EL CAMINO REAL ENTRY

RENDERING NOTE:
1. NO GRASS IS PROPOSED AS GROUNDCOVER, SLD FOR GROUNDCOVER TYPES AND LOCATIONS.

2. LANDSCAPING HAS BEEN OMITTED FROM MOST RENDERINGS TO ALLOW REVIEW OF THE BUILDING. WHERE LANDSCAPING IS SHOWN, REFER TO THE LANDSCAPE DRAWINGS FOR THE PLANTING PALLETE AND SPACING.

Images of adjacent projects taken from information on City's website

Jordan Avenue

4900 (Existing Vacant Bldg) | 4896 | 4880 (Existing) | 4856 and 4846 (Proposed)

EL CAMINO ELEVATION 1
1" = 20'-0"

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East View and Composite ECR Elevation

REVISIONS

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VIEW FROM CORNER OF JORDAN AVENUE AND EL CAMINO REAL (SOUTHEAST)

JORDAN AVENUE ENTRY

VIEW FROM JORDAN AVENUE (SOUTH)

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South and Southeast Views

REVISIONS

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WEST

SOUTHWEST

NORTHEAST

4880 L3 DECK TO WEST

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West and North Views

REVISIONS

No.	Date	Description
2	7/22/24	Planning Comments 2

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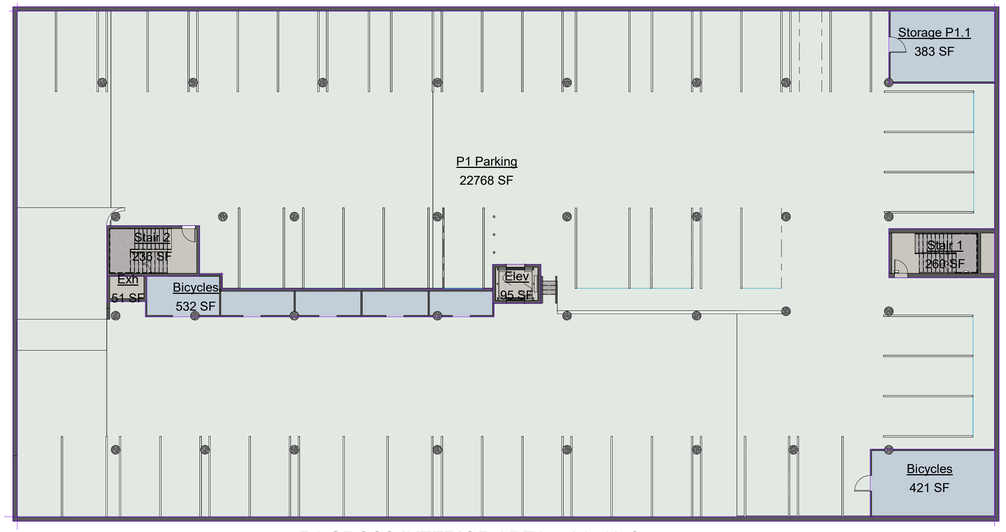
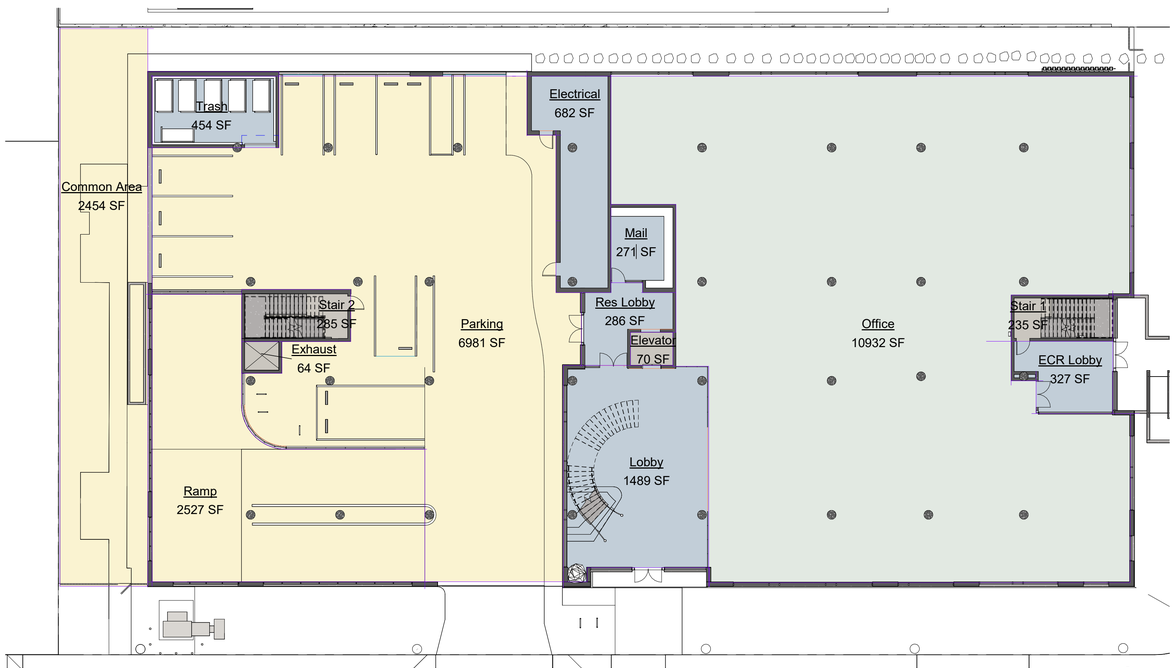


P1 GROSS INTERIOR AREA = 24746sf

P1 2
1/16" = 1'-0"

P2 GROSS INTERIOR AREA = 24746sf

P2 3
1/16" = 1'-0"



Level 1 1
1/16" = 1'-0"

4896 El Camino Real Area Summary

Level P2 - inside face of perimeter walls	
Gross Area	24181 (213.67x113.17)
Level P1 - inside face of perimeter walls	
Gross Area	24181
Total Below Grade	**48362**

Level 1			
Office	10932		
ECR Lobby	327		
Stair 1	235		
Electrical	682		
Mail	271		
Res Lobby	286		
Elevator	70		
Jordan Lobby	1489	No Decks	
Stair 2	285	**Total Office**	
Trash	454	**16140**	19.72%
Exhaust	64	**Total Residential (Units)**	
		65715	80.28%
Total Level 1	**15095**	81855	
Parking	6981	Total Common	3606
Ramp	2527		
Gross Flr Area	**24603**		
Gross Office Area	**11643**	Off Com 711	
Gross Res Area	**3452**	Res Com 2895	

Level 2		Res Units	Area	Decks
Office	5208	201	2073	225
Office Deck	204	203	1163	BMR
Health	1412	207	1656	BMR
Health Deck	293	209	2334	384
Electrical	107	206	2067	282
Exhaust	63	208	2144	158
Stair 1	293	Total	11437	1049
Stair 2	327			
Corridor	1380	Office	5033	30.56%
Elevator	70	Res	11437	69.44%
Mech	284		16470	
Recycle/Storage	303			
Units	11437			
Decks	1049			
Total Level 2	**22430**	Total Common		4532
Gross Res Flr Area	**14584**	Res Common		3147
Gross Off Flr Area	**6593**	Office Common		1385

Level 3		Res Units	Area	Decks
Corridor	1469	301	2070	230
Elevator	70	303	1839	301
Exhaust	40	305	1062	
Recycle	150	307	1838	315
Stair 1	222	309	2419	209
Stair 2	279	302	2020	256
Common Deck	113	304	2079	766
Units	18090	306	2181	785
Decks	3214	308	2582	352
Total Level 3	**23647**	Total	18090	3214
Gross Flr Area	**20433**			

Level 4		Res Units	Area	Decks
Corridor	1475	401	2070	232
Elevator	70	403	1839	303
Exhaust	40	405	1062	BMR
Stair 1	228	407	1838	317
Stair 2	281	409	2422	209
Recycle	200	402	2020	224
Units	18093	404	2079	165
Decks	1857	406	2181	179
Total Level 4	**22244**	408	2582	228
Gross Flr Area	**20387**	Total	18093	1857

Level 5		Res Units	Area	Decks
Corridor	1476	501	2070	230
Exhaust	70	503	1839	303
Elevator	40	505	1062	BMR
Recycle	202	507	1838	317
Stair 1	228	509	2422	209
Stair 2	284	502	2020	219
Units	18095	504	2081	162
Decks	1859	506	2181	189
Total Level 5	**22254**	508	2582	230
Gross Flr Area	**20395**	Total	18095	1859

Totals	**Res**	**Office**	**Bldg**	
Gross Flr Area	**79251**	**18236**	**97487**	No Decks
Building Area	**131294**	**32246**	**163540**	Includes P Levels, L1 Parking, Ramp, Decks
Decks	7979	204	8183	

Parking Summary			
Required Parking			
Office	16140	300	53.80
Residential	33	1.5	49.50
Total Required			**104**
Proposed Parking			
On Grade	8		
P1	50		
P2	53		
Total Provided	**111**		

Bicycle Parking	Short Term	Long Term
Office	2	8
Residential	2	50
Total Required	**4**	**58**
Proposed		
On Grade	10	
P1		38
P2		22
Total Proposed	**10**	**60**

PLAN NORTH

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Area Plan Level 1 and Area Detail

REVISIONS

No.	Date	Description

Date 05/10/24
Date Plotted 7/22/2024 2:30:24 PM
Scale 1/16" = 1'-0"
Drawn Author
Job 2202
Sheet A0.20

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Level 4 4
1/16" = 1'-0"

Level 5 5
1/16" = 1'-0"

Level 3 3
1/16" = 1'-0"

Level 2 2
1/16" = 1'-0"

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Area Plans Levels 2-5

REVISIONS

No.	Date	Description

Date	05/10/24
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EXTERIOR STONE VENEER
LEGENDS ARCHITECTURAL STONE
ANTERO PEAK LEDGESTONE

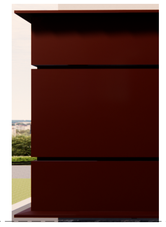
Antero Ledgestone 2
12" = 1'-0"

WESTSIDE TILE AND STONE
PORCELAIN TILE
NANO TITANIUM

Porcelain Tile - Nano Titatnium 3
12" = 1'-0"

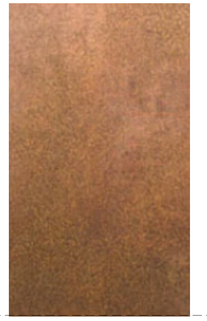
INTEGRAL COLOR PLASTER
SIKA WINTER BEIGE C16

Plaster 4
12" = 1'-0"



METAL TYPE 1
PAINTED STEEL
CUSTOM COLOR, CABERNET

Metal Type 1 - Painted Steel 5
12" = 1'-0"



METAL TYPE 2
PRE-PATINATED CORTEN STEEL
SOLANUM STEEL by ZAHNER or EQUAL

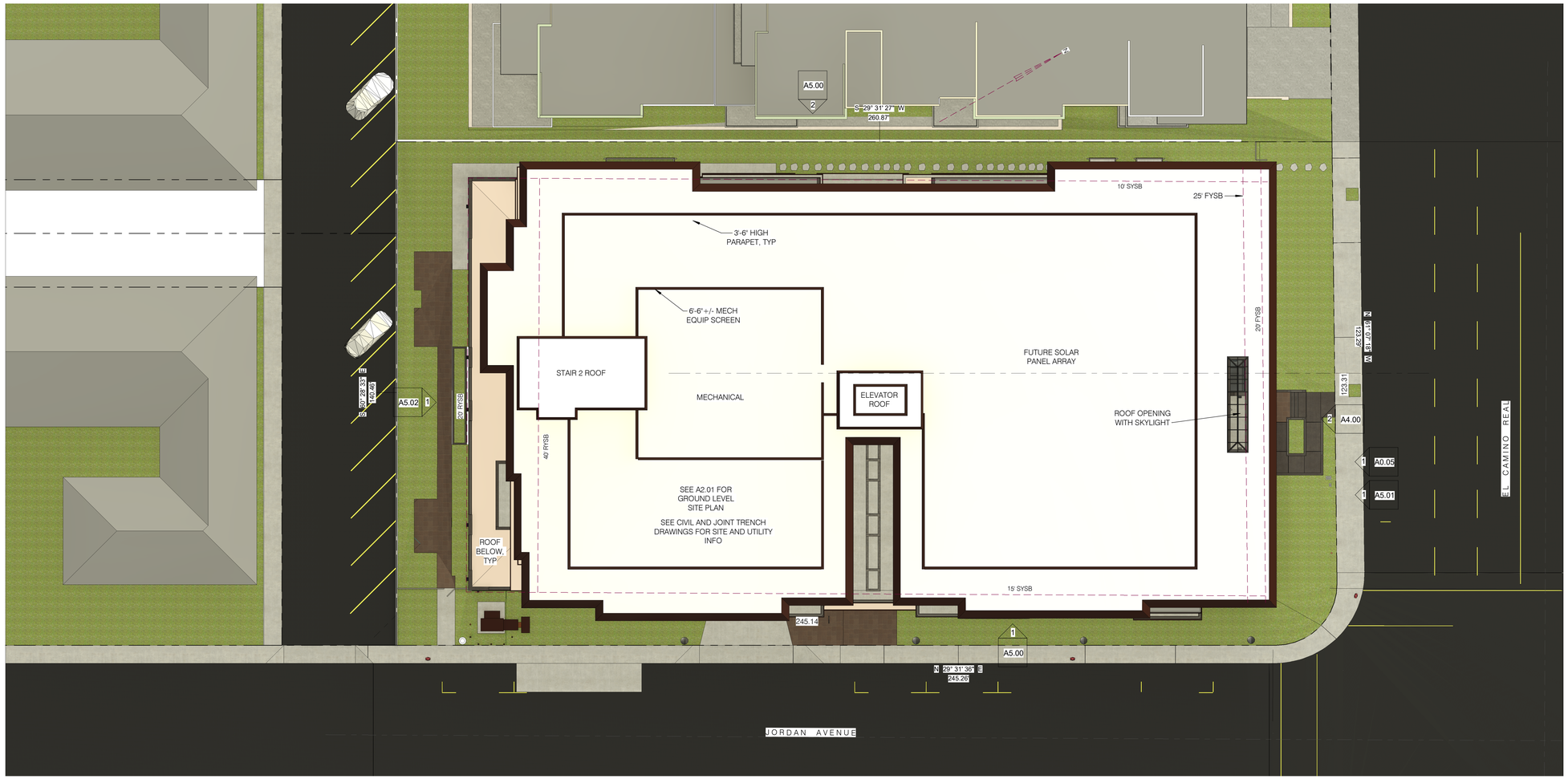
Metal Type 2 - Corten Steel 6
12" = 1'-0"

METAL RAILINGS
STAINLESS STEEL
#4 FINISH

Metal - Stainless Steel 7
12" = 1'-0"

PRECAST CONC SILL, WALL CAP

Precast Sill 8
12" = 1'-0"



Site Plan 1
1/16" = 1'-0"

PLAN NORTH

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Site Plan and Building Materials

REVISIONS

No.	Date	Description
2	7/22/24	Planning Comments 2

Date	05/10/24
Date Printed	9/23/2024 10:30:31 AM
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Job	2202
Sheet	A1.00

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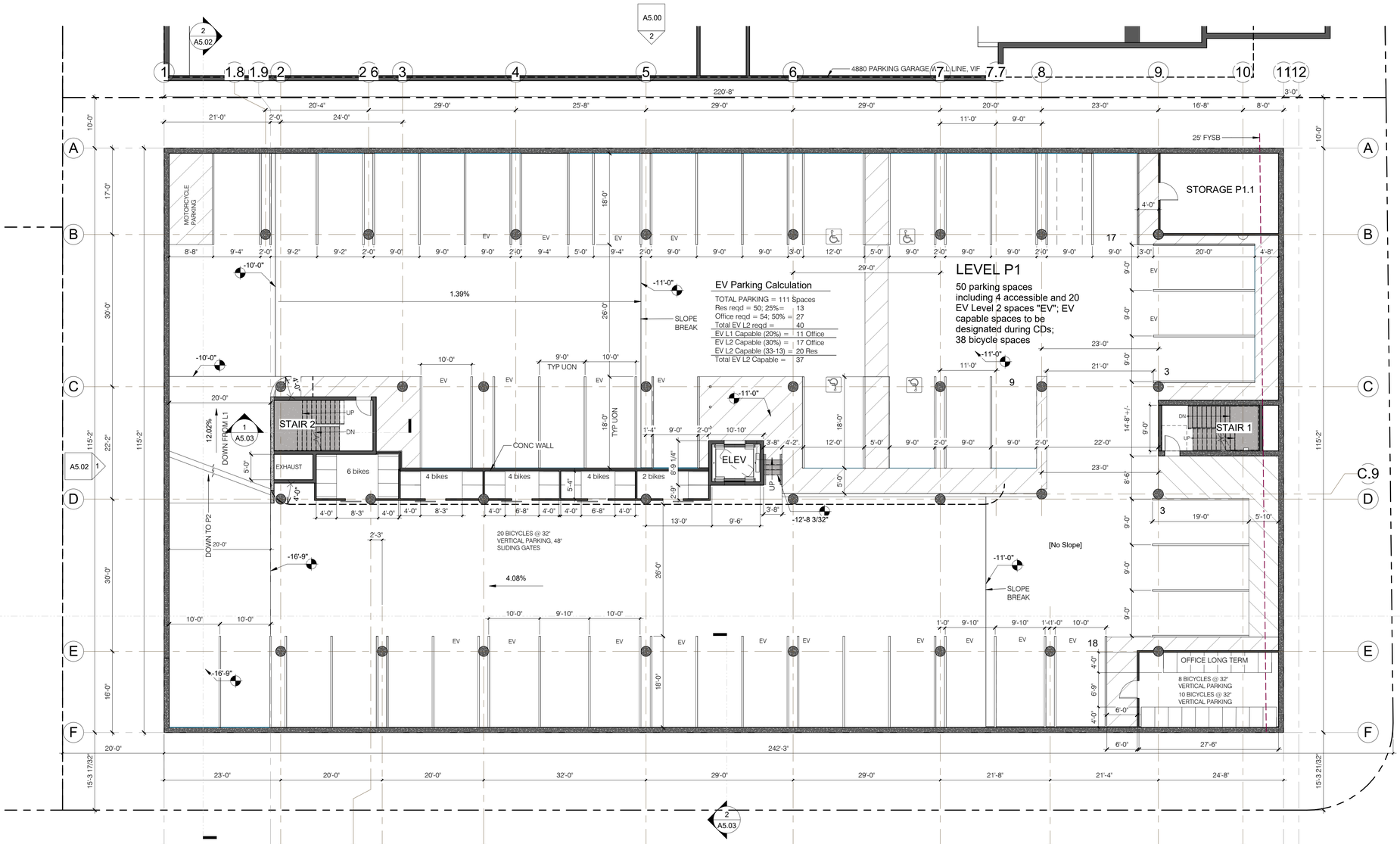

P1 1
3/32" = 1'-0"

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Floor Plan - Parking Level P1

REVISIONS

No.	Date	Description
2	7/22/24	Planning Comments 2

Date: 05/10/24
Date Plotted: 9/23/2024 10:30:32 AM
Scale: 3/32" = 1'-0"
Drawn: W
Job: 2202
Sheet: A2.0P1

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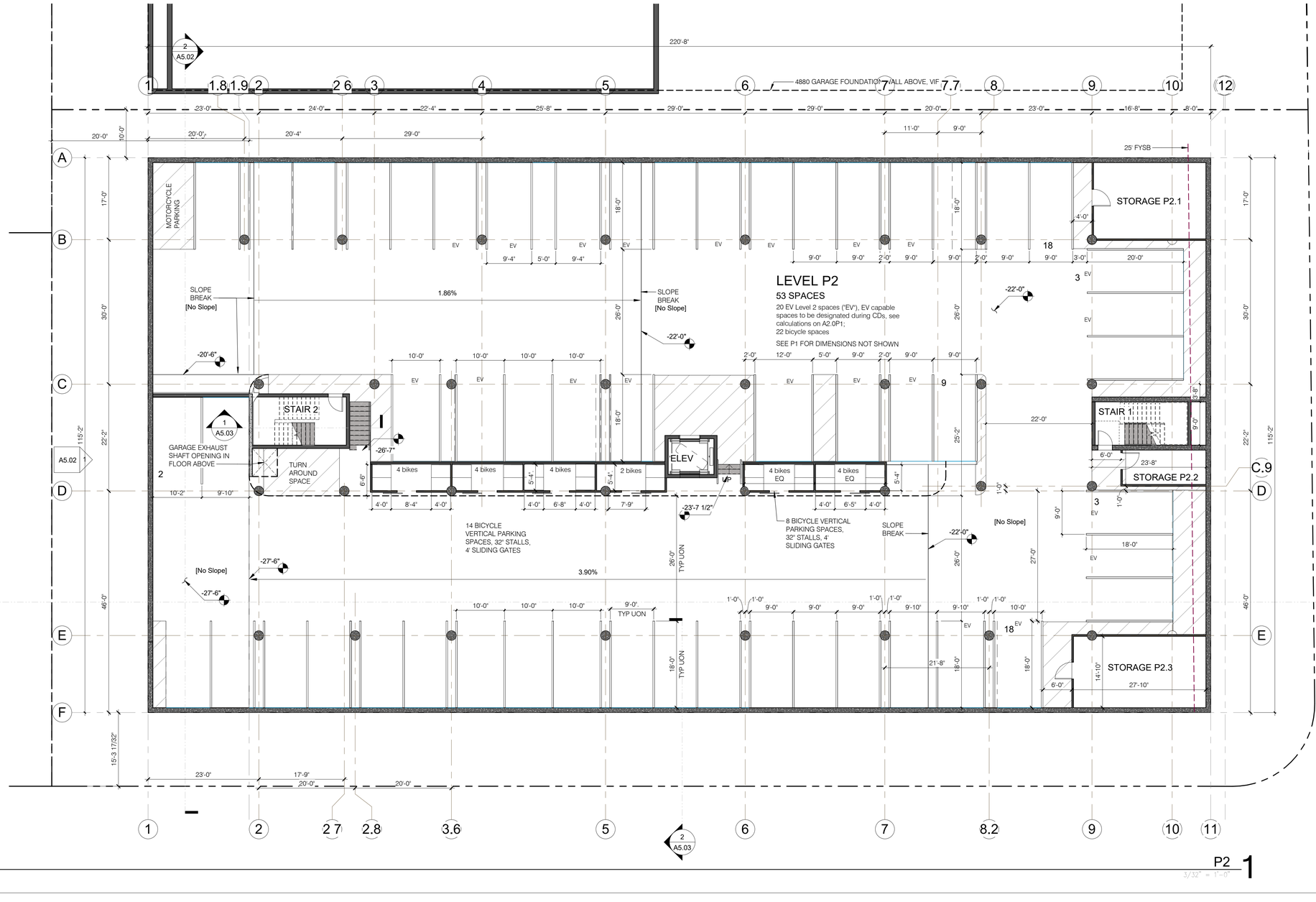

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Floor Plan - Parking Level P2

REVISIONS

No.	Date	Description
2	7/22/24	Planning Comments 2

Date: 05/10/24
Date Plotted: 9/23/2024 10:30:33 AM
Scale: 3/32" = 1'-0"
Drawn: Author
Job: 2202
Sheet: A2.0P2

P2 1
3/32" = 1'-0"

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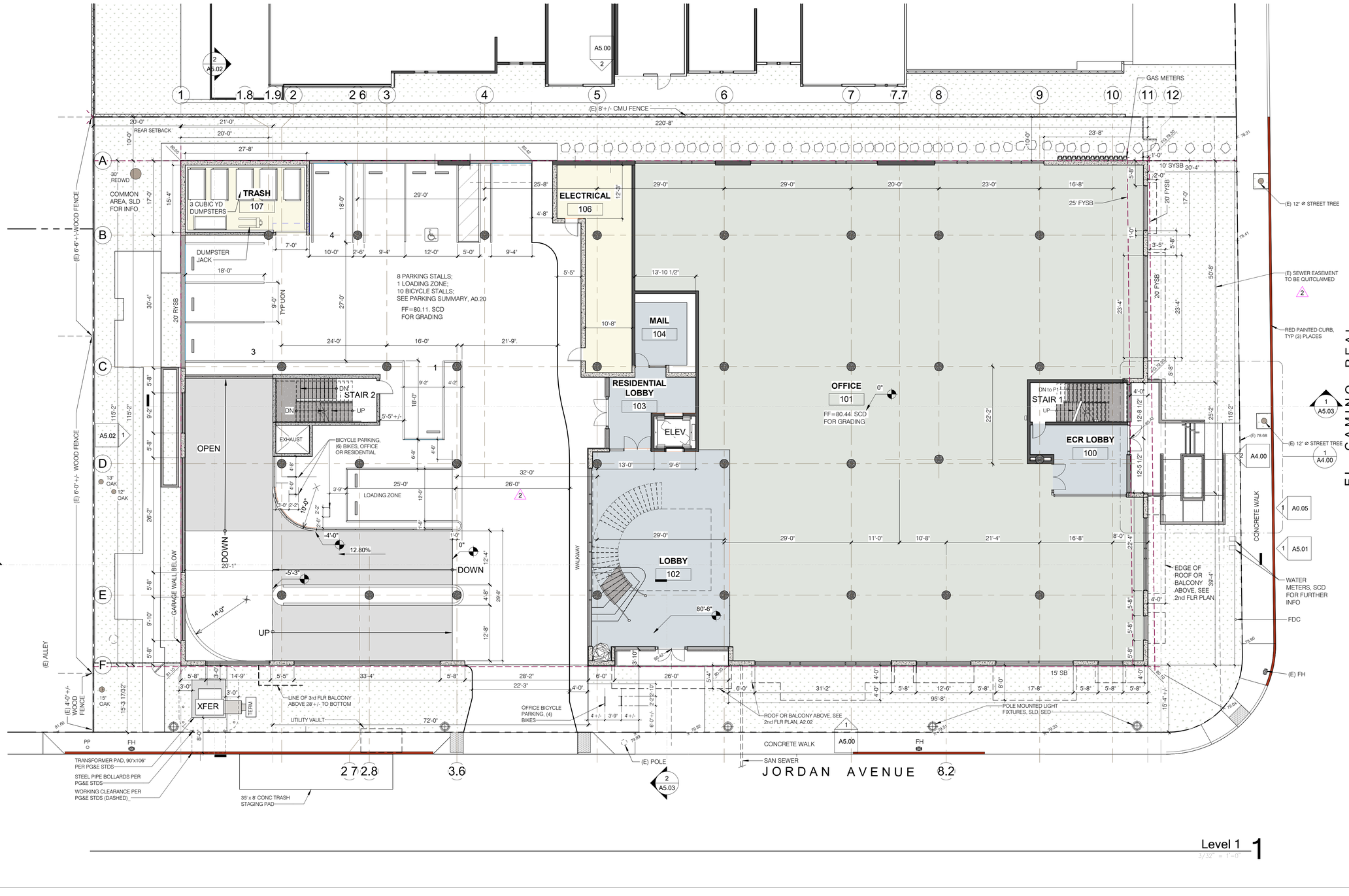

Level 1 1
3/32" = 1'-0"

PLAN NORTH

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First Floor Plan

REVISIONS

No.	Date	Description
1	4/26/24	Planning Comments
2	7/22/24	Planning Comments 2

Date	05/10/24
Date Plotted	9/23/2024 10:30:35 AM
Scale	3/32" = 1'-0"
Drawn	W
Job	2202
Sheet	A2.01

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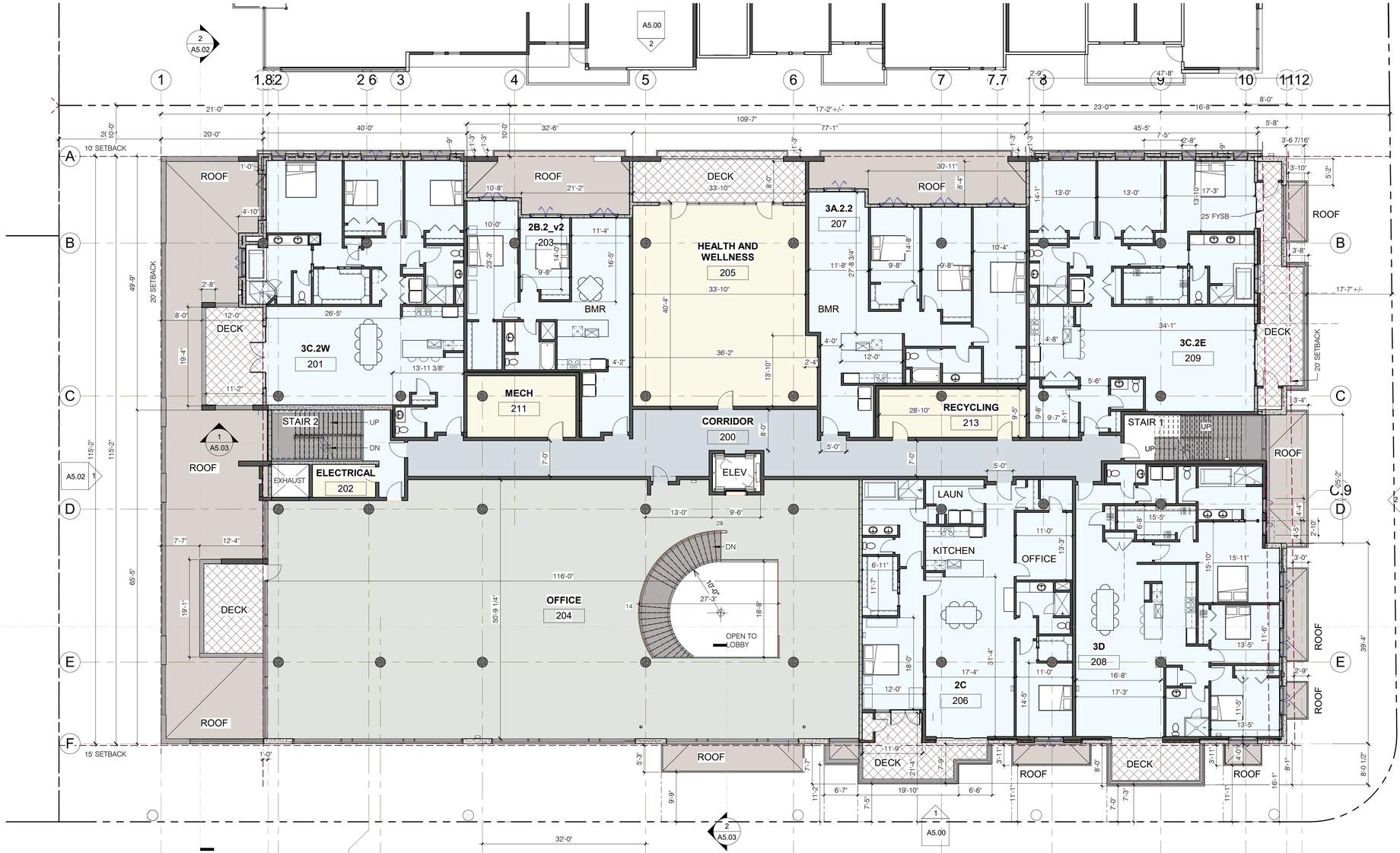

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Second Floor Plan

REVISIONS

No.	Date	Description
2	7/22/24	Planning Comments 2

Date	05/10/24
Date Plotted	9/23/2024 10:30:40 AM
Scale	3/32" = 1'-0"
Orient	W
Job	2202
Sheet	A2.02

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PLAN NORTH

Level 3 1
3/32" = 1'-0"

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Third Floor Plan

REVISIONS

No.	Date	Description
2	7/22/24	Planning Comments 2

Date	05/10/24
Date Plotted	9/23/2024 10:30:46 AM
Scale	3/32" = 1'-0"
Drawn	W
Job	2202
Sheet	A2.03

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Level 4 1

3/32" = 1'-0"

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Fourth Floor Plan

REVISIONS

No.	Date	Description
2	7/22/24	Planning Comments 2

Date	05/10/24
Date Plotted	9/23/2024 10:30:52 AM
Scale	3/32" = 1'-0"
Drawn	Author
Job	2202
Sheet	A2.04

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Level 5 1

3/32" = 1'-0"

PLAN NORTH

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Fifth Floor Plan

REVISIONS

No.	Date	Description
2	7/22/24	Planning Comments 2

Date: 05/10/24
Date Plotted: 9/23/2024 10:30:58 AM
Scale: 3/32" = 1'-0"
Drawn: Author
Job: 2202
Sheet: A2.05

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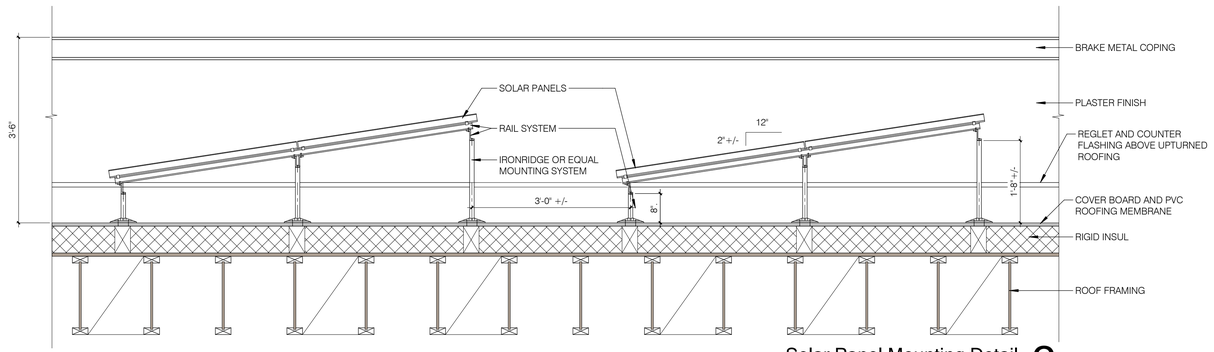
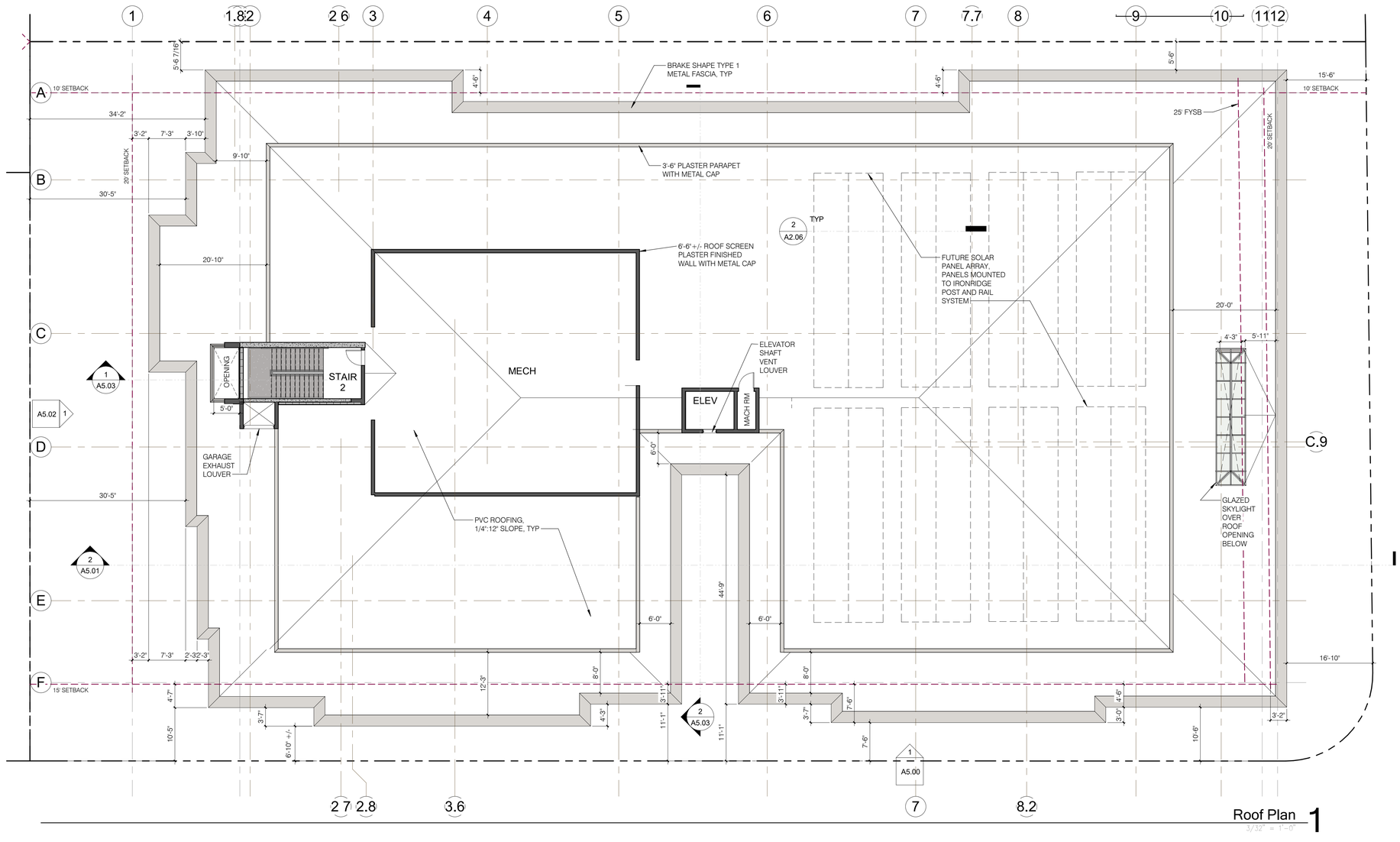


Solar Panel Mounting Detail 2

3/4" = 1'-0"



Roof Plan 1

3/32" = 1'-0"

PLAN NORTH

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Roof Plan

REVISIONS

No.	Date	Description
2	7/22/24	Planning Comments 2

Date: 05/10/24
Date Plotted: 9/23/2024 10:30:58 AM
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Jordan Avenue Setback Calculations -
Walls - Required Average of 15', 4' Minimum
Projections - 4' max from Required Setback (Average of 11' from PL)

Level 1

Overall Jordan Frontage		220.67	
Setback at West		15.29	
Setback at East		15.33	
	L	**Sbk**	
Weighted Setbacks			
	99.00	15.33	1517.67
	26.00	18.58	483.08
	95.67	15.33	1466.62
	220.67		3467.37
Average Setback			**15.71**

Level 2

Walls	**L**	**Sbk**		
	140.00	15.30	2142.00	
	9.08	21.00	190.68	
	71.58	15.33	1097.32	
	220.66		3430.00	
Average Setback				**15.54**
Balconies & Roofs				
Lenrth of Projections	100.73			
Length of no projection	119.93	15.00	1798.95	
	27.50	9.75	268.13	
	6.58	11.17	73.50	
	19.83	7.42	147.14	
	6.50	11.25	73.13	
	17.57	11.08	194.68	
	15.17	7.00	106.19	
	7.58	11.08	83.99	
	220.66		2745.69	
Balcony/Roof Average Setback				**12.44**

Level 3

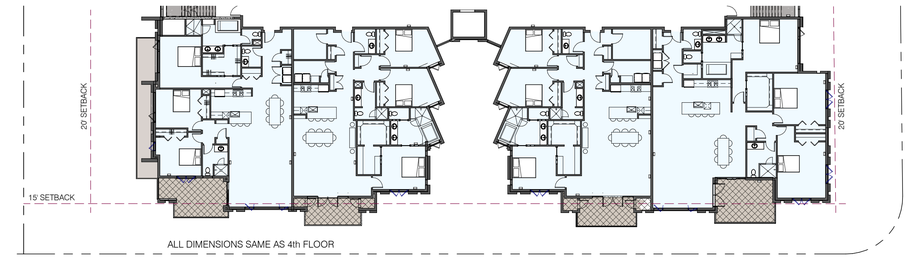
Walls	**L**	**Sbk**		
	5.67	15.33	86.92	
	13.92	22.67	315.57	
	25.08	12.67	317.76	
	15.25	16.67	254.22	
	5.42	12.33	66.83	
	15.92	17.92	285.29	
	4.33	32.08	138.91	
	14.50	63.33	918.29	
	4.33	32.08	138.91	
	15.83	17.92	283.67	
	5.67	12.33	69.91	
	16.08	16.67	268.05	
	25.00	12.33	308.25	
	16.50	22.08	364.32	
	17.17	15.33	263.22	
	200.67		4080.11	
Average Wall Setback				**20.33**
Balconies				
Lenrth of Projections	138.24			
Length of no projection	62.43	15.00	936.45	
	20.83	10.67	222.26	
	35.50	7.83	277.97	
	25.58	12.00	306.96	
	38.00	7.83	297.54	
	18.33	9.50	174.14	
	200.67		2215.31	
Balcony Average Setback				**11.04**

NOTE:
JORDAN AVE SETBACK IS 15' AVERAGE, THEREFORE THE 4' EXTENSION OF ARCHIECTURAL ELEMENTS, OVERHANGS, ETC INTO THE AVERAGE SETBACK IS AN AVERAGE SETBACK OF 11' FROM THE JORDAN AVENUE PROPERTY LINE. A WEIGHTED AVERAGE OF THE BUILDING ELEMENTS IS SHOWN IN THE CALCULATIONS ABOVE.

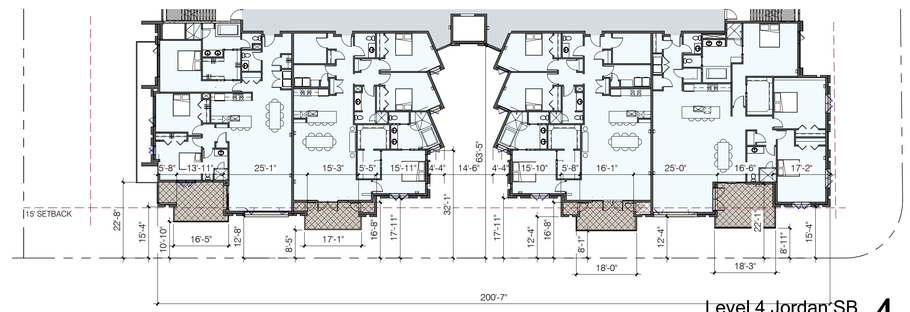
Level 4&5

Walls	**L**	**Sbk**		
	5.67	15.33	86.92	
	13.92	22.67	315.57	
	25.08	12.67	317.76	
	15.25	16.67	254.22	
	5.42	12.67	68.67	
	15.92	17.92	285.29	
	4.33	32.08	138.91	
	14.50	63.42	919.59	
	4.33	32.08	138.91	
	15.83	17.92	283.67	
	5.67	12.33	69.91	
	16.08	16.67	268.05	
	25.00	12.33	308.25	
	16.50	22.08	364.32	
	17.17	15.33	263.22	
	200.67		4083.25	
Average Wall Setback				**20.35**
Balconies				
Lenrth of Projections	69.75			
Length of no projection	130.92	15.00	1963.80	
	16.42	10.83	177.83	
	17.08	8.42	143.81	
	18.00	8.08	145.44	
	18.25	8.92	162.79	
	200.67		2593.67	
Balcony Average Setback				**12.93**

Level 6 (Roof Fascia)	**L**	**Sbk**	
	20.58	10.42	214.44
	54.08	6.83	369.37
	17.83	11.08	197.56
	11.08	55.83	618.60
	18.08	11.08	200.33
	53.67	7.50	402.53
	35.33	10.50	370.97
	210.65		2373.78
Average Roof Fascia Setback			**11.27**



Level 5 Jordan SB 5
3/64" = 1'-0"



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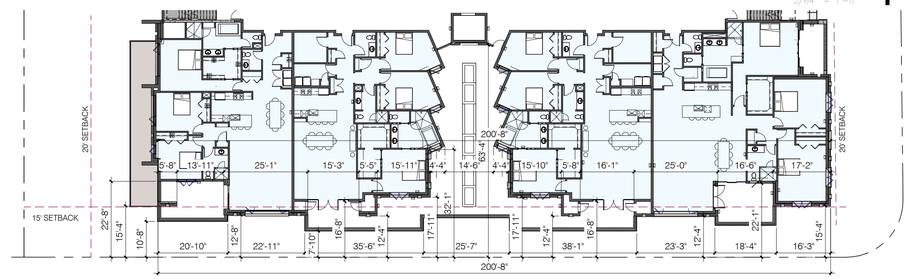
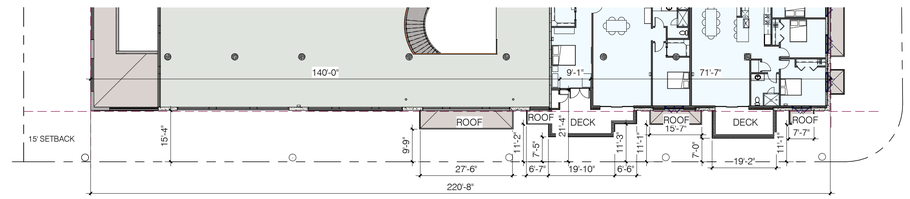


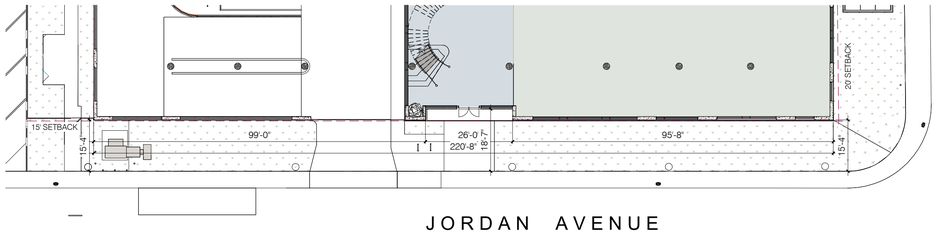
Level 3 Jordan SB 3
3/64" = 1'-0"



JORDAN AVENUE

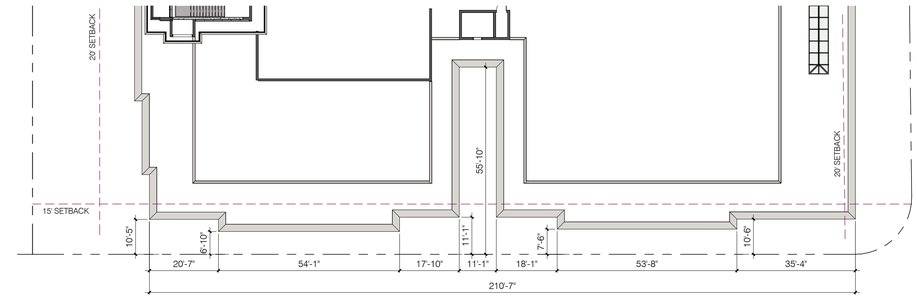
EL CAMINO REAL

Level 2 Jordan SB 2
3/64" = 1'-0"



JORDAN AVENUE

Level 1 Jordan SB 1
3/64" = 1'-0"



Roof Plan 6
3/64" = 1'-0"

PLAN NORTH

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Soquel, CA 95073
Tel 408-353-6700

bill@winkleman designs.com

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Jordan Avenue
Setback Details

REVISIONS

No.	Date	Description
2	7/22/24	Planning Comments 2

Date	05/10/24
Date Plotted	7/22/2024 2:32:19 PM
Scale	3/64" = 1'-0"
Drawn	Author
Job	2202
Sheet	A2.10

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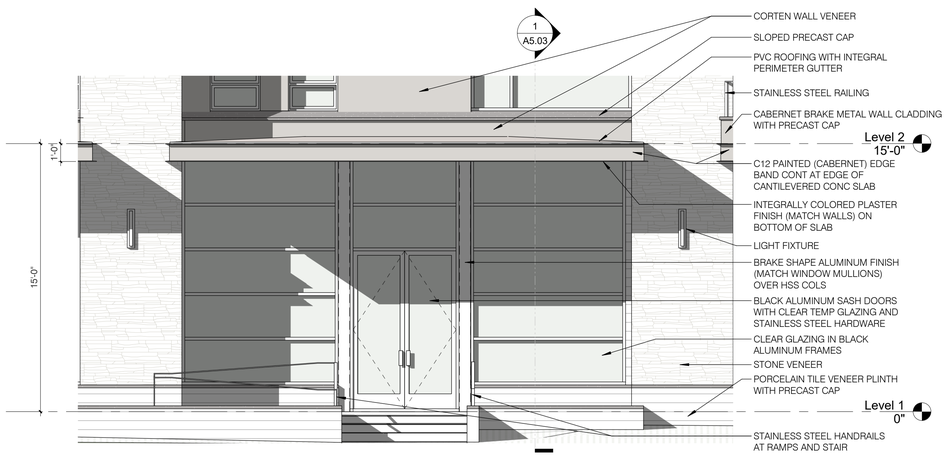
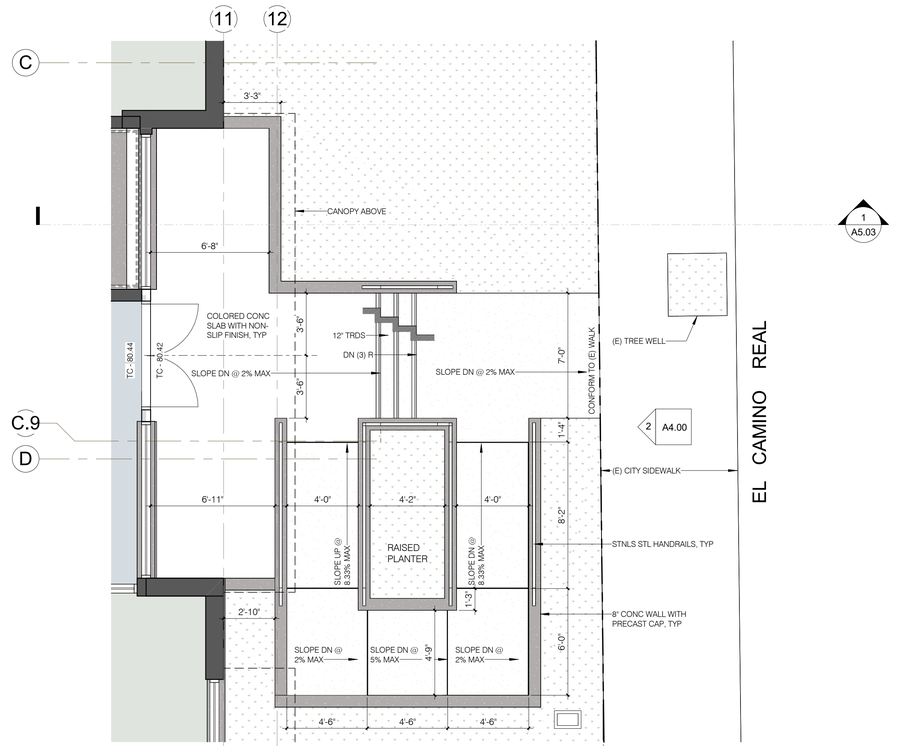
C:\Users\bill\Documents\4896 El Camino Real_v13-ExtEmry_CENX2_3bore_bill@winkelmandesigns.com.rvt

ECR Entry - No Plants 3
12" = 1'-0"

NO LANDSCAPING SHOWN FOR CLARITY, COLORS AND MATERIALS ARE APPROXIMATIONS.



Enlarged ECR Entry 2
1/4" = 1'-0"



Level 1 - ECR Entry 1
1/4" = 1'-0"

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Enlarged Plans

REVISIONS

No.	Date	Description
2	7/22/24	Planning Comments 2

Date: 05/10/24
Date Plotted: 7/22/2024 2:32:24 PM
Scale: As indicated
Drawn: W
Job: 2202
Sheet: A4.00

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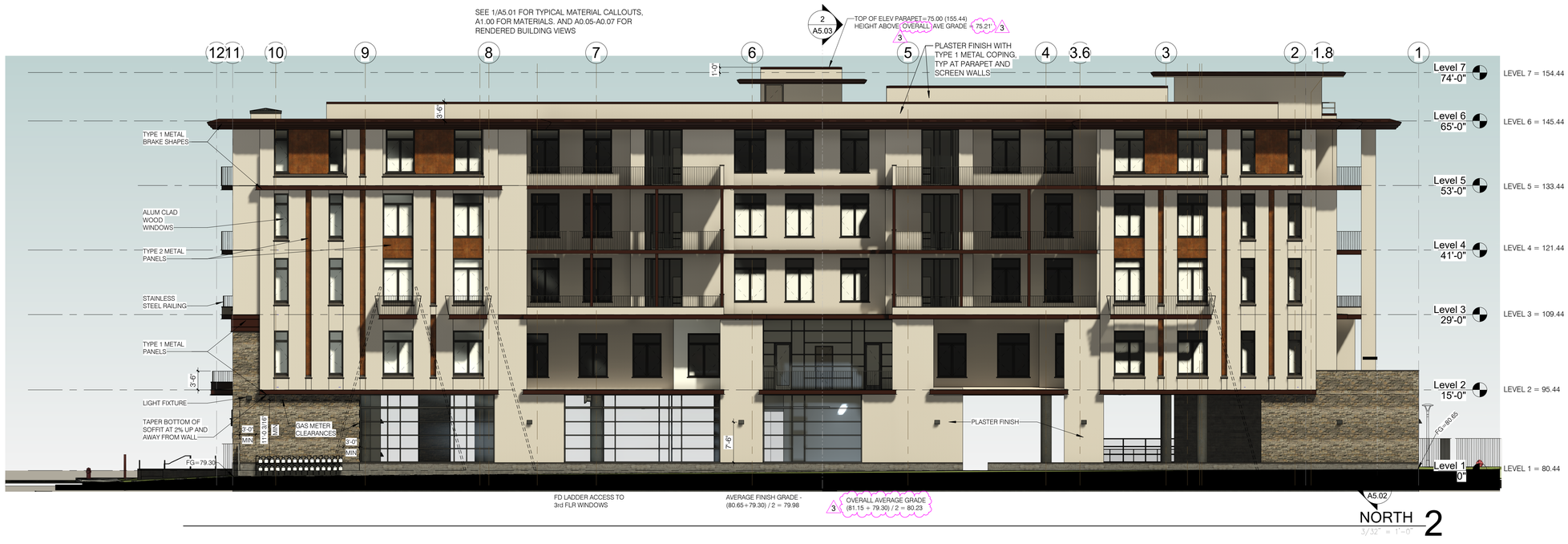

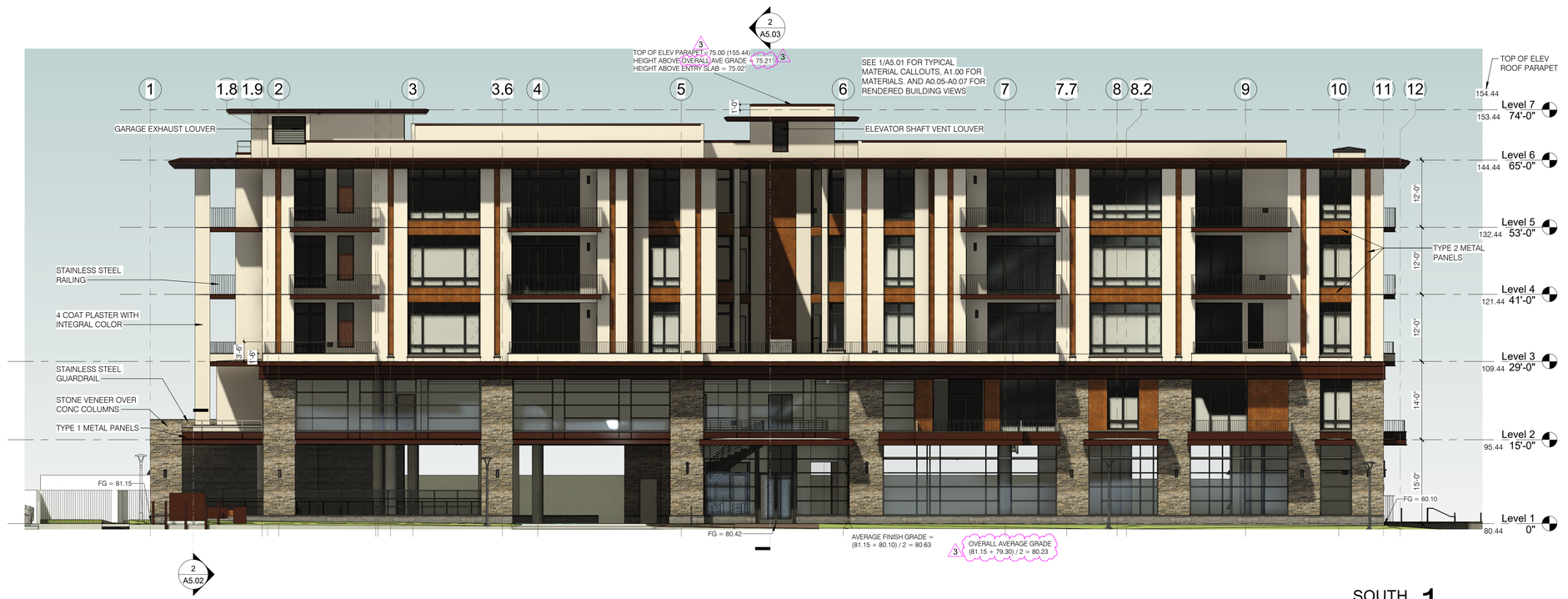

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North and South Exterior Elevations

REVISIONS

No.	Date	Description
2	7/22/24	Planning Comments 2
3	8/26/2024	Planning Comments 3

Date: 05/10/24
Date Plotted: 8/26/2024 7:17:17 PM
Scale: 3/32" = 1'-0"
Drawn: W
Job: 2202
Sheet: A5.00

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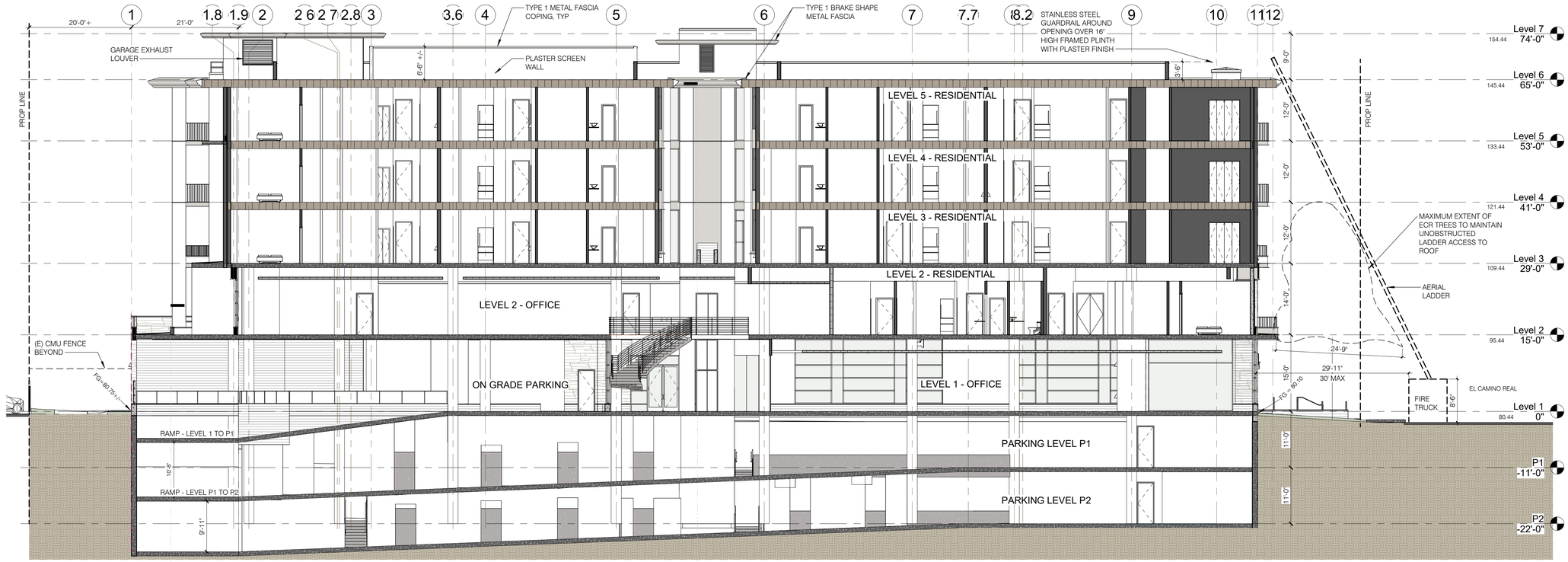
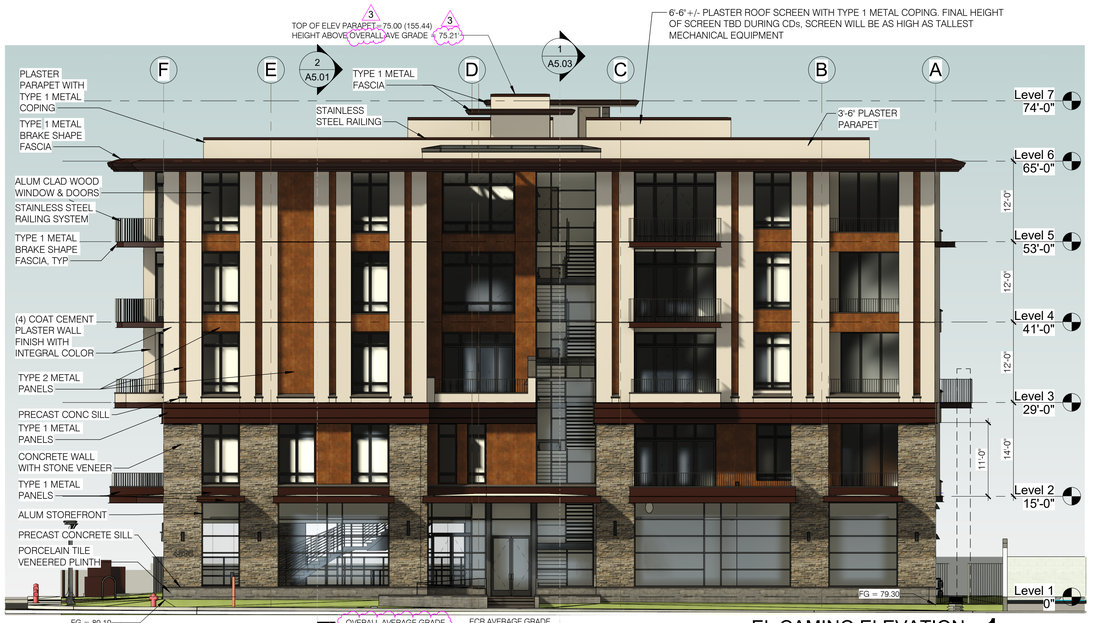


LONGITUDINAL SECTION 2
3/32" = 1'-0"

2 A5.02

2 A5.03



3 OVERALL AVERAGE GRADE (81.15 + 79.30) / 2 = 80.23

ECR AVERAGE GRADE (80.10 + 79.30) / 2 = 79.70

EL CAMINO ELEVATION 1
3/32" = 1'-0"

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East Exterior Elevation, Building Section

REVISIONS

No.	Date	Description
1	4/26/24	Planning Comments
2	7/22/24	Planning Comments 2
3	8/26/2024	Planning Comments 3

Date: 05/10/24
Date Printed: 8/26/2024 7:18:15 PM
Scale: 3/32" = 1'-0"
Drawn: W
Job: 2202
Sheet: A5.01

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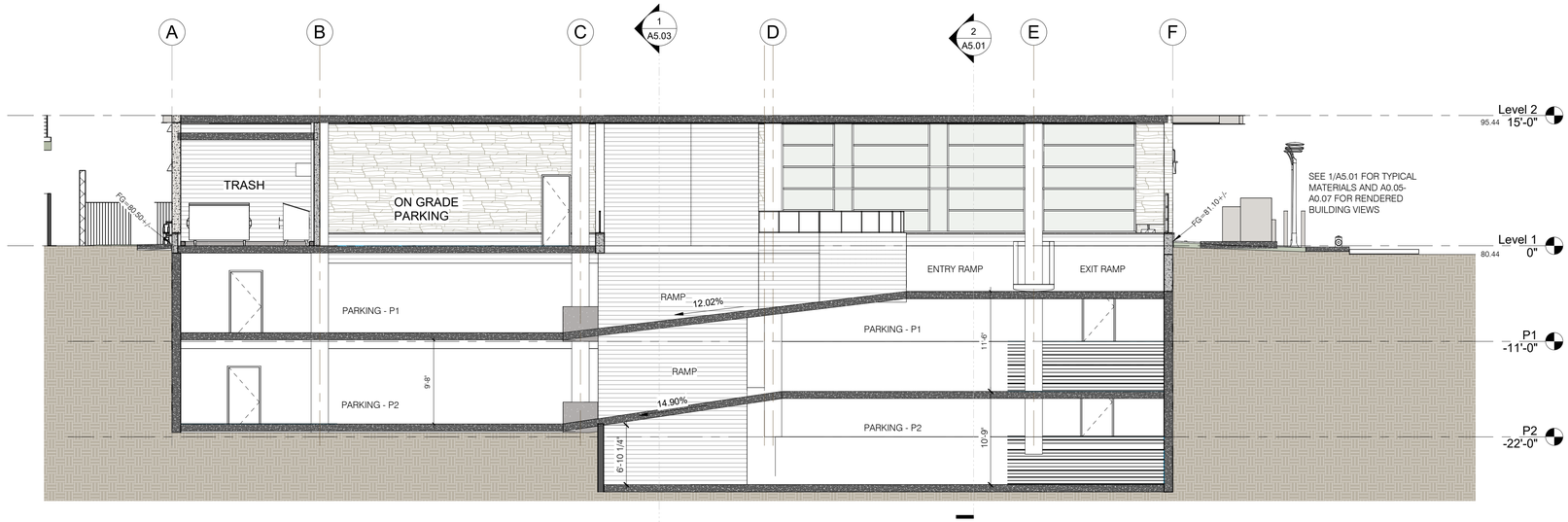

SECTION AT AUTO RAMP 2

1/8" = 1'-0"

WEST ELEVATION 1

3/32" = 1'-0"

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West Exterior Elevation, Building Section

REVISIONS

No.	Date	Description
3	8/26/2024	Planning Comments 3

Date: 05/10/24
Date Plotted: 8/26/2024 7:19:12 PM
Scale: As indicated
Drawn: W
Job: 2202
Sheet: A5.02

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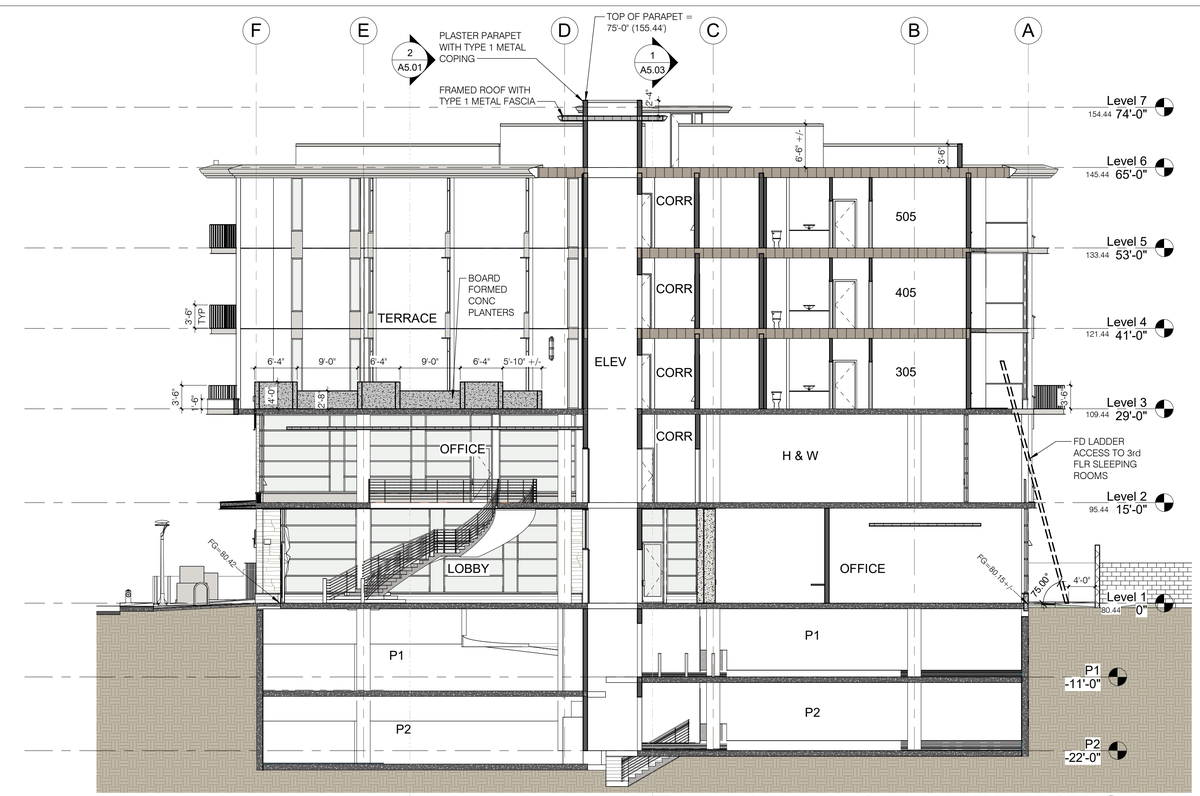
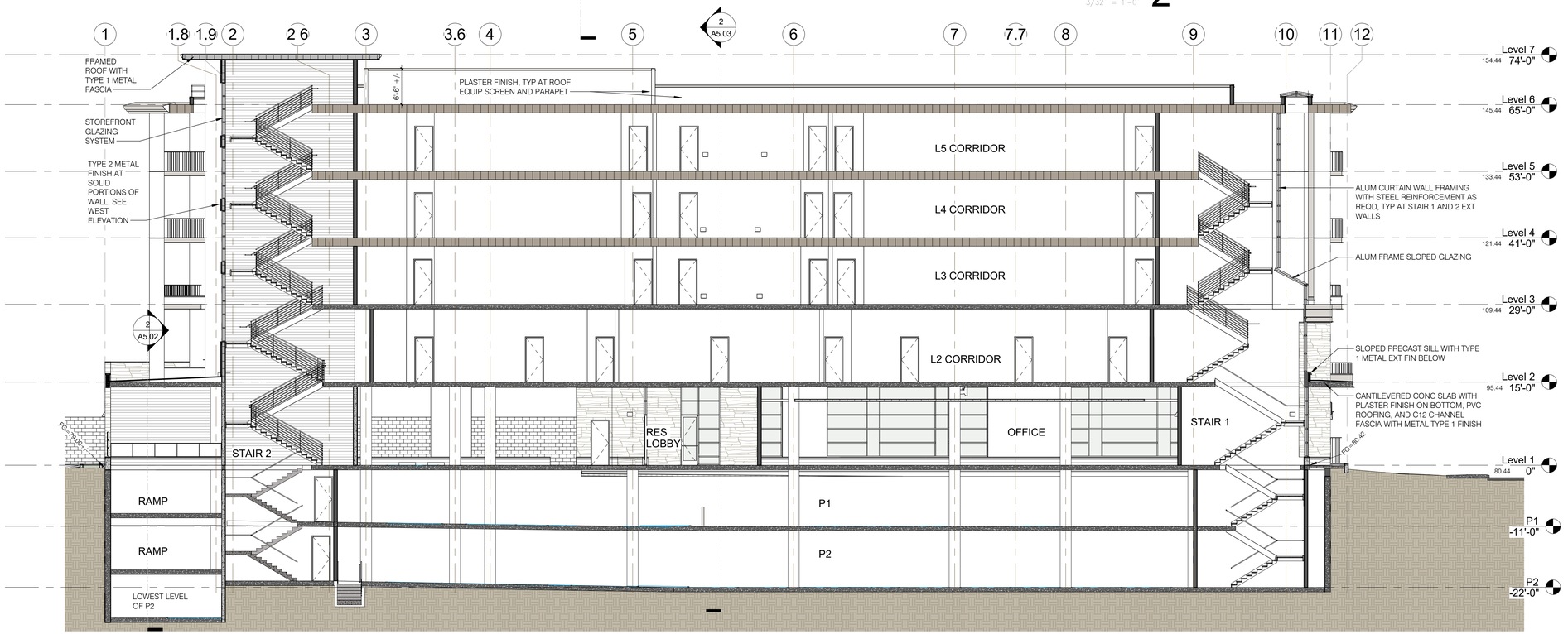


Ladder Access to 3rd Flr Units 303, 305, 307 2

3/32" = 1'-0"



CORRIDOR AND STAIR SECTION 1

3/32" = 1'-0"

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Building Sections

REVISIONS

No.	Date	Description
2	7/22/24	Planning Comments 2

Date: 05/10/24
Date Plotted: 7/22/2024 2:36:22 PM
Scale: 3/32" = 1'-0"
Drawn: W
Job: 2202
Sheet: A5.03

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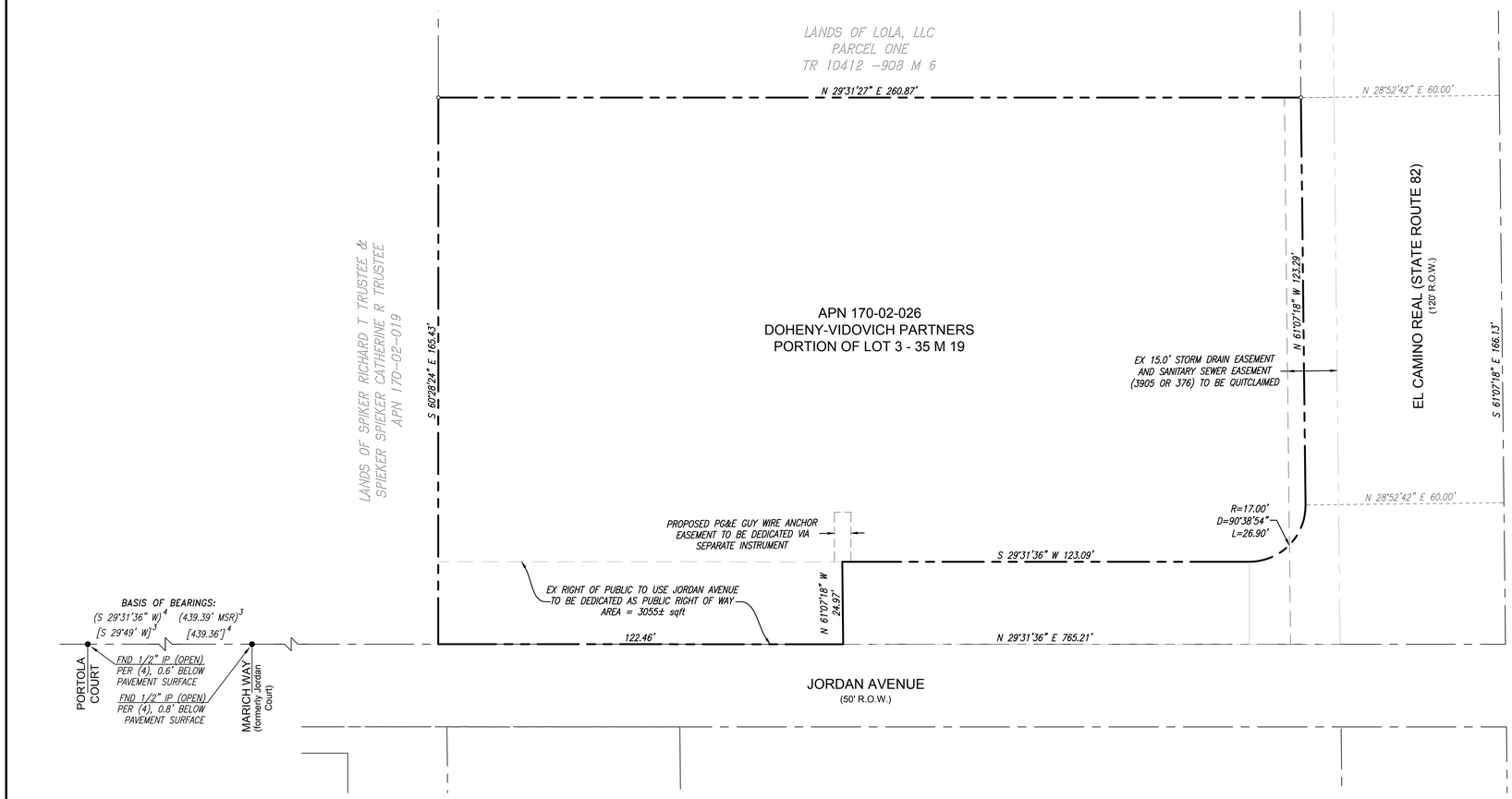

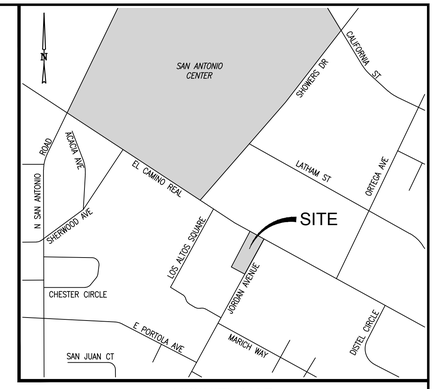

VICINITY MAP
NTS

REFERENCE DOCUMENTS

1 GRANT DEED (DOC. #23078256)
2 REVERSION TO ACREAGE (574 M 13)
3 RECORD OF SURVEY (35 M 19)
4 RECORD OF SURVEY (880 M 46)

FLOOD HAZARD NOTE:

THE PARCEL DESCRIBED HEREON IS LOCATED WITHIN THE FLOOD HAZARD ZONE DESIGNATION ZONE X, AS SHOWN UPON THE FLOOD INSURANCE RATE MAP (FIRM) ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR THE CITY OF LOS ALTOS, SANTA CLARA COUNTY, COMMUNITY PANEL NUMBER 060341, EFFECTIVE DATE: MAY 18, 2009.

SAID ZONE X IS DEFINED AS AREAS WITH A 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT, OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

GENERAL NOTES:

1.	OWNER/SUBDIVIDIER:	JOHN VIDOVICH DOHENY-VIDOVICH PARTNERS 960 N. SAN ANTONIO RD. SUITE 114 LOS ALTOS, CA 94022
2.	CIVIL ENGINEER / LAND SURVEYOR:	KEVIN R. WEISS, R.C.E. 47967, P.L.S. 007139 DANIEL J. EDWARDS, R.C.E. 69369 JMH WEISS, INC. 1731 TECHNOLOGY DRIVE, SUITE 880 SAN JOSE, CALIFORNIA 95112 (408) 286-4555
3.	ASSESSOR'S PARCEL NUMBERS:	170-02-026
4.	EXISTING ZONING:	CT, COMMERCIAL THOROUGHFARE
5.	PROPOSED ZONING:	NO CHANGE
6.	GENERAL PLAN DESIGNATION:	THOROUGHFARE COMMERCIAL
7.	SUBDIVIDED AREA:	APPROXIMATELY 0.912 +/- ACRES
8.	EXISTING LOTS:	1 LOT
9.	TOTAL PROPOSED LOTS:	1 LOT FOR RESIDENTIAL AND COMMERCIAL CONDOMINIUMS
10.	EXISTING LAND USE:	RESTAURANT, SINGLE FAMILY HOME
11.	PROPOSED LAND USE:	33 RESIDENTIAL CONDOMINIUM UNITS AND 1 COMMERCIAL CONDOMINIUM UNIT
12.	WATER SYSTEM:	CITY OF LOS ALTOS
13.	STORM DRAIN:	TO BE INSTALLED IN CONFORMANCE WITH STANDARD AND SPECIFICATIONS OF THE CITY OF LOS ALTOS
14.	SANITARY SEWER:	TO BE INSTALLED IN CONFORMANCE WITH STANDARD SPECIFICATIONS OF THE CITY OF LOS ALTOS
15.	GAS AND ELECTRIC:	PACIFIC GAS & ELECTRIC (PG&E)
16.	TELEPHONE:	AT&T
17.	CABLE:	COMCAST
18.	FIRE HYDRANTS:	TO BE INSTALLED TO CONFORM TO LOCATIONS AND STANDARDS OF THE CITY OF LOS ALTOS
19.	NOTES:	1) EASEMENTS TO BE DEDICATED ON FINAL MAP OR BY SEPARATE INSTRUMENT 2) SUBJECT TO PROJECT CC&R's TO BE RECORDED

SHEET INDEX

1. PROPOSED LOTTING
2. EXISTING CONDITIONS
3. PRELIMINARY GRADING, DRAINAGE, AND UTILITIES
4. PRELIMINARY STORMWATER CONTROL PLAN
5. PRELIMINARY UNIT PLANS

PROPOSED LOTTING

REVISIONS

#	DATE	DESCRIPTION
1	11/17/2023	FIRST SUBMITTAL
2	5/10/2024	SECOND SUBMITTAL
3	7/12/2024	THIRD SUBMITTAL

VESTING TENTATIVE MAP

RESIDENTIAL AND COMMERCIAL CONDOMINIUM PURPOSES
4896 EL CAMINO REAL
LOS ALTOS CALIFORNIA

JMH Weiss
Real Estate Development Consultants
Planning and Engineering
1731 Technology Drive Suite 880
San Jose, CA 95110 | TEL: (408) 286-4555

AS SHOWN	11/17/2023	5142	1 OF 5
SCALE	DATE	JOB NO.	

DWG NAME: C:\Users\daniel\JMH Weiss Inc\JMH Weiss Inc. - Documents\New_Projects\5142 - 4896 El Camino Real - Los Altos\Survey\Maps\Tentative Map\5142 TMap - 1.dwg, LAST EDITED: Thu, Sep 05, 2024 3:10pm
USER: daniel, AutoCad V.24.0s (LMS Tech), Microsoft Windows NT Version 10.0 (x64)

LANDS OF LOLA, LLC – PARCEL ONE
TR 10412 – 908 M 6

LANDS OF SPIKER RICHARD T TRUSTEE &
SPIEKER SPIEKER CATHERINE R TRUSTEE
APN 170-02-019

APN 170-02-026
DOHENY-VIDOVICH PARTNERS
PORTION OF LOT 3 - 35 M 19

JACK IN THE BOX

EL CAMINO REAL (STATE ROUTE 82)

JORDAN AVENUE

EXISTING CONDITIONS

DATUM NOTE:

HORIZONTAL DATUM IS BASED UPON A LOCAL ASSUMED COORDINATE SYSTEM. VERTICAL DATUM IS BASED UPON NGS PID HT 1233, A DISC SER IN A LARGE WATER VAULT NEAR THE NORTHEAST CORNER OF THE INTERSECTION OF CHARLESTON ROAD AND PARK BOULEVARD; TOP OF DISC ELEVATION TAKEN AS 96.30, NAVD88. TEMPORARY CONTROL POINTS ARE HAVE ESTABLISHED HEREON TO PERPETUATE THE DATUM FOR FUTURE USE.

BASIS OF BEARINGS:

PROJECT ROTATION UPON THE MONUMENT LINE OF JORDAN AVENUE DETERMINED FROM FOUND MONUMENTATION AT THE INTERSECTION OF PORTOLA COURT AND MARICH WAY AS SHOWN ON THAT CERTAIN MAP ENTITLED "TRACK No. 10412" FILED FOR RECORD IN BOOK 908 OF MAPS AT PAGE 6, SANTA CLARA COUNTY RECORDS; SAID BEARING TAKEN AS NORTH 29°50'32" EAST

LEGEND & ABBREVIATIONS

- PROPERTY LINE – SUBJECT PARCEL
- PROPERTY LINE – ADJACENT PARCEL
- MONUMENT LINE/CENTERLINE, AS NOTED
- EASEMENT – EXISTING
- EASEMENT – NEW
- IRON PIPE, FOUND AS NOTED
- 3/4" IP TO BE SET, LS 7139
- CITY MONUMENT, FOUND AS NOTED
- CUT CROSS, AS NOTED
- N 46°51'00" W 359.21' BEARING AND DISTANCE

REVISIONS

#	DATE	DESCRIPTION
1	11/17/2023	FIRST SUBMITTAL
2	5/10/2024	SECOND SUBMITTAL
3	7/12/2024	THIRD SUBMITTAL

VESTING TENTATIVE MAP

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AS SHOWN	11/17/2023	5142	2 OF 5
SCALE	DATE	JOB NO.	

DWG NAME: P:\5142 – 4896 El Camino Real – Los Altos\Survey\Maps\Tentative Map\5142 TMap – 2.dwg, LAST EDITED: Fri, Jul 12, 2024 1:41pm
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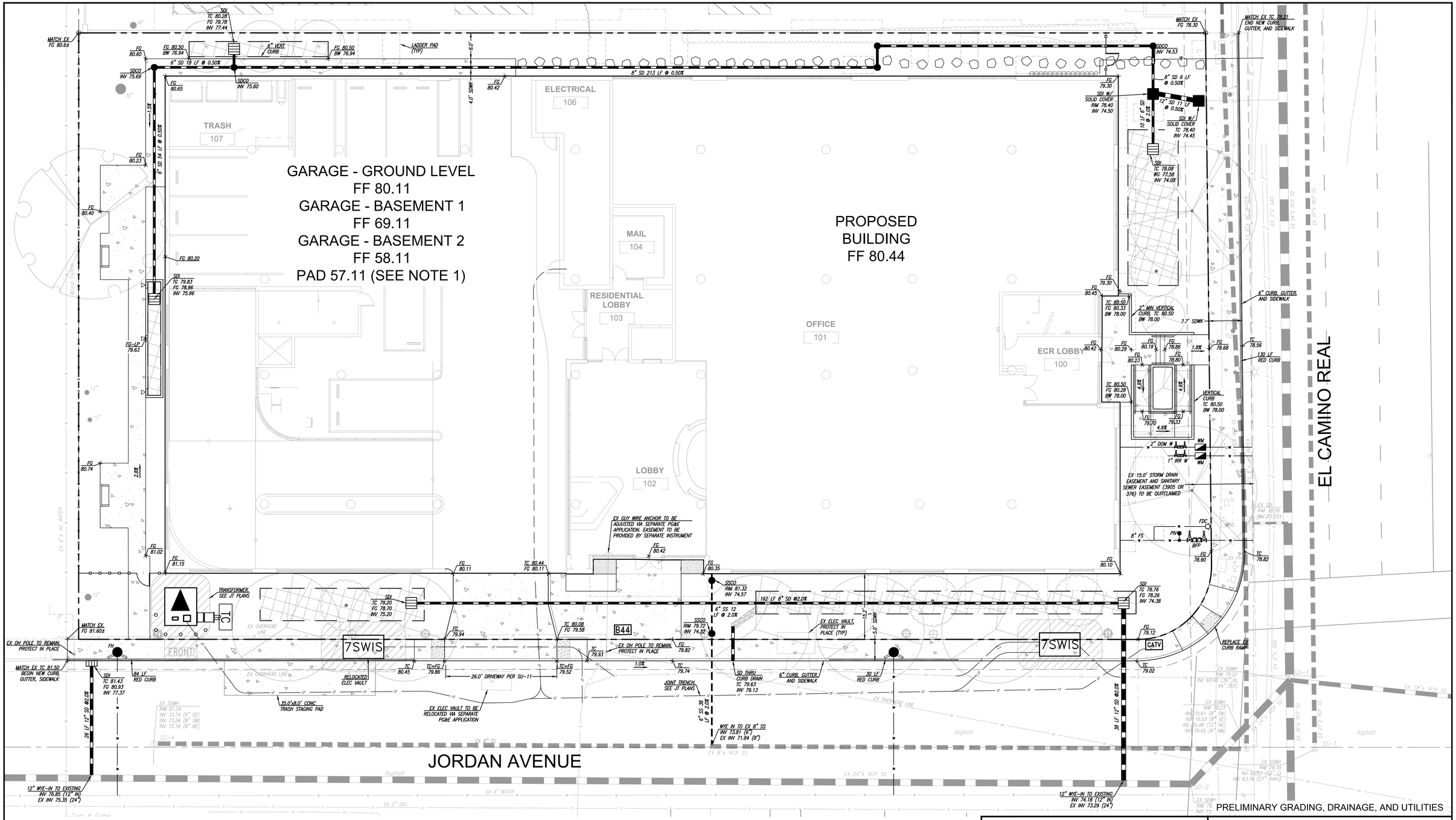

PRELIMINARY GRADING, DRAINAGE, AND UTILITIES

NOTES:

1. PAD ELEVATION TO BE VERIFIED WITH STRUCTURAL FOUNDATION DESIGN DURING CONSTRUCTION PERMIT PHASE.

SHORING NOTES:

1. NO TIEBACKS OF UNDERGROUND GARAGE EXCAVATION WILL OCCUR ALONG THE EL CAMINO REAL FRONTAGE OR ALONG THE EASTERN PROPERTY EDGE.
2. TIEBACKS OF UNDERGROUND GARAGE WILL BE PROPOSED ALONG THE JORDAN AVENUE FRONTAGE AND SOUTHERN PROPERTY EDGE.
3. COMPLETE SHORING AND GROUND IMPROVEMENT PLANS WILL BE PROVIDED DURING THE CONSTRUCTION PERMIT PROCESS.

LEGEND & ABBREVIATIONS

- PROPERTY LINE – SUBJECT PARCEL
- PROPERTY LINE – ADJACENT PARCEL
- MONUMENT LINE/CENTERLINE, AS NOTED
- EASEMENT – EXISTING
- EASEMENT – NEW
- IRON PIPE, FOUND AS NOTED
- 3/4" IP TO BE SET, LS 7139
- CITY MONUMENT, FOUND AS NOTED
- CUT CROSS, AS NOTED
- N 46°51'00" W 359.21' BEARING AND DISTANCE

REVISIONS

#	DATE	DESCRIPTION
1	11/17/2023	FIRST SUBMITTAL
2	5/10/2024	SECOND SUBMITTAL
3	7/12/2024	THIRD SUBMITTAL

VESTING TENTATIVE MAP

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AS SHOWN	11/17/2023	5142	3 OF 5
SCALE	DATE	JOB NO.	

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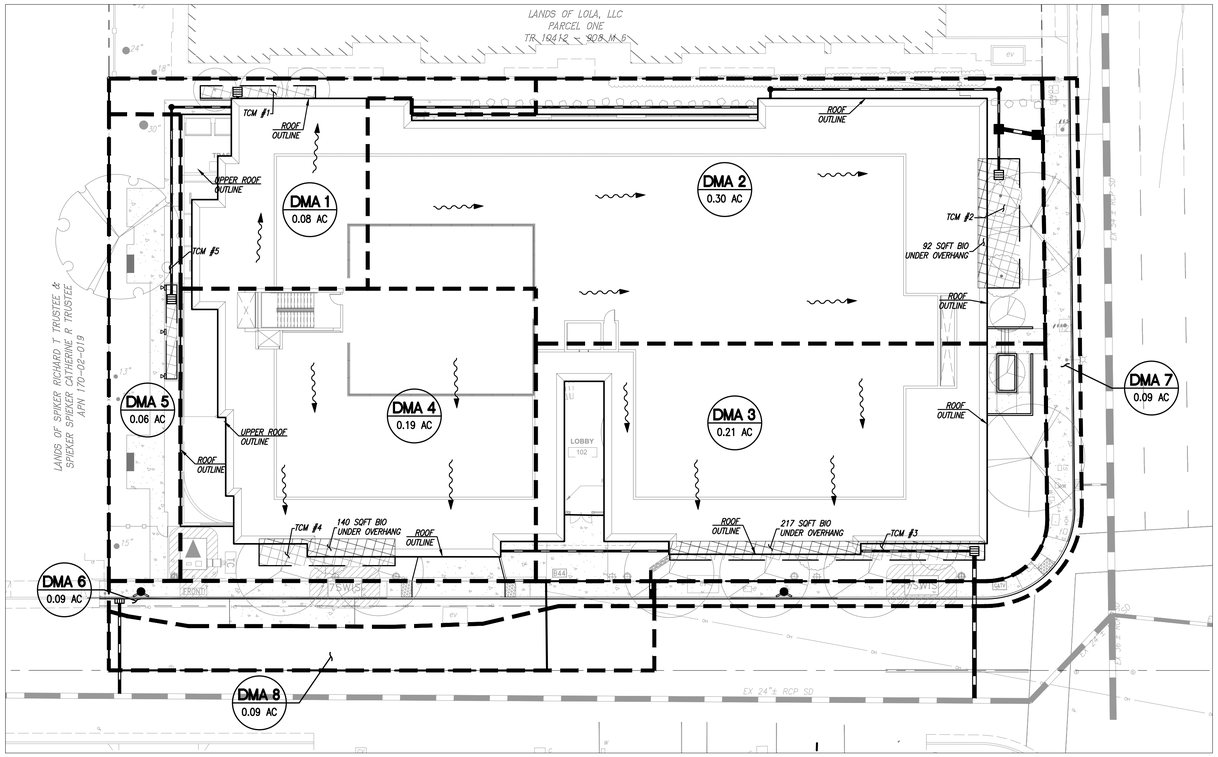


STANDARD STORMWATER CONTROL NOTES:

STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUE ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (408-918-4770). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR.

DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANS PROPERTY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANS. DO NOT OVER WATER.

LEGEND

DESCRIPTION

- BIORETENTION AREA (BRA)
- DRAINAGE AREA BOUNDARY LINE
- XX / XX AC — DRAINAGE AREA DESIGNATION / TRIBUTARY AREA
- STORM DRAIN PIPE
- STORM DRAIN CLEANOUT/MANHOLE
- ROOF DRAIN DOWNSPOUT
- STORM DRAIN INLET

0 10' 20' 40'
SCALE 1" = 20'

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS; AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOIL WITH THE APPROVED SOIL MIX AND REPLANT.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
3	CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
4	MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).	QUARTERLY
5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE BIORETENTION AREA. REMOVE AND/OR REPLACE ANY DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE WET SEASON BEGINS
7	CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2 - 3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2" – 3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR.	ANNUALLY, BEFORE THE WET SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING.	ANNUALLY, BEFORE THE WET SEASON BEGINS
10	REPLACE BIOTREATMENT SOIL AND MULCH, IF NEEDED. CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS.	
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON

TREATMENT CONTROL MEASURE SUMMARY TABLE

DMA #	TCM #	Location	Treatment Type	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area (s.f.)	Pervious Area (Other) (s.f.)	% Onsite Area Treated by LID or Non-LID TCM	Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)
1	1	Onsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	3,687	2,793	894	10.05%	112	113	6
2	2	Onsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	12,862	10,497	2,365	35.05%	420	420	6
3	3	Onsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	9,413	7,213	2,200	25.65%	289	445	6
4	4	Onsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	8,120	7,428	692	22.13%	297	301	6
5	5	Onsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	2,609	1,069	1,540	7.11%	43	79	6
6	3	Offsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	1,659	1,659	0	-	66	-	-
7	7	Offsite	Untreated ****	LID	N/A	2,098	2,075	23	-	-	-	6
EQ1	3	Offsite	Bioretention lined* w/ underdrain	N/A	2C. Flow: 4% Method **	2,149	2,149	0	-	86	48***	6
					Totals:	40,448	32,734	7,714	100.00%			

Footnotes:

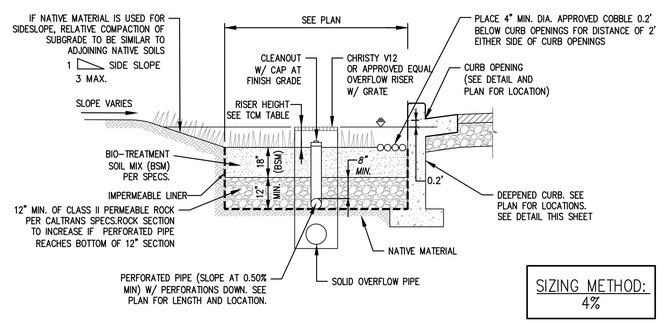
* "Lined" refers to an impermeable liner placed on the bottom of a Bioretention basin or a concrete Flow-Through Planter, such that no infiltration into native soil occurs.

** Sizing for Bioretention Area Required calculated per the 4% Method [(Impervious Area + Pervious Area x 0.1) x 0.04]. Minimum sizing for areas sized by flow-volume method is 3% effective impervious

*** DMA 7 will not be treated. Equivalent Area EQ1 will be treated in-lieu of DMA 7 by TCM 3, and contains impervious area equal to or greater than the impervious area in DMA 7. DMA 6 will be treated on-site by TCM 3.

BIORETENTION & FLOW-THROUGH PLANTER NOTES:

1. SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
2. PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS.
3. SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION
4. CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF
5. A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
6. DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN



TYPICAL BIORETENTION BASIN W/ LINER

SCALE: N.T.S.

2. Project Size

a. Total Site Area: 35,284 (ft²)

b. Total Land Area Disturbed During Construction: 40,448 (ft²) (including clearing, grading, stockpiling, or excavating)

Project Totals	Total Existing (Pre-project) Area (ft²)	Existing Area Retained[1] (ft²)	Existing Area Replaced[2] (ft²)	New Area Created[2] (ft²)	Total Post-Project Area (ft²)
Impervious Area (IA)					
c. Total on-site IA	22,103	0	22,103	6,874	28,977
d. Total off-site IA[3]	2,610		2,610	1,147	3,757
e. Total project IA	24,713	0	24,713	8,021	32,734
f. Total new and replaced IA			32,734		
Pervious Area (PA)[4]					
g. Total on-site PA	14,565				7,691
h. Total off-site PA[3]	1,170				23
i. Total project PA	15,735				7,714
j. **Total Project Area (2.c.+2.i.)**	40,448				40,448
k. Percent Replacement of IA in Redevelopment Projects: (Existing on-site IA Replaced ÷ Existing Total on-site IA) x 100% 100 %					

PROJECT SITE INFORMATION:

1. SOILS TYPE: D
2. GROUND WATER DEPTH: 10 TO 20 FT
3. NAME OF RECEIVING BODY: ADOBE CREEK
4. FLOOD ZONE: X
5. FLOOD ELEVATION (IF APPLICABLE): N/A

BIOTREATMENT SOIL REQUIREMENTS

- BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C.3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS.
- PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

OPERATION AND MAINTENANCE INFORMATION:

I. PROPERTY INFORMATION:

I.A. PROPERTY ADDRESS:
4896 EL CAMINO REAL
CITY OF LOS ALTOS, CA 94022

I.B. PROPERTY OWNER:
DOHENY-VIDOVICH PARTNERS
JOHN VIDOVICH
960 N. SAN ANTONIO ROAD, SUITE 114
LOS ALTOS, CA 94022

II. RESPONSIBLE PARTY FOR MAINTENANCE:

II.A. CONTACT:
TO BE DECIDED

II.B. PHONE NUMBER OF CONTACT:
XXXXX

II.C. EMAIL:
XXXXXXX

II.D. ADDRESS:
960 N. SAN ANTONIO ROAD, SUITE 114
LOS ALTOS, CA 94022

BIOTREATMENT & FLOW-THROUGH PLANTER NOTES:

1. SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
2. PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS.
3. SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
4. CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
5. A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
6. DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

PRELIMINARY STORMWATER CONTROL PLAN

REVISIONS

#	DATE	DESCRIPTION
1	11/17/2023	FIRST SUBMITTAL
2	5/10/2024	SECOND SUBMITTAL
3	7/12/2024	THIRD SUBMITTAL

VESTING TENTATIVE MAP

RESIDENTIAL AND COMMERCIAL CONDOMINIUM PURPOSES
4896 EL CAMINO REAL
LOS ALTOS CALIFORNIA

JMH Weiss
Real Estate Development Consultants
Planning and Engineering
1731 Technology Drive Suite 880
San Jose, CA 95110 | TEL: (408) 286-4555

AS SHOWN	11/17/2023	5142	4 OF 5
SCALE	DATE	JOB NO.	

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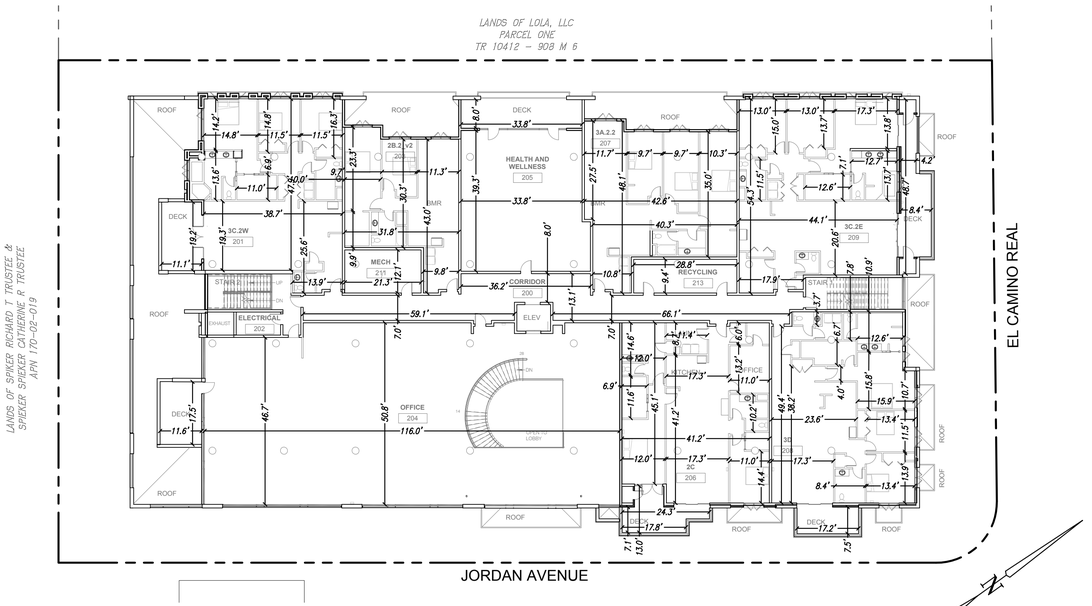
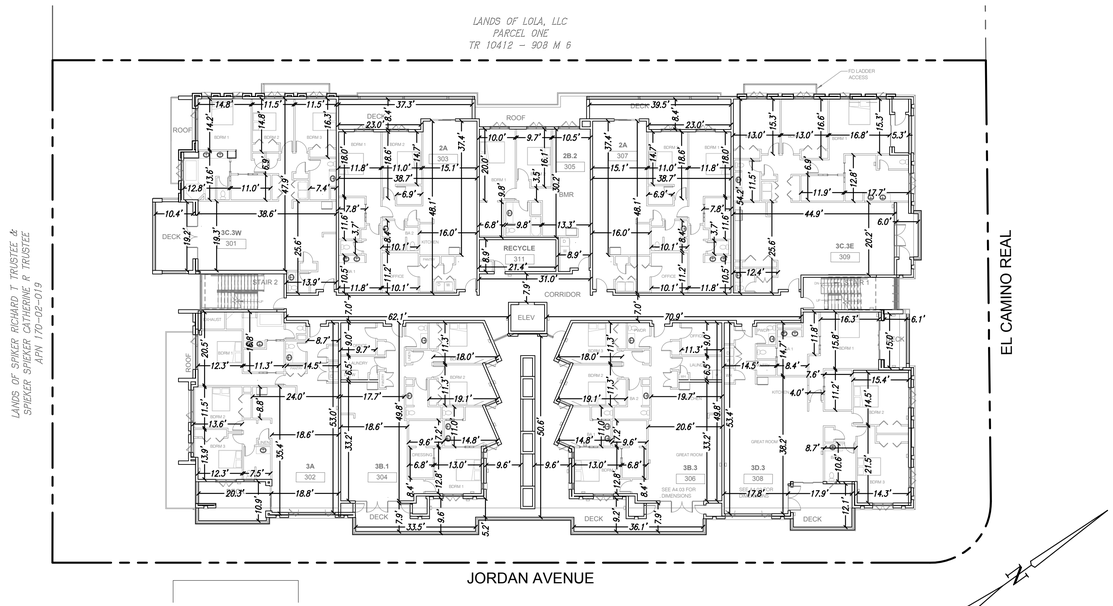


CONDOMINIUM FLOOR PLAN - LEVEL 2



TYPICAL CONDOMINIUM FLOOR PLAN - LEVELS 3-5

NOTES

1. FLOOR PLANS AS SHOWN ARE FOR REFERENCE ONLY AND WERE PROVIDED BY OTHERS. SEE ARCHITECTURAL PLANS FOR DETAILS.
2. FINAL ARCHITECTURAL FLOOR PLAN AND UNIT LAYOUT TO BE DETERMINED DURING THE BUILDING PERMIT PHASE.

PRELIMINARY UNIT PLANS

REVISIONS

#	DATE	DESCRIPTION
1	11/17/2023	FIRST SUBMITTAL
2	5/10/2024	SECOND SUBMITTAL
3	7/12/2024	THIRD SUBMITTAL

VESTING TENTATIVE MAP

RESIDENTIAL AND COMMERCIAL CONDOMINIUM PURPOSES
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AS SHOWN	11/17/2023	5142	5 OF 5
SCALE	DATE	JOB NO.	

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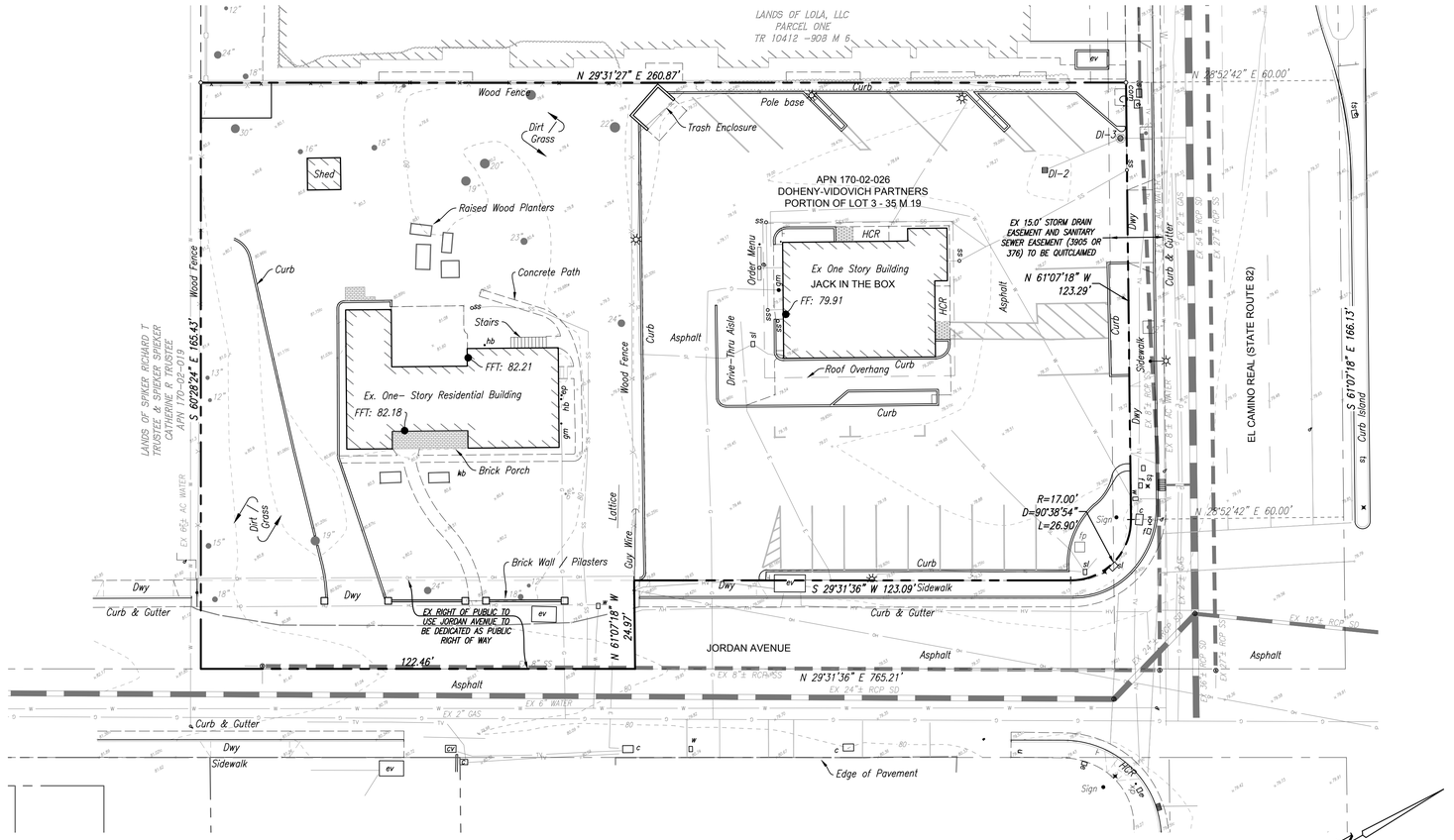

Legend

Building Line	Fire Hydrant
Building Overhang	Gas Meter
Concrete	Gas Valve
Concrete Grade Break	Sign
Curb & Gutter	Site Light
Fenceline	Spot Elevation
Underground Communications	Spot Elevation (Aerially Derived)
Underground Electrical	Street Light Box
Underground Gas	Traffic Signal Box
Underground Sanitary Sewer	Tree Trunk / Size
Underground Storm Drain	Water Meter
Underground Water	Water Valve
Wall	Hose Bib
Communications Box	Electrical Panel
Communications Vault	High Voltage
Catch Basin	Electric Utility Box
Drain Inlet	Electric Vault
	Electrolier

GENERAL NOTES:

ALL FEATURES SHOWN HEREON REPRESENT SURFACE CONDITIONS OF THE PROJECT AREA AS COMPILED FROM GROUND SURVEYS COMPLETED IN AUGUST OF 2018. NO ATTEMPT HAS BEEN MADE BY SURVEYOR TO DETERMINE THE EXISTENCE OR EXTENT OF UNDERGROUND UTILITIES OR OTHER FEATURES NOT SURFACE VISIBLE; ANY UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED SOLELY UPON FIELD MARKINGS BY OTHERS OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY.

DATUM NOTE:

HORIZONTAL DATUM IS BASED UPON A LOCAL ASSUMED COORDINATE SYSTEM. VERTICAL DATUM IS BASED UPON NGS PID HT 1233, A DISC SET IN A LARGE WATER VAULT NEAR THE NORTHEAST CORNER OF THE INTERSECTION OF CHARLESTON ROAD AND PARK BOULEVARD; TOP OF DISC ELEVATION TAKEN AS 96.30, NAVD88. TEMPORARY CONTROL POINTS ARE HAVE ESTABLISHED HEREON TO PERPETUATE THE DATUM FOR FUTURE USE.

BASIS OF BEARINGS:

PROJECT ROTATION UPON THE MONUMENT LINE OF JORDAN AVENUE DETERMINED FROM FOUND MONUMENTATION AT THE INTERSECTION OF PORTOLA COURT AND MARICH WAY AS SHOWN ON THAT CERTAIN MAP ENTITLED "TRACK No. 10412" FILLED FOR RECORD IN BOOK 909 OF MAPS AT PAGE 6, SANTA CLARA COUNTY RECORDS; SAID BEARING TAKEN AS: NORTH 29°50'32" EAST

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EXISTING CONDITIONS

REVISIONS

No.	Date	Description

Date: 7/12/24
Date Plotted:
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Drawn: DG
Job: 5142
Sheet: C1.0

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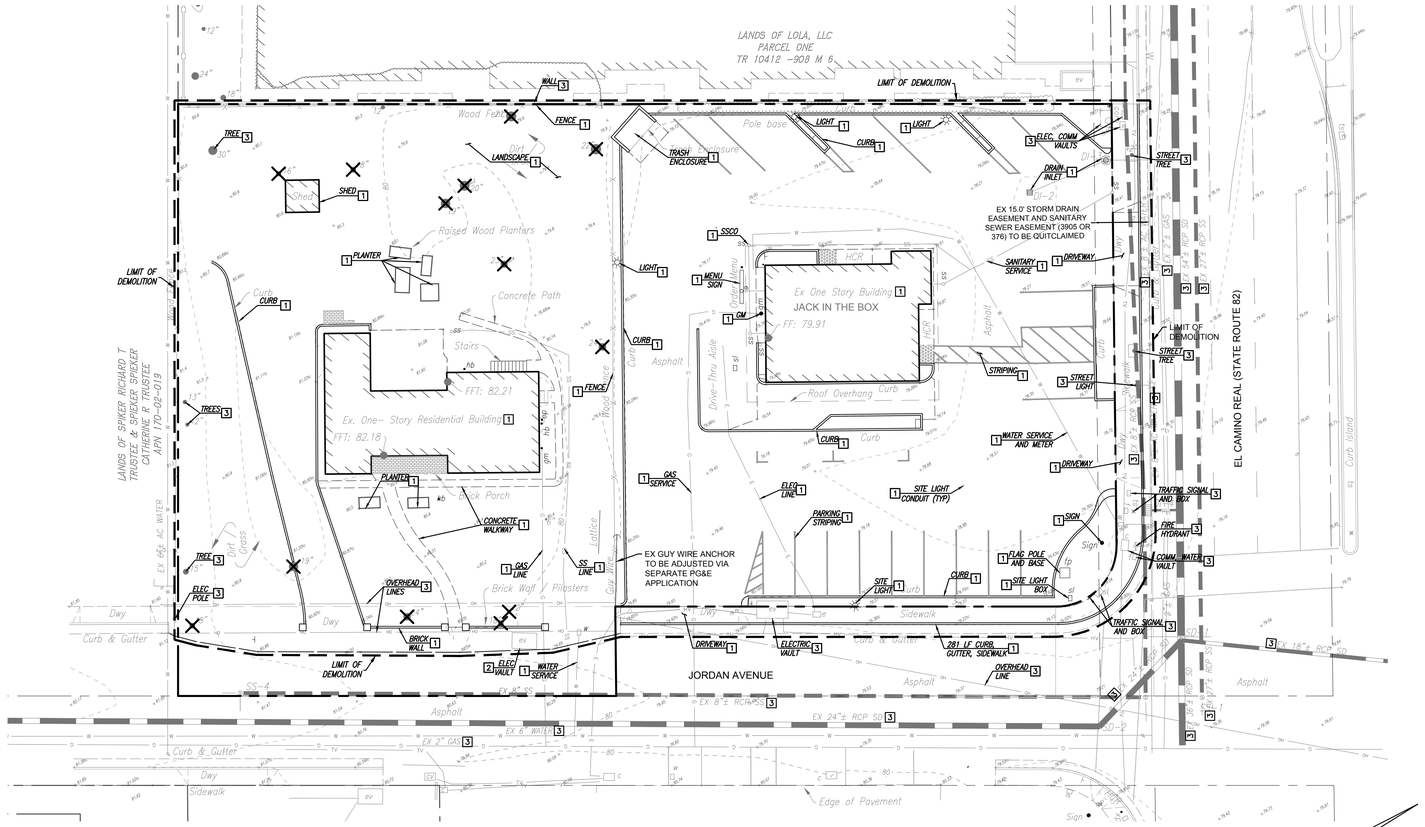

GENERAL DEMOLITION NOTES:

1. *SEWER LINES TO BE ABANDONED PER CITY STANDARDS. SEWER LINES TO BE ABANDONED SHALL BE CUT AND CAPPED 12" AWAY FROM THE MAIN.*
2. *CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY SIZES AND INVERTS. ANY DISCREPANCY BETWEEN THESE PLANS AND THE FIELD SHALL BE COMMUNICATED TO THE ENGINEER PRIOR TO DEMOLITION.*
3. *THIS PLAN IS FOR REFERENCE ONLY. CONTRACTOR SHALL CONTACT U.S.A. (UNDERGROUND SERVICE ALERT AT (800)-227-2600 FOR LOCATION OF ALL OFFSITE UTILITIES. THE OWNER/CONTRACTOR MAY HIRE AN INDEPENDENT CONSULTANT TO LOCATE AND VERIFY ALL ONSITE UTILITIES AT THEIR OWN DISCRETION.*
4. *EXISTING ELECTRICAL AND GAS FACILITIES TO BE PROTECTED AT ALL TIMES DURING CONSTRUCTION AND DEMOLITION OPERATIONS. FOR DISCONNECTION CONTACT PG & E SERVICE PLANNING AT 408-494-1700.*
5. *ALL PIPE ABANDONMENT AND/OR REMOVAL TO BE COMPLETED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. ALL REMOVAL AND BACKFILL OF EXISTING FACILITIES TO BE SUPERVISED BY THE GEOTECHNICAL ENGINEER.*
6. *ALL TREE REMOVAL TO BE SUPERVISED BY THE LANDSCAPE ARCHITECT AND SHOULD FOLLOW A TREE PROTECTION PLAN IF TREES ARE NOT TO BE REMOVED. ALL BACKFILL SHOULD BE IN ACCORDANCE WITH THE GEOTECHNICAL REQUIREMENTS.*
7. *ALL WATER VALVES TO BE MARKED FOR LOCATION. CONTRACTOR TO MAINTAIN RECORD OF ALL EXISTING VALVES ON-SITE RELATED TO FIRE SUPPLY. NO HYDRANTS SHALL BE REMOVED UNLESS NOTED ON THIS PLAN.*

LEGEND

1	*TO BE REMOVED*
2	*TO BE RELOCATED*
3	*TO REMAIN*
X	*EX TREE TO BE REMOVED*
– –	*LIMIT OF DEMOLITION*

0 10' 20' 40'
SCALE 1" = 20'

UNDERGROUND ALERT:

1. *ALL EXISTING UTILITY LOCATIONS AND DEPTHS ARE APPROXIMATE ONLY.*
2. *CONTRACTOR SHALL POTHOLE AND VERIFY PRIOR TO CONSTRUCTION*
3. *CONTRACTOR TO CONTACT USA FOR UTILITY MARKINGS PRIOR TO CONSTRUCTION PHONE: 800-227-2600*

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bill@winklemandesigns.com

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DEMOLITION PLAN

REVISIONS

No.	Date	Description

Date: 7/12/24
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LANDS OF LOLA, LLC
PARCEL ONE
TR 10412 -908 M 6

LANDS OF SPIKER RICHARD T
TRUSTEE & SPIEKER SPIEKER
CATHERINE R TRUSTEE
APN 170-02-019

GARAGE - GROUND LEVEL
FF 80.11
GARAGE - BASEMENT 1
FF 69.11
GARAGE - BASEMENT 2
FF 58.11
PAD 57.11 (SEE NOTE 1)

PROPOSED
BUILDING
FF 80.44

TRASH 107
ELECTRICAL 106
MAIL 104
RESIDENTIAL LOBBY 103
OFFICE 101
LOBBY 102
ECR LOBBY 100

JORDAN AVENUE

EL CAMINO REAL

NOTES:

1. PAD ELEVATION TO BE VERIFIED WITH STRUCTURAL FOUNDATION DESIGN DURING CONSTRUCTION PERMIT PHASE.

SHORING NOTES:

1. NO TIEBACKS OF UNDERGROUND GARAGE EXCAVATION WILL OCCUR ALONG THE EL CAMINO REAL FRONTAGE OR ALONG THE EASTERN PROPERTY EDGE.
2. TIEBACKS OF UNDERGROUND GARAGE WILL BE PROPOSED ALONG THE JORDAN AVENUE FRONTAGE AND SOUTHERN PROPERTY EDGE.
3. COMPLETE SHORING AND GROUND IMPROVEMENT PLANS WILL BE PROVIDED DURING THE CONSTRUCTION PERMIT PROCESS.

EARTH WORK QUANTITIES

CUT: 21,200 CY
FILL: 30 CY
EXPORT: 21,170 CY
IMPORT: 0 CY

NOTE: EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE.

SCALE 1" = 10'

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GRADING, DRAINAGE, AND UTILITY PLAN

REVISIONS

No.	Date	Description

Date: 7/12/24
Date Plotted:
Scale: AS SHOWN
Drawn: DG
Job: 5142
Sheet: C2.0

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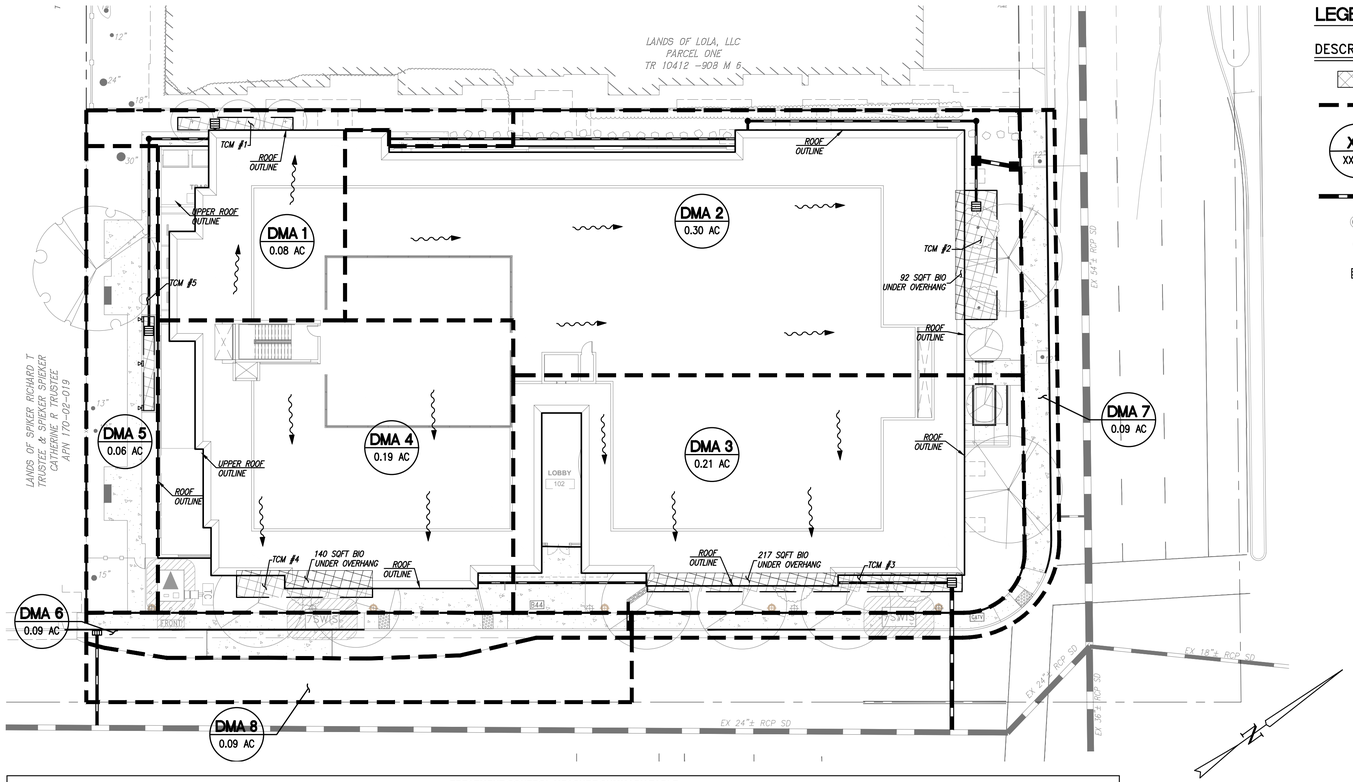


LEGEND

DESCRIPTION

- BIORETENTION AREA (BRA)
- DRAINAGE AREA BOUNDARY LINE
- XX / XX AC — DRAINAGE AREA DESIGNATION / TRIBUTARY AREA
- STORM DRAIN PIPE
- STORM DRAIN CLEANOUT/MANHOLE
- ROOF DRAIN DOWNSPOUT
- STORM DRAIN INLET

STANDARD STORMWATER CONTROL NOTES:

STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUE ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (408-918-4770). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR.

DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANS PROPERTY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANS. DO NOT OVER WATER.

PROJECT SITE INFORMATION:

1. SOILS TYPE: D
2. GROUND WATER DEPTH: 10 TO 20 FT
3. NAME OF RECEIVING BODY: ADOBE CREEK
4. FLOOD ZONE: X
5. FLOOD ELEVATION (IF APPLICABLE): N/A

BIOTREATMENT SOIL REQUIREMENTS

- BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C.3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS.
- PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

BIOTREATMENT & FLOW-THROUGH PLANTER NOTES:

1. SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
2. PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS.
3. SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
4. CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
5. A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
6. DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

BIORETENTION & FLOW-THROUGH PLANTER NOTES:

1. SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
2. PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS.
3. SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION
4. CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF
5. A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
6. DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN.

OPERATION AND MAINTENANCE INFORMATION:

I. PROPERTY INFORMATION:

I.A. PROPERTY ADDRESS:
4896 EL CAMINO REAL
CITY OF LOS ALTOS, CA 94022

I.B. PROPERTY OWNER:
DOHENY-VIDOVICH PARTNERS
JOHN VIDOVICH
960 N. SAN ANTONIO ROAD, SUITE 114
LOS ALTOS, CA 94022

II. RESPONSIBLE PARTY FOR MAINTENANCE:

II.A. CONTACT:
TO BE DECIDED

II.B. PHONE NUMBER OF CONTACT:
XXXXX

II.C. EMAIL:
XXXXXXX

II.D. ADDRESS:
960 N. SAN ANTONIO ROAD, SUITE 114
LOS ALTOS, CA 94022

TREATMENT CONTROL MEASURE SUMMARY TABLE

DMA #	TCM #	Location	Treatment Type	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area (s.f.)	Pervious Area (Other) (s.f.)	% Onsite Area Treated by LID or Non-LID TCM	Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)
1	1	Onsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	3,687	2,793	894	10.05%	112	113	6
2	2	Onsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	12,862	10,497	2,365	35.05%	420	420	6
3	3	Onsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	9,413	7,213	2,200	25.65%	289	445	6
4	4	Onsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	8,120	7,428	692	22.13%	297	301	6
5	5	Onsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	2,609	1,069	1,540	7.11%	43	79	6
6	3	Offsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	1,659	1,659	0	-	66	-	-
7	7	Offsite	Untreated ****	LID	N/A	2,098	2,075	23	-	-	-	6
EQ1	3	Offsite	Bioretention lined* w/ underdrain	N/A	2C. Flow: 4% Method **	2,149	2,149	0	-	86	48***	6
					Totals:	40,448	32,734	7,714	100.00%			

Footnotes:

* "Lined" refers to an impermeable liner placed on the bottom of a Bioretention basin or a concrete Flow-Through Planter, such that no infiltration into native soil occurs.

** Sizing for Bioretention Area Required calculated per the 4% Method [(Impervious Area + Pervious Area x 0.1) x 0.04]. Minimum sizing for areas sized by flow-volume method is 3% effective impervious

*** DMA 7 will not be treated. Equivalent Area EQ1 will be treated in-lieu of DMA 7 by TCM 3, and contains impervious area equal to or greater than the impervious area in DMA 7. DMA 6 will be treated on-site by TCM 3.

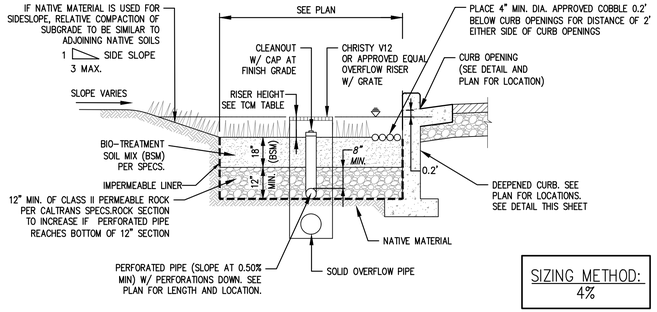
2. Project Size

a. Total Site Area: 35,284 (ft²)

b. Total Land Area Disturbed During Construction: 40,448 (ft²) (including clearing, grading, stockpiling, or excavating)

Project Totals	Total Existing (Pre-project) Area (ft²)	Existing Area Retained[1] (ft²)	Existing Area Replaced[2] (ft²)	New Area Created[2] (ft²)	Total Post-Project Area (ft²)
Impervious Area (IA)					
c. Total on-site IA	22,103	0	22,103	6,874	28,977
d. Total off-site IA[3]	2,610		2,610	1,147	3,757
e. Total project IA	24,713	0	24,713	8,021	32,734
f. Total new and replaced IA			32,734		
Pervious Area (PA)[3]					
g. Total on-site PA	14,565				7,691
h. Total off-site PA[3]	1,170				23
i. Total project PA	15,735				7,714
j. **Total Project Area (2.e.+2.i.)**	40,448				40,448

k. Percent Replacement of IA in Redevelopment Projects: (Existing on-site IA Replaced ÷ Existing Total on-site IA) x 100% 100 %



SIZING METHOD: 4%

TYPICAL BIORETENTION BASIN W/ LINER

SCALE: N.T.S.

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS; AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOIL WITH THE APPROVED SOIL MIX AND REPLANT.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
3	CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
4	MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).	QUARTERLY
5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE BIORETENTION AREA. REMOVE AND/OR REPLACE ANY DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE WET SEASON BEGINS
7	CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2 - 3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2" – 3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR.	ANNUALLY, BEFORE THE WET SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING.	ANNUALLY, BEFORE THE WET SEASON BEGINS
10	REPLACE BIOTREATMENT SOIL AND MULCH, IF NEEDED. CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS.	
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON

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STORMWATER MANAGEMENT PLAN

REVISIONS

No.	Date	Description

Date: 7/12/24
Date Notes:
Scale: AS SHOWN
Drawn: DG
Job: 5142
Sheet: C3.0

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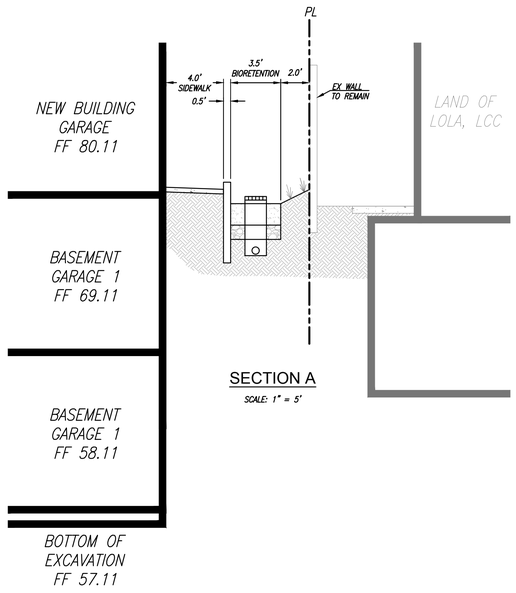
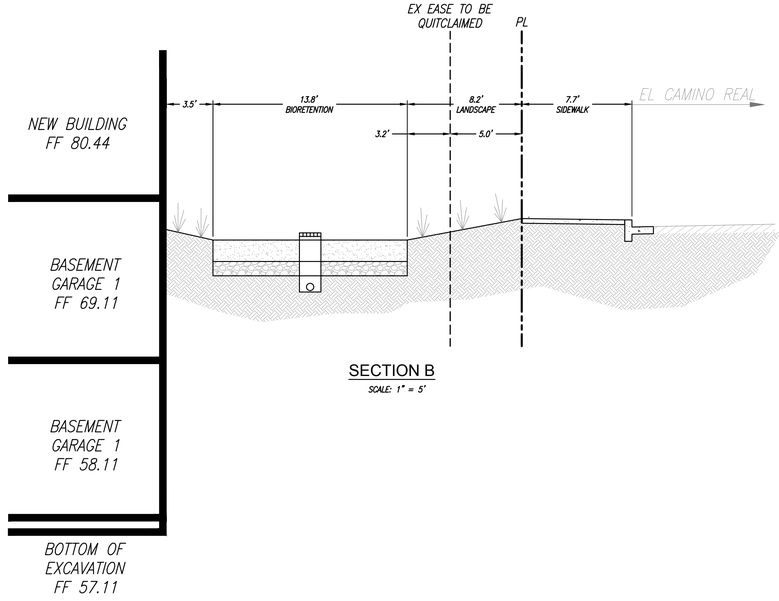


SECTION A

SCALE: 1" = 5'



SECTION B

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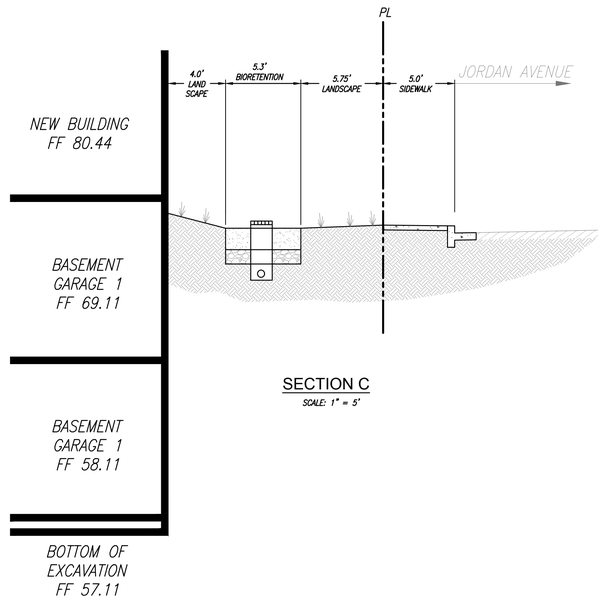

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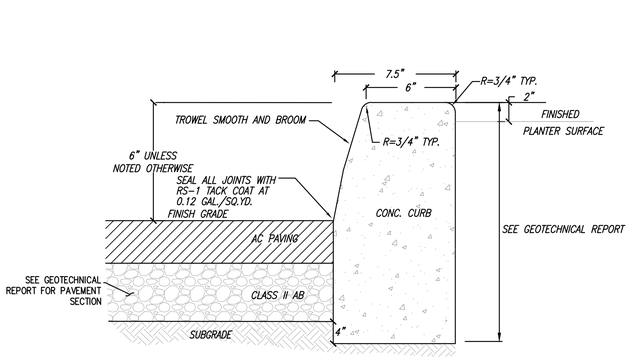
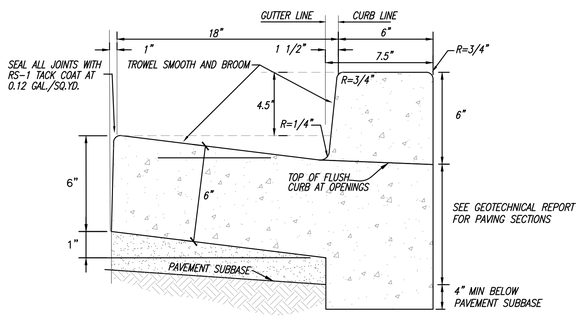


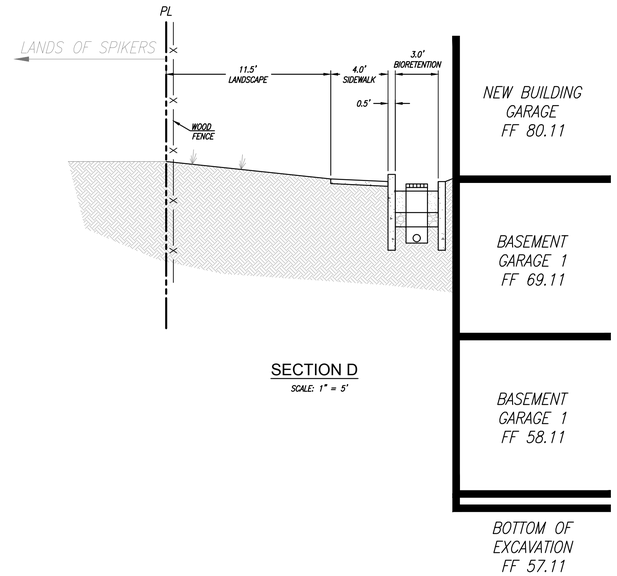
VERTICAL CURB, TYP.

SCALE: N.T.S.



CURB AND GUTTER, TYP.

SCALE: N.T.S.



SECTION D

SCALE: 1" = 5'

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SECTIONS AND DETAILS

REVISIONS

No.	Date	Description

Date: 7/12/24
Date Notes:
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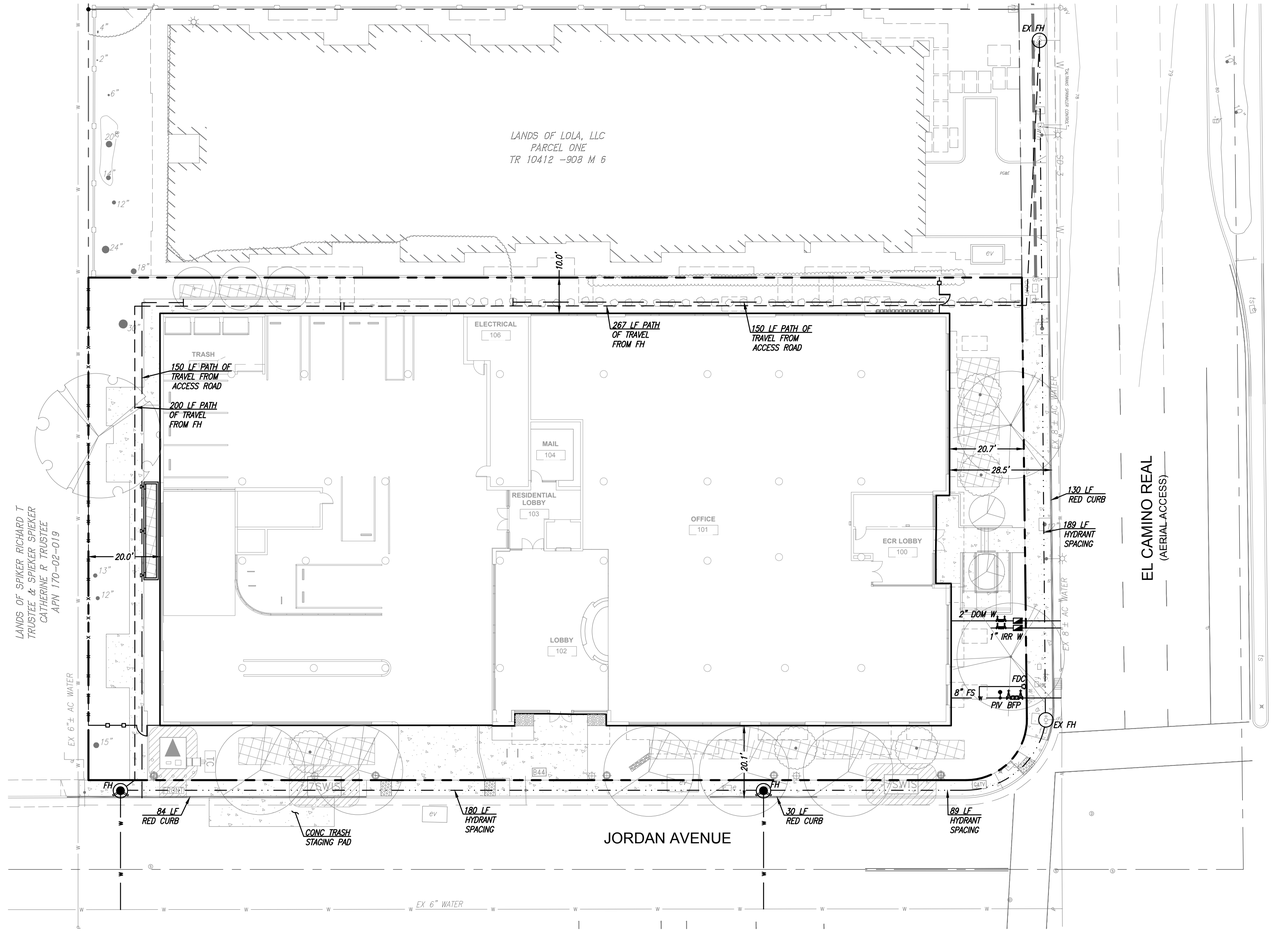
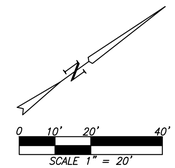


FIRE PROTECTION NOTES

1. PROPOSED TYPE OF CONSTRUCTION:

GARAGE	48,360 SF (TYPE IA)
RESIDENTIAL	109,335 SF(TYPE VA)

2. FIRE FLOW OF 3,686 GPM THROUGH 4 FIRE HYDRANTS WILL BE PROVIDED FOR THIS PROJECT WITH AN AVERAGE SPACING OF 216 LF.
3. ALL FIRE TRUCK ACCESSIBLE ROADWAYS FOR THIS PROJECT WILL BE DESIGNED TO SUPPORT FIRE APPARATUS OF AT LEAST 75,000 LBS.
4. FIRE DEPARTMENT CONNECTION (FDC) WILL BE PROVIDED AT THE BUILDING. EACH FDC IS LOCATED LESS THAN 100' FROM EACH FIRE HYDRANT.
5. ALL EXTERIOR CURBING TO BE PAINTED RED WITH WHITE LETTERING READING "NO PARKING – FIRE LANE" WITH R26F (NO STOPPING FIRE LANE) SIGNS AT 100' INTERVALS.
6. THE UNDERGROUND FIRE PROTECTION SYSTEM SHOWN ON THIS PLAN IS SCHEMATIC ONLY AND IS NOT INTENDED TO BE AN INSTALLATION DRAWING. REFER TO CONTRACTOR'S SHOP DRAWINGS FOR PIPE SIZING, LOCATION AND APPURTENANCES.
7. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL PREPARE SHOP DRAWINGS SHOWING ALL INFORMATION REQUIRED BY THE LOCAL FIRE JURISDICTION.
8. SHOP DRAWINGS SHALL BE SUBMITTED TO THE LOCAL FIRE JURISDICTION, THE RATING AGENCY AND THE ARCHITECT ALLOWING TIME FOR REVIEW AND ACCEPTANCE, PRIOR TO THE START OF WORK.
9. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL COORDINATE WITH THE OVERHEAD SPRINKLER CONTRACTOR FOR LOCATION OF RISER ASSEMBLIES.
10. THERE WILL BE NO COMBUSTIBLE CONSTRUCTION PRIOR TO HYDRANT INSTALLATION.
11. SPRINKLER SYSTEM, FIRE ALARM SYSTEM, EMERGENCY RESPONDER RADIO COVERAGE, TWO-WAY COMMUNICATION SYSTEM, AND STANDPIPES WILL BE INSTALLED UNDER DEFERRED SUBMITTAL, BY OTHERS.
12. CONSTRUCTION SITE TO COMPLY WITH APPLICABLE PROVISIONS OF CFC CHAPTER 33 AND SANTA CLARA COUNTY FIRE DEPARTMENT STANDARD DETAIL SI-7.



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FIRE ACCESS AND HYDRANT PLAN

REVISIONS

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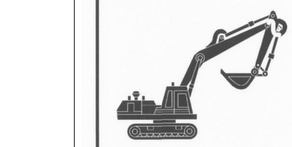
Heavy Equipment Operation

Best Management Practices for the Construction Industry



Best Management Practices for the

- Vehicle and equipment operators
- Site supervisors
- General contractors
- Home builders
- Developers

Doing the Job Right

Site Planning and Preventive Vehicle Maintenance

- ☐ Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks.
- ☐ Perform major maintenance, repair jobs, and vehicle and equipment washing off site where cleanup is easier.
- ☐ If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and properly dispose as hazardous waste (recycle whenever possible).
- ☐ Do not use diesel oil to lubricate equipment parts, or clean equipment. Use only water for any onsite cleaning.
- ☐ Cover exposed fifth wheel hitches and other oily or greasy equipment during rain events.

Storm water Pollution from Heavy Equipment on Construction Sites

Poorly maintained vehicles and heavy equipment that leak fuel, oil, antifreeze or other fluids on the construction site are common sources of storm drain pollution. Prevent spills and leaks by isolating equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible

Spill Cleanup

- ☐ Clean up spills immediately when they happen.
- ☐ Never hose down "dirty" pavement or impermeable surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags) whenever possible and properly dispose of absorbent materials.
- ☐ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- ☐ Use as little water as possible for dust control. Ensure water used doesn't leave silt or discharge to storm drains.
- ☐ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ☐ Report significant spills to the appropriate local spill response agencies immediately.
- ☐ If the spill poses a significant hazard to human health and safety, property or the environment, you must also report it to the State Office of Emergency Services

Roadwork and Paving

Best Management Practices for the Construction Industry

Best Management Practices for the

- Road crews
- Driveway/sidewalk/parking lot construction crews
- Seal coat contractors
- Operators of grading equipment, paving machines, dump trucks, concrete mixers
- Construction inspectors
- General contractors
- Home builders
- Developers

Doing The Job Right

General Business Practices

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

During Construction

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

Storm Drain Pollution from Roadwork

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

- ☐ Never wash excess material from exposed- aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt area.
- ☐ Cover stockpiles (asphalt, sand, etc.) and other construction materials with plastic tarps. Protect from rainfall and prevent runoff with temporary roofs or plastic sheets and berms.
- ☐ Park paving machines over drip pans or absorbent material (cloth, rags, etc.) to catch drips when not in use.
- ☐ Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags), or dig up, remove, and properly dispose of contaminated soil.
- ☐ Collect and recycle or appropriately dispose of excess abrasive gravel or sand.
- ☐ Avoid over-application by water trucks for dust control.

Asphalt/Concrete Removal

- ☐ Avoid creating excess dust when breaking asphalt or concrete.
- ☐ After breaking up old pavement, be sure to remove all chunks and pieces. Make sure broken pavement does not come in contact with rainfall or runoff.
- ☐ When making saw cuts, use as little water as possible. Shovel or vacuum saw-cut slurry and remove from the site. Cover or protect storm drain inlets during saw-cutting. Sweep up, and properly dispose of, all residues.
- ☐ Sweep, never hose down streets to clean up tracked dirt. Use a street sweeper or vacuum truck. Do not dump vacuumed liquor in storm drains.

Fresh Concrete and Mortar Application

Best Management Practices for the Construction Industry

Best Management Practices for the

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

Doing The Job Right

General Business Practices

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

Storm Drain Pollution from Fresh Concrete and Mortar Applications

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

During Construction

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

Preventing Pollution: It's Up to Us

In the Santa Clara Valley, storm drains transport water directly to local creeks and San Francisco Bay without treatment. Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or bay lands. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; sediment created by erosion; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain.

Thirteen valley municipalities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight storm water pollution. TO comply with this program, contractors must comply with the practices described this drawing sheet.

Spill Response Agencies

DIAL 9-1-1

State Office of Emergency Services Warning Center (24 hours): **800-852-7550**

Santa Clara County Environmental Health Services: (408) 299-6930

Local Pollution Control Agencies

County of Santa Clara Pollution Prevention Program: (408) 441-1195

County of Santa Clara Integrated Waste Management Program: (408) 441-1198

County of Santa Clara District Attorney Environmental Crimes Hotline: (408) 299-TIPS

Santa Clara County Recycling Hotline: 1-800-533-8414

Santa Clara Valley Water District: (408) 265-2600

Santa Clara Valley Water District Pollution Hotline: 1-888-510-5151

Regional Water Quality Control Board San Francisco Bay Region: (510) 622-2300

Palo Alto Regional Water Quality Control Plant: (650) 329-2598
Serving East Palo Alto Sanitary District, Los Altos, Los Altos Hills, Mountain View, Palo Alto, Stanford

City of Los Altos

Building Department: (650) 947-2752

Engineering Department: (650) 947-2780

Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry

Best Management Practices for the

- Landscapers
- Gardeners
- Swimming pool/spa service and repair workers
- General contractors
- Home builders
- Developers
- Homeowners

Doing The Right Job

General Business Practices

- ☐ Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- ☐ Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- ☐ Schedule grading and excavation projects during dry weather.
- ☐ Use temporary check dams or ditches to divert runoff away from storm drains.
- ☐ Protect storm drains with sandbags or other sediment controls.
- ☐ Re-vegetation is an excellent form of erosion control for any site

Landscaping/Garden Maintenance

- ☐ Use pesticides sparingly, according to instructions on the label. Rinse empty containers, and use rinse water as product. Dispose of rinsed, empty containers in the trash. Dispose of unused pesticides as hazardous waste.
- ☐ Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.
- ☐ In communities with curbside pick-up of yard waste, place clippings and pruning waste at the curb in approved bags or containers. Or, take to a landfill that composts yard waste. No curbside pickup of yard waste is available for commercial properties.

Storm Drain Pollution From Landscaping and Swimming Pool Maintenance

Many landscaping activities expose soils and increase the likelihood that earth and garden chemicals will run off into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algaecides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

- ☐ Do not blow or rake leaves, etc. into the street, or place yard waste in gutters or on dirt shoulders, unless you are piling them for recycling (allowed by San Jose and unincorporated County only). Sweep up any leaves, litter or residue in gutters or on street.
- ☐ In San Jose, leave yard waste for curbside recycling pickup in piles in the street, 18 inches from the curb and completely out of the flow line to any storm drain.

Pool/Fountain/Spa Maintenance

Draining Pools Or Spas

When it's time to drain a pool, spa, or fountain, please be sure to call your local wastewater treatment plant before you start for further guidance on flow rate restrictions, backflow prevention, and handling special cleaning waste (such as acid wash). Discharge flows shall not exceed 100 gallon per minute.

- ☐ Never discharge pool or spa water to a street or storm drain; discharge to a sanitary sewer cleanout.
- ☐ If possible, when emptying a pool or spa, let chlorine dissipate for a few days and then recycle/reuse water by draining it gradually onto a landscaped area.
- ☐ Do not use copper-based algaecides. Control algae with chlorine or other alternatives, such as sodium bromide.

Filter Cleaning

- ☐ Never clean a filter in the street or near a storm drain. Rinse cartridge and diatomaceous earth filters onto a dirt area, and spade filter residue into soil. Dispose of spent diatomaceous earth in the garbage.
- ☐ If there is no suitable dirt area, call your local wastewater treatment plant for instructions on discharging filter backwash or rinse water to the sanitary sewer.

Painting and Application of Solvents and Adhesives

Best Management Practices for the Construction Industry

Best Management Practices for the

- Homeowners
- Painters
- Paperhangers
- Plasterers
- Graphic artists
- Dry wall crews
- Floor covering installers
- General contractors
- Home builders
- Developers

Doing The Job Right

Handling Paint Products

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

Storm Drain Pollution from Paints, Solvents, and Adhesives

All paints, solvents, and adhesives contain chemicals that are harmful to wildlife in local creeks, San Francisco Bay, and the Pacific Ocean. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. Paint material and wastes, adhesives and cleaning fluids should be recycled when possible, or disposed of properly to prevent these materials from flowing into storm drains and watercourses.

Painting Cleanup

- ☐ **Never clean brushes or rinse paint containers into a street, gutter, storm drain, French drain, or stream.**
- ☐ For **water-based paints**, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ☐ For **oil-based paints**, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.

Paint Removal

- ☐ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ☐ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury or tributyl tin must be disposed of as hazardous wastes. Lead based paint removal requires a state-certified contractor.
- ☐ When stripping or cleaning building exteriors with high-pressure water, block storm drains. Direct wash water onto a dirt area and spade into soil. Or, check with the local wastewater treatment authority to find out if you can collect (mop or vacuum) building cleaning water and dispose to the sanitary sewer. Sampling of the water may be required to assist the wastewater treatment authority in making its decision.

Recycle/Reuse Leftover Paints Whenever Possible

- ☐ Recycle or donate excess **water-based (latex) paint,** or return to supplier.
- ☐ Reuse leftover **oil-based paint**. Dispose of non-recyclable thinners, sludge and unwanted paint, as hazardous waste.
- ☐ Unopened cans of paint may be able to be returned to the paint vendor. Check with the vendor regarding its "buy-back" policy.

Los Altos Municipal Code Requirements

Los Altos Municipal Code Chapter 10.08.390 Non-storm water discharges

A. Unlawful discharges. It shall be unlawful to discharge any domestic waste or industrial waste into storm drains, gutters, creeks, or San Francisco Bay. Unlawful discharges to storm drains shall include, but not be limited to, discharge from toilets; sinks; industrial processes; cooling systems; boilers; fabric cleaning; equipment cleaning; vehicle cleaning; construction activities, including, but not limited to, painting, paving, concrete placement, saw cutting and grading; swimming pools; spas; and fountains, unless specifically permitted by a discharge permit or unless exempted pursuant to guidelines published by the superintendent.

B. Threatened discharges. It shall be unlawful to cause hazardous materials, domestic waste, or industrial waste to be deposited in such a manner or location as to constitute a threatened discharge into storm drains, gutters, creeks or San Francisco Bay. A "threatened discharge" is a condition creating a substantial probability of harm, when the probability and potential extent of harm make it reasonably necessary to take immediate action to prevent, reduce or mitigate damages to persons, property or natural resources. Domestic or industrial wastes that are no longer contained in a pipe, tank or other container are considered to be threatened discharges unless they are actively being cleaned up.

Los Altos Municipal Code Section 10.08.430 Requirements for construction operations.

A. A spill response plan for hazardous waste, hazardous materials and uncontained construction materials shall be prepared and available at the construction sites for all projects where the proposed construction site is equal to or greater than one acre of disturbed soil and for any other projects for which the city engineer determines is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.

B. A storm water pollution prevention plan shall be prepared and available at the construction sites for all projects greater than one acre of disturbed soil and for any other projects for which the city engineer determines that a storm water management plan is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.

C. Prior approval shall be obtained from the city engineer or designee to discharge water pumped from construction sites to the storm drain. The city engineer or designee may require gravity settling and filtration upon a determination that either or both would improve the water quality of the discharge. Contaminated groundwater or water that exceeds state or federal requirements for discharge to navigable waters may not be discharged to the storm drain. Such water may be discharged to the sewer, provided that the requirements of Section 10.08.240 are met and the approval of the superintendent is obtained prior to discharge.

D. No cleanup of construction debris from the streets shall result in the discharge of water to the storm drain system; nor shall any construction debris be deposited or allowed to be deposited in the storm drain system. (Prior code § *5-5.643*)

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

General Construction And Site Supervision

Best Management Practices For Construction

Best Management Practices for the

- General contractors
- Site supervisors
- Inspectors
- Home builders
- Developers

Storm Drain Pollution from Construction Activities

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

As a contractor, or site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

Doing The Job Right

General Principals

- ☐ Keep an orderly site and ensure good housekeeping practices are used.
- ☐ Maintain equipment properly.
- ☐ Cover materials when they are not in use.
- ☐ Keep materials away from streets, storm drains and drainage channels.
- ☐ Ensure dust control water doesn't leave site or discharge to storm drains.

Advance Planning To Prevent Pollution

- ☐ Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins. Use the *Erosion and Sediment Control Manual*, available from the Regional Water Quality Control Board, as a reference.
- ☐ Control the amount of runoff crossing your site (especially during excavation!) by using berms or temporary or permanent drainage ditches to divert water flow around the site. Reduce storm water runoff velocities by constructing temporary check dams or berms where appropriate.
- ☐ Train your employees and subcontractors. Make these best management practices available to everyone who works on the construction site. Inform subcontractors about the storm water requirements and their own responsibilities.

Good Housekeeping Practices

- ☐ Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, bermed if necessary. Make major repairs off site.
- ☐ Keep materials out of the rain – prevent runoff contamination at the source. Cover exposed piles of soil or construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- ☐ Keep pollutants off exposed surfaces. Place trashcans and recycling receptacles around the site to minimize litter.
- ☐ Clean up leaks, drips and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.
- ☐ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean out a dumpster by hosing it down on the construction site.
- ☐ Set portable toilets away from storm drains. Make sure portable toilets are in good working order. Check frequently for leaks.

Materials/Waste Handling

- ☐ Practice Source Reduction – minimize waste when you order materials. Order only the amount you need to finish the job.
- ☐ Use recyclable materials whenever possible. Arrange for pick-up of recyclable materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleared vegetation, paper, rock, and vehicle maintenance materials such as used oil, antifreeze, batteries, and tires.
- ☐ Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed.

Permits

- ☐ In addition to local building permits, you will need to obtain coverage under the State's General Construction Activity Storm water Permit if your construction site disturbs one acre or more. Obtain information from the Regional Water Quality Control Board.

Earth-Moving And Dewatering Activities

Best Management Practices for the Construction Industry

Best Management Practices for the

- Bulldozer, back hoe, and grading machine operators
- Dump truck drivers
- Site supervisors
- General contractors
- Home builders
- Developers

Doing The Job Right

General Business Practices

- ☐ Schedule excavation and grading work during dry weather.
- ☐ Perform major equipment repairs away from the job site.
- ☐ When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
- ☐ Do not use diesel oil to lubricate equipment parts, or clean equipment.

Practices During Construction

- ☐ Remove existing vegetation only when absolutely necessary. Plant *temporary* vegetation for erosion control on slopes or where construction is not immediately planned.
- ☐ Protect down slope drainage courses, streams, and storm drains with wattles, or temporary drainage swales. Use check dams or ditches to divert runoff around excavations. Refer to the Regional Water Quality Control Board's *Erosion and Sediment Control Field Manual* for proper erosion and sediment control measures.

Storm Drain Pollution from Earth-Moving Activities and Dewatering

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains when handled improperly. Sediments in runoff can clog storm drains, smother aquatic life, and destroy habitats in creeks and the Bay. Effective erosion control practices reduce the amount of runoff crossing a site *and* slow the flow with check dams or roughened ground surfaces.

Contaminated groundwater is a common problem in the Santa Clara Valley. Depending on soil types and site history, groundwater pumped from construction sites may be contaminated with toxics (such as oil or solvents) or laden with sediments. Any of these pollutants can harm wildlife in creeks or the Bay, or interfere with wastewater treatment plant operation.

Discharging sediment-laden water from a dewatering site into any water of the state without treatment is prohibited.

- ☐ Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

Dewatering Operations

1. Check for Toxic Pollutants

- ☐ Check for odors, discoloration, or an oily sheen on groundwater.
- ☐ Call your local wastewater treatment agency and ask whether the groundwater must be tested.
- ☐ If contamination is suspected, have the water tested by a certified laboratory.
- ☐ Depending on the test results, you may be allowed to discharge pumped groundwater to the storm drain (if no sediments present) or sanitary sewer. OR, you may be required to collect and haul pumped groundwater offsite for treatment and disposal at an appropriate treatment facility.

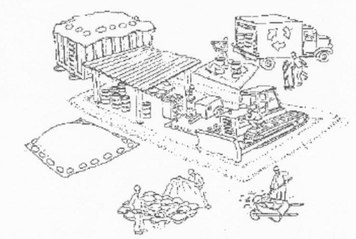
2. Check for Sediment Levels

- ☐ If the water is clear, the pumping time is less than 24 hours, and the flow rate is less than 20 gallons per minute, you may pump water to the street or storm drain.
- ☐ If the pumping time is more than 24 hours and the flow rate greater than 20 gpm, call your local wastewater treatment plant for guidance.
- ☐ If the water is not clear, solids must be filtered or settled out by pumping to a settling tank prior to discharge. Options for filtering include:
  - Pumping through a perforated pipe sunk part way into a small pit filled with gravel;
  - Pumping from a bucket placed below water level using a submersible pump;
  - Pumping through a filtering device such as a swimming pool filter or filter fabric wrapped around end of suction pipe.
- ☐ When discharging to a storm drain, protect the inlet using a barrier of burlap bags filled with drain rock, or cover inlet with filter fabric anchored under the grate. OR pump water through a grassy swale prior to discharge.

Blueprint for a Clean Bay

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

Best Management Practices for the Construction Industry



Santa Clara Urban Runoff Pollution Prevention Program

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

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J M H Weiss
Real Estate Development Consultants
Planning and Engineering
1731 TECHNOLOGY DRIVE
SUITE 880
SAN JOSE, CA 95110
TEL: (408) 288-455

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4896 ECR
4896 El Camino Real, Los Altos, CA

Doheny-Vidovich Partners
960 N San Antonio Rd Ste 114, Los Altos, CA 94022

BLUEPRINT FOR A CLEAN BAY

REVISIONS

No.	Date	Description

Date: 7/12/24
Date Plotted:
Scale: AS SHOWN
Drawn: DG
Job: 5142
Sheet: C6.0

© Winkleman Designs 2023

P:\5142 - 4896 El Camino Real - Los Altos\Engineering Prom\Planning\05.0 Clean Bay Blueprint.dwg - drawing - [DATE: Fri, Jul 12, 2024, 4:44pm

4896 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

NEW BUSINESS

DEVELOPER:
DE ANZA PROPERTIES
960 N SAN ANTONIO RD, STE 114
LOS ALTOS, CA 94022
JENNIFER TERSIGNI
T: ___-___-____
E: ___-___-____

PG&E PM#S:
ELECTRIC:
GAS:

DESIGN CHANGE COMPONENT
ANY CHANGES TO THIS DESIGN MUST BE APPROVED BY

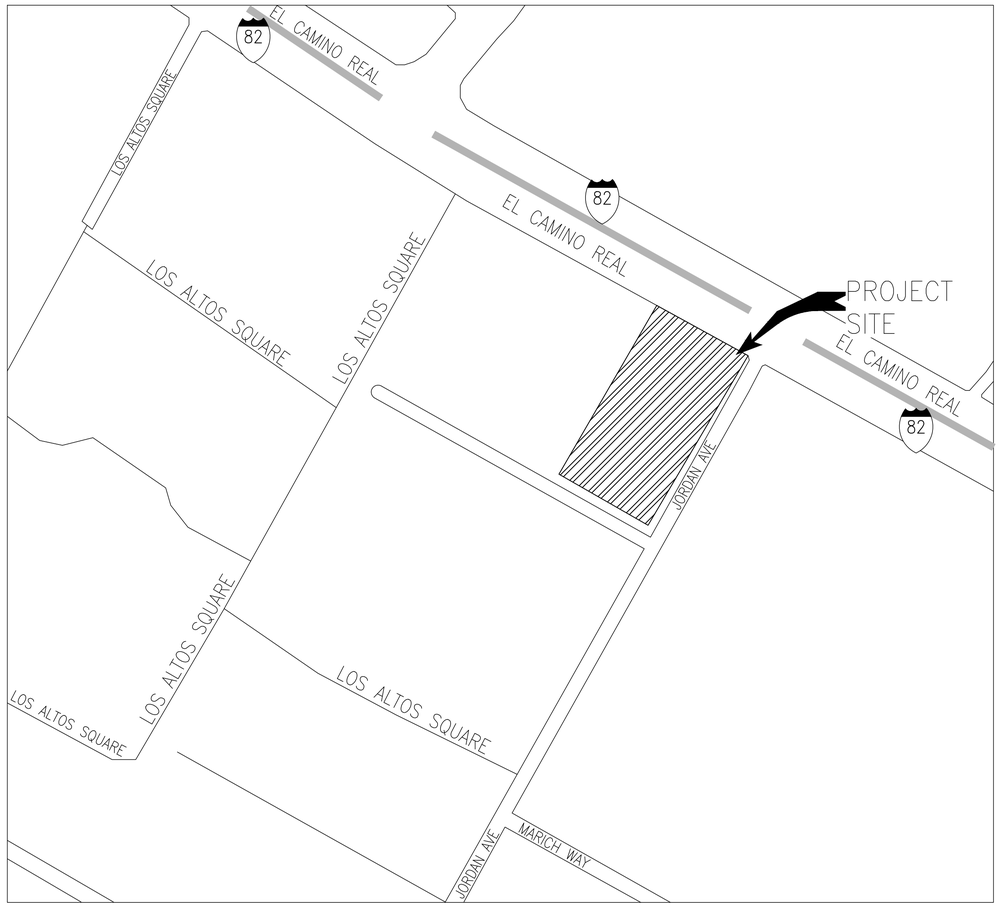
PG&E GAS ADE | PHONE NUMBER

WORK RESPONSIBILITY
JOINT TRENCH

	PG&E ELECTRIC	PG&E GAS	TELEPHONE	C.A.T.V.	CONTRACTOR
TRENCHING					
EXCAVATE & BACKFILL	○	○	○	○	●
*ELECTRIC CABLE					
SUPPLY & INSTALL	●	○	○	○	○
ELECTRIC CONDUIT					
SUPPLY & INSTALL	○	○	○	○	●
ELECTRIC BOXES					
SUPPLY & INSTALL	○	○	○	○	●
EXCAVATION	○	○	○	○	●
ELECTRIC TRANSFORMER PADS					
SUPPLY & INSTALL	○	○	○	○	●
EXCAVATION	○	○	○	○	●
ELECTRIC TRANSFORMER					
SUPPLY & INSTALL	○	○	○	○	●
TELEPHONE CONDUIT					
SUPPLY & INSTALL	○	○	○	○	●
TELEPHONE CABLE					
SUPPLY & INSTALL	○	○	●	○	○
TELEPHONE SPLICE BOXES					
SUPPLY & INSTALL	○	○	○	○	●
EXCAVATION	○	○	○	○	●
TELEPHONE S.A.I. PAD					
SUPPLY & INSTALL	○	○	○	○	○
EXCAVATION	○	○	○	○	○
C.A.T.V. CONDUIT					
SUPPLY & INSTALL	○	○	○	○	●
C.A.T.V. SPLICE BOXES					
SUPPLY & INSTALL	○	○	○	○	●
EXCAVATION	○	○	○	○	●
(OPTIONAL) DIRECTIONAL DRILL / JACK AND BORE					
SUPPLY & INSTALL CONDUIT	○	○	○	○	○
EXCAVATION	○	○	○	○	○

● SYMBOL DESIGNATES THE WORK TO BE PERFORMED BY THE RESPECTIVE CONTRACTOR & UTILITY COMPANIES.
○ NOT APPLICABLE UNLESS OTHERWISE SPECIFIED
* PG&E TO PULL CABLE INTO ENERGIZED ENCLOSURES

NOTE:
PRIOR TO ENERGIZING THIS PROJECT
A PSE/PUE WILL NEED TO BE RECORDED FOR ALL UTILITIES WITHIN THIS PROJECT. INCLUDING THE "WORKING SPACE" REQUIRED AROUND ALL EQUIPMENT.



VICINITY MAP
N. T. S.

N

SUBSTRUCTURE VERIFICATION STAMP

DEVELOPER NOTE AND SIGN

ALL PG&E ENCLOSURES AND BOXES HAVE BEEN SET TO GRADE ACCORDING TO GRADE STAKES PROVIDED BY DEVELOPERS ENGINEER. ALL COSTS TO RELOCATE OR RE-ADJUST BOXES AT A LATER DATE WILL BE BILLED TO THE DEVELOPER. PLEASE HAVE YOUR SUPT. VERIFY THE CORRECT GRADE OF ALL ENCLOSURES OR BOXES, AND SIGN AND DATE DRAWING.

THANK YOU

SIGNED _____

DATE _____

THESE PLANS WERE PREPARED IN CONJUNCTION WITH THE FOLLOWING PLANS:

	RECEIVED	APPROVED
CIVIL IMPROVEMENT PLANS/GRADING PLANS	05-14-2024	PRELIMINARY
ARCHITECTURAL ELECTRONIC FILE	05-13-2024	PRELIMINARY
APPLICANT DESIGN (ELECTRIC)		
TELEPHONE		
C.A.T.V.		
LANDSCAPE	05-15-2024	PRELIMINARY
LIGHT LOCATIONS		
TRAFFIC SIGNAL LOCATIONS		

VIZION UTILITY PARTNERS IS NOT RESPONSIBLE FOR ANY SUBSEQUENT CHANGES OR REVISIONS.
OTHER UTILITIES SHOWN ARE APPROXIMATE AND BASED ON FIELD SURVEY AND AVAILABLE UTILITY INFORMATION. IT IS THE CONTRACTORS' RESPONSIBILITY TO VERIFY THE ACTUAL LOCATION AND EXTENT OF UTILITIES PRIOR TO THE COMMENCEMENT OF WORK. PHYSICAL VERIFICATION OF UTILITY LOCATIONS SHALL BE PERFORMED BY CAREFUL PROBING OR HAND DIGGING IN ACCORDANCE WITH ARTICLE 6 OF THE CAL/OSHA CONSTRUCTION SAFETY ORDERS.

UTILITY APPROVALS

UTILITY	APPROVED BY	DATE
AT&T (PHONE)		
COMCAST (CATV)		
CITY ENGINEER		

SHEET INDEX

JT-1	JOINT TRENCH TITLE SHEET
JT-2	JOINT TRENCH NOTES
JT-3	JOINT TRENCH DETAILS
JT-4	JOINT TRENCH INTENT

DATE:
REVISION
DELTA NO:

CALL 811 BEFORE YOU DIG
USA UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER
DAVID B. VOORHIS
No. 26429
Exp. 03-31-24
CIVIL
STATE OF CALIFORNIA
DATE OF SIGNATURE

JOINT TRENCH TITLE SHEET
4896 EL CAMINO REAL
MIXED-USE
DE ANZA PROPERTIES
LOS ALTOS CALIFORNIA

Vizion Utility Partners
UTILITY ENGINEERS, CONSULTANTS & STREETLIGHT DESIGN
7901 STONERIDGE DRIVE, SUITE 270 PLEASANTON, CA 94588
PH: (925) 682-1114

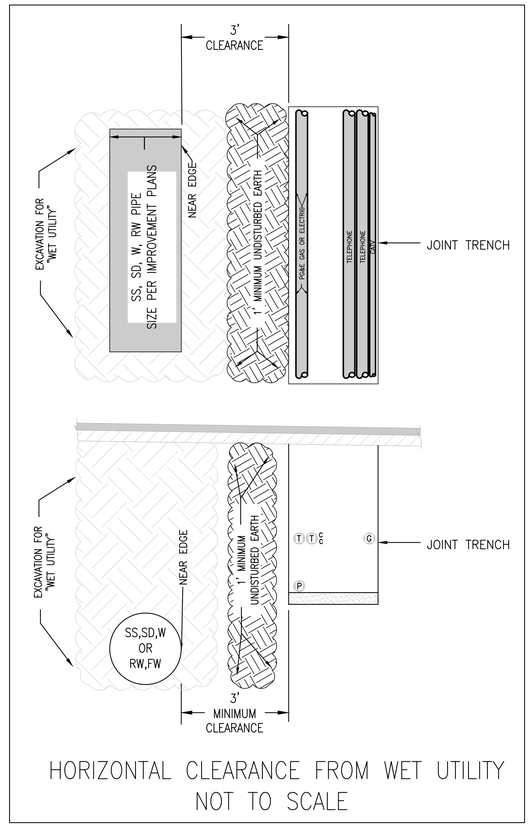
PROJ. NO: 23-395
SCALE: N.T.S.
PM: T. NGUYEN
DRAWN BY: M. WEBB
PG&E QUALIFIED DESIGNER: M. WEBB
LAST UPDATED: 05-16-2024
DRAWING NO: JT-1
SHEET: 1 OF: 4

GENERAL NOTES:

1. THE PREFERRED TRENCH LOCATION IS IN A PUBLIC UTILITY EASEMENT (P.U.E.).
2. ALL DEPTHS AND RESULTING COVER REQUIREMENTS ARE MEASURED FROM FINAL GRADE.
3. COVER, CLEARANCES, AND SEPARATION SHALL BE AS GREAT AS PRACTICABLE UNDER THE CIRCUMSTANCES, BUT UNDER NO CIRCUMSTANCES SHALL BE LESS THAN THE MINIMUM COVER, CLEARANCE, AND SEPARATION REQUIREMENTS SET FORTH IN GENERAL ORDER 128 AND 49CFR 192.321 , 49CFR 192.325, AND 49CFR 192.327. ALL FACILITIES SHALL BE ANCHORED IN PLACE PRIOR TO COMPACTION, OR OTHER MEANS SHALL BE TAKEN TO ENSURE NO MOTION OF THE FACILITIES. DIMENSIONAL REQUIREMENTS FOR SHADING, LEVELING, AND BACKFILLING SHALL BE DETERMINED SUBSEQUENT TO COMPACTION.
4. TRENCH DIMENSIONS SHOWN ARE TYPICAL. TRENCH SIZES AND CONFIGURATIONS MAY VARY DEPENDING UPON OCCUPANCY AND/OR FIELD CONDITIONS. TRENCH SIZE AND CONFIGURATION MUST AT ALL TIMES BE CONSTRUCTED IN A MANNER THAT ENSURES PROPER CLEARANCES AND COVER REQUIREMENTS ARE MET. ANY "CHANGE" TO THE TRENCH WIDTH AND CONFIGURATIONS AS SHOWN IN THIS EXHIBIT MUST BE DESIGNED TO ENSURE THIS REQUIREMENT.
5. IT IS PREFERRED TO HAVE NON-PG&E OWNED STREETLIGHTS AT A LEVEL OTHER THAN THE GAS OR ELECTRIC LEVEL. NON-PG&E OWNED STREETLIGHTS MAY BE AT THE ELECTRIC LEVEL OF THE TRENCH AS LONG AS MINIMUM CLEARANCES ARE PROVIDED AND COMPLY WITH ALL SPECIAL NOTES FOR A JOINT TRENCH WITH A SECOND ELECTRIC UTILITY.
6. NON-UTILITY FACILITIES ARE NOT ALLOWED IN ANY JOINT UTILITY TRENCH, E.G., IRRIGATION CONTROL LINES, BUILDING FIRE ALARM SYSTEMS, PRIVATE TELEPHONE SYSTEMS, OUTDOOR ELECTRICAL CABLE, ETC.
7. WHEN COMMUNICATION DUCTS ARE INSTALLED, A MINIMUM OF 12" RADIAL SEPARATION SHALL BE MAINTAINED FROM GAS FACILITIES. EXCEPTION: WITH MUTUAL AGREEMENT, WHEN 4-INCH DIAMETER OR SMALLER GAS PIPE IS INSTALLED, THE SEPARATION MAY BE REDUCED TO NOT LESS THAN 6 INCHES.
8. PROVIDE SEPARATION FROM TRENCH WALL AND OTHER FACILITIES SUFFICIENT TO ENSURE PROPER COMPACTION.
9. MAINTAIN PROPER SEPARATION BETWEEN PG&E FACILITIES AND "WET" UTILITY LINES AS DESCRIBED IN UO STANDARD S5453. THE MINIMUM ALLOWABLE HORIZONTAL SEPARATION BETWEEN COMPANY FACILITIES AND "WET" FACILITIES IS 3" WITH A MINIMUM 1" OF UNDISTURBED EARTH OR THE INSTALLATION OF A SUITABLE BARRIER BETWEEN THE FACILITIES. IF A 3" HORIZONTAL SEPARATION CANNOT BE ATTAINED BETWEEN "WET" UTILITIES AND COMPANY DRY FACILITIES, A VARIANCE MAY BE APPROVED BY THE LOCAL INSPECTION SUPERVISOR AND SUBMITTED TO THE SERVICE PLANNING SUPPORT PROGRAM MANAGER FOR APPROVAL. SEPARATIONS OF 1" OR LESS ARE NOT PERMISSIBLE AND WILL NOT BE ALLOWED. THE COMPANY MAY AGREE TO WAIVE THE MINIMUM 3" SEPARATION REQUIREMENT AT THE REQUEST OF AN APPLICANT IF WARRANTED AND THE NEED IS JUSTIFIED. THE REQUEST FOR A WAIVER MUST:
   - BE MADE IN WRITING AND SUBMITTED TO THE COMPANY ADE DURING THE PLANNING AND DESIGN PHASE OF THE PROJECT,
   - CLEARLY DESCRIBE THE CONDITIONS NECESSITATING THE WAIVER,
   - INCLUDE A PROPOSED DESIGN, AND INCLUDE A DESIGN FOR A BARRIER BETWEEN THE "WET" UTILITIES AND COMPANY DRY FACILITIES IN THE EVENT 1" OF UNDISTURBED EARTH CANNOT BE MAINTAINED. NOTE: DRAIN LINES CONNECTED TO DOWNSPOUTS ON BUILDINGS ARE CONSIDERED A "WET" UTILITY FOR THE PURPOSES OF THIS STANDARD.
10. SEPARATIONS SHALL BE MAINTAINED AT ABOVE GROUND TERMINATION POINTS.
11. PROCEDURES FOR APPROVING NATIVE BACKFILL FOR SHADING OF PG&E GAS FACILITIES:
    - RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF 3 LOCATIONS PER 1,000' OF TRENCH. 100% OF THE SAMPLE MUST PASS THROUGH A 1/2" SIEVE AND 75% MUST PASS THROUGH A #4 SCREEN. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND ARE TO BE TAKEN AT THE DISCRETION OF THE PG&E REPRESENTATIVE ON SITE.
    - THE SOILS MUST NOT CONTAIN ANY ROCKS THAT HAVE SHARP EDGES OR THAT MAY OTHERWISE BE ABRASIVE.
    - THE SOILS MUST NOT CONTAIN CLODS LARGER THAN 1/2" IF TO BE USED AS SHADING, BEDDING, OR LEVELING MATERIALS.
    - COMPACTION REQUIREMENTS MUST MEET ANY APPLICABLE PG&E, FEDERAL, STATE, COUNTY, OR LOCAL REQUIREMENTS.
    - AT NO TIME SHALL THE OVER SATURATION OF NATIVE SOILS BE USED TO ACHIEVE THESE REQUIREMENTS.
    - THE SIEVES AND SCREENS SHALL BE:
      1/2" SIEVE: 8" DIAMETER BY 2" DEEP, STAINLESS STEEL MESH SCREEN.
      #4 SCREEN: 8" DIAMETER BY 2" DEEP, STAINLESS STEEL MESH SCREEN.
12. PROCEDURES FOR APPROVING NATIVE BACKFILL FOR SHADING AT PG&E ELECTRIC FACILITIES:
    - RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF 3 LOCATIONS PER 1,000' OF TRENCH. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND ARE TO BE TAKEN AT THE DISCRETION OF THE PG&E REPRESENTATIVE ON SITE.
    - SHADING MATERIAL CONTAINING LARGE ROCK, PAVING MATERIAL, CINDERS, SHARPLY ANGULAR SUBSTANCES, OR CORROSIVE MATERIAL SHALL NOT BE PLACED IN THE TRENCH WHERE SUCH MATERIAL MAY DAMAGE THE CONDUITS AND/OR PREVENT PROPER COMPACTION OVER OR AROUND THE CONDUITS.
    - NATIVE SOILS CONTAINING CLODS NOT TO EXCEED 6" IN DIAMETER MAY BE INCLUDED IN THE SHADING MATERIAL PROVIDED THE CLODS ARE READILY BREAKABLE BY HAND. NOTE: SOILS CONSISTING PRIMARILY OF ADOBE, HARD COMPACT (DENSE) CLAY, AND BAY MUDS SHALL NOT BE USED AS SHADING MATERIAL.
    - AT NO TIME SHALL THE OVER SATURATION OF NATIVE SOILS BE USED TO ACHIEVE THESE REQUIREMENTS.
    - REFER TO ENGINEERING DOCUMENT 062288, ITEM 13 ON PAGE 2.
13. COMPETENT NATIVE SOILS ARE PREFERRED TO BE USED FOR SHADING, BEDDING, AND BACKFILLING THROUGHOUT THE TRENCH.
    - WHERE NATIVE SOILS EXCEED 1/2" MINUS AND/OR WHERE GAS IS TO BE PLACED AT THE BOTTOM OF A TRENCH IN AREAS THAT EXCEED 1/2" MINUS SOIL CONDITIONS, OR WHERE THE BOTTOM OF A TRENCH IS CONSIDERED TO CONSIST OF HARD PAN, PG&E APPROVED 1/2" MINUS IMPORT MATERIAL SHALL BE USED FOR SHADING AND/OR BEDDING OF GAS FACILITIES.
    - PG&E APPROVED IMPORT MATERIAL IS PER CGT ENGINEERING GUIDELINE 4123.
    - IF A LEVELING COURSE IS REQUIRED FOR GAS FACILITIES, THE USE OF NATIVE SOILS IS PREFERRED, BUT IF 1/2" MINUS CONDITIONS ARE NOT ATTAINABLE WITH THE NATIVE SOILS, THEN THE USE OF PG&E APPROVED IMPORT MATERIALS IS REQUIRED. BEDDING UNDER GAS FACILITIES WILL BE A MINIMUM OF 2" OF COMPACTED 1/2" MINUS NATIVE SOILS OR PG&E APPROVED IMPORT MATERIAL.
    - FOR ELECTRIC FACILITIES, REFER TO NOTE 12. THIS APPLIES TO LEVELING COURSES AS WELL AS SHADING.
    - THE MINIMUM PG&E APPROVED BEDDING MATERIAL MAY BE INCREASED AT THE DISCRETION OF PG&E WHEN WARRANTED BY EXISTING FIELD CONDITIONS (E.G., ROCKY SOILS, HARD PAN, ETC.).
    - THE USE OF ANY IMPORTED MATERIAL FOR BACKFILLING PURPOSES SHALL BE LIMITED TO THOSE SITUATIONS WHEN NATIVE SOILS DO NOT ALLOW FOR REQUIRED COMPACTION.
14. THE APPLICANT IS RESPONSIBLE FOR THE REMOVAL OF EXCESS SPOIL AND ASSOCIATED COSTS.
15. SEPARATION BETWEEN GAS FACILITIES AND ELECTRIC FACILITIES MAY BE REDUCED TO 6" WHEN CROSSING.
16. SERVICE SADDLES ARE THE PREFERRED SERVICE FITTINGS FOR USE THROUGHOUT THE JOINT TRENCH PROJECT. ALL PROJECTS WILL BE DESIGNED AND ESTIMATED USING SERVICE SADDLES; HOWEVER, SERVICE TEES MAY BE USED IF ALL CLEARANCES, SEPARATION, AND COVERAGE REQUIREMENTS ARE MAINTAINED.
17. CONTRACTOR TO INCREASE METER SPACING AS NECESSARY WHEN EARTHQUAKE VALVES OR OTHER ADDITIONAL SAFETY EQUIPMENT ARE REQUIRED. EARTHQUAKE VALVES ARE REQUIRED IN SOME AREAS AND ARE NOT PART OF PG&E/VIZION UTILITY PARTNERS SCOPE. THIS INFORMATION CAN BE FOUND ON BUILDING MECHANICAL ENGINEER'S PLANS. PG&E STANDARD METER SPACING REQUIREMENTS DO NOT INCLUDE CLEARANCE FOR EARTHQUAKE VALVES.

CONSTRUCTION NOTES:

1. ALL TRENCHING, BACKFILLING AND INSTALLATION BY CONTRACTOR MUST COMPLY WITH PG&E UO STANDARD S5453 (EFFECTIVE DATE 7-5-2006).
2. ALL WORK MUST COMPLY WITH P.G. & E., TELEPHONE, C.A.T.V., STANDARDS AND PRACTICES. ALL WORK MUST BE INSPECTED AND APPROVED BY RESPECTIVE INSPECTORS. RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF THREE LOCATIONS PER 1,000' OF TRENCH. 100% OF THE SAMPLE MUST PASS THROUGH A ½" SIEVE AND 75% MUST PASS THROUGH A #4 SCREEN. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND IS TO BE AT THE DISCRETION OF THE PG&E REPRESENTATIVE ON SITE. THE SOILS MUST NOT CONTAIN ANY ROCKS THAT HAVE SHARP EDGES OR THAT MAY OTHERWISE BE ABRASIVE. THE SOILS MUST NOT CONTAIN CLODS LARGER THAN ½" IF TO BE USED AS SHADING, BEDDING OR LEVELING MATERIALS. COMPACTION REQUIREMENTS MUST MEET ANY APPLICABLE P.G.& E. FEDERAL, STATE, COUNTY OR LOCAL REQUIREMENTS. ANY NATIVE SOILS OR IMPORT MATERIALS USED MUST NOT HINDER THOSE EFFORTS.
3. BACKFILL SHALL BE APPROVED BY THE UTILITY COMPANIES AND THE CITY. COMPACTION WILL BE TESTED AND PASSED BY THE SOILS ENGINEER.
4. IF SOIL IS NOT ROCK FREE, ADD 4" DEPTH OF TRENCH FOR SAND BEDDING.
5. VERIFY SPLICE BOX EXCAVATION SIZES WITH SUPPLIER(S).
6. THE TRENCHING CONTRACTOR SHALL COORDINATE THE UTILITY COMPANIES' INSTALLATION. THE TRENCHING CONTRACTOR TO PLACE CONNECTING CONDUIT WITHIN 5' OF BUILDING EXTERIOR WALL.
7. CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE PROJECT IMPROVEMENT PLANS AND CONDUCT HIS WORK ACCORDINGLY.
8. IT IS THE TRENCHING CONTRACTOR'S RESPONSIBILITY TO PROTECT IN PLACE ALL EXISTING FACILITIES. NO EXTRA PAYMENT WILL BE CONSIDERED FOR CROSSING OTHER SYSTEMS.
9. VIZION UTILITY PARTNERS ASSUMES NO RESPONSIBILITY FOR THE PROJECT CONDITIONS. THESE DRAWINGS WERE PREPARED USING DATA SUPPLIED BY PG&E, TELEPHONE, C.A.T.V., IMPROVEMENT PLANS AND THE CITY'S VARIOUS "AS BUILT" INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PHYSICALLY REVIEW THE PROJECT PRIOR TO SUBMITTING HIS BID.
10. CONTRACTOR WILL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A., INDUSTRIAL SAFETY ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING NEAR ENERGIZED OR "HOT" EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MAN POWER. PUBLIC SAFETY AND TRAFFIC CONTROL MEASURES ARE THE CONTRACTOR'S RESPONSIBILITY.
11. THE CONTRACTOR SHALL PROTECT CONSTRUCTION STAKING. HE SHALL COORDINATE STAKING WITH THE PROJECT'S CIVIL ENGINEER.
12. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) TWO WORKING DAYS PRIOR TO START OF WORK.
13. CONTRACTOR SHALL NOTIFY INSPECTORS OF ANY POTENTIAL CONFLICTS PRIOR TO START OF WORK.
14. THIS PLAN IS TO BE USED FOR SOLE PURPOSE OF DIGGING THE JOINT TRENCH. SEE PG&E, AT&T, AND COMCAST PLANS FOR EXACT SIZE AND NUMBER OF CONDUITS INSTALLED IN THE JOINT TRENCH. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE CORRECT NUMBER, SIZE AND TYPES OF CONDUITS ARE INSTALLED PER THE ENGINEERED PLANS BY EACH UTILITY COMPANY.
15. NOTE PLANS ISSUED AT THE PRE-CONSTRUCTION MEETING MAY BE SUBJECT TO REVISIONS, IF FINAL PLANS FROM EACH UTILITY COMPANY WERE NOT AVAILABLE AT THE START OF CONSTRUCTION.
16. WATER, SEWER, DRAINS, SANITARY WASTE, FUELS (INCLUDING DIESEL AND GASOLINE), OIL, PROPANE AND OTHER VOLATILE HEAVIER THAN AIR GASES, SPRINKLER, IRRIGATION, STEAM AND OTHER "WET" FACILITIES SHALL MAINTAIN A MINIMUM OF THREE FEET FROM THE NEAREST OUTER SURFACE OF PG&E FACILITIES WITH NO LESS THAN ONE FOOT OF EARTH (SOIL BARRIER) BETWEEN THE ADJACENT SIDES OF THE INDIVIDUAL TRENCHES.
17. IN THE EXTRAORDINARY CASE THAT THE MINIMUM THREE FOOT HORIZONTAL SEPARATION CANNOT BE ATTAINED BETWEEN "WET" UTILITIES AND COMPANY DRY FACILITIES, A VARIANCE MAY APPROVED BY THE LOCAL INSPECTION SUPERVISOR AND SUBMITTED TO SERVICE PLANNING SUPPORT PROGRAM MANAGER FOR APPROVAL.
18. ALL METER PANELS: INDIVIDUAL, RESIDENTIAL, OR NONRESIDENTIAL APPLICANTS WITH A METER PANEL RATING OF ANY SIZE, INSTALLED INSIDE A METER ROOM OR OTHER STRUCTURE, MUST FOLLOW ALL OF THE REQUIREMENTS DESCRIBED BELOW.
    A. INSTALL, OWN, AND MAINTAIN A SEPARATE, NOMINAL, 2-INCH DIAMETER CONDUIT WITH PULL TAPE INSIDE. THE CONDUIT AND PULL TAPE MUST EXTEND FROM THE OUTSIDE SURFACE OF THE BUILDING AND TERMINATE OUTSIDE THE METER PANEL OR SWITCHBOARD AT THE TOP OF THE METER SECTION.
    B. ENSURE THE 2-INCH DIAMETER CONDUIT AND PULL TAPE EXIT THE OUTSIDE OF THE BUILDING A MINIMUM OF 8 FEET AND A MAXIMUM OF 10 FEET ABOVE GROUND. THE OPEN END OF THE CONDUIT THAT IS EXPOSED TO THE OUTSIDE MUST HAVE A REMOVABLE, TEMPORARY CAP OR PLUG.
    C. DO NOT USE THE CONDUIT. THE CONDUIT IS FOR PG&E'S METERING EQUIPMENT ONLY.
19. THIS JOINT TRENCH PLAN WAS PREPARED BASED ON TOPOGRAPHICAL SURVEY AS PROVIDED BY A CIVIL ENGINEER. THE CONTRACTOR IS CAUTIONED THAT EXPLORATORY WORK IS NECESSARY TO DETERMINE THE ACTUAL LOCATION OF ANY EXISTING UTILITY. V.U.P. STRONGLY RECOMMENDS THAT ALL UTILITIES BE PHYSICALLY LOCATED ON THE SITE BEFORE THE ONSET OF SITE WORK. SUBSTRUCTURE LOCATIONS MAY REQUIRE FIELD ADJUSTMENT TO COMPENSATE FOR ACTUAL EXISTING UTILITY LOCATIONS.
20. SUBSTRUCTURE LOCATIONS MUST BE STAKED BY A LICENSED SURVEYOR PRIOR TO CONSTRUCTION. SEE CONSTRUCTION NOTES ON JOINT TRENCH TITLE SHEET (JT-1) REGARDING EXISTING CONDITIONS.



HORIZONTAL CLEARANCE FROM WET UTILITY
NOT TO SCALE

LEGEND

TYPICAL

- JOINT TRENCH
- JOINT TRENCH SERVICE
- SD — STORM DRAIN
- G — GAS
- SS — SANITARY SEWER
- E — ELECTRICAL
- W — DOMESTIC WATER
- FW — WATER (FIRE)
- JT — JOINT TRENCH
- OH — OVERHEAD
- SI — SIGNAL INTERCONNECT
- T — TELEPHONE
- C — C.A.T.V.
- FO — FIBER OPTIC
- COM — COMMUNICATIONS
- SL — STREETLIGHT
- ATT — AT&T
- MCI — MCI
- FACE OF CURB, BACK OF CURB
- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- x — FENCELINE

NEW

- BIOSWALE
- TIE-IN TO CONDUITS
- METER PEDESTAL
- AREA DRAIN
- CATCH BASIN
- DS — DOWNSPOUT
- FIRE HYDRANT
- (S) — SS MANHOLE
- cv — COMMUNICATIONS VAULT
- ev — ELECTRIC VAULT
- x 20.25 — SPOT ELEVATION

EXISTING

- JT — (E) JOINT TRENCH
- OH — (E) OVERHEAD LINE
- E — (E) ELECTRIC LINE
- G — (E) GAS LINE
- T — (E) PHONE LINE
- (E) PHONE VAULT
- (E) CATV VAULT
- (E) UTILITY VAULT
- (E) STREET LIGHT
- (E) STREET LIGHT BOX
- (E) ELECTRIC VAULT
- (E) JOINT POLE

ABBREVIATIONS

AD — AREA DRAIN	FOC — FACE OF CURB	(N) — NORTH	STD — STANDARD
APPROX — APPROXIMATE	FUT — FUTURE	NTS — NOT TO SCALE	STLT — STREET LIGHT
AVE — AVENUE	G — GAS	OH — OVERHEAD	SVC — SERVICES
BNDY — BOUNDARY	GND — GROUND	P — PAD	SW, S/W — SIDEWALK
C — CURB	I.D. — INNER DIAMETER	PKWY — PARKWAY	TC — TOP OF CURB
C/G — CURB & GUTTER	IRR — IRRIGATION	PL — PROPERTY LINE	TEL — TELEPHONE
CL, C/L — CENTER LINE	J.P. — JOINT POLE	PR — PROPOSED	TERM — TERMINATION
DR — DRIVE	LT — LEFT	PUE — PUBLIC UTILITY EASEMENT	THRU — THROUGH
DW/DWY — DRIVEWAY	M — MONUMENT	PVMT — PAVEMENT	TYP — TYPICAL
(E) — EAST	MCI — MCI, INC. COMPANY	RT — RIGHT	U.G. — UNDERGROUND
EL — ELEVATION	MH — MAINTENANCE HOLE	R/W — RIGHT OF WAY	VER — VERIZON
ELB — ELBOW	MIN — MINIMUM	S — SANITARY SEWER LATERAL	(W) — WEST
ELEC — ELECTRIC	MID PT — MID POINT	S.I. — SIGNAL INTERCONNECT	W — WATER
ELECT — ELECTROLIER	MPOE — MAIN POINT OF ENTRY	SS — SANITARY SEWERS	WM — WATER METER
EP — EDGE OF PAVEMENT	MSB — MAIN SWITCH BOARD	SSCO — SANITARY SEWER CLEAN OUT	
EX — EXISTING	MSS — MAIN SWITCH SIZE	SSMH — SANITARY SEWER MANHOLE	
FC — FACE OF CURB	MTR — METER		
FH — FIRE HYDRANT			

DATE: | REVISION | DELTA NO:

CALL 811 BEFORE YOU DIG — UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER — DAVID B. VOORHIS — No. 26429 — Exp. 03-31-24 — CIVIL — STATE OF CALIFORNIA

DATE OF SIGNATURE

JOINT TRENCH NOTES
4896 EL CAMINO REAL
MIXED-USE
DE ANZA PROPERTIES

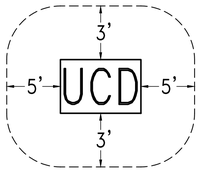
LOS ALTOS — CALIFORNIA

Vizion Utility PARTNERS
UTILITY ENGINEERS, CONSULTANTS & STREETLIGHT DESIGN
7901 STONERIDGE DRIVE, SUITE 270 PLEASANTON, CA 94588
PH: (925) 680-1114

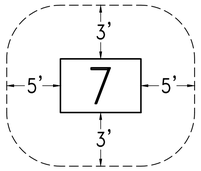
PROJ. NO: 23-395
SCALE: N.T.S.
PM: T. NGUYEN
DRAWN BY: M. WEBB
PG&E QUALIFIED DESIGNER: M. WEBB
LAST UPDATED: 05-16-2024
DRAWING NO: JT-2
SHEET: 2 OF: 4

WORKSPACE & EASEMENT REQUIREMENTS

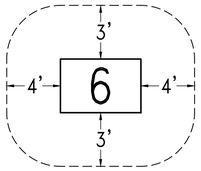
MAINTAIN A CLEAR AND LEVEL WORKSPACE AS SHOWN (N.T.S), PER PG&E DOCUMENT 051122.
MAINTAIN 20' UNOBSTRUCTED OVERHEAD CLEARANCE U.N.O.



UCD TRANSFORMER VAULTS



#7 VAULTS



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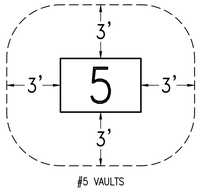

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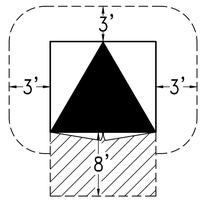
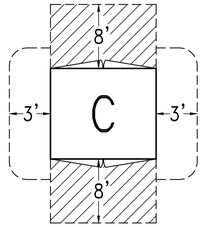
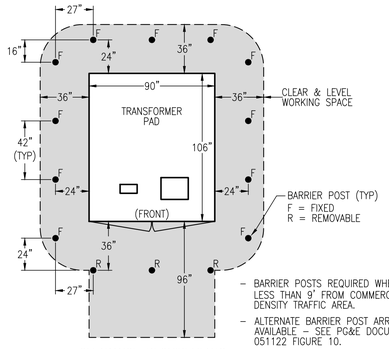


PAD-MOUNTED TRANSFORMERS

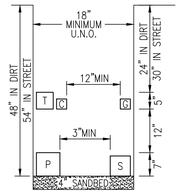


PAD-MOUNTED CAPACITORS

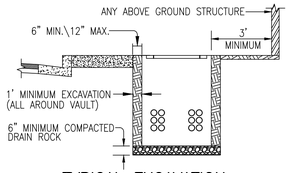


- BARRIER POSTS REQUIRED WHEN LOCATED LESS THAN 9' FROM COMMERCIAL/HIGH DENSITY TRAFFIC AREA.
- ALTERNATE BARRIER POST ARRANGEMENTS AVAILABLE – SEE PG&E DOCUMENT 051122 FIGURE 10.

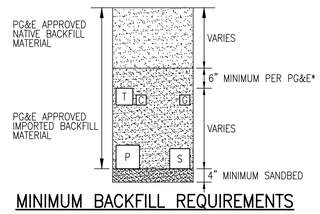
CLEARANCE REQUIREMENTS
90" x 106" TRANSFORMER PAD (N.T.S.)
PER PG&E DOCUMENT 051122
MAINTAIN 30' UNOBSTRUCTED OVERHEAD CLEARANCE



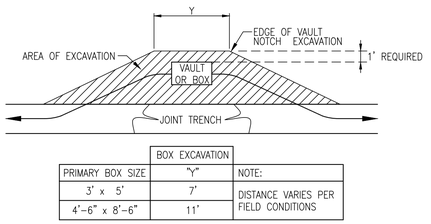
TYPICAL JOINT TRENCH
PER PG&E STANDARD S5453, EXHIBIT B



TYPICAL EXCAVATION:
FOR PG&E PRIMARY VAULTS, TRANSFORMERS, U.N.O.



MINIMUM BACKFILL REQUIREMENTS
*CHECK WITH LOCAL GOVERNING AGENCIES FOR POSSIBLE VARIATIONS



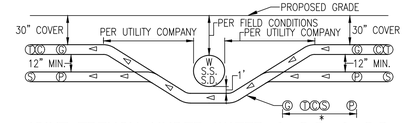
	BOX EXCAVATION	
PRIMARY BOX SIZE	"Y"	NOTE:
3' x 5'	7'	DISTANCE VARIES PER FIELD CONDITIONS
4'-6" x 8'-6"	11'	

TYPICAL PG&E PRIMARY BOX
EXCAVATION DETAIL

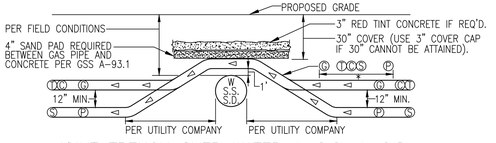
ELECTRIC CONDUIT MINIMUM BEND RADIUS

CONDUIT DIAMETER	VERTICAL RADIUS	HORIZONTAL RADIUS
2"	24"	36"
3"	24"	36"
4"	36"	36"
5"	36"	60"

NOTE: 315° MAX BENDS IN ANY SECONDARY CONDUIT RUN 200' OR LESS.
300° MAX BENDS IN ANY PRIMARY CONDUIT RUN.



JOINT TRENCH UNDER WATER & S.S. & S.D.
*WIDTH PER SIZE & NUMBER OF EACH UTILITY. PG&E AND CITY INSPECTOR TO DETERMINE METHOD OF CROSSING.



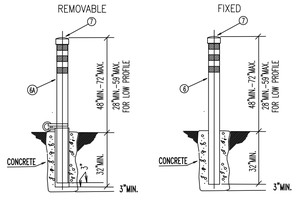
JOINT TRENCH OVER WATER & S.S. & S.D
*WIDTH PER SIZE & NUMBER OF EACH UTILITY. PG&E AND CITY INSPECTOR TO DETERMINE METHOD OF CROSSING.

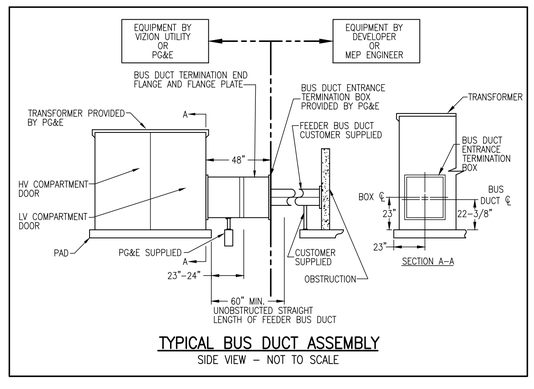
NOTE: TRENCH DEPTH NOT TO EXCEED 5' UNLESS APPROVED BY PG&E INSPECTOR. IN NO CASE SHOULD PLASTIC GAS PIPE BE INSTALLED AT A DEPTH GREATER THAN 10' UNLESS APPROVED BY PG&E SENIOR GAS ENGINEER.

TRENCHING CONTRACTOR SHALL NOT ASSUME THAT EITHER OF THE ABOVE DETAILS WILL BE ACCEPTABLE TO PG&E. YOU ARE REQUIRED TO CONTACT THE LOCAL PG&E ENGINEERING OFFICE WITH ANY ISSUE RELATING TO COVERS LESS THAN MINIMUM OR COVERS REQUIRING SHORING. CONCRETE CAPPING IS ONLY ACCEPTABLE WHERE NO OTHER SOLUTION IS POSSIBLE AND ONLY WHEN CERTAIN CRITERIA ARE MET AND ONLY WITH PG&E APPROVAL.

BARRIER POSTS NOTE:
BARRIER POSTS TO BE INSTALLED AS REQUIRED IF CLEARANCES NOTED IN GREEN BOOK SECTION 5, DWG. 051122, SHT. 2, NOTE 9.B. CANNOT BE ATTAINED.

BARRIER POST DETAIL





TYPICAL BUS DUCT ASSEMBLY
SIDE VIEW – NOT TO SCALE

NOTE:
DO NOT INSTALL THE TRANSFORMER PAD UNTIL BUS DUCT ALIGNMENT IS CONFIRMED WITH ELECTRIC PANEL INSTALLER. SEE PG&E DOCUMENT 063929 FOR UTILITY COMPANY REQUIREMENTS.

NOTE:
PRIOR TO ENERGIZING THIS PROJECT
A PSE/PUE WILL NEED TO BE RECORDED FOR ALL UTILITIES WITHIN THIS PROJECT. INCLUDING THE "WORKING SPACE" REQUIRED AROUND ALL EQUIPMENT.

DATE:	REVISION	DELTA NO:

CALL 811 BEFORE YOU DIG
811 UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER
DAVID B. VOORHIS
No. 26429
Exp. 03-31-24
CIVIL
STATE OF CALIFORNIA
DATE OF SIGNATURE

JOINT TRENCH DETAILS
4896 EL CAMINO REAL
MIXED-USE
DE ANZA PROPERTIES
LOS ALTOS
CALIFORNIA

Vizion Utility
PLANNERS
UTILITY ENGINEERS, CONSULTANTS & STREETLIGHT DESIGN
7901 STONERIDGE DRIVE, SUITE 290 PLEASANTON, CA 94588
PH: (925) 682-1114

PROJ. NO:	23-395
SCALE:	N.T.S
PM:	T. NGUYEN
DRAWN BY:	M. WEBB
PG&E QUALIFIED DESIGNER:	M. WEBB
LAST UPDATED:	05-16-2024
DRAWING NO:	JT-3
SHEET:	3 OF: 4

PROPOSED JOINT TRENCH

7SWIS — 4'–6" x 8'–6" x 6' (PG&E)
SWITCH INTERRUPTER SWITCH
WORKING SPACE SHOWN
MAINTAIN 20' UNOBSTRUCTED OVERHEAD CLEARANCE OVER VAULT

7SWIS — 4'–6" x 8'–6" x 6' SPLICE VAULT (PG&E)
WORKING SPACE SHOWN
MAINTAIN 20' UNOBSTRUCTED OVERHEAD CLEARANCE OVER VAULT

TC — TERMINATION CABINET ON CONCRETE PAD
SIZE TO BE DETERMINED

5' x 8' BELL HOLE FOR GAS TIE-IN.
EXCAVATION TO BE 24" BELOW EXISTING GAS LINE

EXISTING LEGEND

- EXISTING O.H. TO REMAIN
- EXISTING GAS TO REMAIN (PG&E)
- EXISTING ELECTRIC TO REMAIN (PG&E)
- EXISTING CATV CONDUIT TO REMAIN
- EXISTING SL CONDUIT TO REMAIN
- EXISTING JOINT POLE TO REMAIN
- E — EXISTING "J" BOX TO REMAIN (PG&E)
- EXISTING DUPLEX TRANSFORMER (PG&E)
- B44 — 20" x 42" x 12" B–44 (CATV)
- EXISTING GAS TO BE REMOVED

RELOCATION LEGEND

PROPOSED JOINT TRENCH

7SWIS — 4'–6" x 8'–6" x 6' (PG&E)
SWITCH INTERRUPTER SWITCH
WORKING SPACE SHOWN
MAINTAIN 20' UNOBSTRUCTED OVERHEAD CLEARANCE OVER VAULT

PRELIMINARY
NOT FOR CONSTRUCTION

NOTE:

PRIOR TO ENERGIZING THIS PROJECT
A PSE/PUE WILL NEED TO BE RECORDED FOR ALL UTILITIES WITHIN THIS PROJECT. INCLUDING THE "WORKING SPACE" REQUIRED AROUND ALL EQUIPMENT. THE AREA MUST ALSO BE LEVEL.

SUBSTRUCTURE LOCATIONS MUST BE STAKED BY A LICENSED SURVEYOR PRIOR TO CONSTRUCTION. SEE CONSTRUCTION NOTES ON JOINT TRENCH NOTES SHEET (JT–2) REGARDING EXISTING CONDITIONS.

THIS IS NOT A BID DOCUMENT
THIS DRAWING HAS NOT YET BEEN REVIEWED BY UTILITY COMPANIES AND IS SUBJECT TO CHANGE.

UTILITIES:
PLEASE CONFIRM TIE IN LOCATIONS

N

0 10 20 40

DATE: | REVISION | DELTA NO:

CALL 811 BEFORE YOU DIG — UNDERGROUND SERVICE ALERT OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER — DAVID B. VOORHIES — No. 26429 — Exp. 03-31-24 — CIVIL — STATE OF CALIFORNIA

DATE OF SIGNATURE

JOINT TRENCH INTENT
4896 EL CAMINO REAL
MIXED-USE
DE ANZA PROPERTIES
LOS ALTOS CALIFORNIA

Vizion Utility Partners
UTILITY ENGINEERS, CONSULTANTS & STREETLIGHT DESIGN
7901 STONERIDGE DRIVE, SUITE 270 PLEASANTON, CA 94588
TEL (925) 682-1114

PROJ. NO:	23-395
SCALE:	1" = 20'
PM:	T. NGUYEN
DRAWN BY:	M. WEBB
PG&E QUALIFIED DESIGNER:	M. WEBB
LAST UPDATED:	05-16-2024
DRAWING NO:	JT-4
SHEET:	4 OF: 4

RELOCATION LEGEND

PROPOSED JOINT TRENCH

7SWIS — 4'-6" x 8'-6" x 6' (PG&E) SWITCH INTERRUPTER SWITCH WORKING SPACE SHOWN MAINTAIN 20' UNOBSTRUCTED OVERHEAD CLEARANCE OVER VAULT

EXISTING LEGEND

- OH — OH — EXISTING O.H. TO REMAIN
- G — G — EXISTING GAS TO REMAIN (PG&E)
- E — E — EXISTING ELECTRIC TO REMAIN (PG&E)
- TV — TV — EXISTING CATV CONDUIT TO REMAIN
- SL — SL — EXISTING SL CONDUIT TO REMAIN
- EXISTING JOINT POLE TO REMAIN
- E — EXISTING "J" BOX TO REMAIN (PG&E)
- EXISTING DUPLEX TRANSFORMER (PG&E)
- G — G — EXISTING GAS TO BE REMOVED

NEW BUSINESS LEGEND

PROPOSED JOINT TRENCH

7SWIS — 4'-6" x 8'-6" x 6' (PG&E) SWITCH INTERRUPTER SWITCH WORKING SPACE SHOWN MAINTAIN 20' UNOBSTRUCTED OVERHEAD CLEARANCE OVER VAULT

ESDNT — 4'-6" x 8'-6" x 6' SPLICE VAULT (PG&E) WORKING SPACE SHOWN MAINTAIN 20' UNOBSTRUCTED OVERHEAD CLEARANCE OVER VAULT

TC — TERMINATION CABINET ON CONCRETE PAD SIZE TO BE DETERMINED

5' x 8' BELL HOLE FOR GAS TIE-IN. EXCAVATION TO BE 24" BELOW EXISTING GAS LI

PRELIMINARY
NOT FOR CONSTRUCTION

NOTE:
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UTILITIES:
PLEASE CONFIRM TIE IN LOCATIONS

N

0 10 20 40

DATE:
REVISION
DELTA NO:

CALL 811 BEFORE YOU DIG
UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER
DAVID B. VOORHIS
No. 26429
Exp. 03-31-24
CIVIL
STATE OF CALIFORNIA

DATE OF SIGNATURE

JOINT TRENCH RELOCATION INTENT
4896 EL CAMINO REAL
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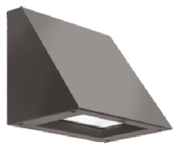
SCALE: 1" = 20'
PM: T. NGUYEN
DRAWN BY: M. WEBB
PG&E QUALIFIED DESIGNER: M. WEBB
LAST UPDATED: 05-10-2024
DRAWING NO: RELO-1
SHEET: 1 OF: 1

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	DESCRIPTION	LAMP	BALLAST	MOUNTING	MODEL	INPUT WATTS	VOLTS	NOTES
R1	○	4 INCH LED DOWNLIGHT, 1500 LUMENS, 0–10V DIM, 80 CRI, 3000K, COMFORT CLEAR TRIM, WHITE FLANGE, NON IC RATED	(1) 16.8W LED 3000K, 80CRI	0–10V	CEILING	PHILIPS LIGHTOLIER P4R A, P4R DL 15 830 CC Z10 U	16.8	120V 1P 2W	TYPICAL DOWNLIGHT, 6–1/8" TALL
Z1	⟡	EXTERIOR WALL LIGHT, SMALL CYLINDER, 5" TALL, FULL CUTOFF, MEDIUM FLOOD, 4000K, ALUMINUM FINISH, TRANSFORMER LOCATED IN DEEP BOX	(1) 7W LED 4000K	INTEGRAL XFMR IN DEEP JBOX	WALL	BK LIGHTING EL CAPITAN EC LED E66 MFL A9 12 11 B, TRe20	7	120V 1P 2W	EXTERIOR WALL. PROVIDE WITH 4" OCTOGON BOX, 1–1/2" DEEP WITH 1–1/2" BOX EXTENSION. LOCATE DRIVER WITHIN DEEP BOX
Z1A	⟡	EXTERIOR WALL LIGHT, MEDIUM CYLINDER, 8" TALL, FULL CUTOFF, MEDIUM FLOOD, 4000K, ALUMINUM FINISH, INTEGRAL DRIVER	(1) 21W LED 4000K 90 CRI	INTEGRAL XFMR IN DEEP JBOX	WALL	BK LIGHTING CK LED TR X129 FL BZP 9 11 C ELV 120	21	120V 1P 2W	EXTERIOR WALL
Z1B	⟡	EXTERIOR WALL LIGHT, LARGE CYLINDER, 14" TALL, FULL CUTOFF, FLOOD, 4000K, ALUMINUM FINISH, TRANSFORMER LOCATED IN DEEP BOX	(1) 34W LED 4000K 80 CRI	INTEGRAL XFMR IN DEEP JBOX	WALL	BK LIGHTING MA LED X45 FL BZP 12 11 C	34	120V 1P 2W	EXTERIOR WALL. PROVIDE WITH 4" OCTOGON BOX, 1–1/2" DEEP WITH 1–1/2" BOX EXTENSION. LOCATE DRIVER WITHIN DEEP BOX
Z2	▭	EXTERIOR WEDGE LIGHT, 11.5"W X 9"H X 7"D, FULL CUTOFF, FORWARD THROW	(1) 15W LED 4000K	ELECTRONIC	WALL	LITHONIA WDGE2 LED P2 40K 90 CRI VF MVOLT DDBXD	15	MULTIPLE	EXTERIOR COLUMNS AT LEVEL 1 EXTERIOR WALL AT LEVEL 2, 3000K LOW TO GROUND
Z3	▬	EXTERIOR STEP LIGHT, 15"X5.5"X2.5"DEEP, WET RATED, CONCRETE POUR OR RECESSED IN WALL	(1) 11W LED 4000K	ELECTRONIC	CONCRETE POUR	HYDREL HSL13 12 LED 40K MVOLT L [FINISH] WITH 6–GANG DEEP JBOX (SUITABLE FOR CONCRETE POUR) SSL INVALO IVA 4K [FINISH] EC	11	120V 1P 2W	EXTERIOR STEP LIGHT
Z8	⬢	PEDESTRIAN SCALE POLE LIGHT, FROSTED LENS, TYPE III DISTRIBUTION, FULL CUTOFF, 10' STEEL POLE	(1) 48W LED 4000K	0–10V DIM	10' STEEL POLE WITH CONCRETE BASE	COOPER MESA MSA E02 LED E1 T3 DIM	48	120V 1P 2W	SITE LIGHTING, PROVIDE WITH TUNING DIMMERS
Z9	– – ⊕ – –	5' LED COLUMN COVE LIGHTING VERY HIGH OUTPUT	(1) 20W LED 3000K	0–10V DIM	COVE	QTRAN ANYBEND–SW–WSC–WET–30–VHO–ENC/TL–60IN	20	120V 1P 2W	EXTERIOR OVERHANG AT TOP OF COLUMNS CONCEAL BY METAL BAND



WDGE2 LED
Architectural Wall Sconce

Catalog Number
Notes
Type

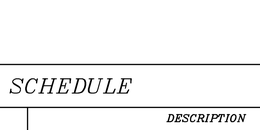
Hit the Tab key or mouse over the page to see all interactive elements.

Introduction
The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 delivers up to 6,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

Specifications

Depth (D1):	7"
Depth (D2):	1.5"
Height:	9"
Width:	11.5"
Weight: (without options)	13.5 lbs



WDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Sensor	Lumens (4000K) P1	P2	P3	P4	P5	P6
WDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information
EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE2 LED	P1 SW P2 P2SW P3 P3SW P4 [1] P5 [1]	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K [2] 5000K	80CRI 90CRI	VF Visual comfort forward throw VW Visual comfort wide	MVOLT 347 [3] 480 [3]	**Shipped included** SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) [1] **Shipped separately** AWS 3/8inch Architectural wall spacer PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.

Options		Finish	
E4WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)	DDBXD	Dark bronze
E10WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)	DBLXD	Black
E20WC	Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)	DNAXD	Natural aluminum
PE [4]	Photocell, Button Type	DWHXD	White
DS [5]	Dual switching (Comes with 2 drivers and 2 light engines; see page 3 for details)	DSSXD	Sandstone
DMG [6]	0-10V dimming wires pulled outside fixture (For use with an external control, ordered separately)	DDBTXD	Textured dark bronze
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.	DBLBXD	Textured black
		DNATXD	Textured natural aluminum
		DWHGXD	Textured white
		DSSTXD	Textured sandstone

Standalone Sensors/Controls (only available with P1SW, P2SW & P3SW)
- PIR — Bi-level (100/35%) motion sensor for 8–15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.
- PIRH — Bi-level (100/35%) motion sensor for 15–30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.
- PIR1FC3V — Bi-level (100/35%) motion sensor for 8–15' mounting heights with photocell pre-programmed for dusk to dawn operation.
- PIRH1FC3V — Bi-level (100/35%) motion sensor for 15–30' mounting heights with photocell pre-programmed for dusk to dawn operation.

Networked Sensors/Controls (only available with P1SW, P2SW & P3SW)
- NLTAIR2 PIR — nLightAIR Wireless enabled bi-level motion/ambient sensor for 8–15' mounting heights.
- NLTAIR2 PIRH — nLightAIR Wireless enabled bi-level motion/ambient sensor for 15–30' mounting heights.

See page 4 for out of box functionality.

LITHONIA LIGHTING COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

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WDGE2 LED
Rev. 01/04/21

FIXTURE Z2
SCALE: NONE

MAMMOTH LED
IP66 RATED

DATE: | PROJECT: | TYPE:

CATALOG NUMBER LOGIC:

Driver housing required. Configure separately.

*Accommodates up to 2 shielding media.

CATALOG NUMBER LOGIC
Example: MA - LED - x43 - FL/FL - SAP - 12 - 11/11 - B
MATERIAL
Aluminum
SERIES
MA - Mammoth
SOURCE
LED - with Chip on Board Construction
LED TYPE (Wattages Up/Down must be the same)
x43 - 34W LED/2700K x46 - 42W LED/2700K x49 - 57W LED/2700K
x44 - 34W LED/3000K x47 - 42W LED/3000K x50 - 57W LED/3000K
x45 - 34W LED/4000K x48 - 42W LED/4000K x51 - 57W LED/3000K
OPTICS (Select Up and Down)
NSP - Narrow Spot (18°) FL - Flood (40°)
NFL - Narrow Flood (25°) WFL - Wide Flood (60°)
FINISH (See page 2 for full-color swatches)
Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)
Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRM, HUG, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR)
Also available in RAL Finishes
LENS TYPE
12 - Soft Focus
SHIELDING (Select Up and Down)*
11 - Honeycomb Baffle
CAP STYLE
B - 90°
C - Flush
E - 90° Less Weephole (Interior use only)

B-K LIGHTING | MADE IN THE USA | 559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

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07/18/2023 SKU-1156
SUB-2364-00

FIXTURE Z1B
SCALE: NONE

Invue

DESCRIPTION
The geometric form of Mesa luminaire allows it to adapt to either contemporary or traditional architectural settings. Available in single or twin pole mount configurations with optional wall mounting capability, the Mesa luminaires mounting options allow for harmonized site design whether at the entryway or in the parking lot. UL/cUL listed for use in wet locations.

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

SPECIFICATION FEATURES

Construction
HOUSING: Die-cast aluminum main housing and permanent mold spider mount base maintain a minimum Ø.125" wall thickness. Integral aluminum heat sink provides superior thermal +40°C ambient with optional 50°C environments. Standard 1.5G vibration, 3G optional.
DOOR ASSEMBLY: Top mounted, heavy wall, diecast aluminum door maintains a nominal Ø.125 thickness. Door includes a 4.5° stainless steel safety tether standard or an optional self-retaining interior hinge.
GASKET: Continuous silicone gasket provided to seal housing door assembly and optic tray.
LENS: Downlight lens is LED board integrated acrylic over optics, each individually sealed for IP66 rating.
HARDWARE: Four inset fasteners on underside of housing provide access to luminaire interior.

Optics
Choice of thirteen patented, high efficiency AccuLED Optic™ technology manufactured from injection-molded acrylic. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optic technology creates consistent distributions with the scalability to meet customized application requirements. Offered in multiple CCTs (+/-275K). For the ultimate level of spill light control, an optional house side shield accessory can be field or factory installed.

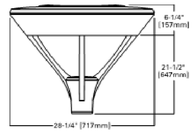
Electrical
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation, greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 50°C ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. Lightsquares feature and IP66 enclosure rating. Occupancy sensor and dimming options available.

Mounting
Fitter assembly mounts over 3" O.D. Tenon via four concealed, steel set screws and jam-set-screws.

Finish
Housing is finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Lightsquares cover plates are standard white and may be specified to match finish of luminaire housing. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult Outdoor Architectural Colors brochure for a complete selection. Available in Costal Construction, salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.

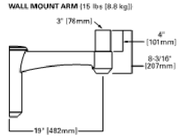
Warranty
Five-year warranty.

DIMENSIONS

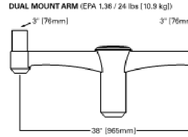


MOUNTING ACCESSORIES

WALL MOUNT ARM (15 lbs (6.8 kg))



DUAL MOUNT ARM (EPA 1.36 / 24 lbs (10.9 kg))



COOPER Lighting Solutions

*www.darksky.org

MSA MESA LED

Solid State LED

DECORATIVE LUMINAIRE

CERTIFICATION DATA

Light Alchitect™

Dark Sky Approved* (3000K CCT and warmer only)

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz
-40°C Minimum Temperature
40°C Standard, with 50°C Optional
Emergency, 25°C at 1050mA maximum

EPA
Effective Projected Area: (Sq. Ft.)
Single Mount 1.1

SHIPPING DATA
Approximate Net Weight:
50 lbs. (22.7 kgs.)

TDS161156EN
October 23, 2020 11:38 AM

FIXTURE Z8
SCALE: NONE

Winkleman Designs
1795 Amaya Ridge
RcSoquel, CA
Tel
408-353-6700

bill@winklemandesigns.com

EMERALD CITY ENGINEERS, INC
21705 Highway 99
Lynnwood, WA 98036
TEL: 425-741-1200

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4896 ECR
4896 El Camino Real, Los Altos, CA

Doheny-Vidovich Partners
960 N San Antonio Rd Ste 114, Los Altos, CA 94022

LUMINAIRE SCHEDULE

REVISIONS

No.	Date	Description

Date	07/22/24
Date Plotted	
Scale	AS NOTED
Drawn	MCB
Job	2202
Sheet	E0.01

c Winkleman Designs 2023

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MBMES Z:\2471-001 4896 ECR, LOS ALTOS, CA\DWG\E0-01 LUMINAIRE SCHEDULE.DWG 07-22-2024 11:50

LIGHTING

SITE PLAN

SCALE: 3/32" = 1'-0"

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Tel
408-353-6700

bill@winklemandesigns.com

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960 N San Antonio Rd Ste 114, Los Altos, CA 94022

SITE LIGHTING

REVISIONS

No.	Date	Description

Date	07/22/24
Date Plotted	
Scale	AS NOTED
Drawn	MCB
Job	2202
Sheet	E1.00

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M:\MHS Z:\2471-001 4896 ECR, LOS ALTOS, CA\DWG\E1-00 SITE LIGHTING.DWG 07-22-2024 11:50

PHOTOMETRICS

SITE PLAN

SCALE: 3/32" = 1'-0"

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SITE PHOTOMETRICS

REVISIONS

No.	Date	Description

Date	07/22/24
Date Plotted	
Scale	AS NOTED
Drawn	MCB
Job	2202
Sheet	E1.01

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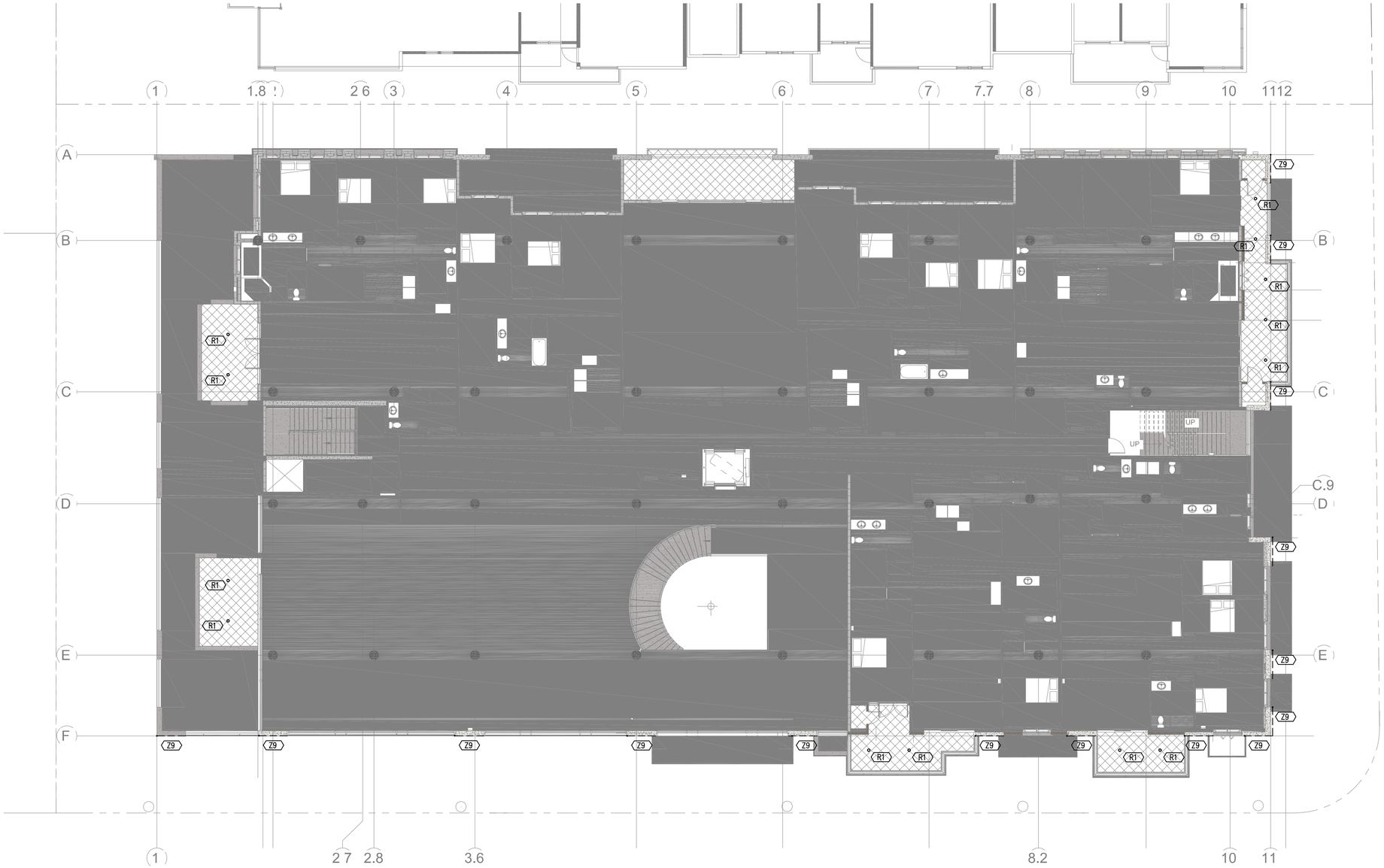

LIGHTING

LEVEL 2 PLAN

SCALE: 3/32" = 1'-0"

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LEVEL 2 PLAN
LIGHTING

REVISIONS

No.	Date	Description

Date	07/22/24
Date Plotted	
Scale	AS NOTED
Drawn	MCB
Job	2202
Sheet	E1.02

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LIGHTING

LEVEL 3 PLAN

SCALE: 3/32" = 1'-0"

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LEVEL 3 PLAN
LIGHTING

REVISIONS

No.	Date	Description

Date	07/22/24
Date Plotted	
Scale	AS NOTED
Drawn	MCB
Job	2202
Sheet	E1.03

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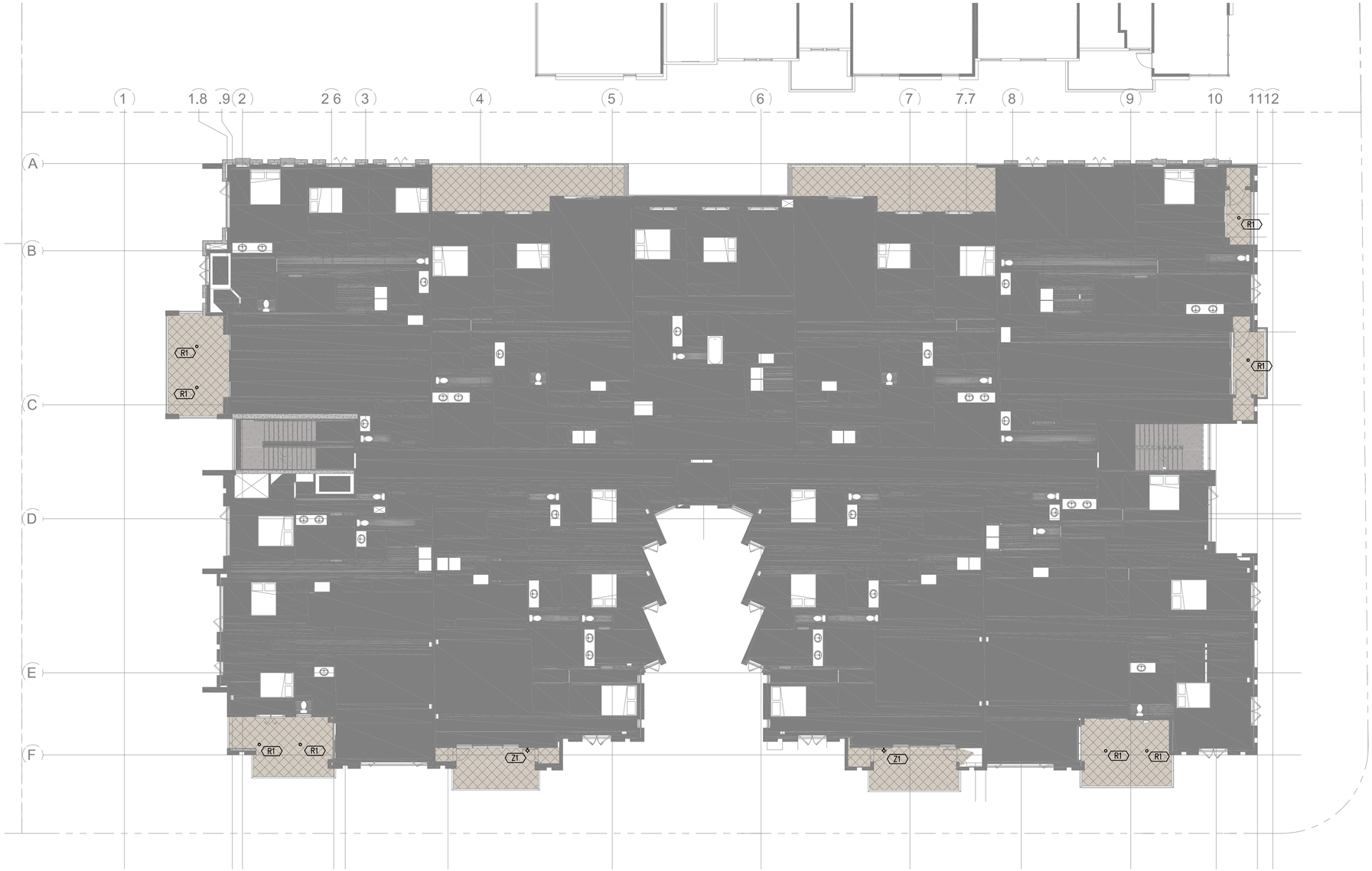

LIGHTING

LEVELS 4–5 PLAN

SCALE: 3/32" = 1'–0"

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LEVELS 4-5 PLAN
LIGHTING

REVISIONS

No.	Date	Description

Date	07/22/24
Date Plotted	
Scale	AS NOTED
Drawn	MCB
Job	2202
Sheet	E1.04

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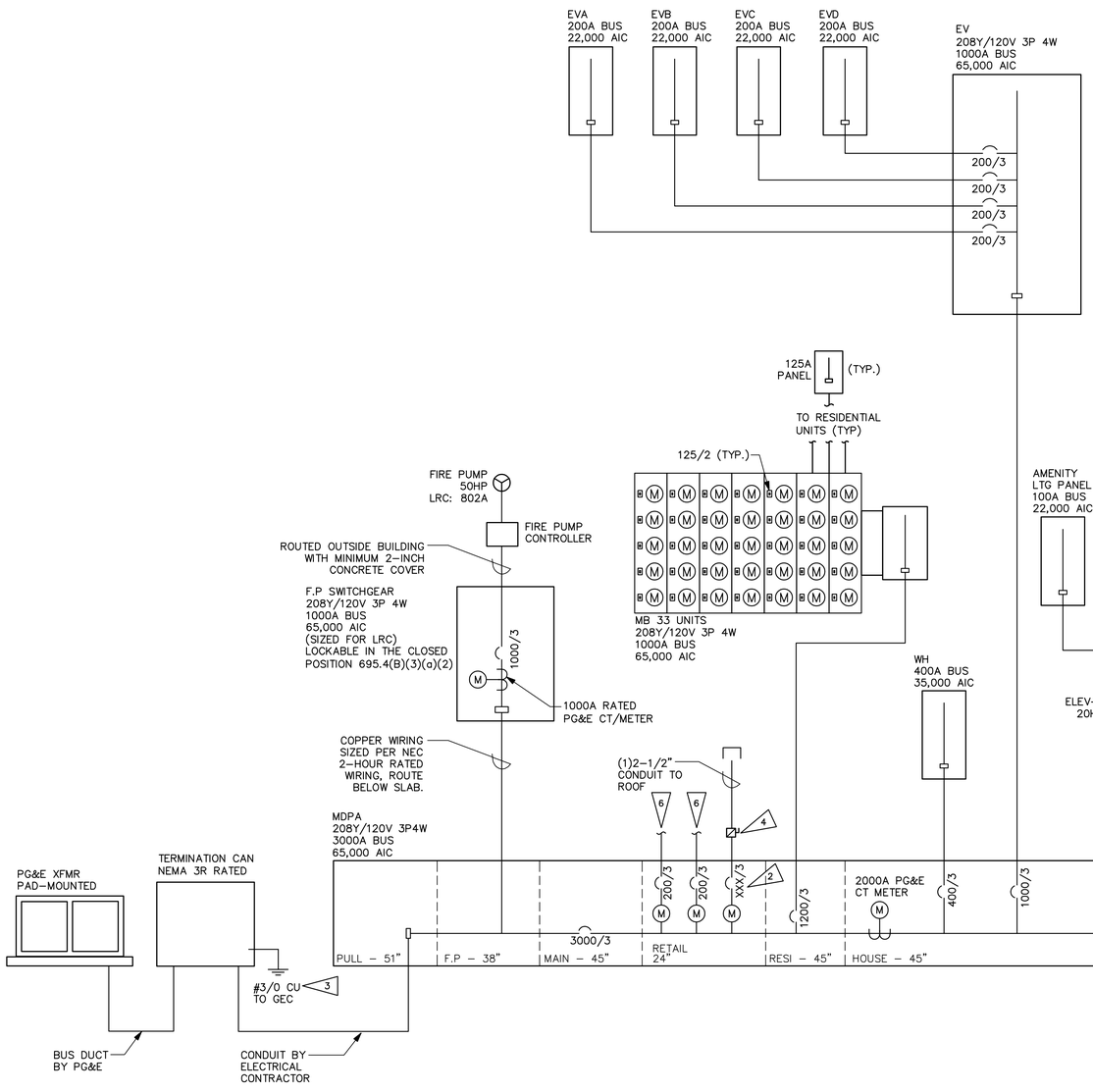
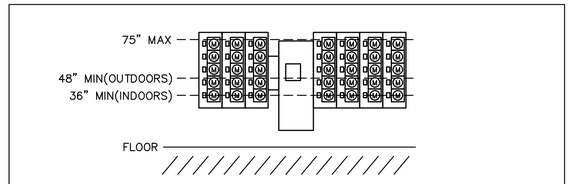


PRELIMINARY ONELINE DIAGRAM

SCALE: NONE



PER PG&E, ELECTRICAL METERS SHALL BE LOCATED ACCORDINGLY FOR MULTI-UNIT INSTALLATIONS:
-MINIMUM HEIGHT: IF INDOORS, 36" FROM THE FINISHED FLOOR TO THE CENTER OF THE METER. IF OUTDOORS & ABOVE UNFINISHED SURFACE, 48" INSTEAD.
-MAXIMUM HEIGHT: 75" FROM THE FINISHED FLOOR TO THE CENTER OF THE METER.
-A MAXIMUM OF 5 METERS MAY BE VERTICALLY STACKED INDOORS, 4 IF OUTDOORS.
-HEIGHT MEASUREMENTS ARE TO BE MADE TO CENTERLINE OF METER.

METER HEIGHT REQUIREMENT 1

SCALE: NONE

FLAG NOTES:

1. ELECTRICAL DESIGN IS BASED ON 20 HP ELEVATOR MOTORS AND ARE FOR PRICING PURPOSES ONLY. VERIFY EXACT ELEVATOR OVERCURRENT FEEDER SIZES WITH ELEVATOR VENDOR PRIOR TO PURCHASE OF DEVICES AND FEEDERS. PROVIDE ELEVATOR MODULE WHICH PROVIDES OVERCURRENT PROTECTION (THROUGH CLASS J FUSES), SHUNT TRIP CAPABILITIES, AUXILIARY CONTACT, AND SELECTIVE COORDINATION. BUSSMANN POWER SWITCH MODULE OR APPROVED EQUAL.
2. SPACE FOR CONNECTION OF SOLAR PHOTOVOLTAIC SYSTEM. PROVIDE CIRCUIT BREAKER FRAME SUITABLE FOR BACKFEED. LOCATE AT END OF PANEL BUS. CONFIRM SIZE WITH SOLAR PV VENDOR.
3. TO GROUNDING ELECTRODE SYSTEM, SEE DETAIL 6/E6.04
4. LOCKABLE SOLAR DISCONNECT SWITCH, PROVIDED BY ELECTRICAL CONTRACTOR WITH CONDUIT ROUTED TO ROOF.
5. 10KW SELF-CONTAINED 3-PHASE INVERTER BATTERY SYSTEM, UL924, RATED FOR 90 MINUTE BACKUP FOR EMERGENCY LIGHTING. 208V/120V 3P4W INPUT/OUTPUT WITH MAIN BREAKER. UNIT IS FLOOR MOUNTED.
6. RETAIL SPACES: PROVIDE CONDUIT AND FEEDER FROM SWITCHGEAR TO JBOX ABOVE THE RETAIL DISTRIBUTION SECTION. PROVIDE CONDUIT WITH PULL STRING FROM JBOX TO RETAIL SPACE, SIZING AS SHOWN BELOW BASED ON AMPERAGE (JBOX AVOIDS SWITCHGEAR SHUTDOWN WITH RETAIL WORK):
   400A: (2) 3" CONDUIT, 4#250KCMIL AL, #1ALG
   200A: (1) 3" CONDUIT, 4#250KCMIL AL, #4ALG
   100A: (1) 2" CONDUIT, 4#1/0 AL, #6ALG

SHEET NOTES:

1. PROVIDE PG&E SMART METER CONDUITS PER GREENBOOK REQUIREMENTS, REFER TO FLOOR PLANS FOR LOCATION.
2. 2022 CALIFORNIA ENERGY CODE: VOLTAGE DROP FROM SERVICE POINT TO LOAD TO NOT EXCEED 5%.
3. FIRE PUMP AND HOUSE METERS TO HAVE TEST-BYPASS.
4. CONTRACTOR TO PROVIDE ALL MATERIALS & LABOR TO PROVIDE CONDUIT FROM ELEVATOR CONTROL ROOM TO ELEVATOR SHAFT. COORDINATE WITH MANUFACTURER THE SIZE AND QUANTITY OF CONDUIT. ASSUME (4) 3" CONDUITS FOR PRICING.
5. EQUIPMENT MARKING SHALL BE PROVIDED FOR ALL ELECTRICAL EQUIPMENT PER CEC 110.21.
6. FURNISH AND INSTALL ARC-FLASH HAZARD MARKINGS FOR ALL EQUIPMENT PER 110.16. MARKINGS SHALL MEET THE REQUIREMENTS OF 110.21(B) AND SHALL BE CLEARLY VISIBLE TO QUALIFIED PERSONS BEFORE EXAMINATION, ADJUSTMENT, SERVICING, OR MAINTENANCE OF THE EQUIPMENT.
7. CIRCUIT BREAKER 1200A OR GREATER, PROVIDE ENERGY-REDUCING MAINTENANCE SWITCH FOR ARC ENERGY REDUCTION PER CEC 240.87.
8. * THE INTERRUPTING RATING OF ALL NEW DOWNSTREAM LOADS SHALL BE VERIFIED WITH PG&E PRIOR TO PROCUREMENT AND INSTALLATION. IN ADDITION, THE AVAILABLE FAULT CURRENT INFORMATION (ONCE IT IS MADE AVAILABLE) SHALL ALSO BE PROVIDED TO SSF DESIGN REVIEW PRIOR TO INSTALLATION.
   * UPON RECEIPT OF THE AVAILABLE FAULT CURRENT INFORMATION, THE ELECTRICAL ENGINEER OF RECORD SHALL VERIFY THAT THE PROPOSED ELECTRICAL EQUIPMENT ARE ADEQUATELY BRACED TO WITHSTAND THE AVAILABLE FAULT CURRENT AT THE ELECTRICAL SERVICE. THE ELECTRICAL SYSTEM SHALL BE SUBJECT TO VERIFICATION AND FINAL ACCEPTANCE BY AHJ.
9. CONTRACTOR TO SUBMIT SWITCHGEAR PLANS TO UTILITY PRIOR TO ORDERING.
10. CIRCUIT BREAKERS 400A AND LARGER TO HAVE FIELD-ADJUSTABLE, SHORT-TIME AND CONTINUOUS-CURRENT SETTINGS.
11. CEC 2022: 230.67: MAIN SERVICE REQUIRES TYPE 1 OR TYPE 2 SURGE PROTECTION DEVICE.
12. CEC 2022: 110.16(B): SERVICE EQUIPMENT TO HAVE A PERMANENT LABEL (FIELD OR FACTORY) WITH THE FOLLOWING INFORMATION:
    - NOMINAL VOLTAGE
    - AVAILABLE FAULT CURRENT AT THE SERVICE OCPD
    - THE CLEARING TIME OF SERVICE OCPD BASED ON THE AVAILABLE CURRENT.
    - THE DATE THE LABEL WAS APPLIED.
13. CEC 2022: 240.67: ARC ENERGY REDUCTION: WHERE CIRCUIT BREAKERS OR FUSES RATED 1200A OR HIGHER, PROVIDE DOCUMENTATION AND CLEARING TIME METHOD PER 240.67(B).

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ONELINE DIAGRAM

REVISIONS

No.	Date	Description

Date	07/22/24
Date Plotted	
Scale	AS NOTED
Drawn	MCB
Job	2202
Sheet	E5.00

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Apt. Service Load - Optional Calculation - Total Building

UNITS MUST HAVE ELECTRIC COOKING *AND* ELEC SPACE HEATING/COOLING

Job Number:	**2471-001**	**Run By:** **MCB**	Printed :
Job Name:	**4896 ECR**		07/22/24
Location:	**Los Altos, CA**		12:54 PM

Apartment Load

	STUDIO	1BED	2BED	3BED				
enter number of apts	0	0	12	21	0	0	0	
total demand load per unit (kVA)	28.3	29.7	32.2	32.8	32.8	32.8	32.8	
unit demand times # of units	0.0	0.0	385.8	687.8	0.0	0.0	0.0	
undiversified load (kVA)	1073.6							
total number of apartments	33							
demand factor (%) (table 220 - 84)	31%							

Service Voltage: 208/120 - 3

General Demand Load for all apartments (kVA): 333

Service Size (A): 924

House Load

House Square Footage

Continuous House loads (expected to operate for >3 hours at a time) (kVA)

House Lighting: enter known >> 15 (kVA) 18.8

House Washer Load: Load per Washer (kW) 1.5, Quantity 0 (kVA) 0.0

House Dryer Load: Load per Dryer (kW) 5, Quantity 0 (kVA) 0.0

Miscellaneous Continuous Loads

Resi. (25% L2 Min)		Office (50% L2 Min)	
L2 EV x 13	85.8	L2 EV x 27	178.2
L2 EV Capable x 20		L2 EV Capable x 17	
		L1 EV Capable x 11	

(kVA) 330.0

Non-Continuous House Loads (kVA)

House Range Load: Load per Range (kW) 8.1, Quantity, (kVA) 0.0

Elevator Load: Load per Elevator (kW) 25, Quantity 1, (kVA) 25.0

Receptacles (220 - 14): Load per Receptacle (VA) 180, Quantity 150, first 10 kVA at 100% remainder at 50%, 18.5

Commercial Kitchen Equipment: TOTAL Equipment Load (kW), Quantity, Demand Factor: 100%, (kVA) 0.0

Central Electric HPWH: Included? Yes

Water Heaters (1.16 kW/unit) 38.28

Recirc Heater (0.567 kW/unit) 18.71 (kVA) 57.0

Miscellaneous Noncontinuous Loads

Booster Pump	20	Common HVAC	40
Fire Pump	50	Corridor HVAC	30
Trash	10	Garage Exhaust	10
Amenity Space	20	Misc. Fans	5
		Bike Parking	10.8
200A Office	72	Misc.	10

(kVA) 277.8

25% of Largest Motor: enter 25% of largest 5 (kVA) 5.0

House Demand Load Total (kVA): 732

Three Phase Service

Three Phase Load at Meter Bank — Meter Bank Load (kVA): 333

Three Phase Load at Meter Bank — Meter Bank Load (A): 924

Three Phase Main Service: 208/120 - 3 — Total Three Phase Demand Load (kVA): 1065

Service Size (A): 2956

Dwelling Unit Load - Optional Calculation Apartment - 2 Bed

Based on 2020 NEC

			Loads (kVA)
Dwelling square footage (ft^2)	750		
Lighting and receptacle load (220 - 82 (B))	3	(VA/ft^2)	2.3
Electric Clothes Dryer (220 - 54)	Yes		5
Consolidated nameplate rating of electric cooking			8.1
Small Appliance circuits (2 required in kitchen by 210-52)			3
All other appliance nameplate loads (220 - 82) (fixed in place)			4.3
Fixed in place appliances excluding stoves, dryers, space heating, A/C, microwave, toaster, blender. Includes dishwasher (1.4kw), disposer (1.2kw), microwave/hood (1.6kw), exhaust/supply fans (0.1kw)			
Laundry circuit (220 - 52)	Yes		1.5
Bathroom circuit not required in calc (210-11) - See examples in Appendix D			
Total General Load, first 10 kVA at 100%, remainder at 40% (kVA)			24.2 / 15.7

Largest of Electric Heat, Air Conditioning, or Heat Pump with Electric Heat

NEC 220.82(C) Only include the largest of the selections to the right

INDIVIDUAL ELEC HEATERS		(If less than 4 units, @ 65%)
INDIVIDUAL ELEC HEATERS		(If more than 4 units, @ 40%)
AUX HEAT WITH HEAT PUMP	5.00	(Calculated at 65%)
COMPRESSOR	3.00	(Calculated at 100%)
AC		(Calculated at 100%)
		6.25

Total Demand Load (kVA): 21.9

Service Voltage: 208/120 - 1

Service Size (A): 105

Dwelling Unit Load - Optional Calculation Apartment - 3 Bed

Based on 2020 NEC

			Loads (kVA)
Dwelling square footage (ft^2)	950		
Lighting and receptacle load (220 - 82 (B))	3	(VA/ft^2)	2.9
Electric Clothes Dryer (220 - 54)	Yes		5
Consolidated nameplate rating of electric cooking			8.1
Small Appliance circuits (2 required in kitchen by 210-52)			3
All other appliance nameplate loads (220 - 82) (fixed in place)			4.3
Fixed in place appliances excluding stoves, dryers, space heating, A/C, microwave, toaster, blender. Includes dishwasher (1.4kw), disposer (1.2kw), microwave/hood (1.6kw), exhaust/supply fans (0.1kw)			
Laundry circuit (220 - 52)	Yes		1.5
Bathroom circuit not required in calc (210-11) - See examples in Appendix D			
Total General Load, first 10 kVA at 100%, remainder at 40% (kVA)			24.8 / 15.9

Largest of Electric Heat, Air Conditioning, or Heat Pump with Electric Heat

NEC 220.82(C) Only include the largest of the selections to the right

INDIVIDUAL ELEC HEATERS		(If less than 4 units, @ 65%)
INDIVIDUAL ELEC HEATERS		(If more than 4 units, @ 40%)
AUX HEAT WITH HEAT PUMP	5.00	(Calculated at 65%)
COMPRESSOR	3.00	(Calculated at 100%)
AC		(Calculated at 100%)
		6.25

Total Demand Load (kVA): 22.2

Service Voltage: 208/120 - 1

Service Size (A): 106

PRELIMINARY LOAD CALCULATIONS

SCALE: NONE

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LOAD CALCULATIONS

REVISIONS

No.	Date	Description

Date: 07/22/24
Date Plotted:
Scale: AS NOTED
Drawn: MCB
Job: 2202
Sheet: E5.01

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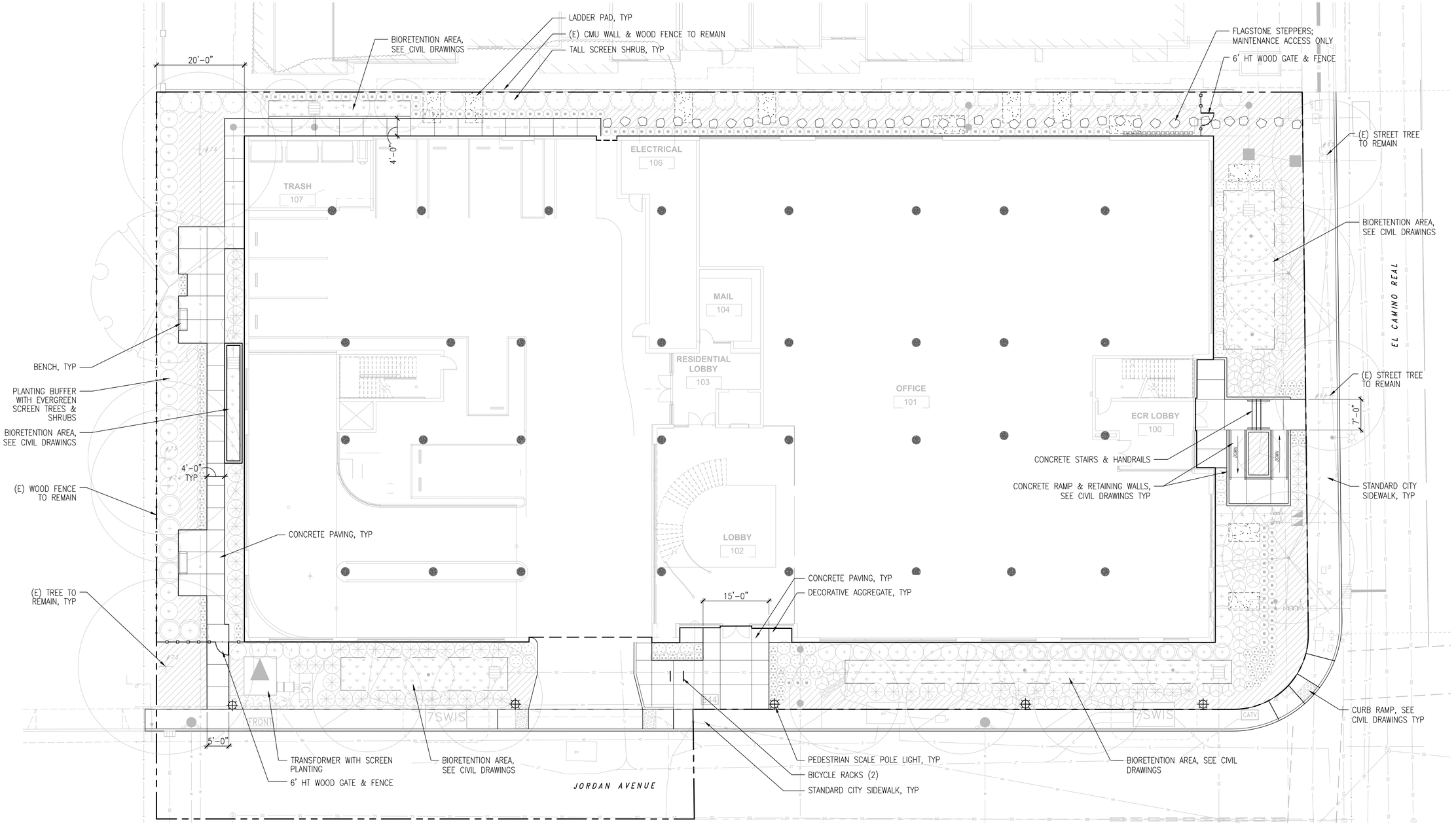

HARDSCAPE – SOFTSCAPE CALCULATIONS		
SURFACE TYPE	AREA (SQ FT)	% OF TOTAL AREA
HARDSCAPE	2,138 SF	20%
SOFTSCAPE	8,735 SF	80%
OPEN AREA (TOTAL FRONT, BACK AND SIDE LANDSCAPED AREAS)	10,873 SF	–

NOTE: ALL ON AND OFF-SITE PLANTING AND LANDSCAPING SHALL BE APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR AND THE CITY ENGINEER.

N

0 5' 10' 20' 32'

SCALE: 3/32" = 1'-0"

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LANDSCAPE PLAN - FIRST FLOOR

REVISIONS

No.	Date	Description
1	05/10/24	Planning Comments

Date: 05/10/24
Date Plotted:
Scale: 3/32" = 1'-0"
Drawn: LF, RV
Job: 2202
Sheet: L1.1

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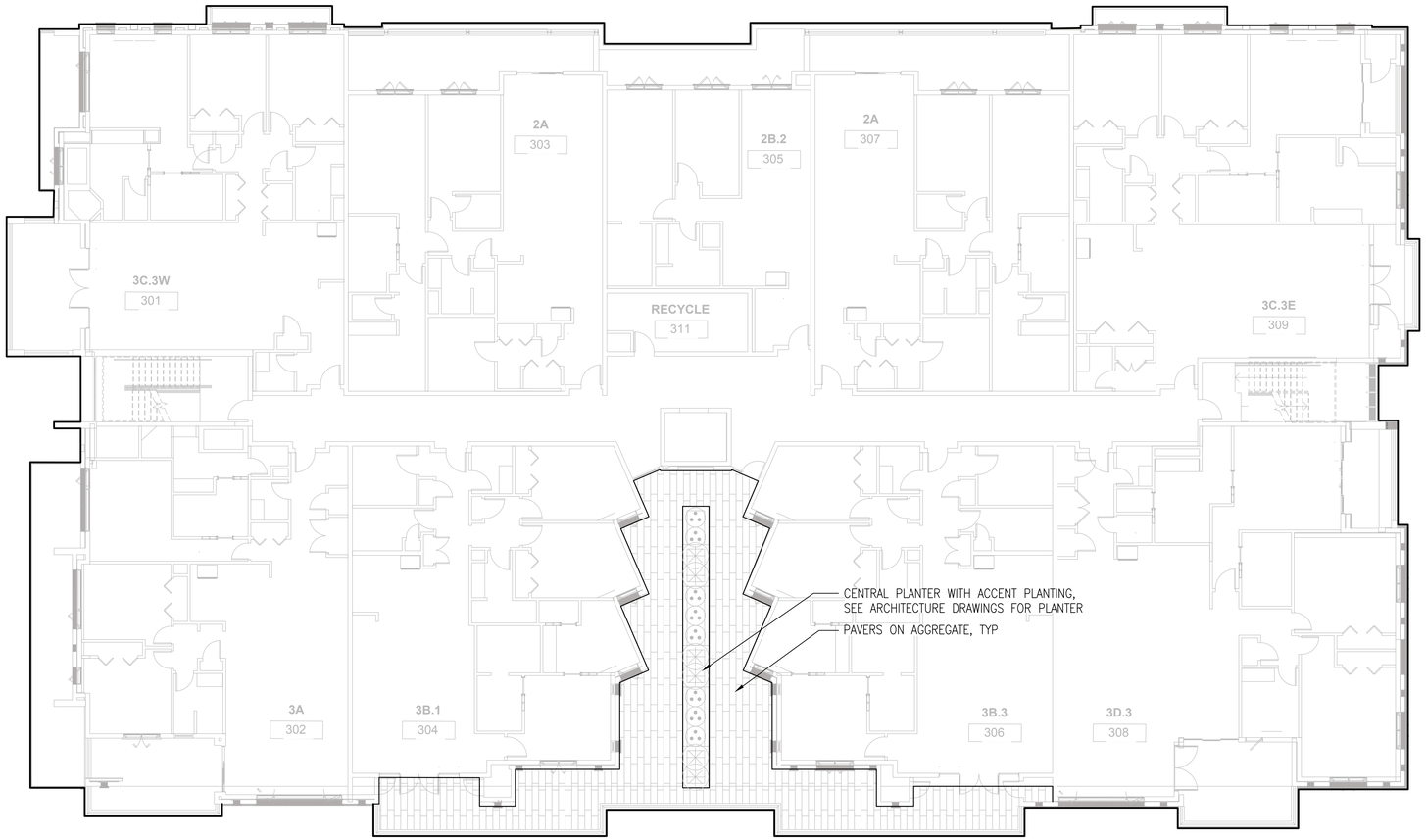

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0 5' 10' 20' 32'

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LANDSCAPE PLAN
- THIRD FLOOR

REVISIONS

No.	Date	Description
1	05/10/24	Planning Comments

Date: 05/10/24
Date Plotted:
Scale: 3/32" = 1'-0"
Drawn: LF, RV
Job: 2202
Sheet: L1.2

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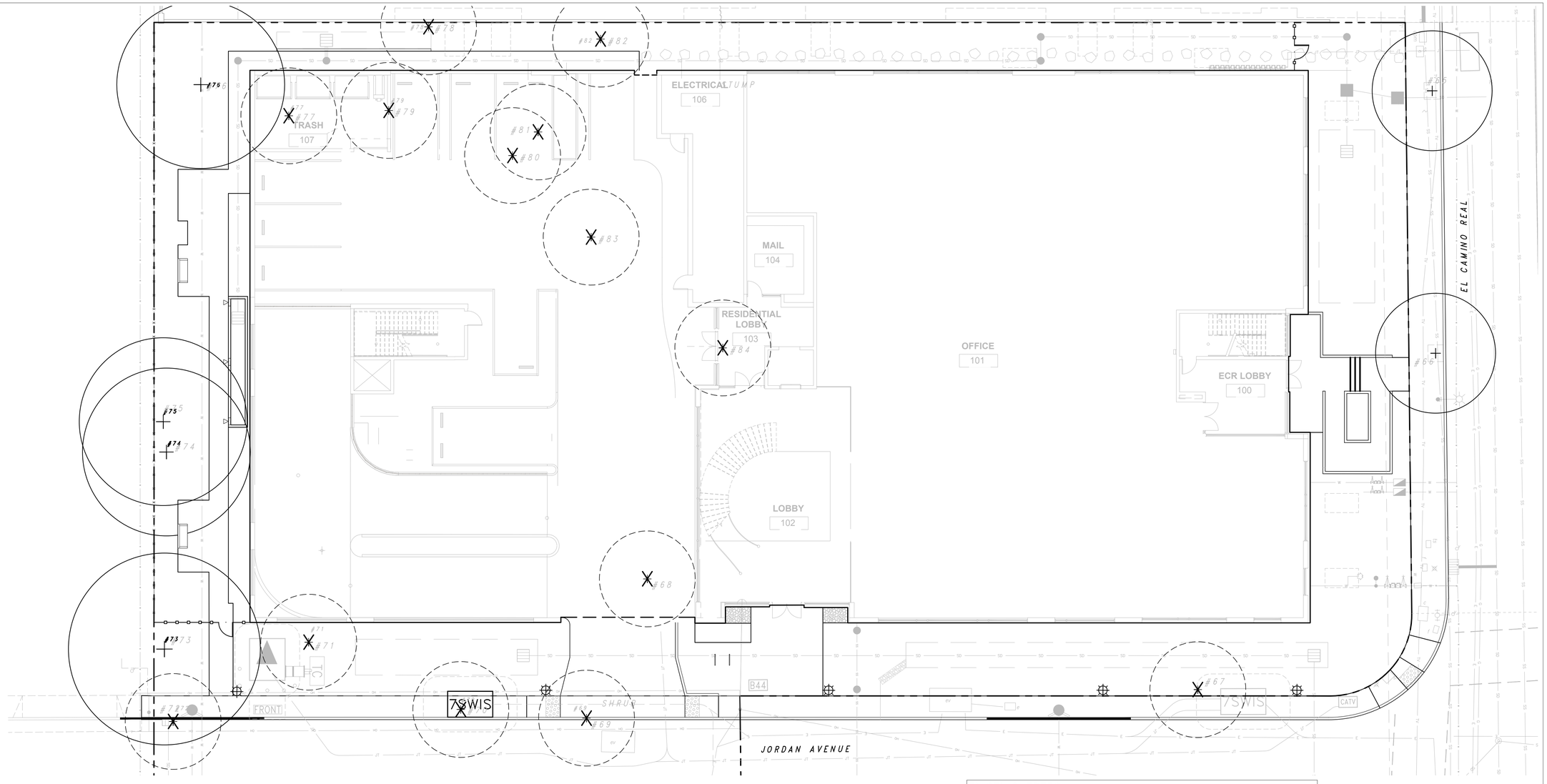

EXISTING TREE PROTECTION NOTES

1. REFER TO ARBORIST REPORT PREPARED BY HORT SCIENCE, DATED OCTOBER 11, 2023 FOR MORE INFORMATION.
2. PRIOR TO AND DURING DEMOLITION, GRADING AND CONSTRUCTION, ALL TREES NOTED ON THE DRAWINGS SHALL BE PROTECTED BY FENCING INSTALLED OUTSIDE THE EXISTING DRIPLINE OF THE TREE, OR AS OTHERWISE SHOWN ON THE DRAWINGS. FENCING MAY OCCUR AT THE COMBINED DRIPLINES OF GROVES OF TREES.
3. EXISTING TREE DRIPLINES ARE SHOWN DIAGRAMMATICALLY ON THE PLANS; TREE PROTECTION FENCING INDICATED AT THEIR PERIMETER IS LIKEWISE DIAGRAMMATIC. THE LENGTH OF ALL TREE PROTECTION FENCING IS TO BE MEASURED IN THE FIELD ACCORDING TO THE TRUE SHAPE AND DIAMETER OF TREE DRIPLINES.
4. FENCING SHALL BE SIX FOOT HIGH CHAIN LINK WITH STEEL POSTS EMBEDDED IN THE GROUND. ALL FENCE SECTIONS SHALL BE CLEARLY MARKED WITH A SIGN STATING, "TREE PROTECTION ZONE."
5. FENCING SHALL REMAIN IN PLACE THROUGHOUT THE CONSTRUCTION PERIOD UNTIL FINAL LANDSCAPE INSPECTION BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT.
6. 3" DEEP MULCH IS TO BE PLACED BENEATH THE DRIPLINE OF ALL TREES SHOWN TO BE PROTECTED WITH FENCING.
7. NO GRADING OR CONSTRUCTION WORK SHALL OCCUR WITHIN THE DRIPLINE OF EXISTING TREES, WHETHER SHOWN WITH TREE PROTECTION FENCING OR NOT. IF EXCAVATION WITHIN THE DRIPLINE IS NECESSARY, THE CONTRACTOR SHALL HAND DIG UNDER THE DIRECTION OF A CERTIFIED ARBORIST. THE CONTRACTOR SHALL HAVE A CERTIFIED ARBORIST ON SITE TO MONITOR ALL ROOT PRUNING AND BRANCH PRUNING OF EXISTING TREES.
8. NO STOCKPILING/STORAGE OF FILL, ETC., SHALL TAKE PLACE UNDERNEATH OR WITHIN FIVE FEET OF THE DRIPLINE OF THE EXISTING TREES.
9. FOR ALL TREES TO REMAIN, NO OIL, GASOLINE, CHEMICALS, LIQUID WASTER, OR OTHER HARMFUL MATERIALS SHALL BE DEPOSITED, DISPOSED OR STORED WITHIN THE DRIPLINE OF THE TREES OR IN DRAINAGE CHANNELS, SWALES, OR AREAS THAT MAY LEAD TO THE DRIPLINE WHETHER SHOWN WITH TREE PROTECTION FENCING OR NOT. LIKEWISE, NO EQUIPMENT MAY BE WASHED WITHIN THE DRIPLINE OR DRAINAGE CHANNEL OF ANY TREE.
10. NO EQUIPMENT MAY BE STORED WITHIN OR BENEATH THE DRIPLINES OF THE EXISTING TREES.
11. THE CONTRACTOR IS REQUIRED TO WATER, FERTILIZE, AND ATTEND TO ALL MAINTENANCE NEEDS OF ANY EXISTING TREES, SHRUBS AND TURF TO REMAIN WHERE AFFECTED BY CONSTRUCTION WORK IN ORDER TO MAINTAIN HEALTHY GROWTH THROUGHOUT THE CONSTRUCTION PERIOD.
12. THE CONTRACTOR IS REQUIRED TO WATER, FERTILIZE, AND ATTEND TO ALL MAINTENANCE NEEDS OF ANY BOXED TREES TO BE TRANSPLANTED, BEFORE AND AFTER TRANSPLANTING, THROUGHOUT THE CONSTRUCTION PERIOD.
13. UNAUTHORIZED TREE REMOVAL IS SUBJECT TO REPLACEMENT EQUAL TO THE APPRAISED VALUE OF THE TREE LOST.
14. ALL PRUNING SHALL BE APPROVED BY AND PERFORMED UNDER THE SUPERVISION OF A LICENSED ARBORIST.

EXISTING TREES

TREE NUMBER	SPECIES	SIZE (DIAMETER 48" ABOVE GRADE)	REMOVE OR PRESERVE
65	CHINESE PISTACHE	13"	PRESERVE
66	CHINESE PISTACHE	9"	PRESERVE
67	CHINESE PHOTINIA	11"	REMOVE
68	BLACKWOOD ACACIA	9", 8"	REMOVE
69	COAST LIVE OAK	22", 21"	REMOVE
70	COAST LIVE OAK	30"	REMOVE
71	OLIVE	30", 19"	REMOVE
72	COAST LIVE OAK	29"	REMOVE
73	COAST LIVE OAK	20"	PRESERVE
74	COAST LIVE OAK	19"	PRESERVE
75	COAST LIVE OAK	23"	PRESERVE
76	COAST LIVE OAK	34"	PRESERVE
77	COAST LIVE OAK	12"	REMOVE
78	COAST LIVE OAK	15"	REMOVE
79	CALIFORNIA PEPPER	26", 13", 9"	REMOVE
80	COAST LIVE OAK	16"	REMOVE
81	COAST LIVE OAK	21", 15"	REMOVE
82	COAST LIVE OAK	24", 16", 15", 11"	REMOVE
83	COAST LIVE OAK	22", 17", 16"	REMOVE
84	COAST LIVE OAK	19"	REMOVE

EXISTING TREE LEGEND

+ TREE TO REMAIN: PROTECT IN PLACE

X TREE TO BE REMOVED

0 5' 10' 20' 32'

SCALE: 3/32" = 1'-0"

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TREE PROTECTION PLAN

REVISIONS

No.	Date	Description
1	05/10/24	Planning Comments

Date: 05/10/24
Date Plotted:
Scale: 3/32" = 1'-0"
Drawn: LF, RV
Job: 2202
Sheet: L1.3

c Winkleman Designs 2023

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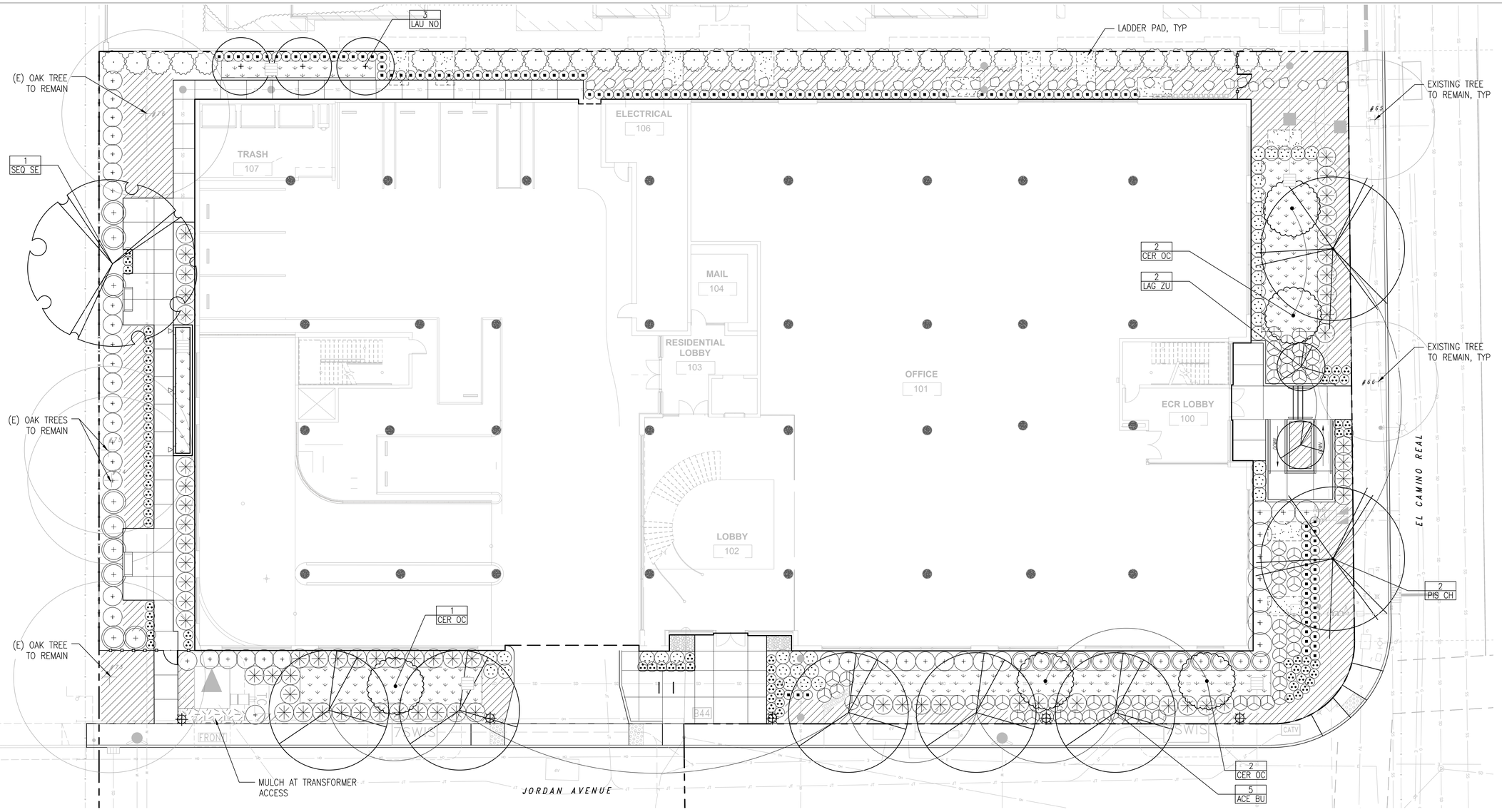

PRELIMINARY PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	HTxW	WUCOLS	QTY	GROWTH RATE
TREES								
ACE BU	ACER BUERGERIANUM	TRIDENT MAPLE	24" BOX	PER PLAN	40'x30'	M	5	MEDIUM
CER OC	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	PER PLAN	15'x15'	L	5	FAST
LAG ZU	LAGERSTROEMIA 'ZUNI'	CRAPE MYRTLE	24" BOX	PER PLAN	10'x10'	L	2	FAST
LAU NO	LAURUS NOBILIS 'SARATOGA'	BAY LAUREL	24" BOX	PER PLAN	40'x15'	L	3	MEDIUM
PIS CH	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	PER PLAN	40'x30'	L	2	MEDIUM
SEQ SE	SEQUOIA SEMPERVIRENS	COAST REDWOOD	24" BOX	PER PLAN	90'x40'	H	1	FAST
TALL SCREEN SHRUBS								
·	BAMBUSA OLDHAMII	GIANT TIMBER BAMBOO	15 GAL	PER PLAN	50'x6'	L	37	FAST
LARGE SHRUBS								
+	ARCTOSTAPHYLOS SPP.	MANZANITA	15 GAL	6'–0" OC	4'x6'	L	±67	SLOW
+	RHAMNUS CALIFORNICA	COFFEEBERRY	5 GAL	5'–0" OC	4'x5'	L		MEDIUM
+	RIBES SANGUINEUM V. GLUTINOSUM	FLOWERING CURRANT	5 GAL	4'–0" OC	5'x4'	L		FAST
MEDIUM SHRUBS & GRASSES								
	ACACIA COGNATA 'COUSIN ITT'	LITTLE RIVER WATTLE	5 GAL	3'–0" OC	3'x4'	L	± 153	MEDIUM
	DIETES IRIDIOIDES	FORTNIGHT LILY	5 GAL	2'–0" OC	3'x4'	L		FAST
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	5 GAL	3'–0" OC	3'x3'	L		FAST
	LIMONIUM PEREZII	SEA LAVENDER	5 GAL	3'–0" OC	3'x3'	L		MEDIUM
	DIPLACUS PUNICEUS	MONKEY FLOWER	1 GAL	2'–0" OC	3'x4'	L		MEDIUM
	ROSMARINUS SPP.	ROSEMARY	5 GAL	3'–0" OC	3'x4'	L		MEDIUM
	SALVIA SPP.	SAGE	5 GAL	3'–0" OC	3'x3'	L		MEDIUM

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	HTxW	WUCOLS	QTY	GROWTH RATE
SMALL SHRUBS & GRASSES								
■ ●	ANIGOZANTHOS SPP.	KANGAROO PAW	5 GAL	6'–0" OC	3'x2'	L	± 195	MEDIUM
■ ●	BULBINE FRUTESCENS 'ORANGE'	ORANGE BULBINE	1 GAL	2'–0" OC	1'x2'	L		MEDIUM
■ ●	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	2'–0" OC	1'x2'			MEDIUM
■ ●	CORREA 'CARMINE BELLS'	AUSTRALIAN FUCHSIA	5 GAL	3'–0" OC	2'x3'	L		SLOW
■ ●	EPILOBIUM CANUM	CALIFORNIA FUCHSIA	1 GAL	2'–0" OC	1'x2'	L		MEDIUM
■ ●	LIBERTIA PEREGRINANS	ORANGE LIBERTIA	1 GAL	5'–0" OC	2'x2'	L		MEDIUM
■ ●	PENSTEMON 'MARGARITA BOP'	PENSTEMON	1 GAL	2'–0" OC	1'x2'	L		FAST
GROUNDCOVERS								
	ARCTOSTAPHYLOS SPP.	MANZANITA	1 GAL	6'–0" OC	1'x6'	L	–	
	CEANOTHUS G. 'YANKEE POINT'	CALIFORNIA LILAC	1 GAL	4'–0" OC	2'x6'	L		
	COTONEASTER 'CORAL BEAUTY'	COTONEASTER	1 GAL	4'–0" OC	1'x4'	L		
	RIBES VIBURNIFOLIUM	EVERGREEN CURRANT	1 GAL	4'–0" OC	3'x4'	L		
	SEDUM SPP.	SEDUM	1 GAL	3'–0" OC	1'x2'	L		
	SYMPHORICARPOS MOLLIS	CREEPING SNOWBERRY	1 GAL	3'–0" OC	2'x4'	L		
BIORETENTION AREAS								
˙ ˙ ˙ ˙ ˙ ˙	ACHILLEA MILLEFOLIUM	YARROW	1 GAL	2'–0" OC	2'x2'	L	–	
˙ ˙ ˙ ˙ ˙ ˙	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	3'–0" OC	3'x3'	L		
˙ ˙ ˙ ˙ ˙ ˙	IRIS DOUGLASIANA	DOUGLAS IRIS	BULB	2'–0" OC	2'x2'	L		
˙ ˙ ˙ ˙ ˙ ˙	JUNCUS PATENS	CA. GRAY RUSH	1 GAL	2'–0" OC	2'x2'	L		
˙ ˙ ˙ ˙ ˙ ˙	SISYRINCHIUM BELLUM	BLUE-EYED GRASS	1 GAL	2'–0" OC	1'x2'	L		

PLANTING NOTES

1. ALL PROPOSED TREES, SHRUBS & GROUNDCOVER SHOWN IN BIORETENTION AREAS ARE COMPLIANT WITH THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM, TABLE D–1, "PLANTS FOR STORMWATER MEASURES"
2. PROPOSED BACK OF SIDEWALK TREE ALONG EL CAMINO REAL IS COMPLIANT WITH THE LOS ALTOS TREE PLANTING LIST.
3. ALL ON AND OFF–SITE PLANTING AND LANDSCAPING SHALL BE APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR AND THE CITY ENGINEER.

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

SIGNATURE OF LANDSCAPE ARCHITECT:

Bruce Jett — Date: 10/11/2023,
CA License #: 3335

N

0 5' 10' 20' 32'

SCALE: 3/32" = 1'–0"

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PLANTING PLAN - FIRST FLOOR

REVISIONS

No.	Date	Description
1	05/10/24	Planning Comments

Date 05/10/24
Date Plotted
Scale 3/32" = 1'-0"
Drawn LF, RV
Job 2202
Sheet L2.1

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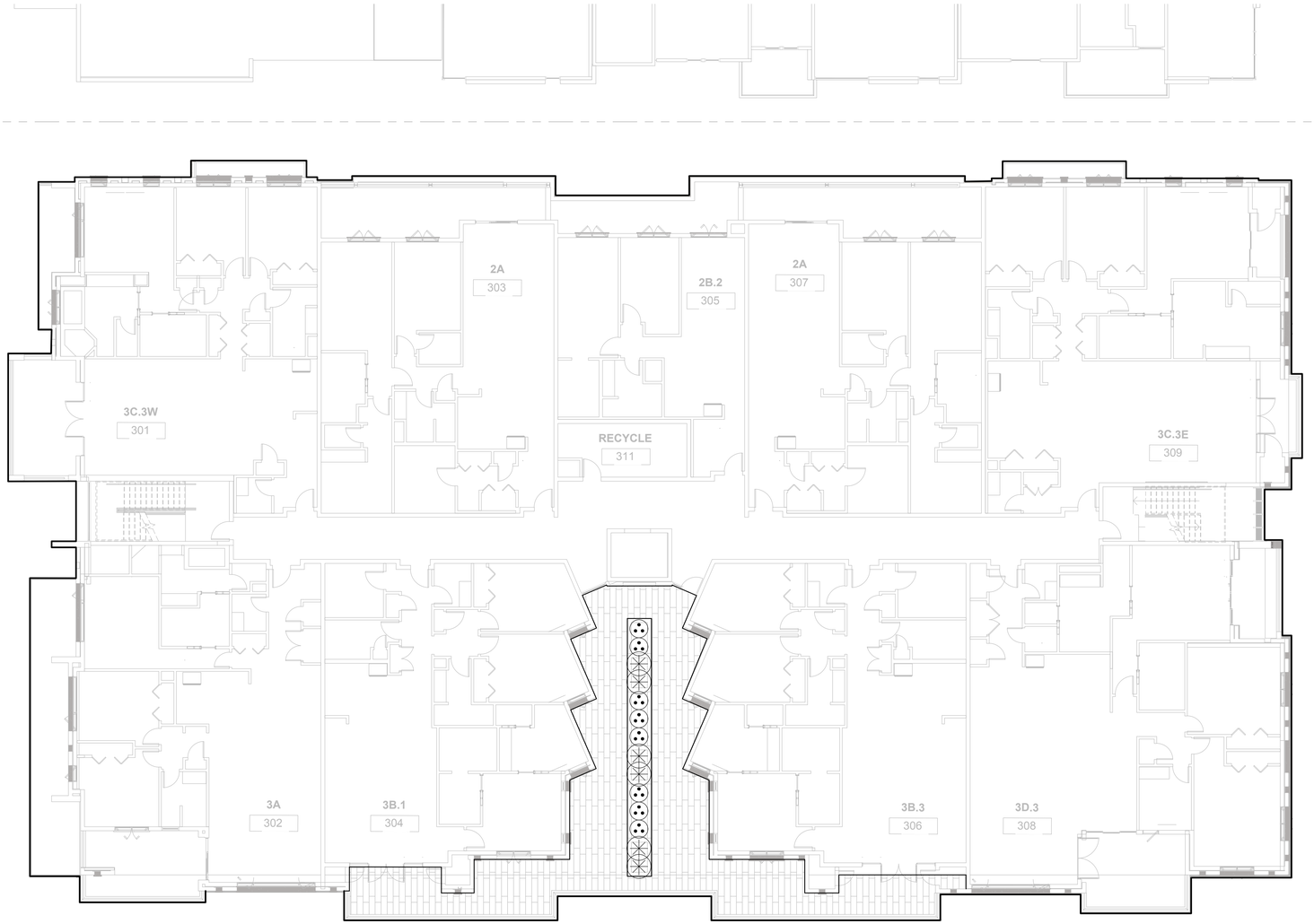

NOTE: ALL ON AND OFF-SITE PLANTING AND LANDSCAPING SHALL BE APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR AND THE CITY ENGINEER.

PRELIMINARY PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	HTxW	WUCOLS	QTY	GROWTH RATE
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CER OC	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	PER PLAN	15'x15'	L	5	FAST
LAG ZU	LAGERSTROEMIA 'ZUNI'	CRAPE MYRTLE	24" BOX	PER PLAN	10'x10'	L	2	FAST
LAU NO	LAURUS NOBILIS 'SARATOGA'	BAY LAUREL	24" BOX	PER PLAN	40'x15'	L	3	MEDIUM
PIS CH	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	PER PLAN	40'x30'	L	2	MEDIUM
SEQ SE	SEQUOIA SEMPERVIRENS	COAST REDWOOD	24" BOX	PER PLAN	90'x40'	H	1	FAST
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	BAMBUSA OLDHAMII	GIANT TIMBER BAMBOO	15 GAL	PER PLAN	50'x6'	L	37	FAST
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	RHAMNUS CALIFORNICA	COFFEEBERRY	5 GAL	5'-0" OC	4'x5'	L		MEDIUM
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SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	HTxW	WUCOLS	QTY	GROWTH RATE
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	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	2'-0" OC	1'x2'			MEDIUM
	CORREA 'CARMINE BELLS'	AUSTRALIAN FUCHSIA	5 GAL	3'-0" OC	2'x3'	L		SLOW
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	SEDUM SPP.	SEDUM	1 GAL	3'-0" OC	1'x2'	L		
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	JUNCUS PATENS	CA. GRAY RUSH	1 GAL	2'-0" OC	2'x2'	L		
	SISYRINCHIUM BELLUM	BLUE-EYED GRASS	1 GAL	2'-0" OC	1'x2'	L		

0 5' 10' 20' 32'

SCALE: 3/32" = 1'-0"

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

SIGNATURE OF LANDSCAPE ARCHITECT:

Bruce Jett Date: 05/01/2024, CA License #: 3335

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Doheny-Vidovich Partners
960 N San Antonio Rd Ste 114, Los Altos, CA 94022

PLANTING PLAN - THIRD FLOOR

REVISIONS

No.	Date	Description
1	05/10/24	Planning Comments

Date: 05/10/24
Date Plotted:
Scale: 3/32" = 1'-0"
Drawn: LF, RV
Job: 2202
Sheet: L2.2

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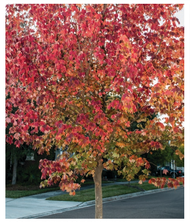
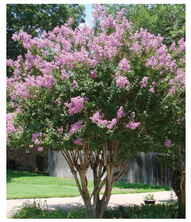
PLANT IMAGES

TREES



ACER BUERGERIANUM
TRIDENT MAPLE
MODERATE 40'H X 30'W

CERCIS OCCIDENTALIS
WESTERN REDBUD
MODERATE 15'H X 15'W



LAGERSTROEMIA 'ZUNI'
CRAPE MYRTLE
FAST 10'H X 10'W

LAURUS NOBILIS 'SARATOGA'
BAY LAUREL
MODERATE 40'H X 15'W

PISTACIA CHINENSIS
CHINESE PISTACHE
MEDIUM 40'H X 30'W

SEQUOIA SEMPERVIRENS
COAST REDWOOD
FAST 40'H X 20'W

TALL SCREEN SHRUBS

BAMBUSA OLDHAMII
GIANT TIMBER BAMBOO
FAST 50'H X 6'W

LARGE SHRUBS

ARCTOSTAPHYLOS SPP
MANZANITA
SLOW 8'H X 6'W

RHAMNUS CALIFORNICA
COFFEEBERY
MODERATE 10'H X 8'W

RIBES SAN. V. GLUTINOSUM
FLOWERING CURRANT
FAST 6'H X 5'W

MEDIUM SHRUBS & GRASSES

ACACIA C. 'COUSIN ITT'
LITTLE RIVER WATTLE
MODERATE 3'H X 5'W

DIETES IRIOIDES
FORTNIGHT LILY
FAST 4'H X 3'W

LOMANDRA L. 'BREEZE'
DWARF MAT RUSH
FAST 3'H X 3'W

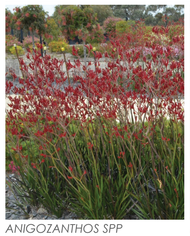
LIMONIUM PEREZII
SEA LAVENDER
MODERATE 3'H X 2'W

DIPLACUS PUNICEUS
MONKEY FLOWER
MODERATE 3'H X 2'W

ROSMARINUS SPP
ROSEMARY
MODERATE 4'H X 4'W

SALVIA SPP
SAGE
MODERATE 4'H X 4'W

SMALL SHRUBS & GRASSES



ANIGOZANTHOS SPP
KANGAROO PAW
MODERATE 3'H X 2'W

BULBINE FRUTESCENS 'ORANGE'
ORANGE BULBINE
MODERATE 2'H X 3'W

CAREX DIVULSA
BERKELEY SEDGE
MODERATE 2'H X 2'W

CORREA 'CARMINE BELLS'
AUSTRALIAN FUCHSIA
SLOW 3'H X 3'W

EPILOBIUM CANUM
CALIFORNIA FUCHSIA
MODERATE 2'H X 3'W

LIBERTIA PEREGRINANS
ORANGE LIBERTIA
MODERATE 1'H X 2'W

PENSTEMON 'MARGARITA BOP'
PENSTEMON
FAST 1'H X 2'W

GROUNDCOVERS

ARCTOSTAPHYLOS SPP
MANZANITA
SLOW 1'H X 5'W

CEANOTHUS G. 'YANKEE POINT'
CALIFORNIA LILAC
MODERATE 2'H X 6'W

COTONEASTER 'CORAL BEAUTY'
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RIBES VIBURNIFOLIUM
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MODERATE 2'H X 5'W

SEDUM SPP
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YARROW
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MODERATE 3'H X 3'W

IRIS DOUGLASIANA
DOUGLAS IRIS
MODERATE 2'H X 2'W

JUNCUS PATENS
CA GRAY RUSH
MODERATE 2'H X 2'W

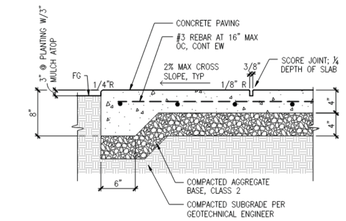
SISYRINCHIUM BELLUM
BLUE-EYED GRASS
MODERATE 1'H X 2'W

PRECEDENT IMAGES

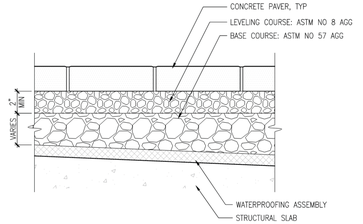
STANDARD CONCRETE PAVING

CONCRETE PAVERS ON STRUCTURE AT THIRD FLOOR

DECORATIVE AGGREGATES



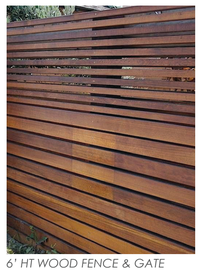
1 CONCRETE PAVING
SCALE: 1 1/2" = 1'-0"



2 CONCRETE PAVERS ON STRUCTURE
SCALE: 3" = 1'-0"

FLAGSTONE STEPPERS

BIKE RACKS



6' HT WOOD FENCE & GATE

PEDESTRIAN SCALE LIGHT

PREFABRICATED PLANTERS ON THIRD FLOOR

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Soquel, CA 95073
Tel 408-353-6700

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4896 ECR
4896 El Camino Real, Los Altos, CA

Doheny-Vidovich Partners
960 N San Antonio Rd Ste 114, Los Altos, CA 94022

PRECEDENT & PLANT IMAGERY

REVISIONS

No.	Date	Description
1	05/10/24	Planning Comments

Date	05/10/24
Date Plotted	
Scale	
Drawn	LF, RV
Job	2202
Sheet	L3.1

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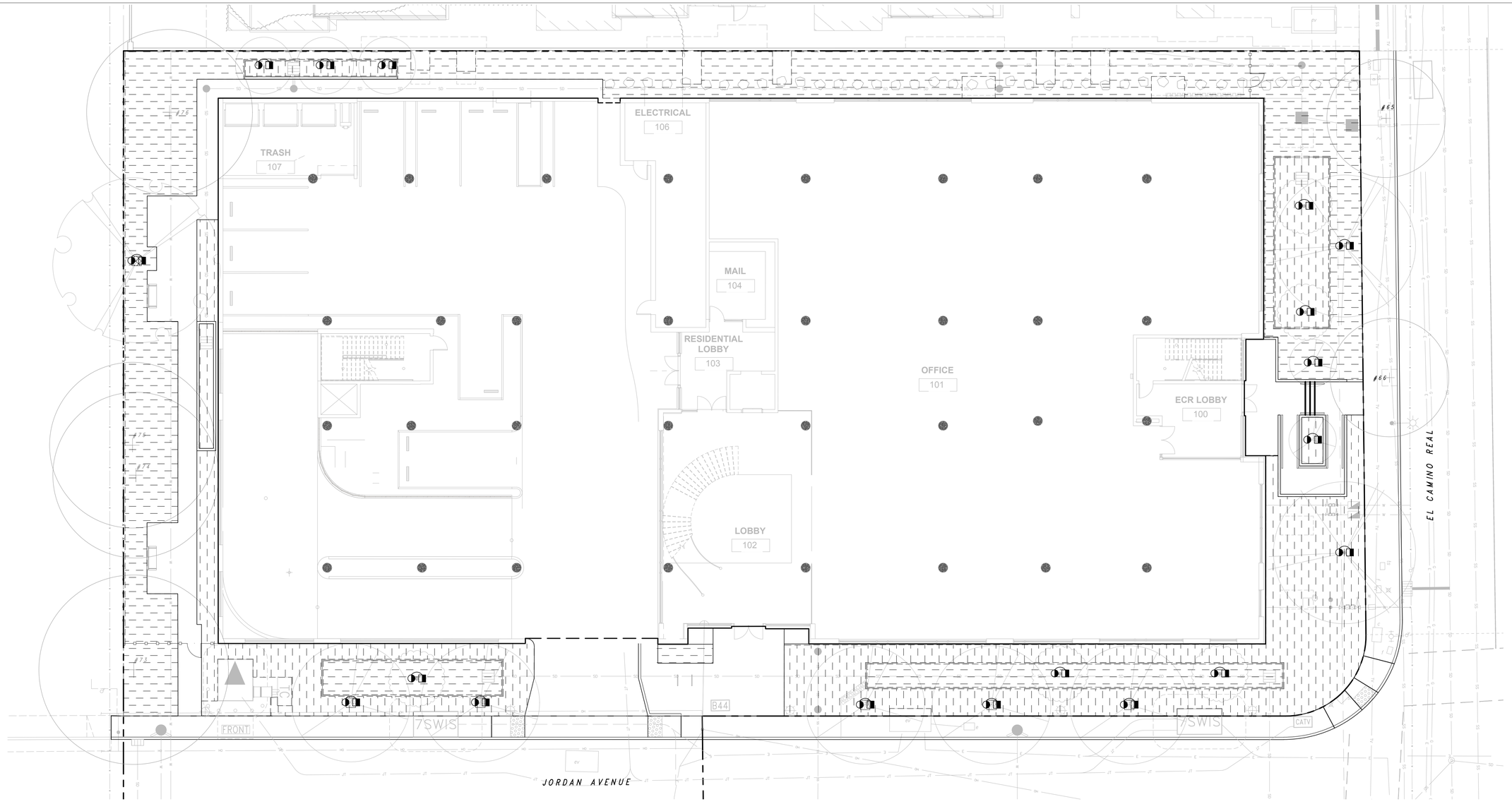

HYDROZONE LEGEND

SYMBOL	ZONE	HYDROZONE	PLANT TYPE	IRRIGATION TYPE	AREA (SF)	TOTAL (SF)	% LANDSCAPE
	1	LOW WATER USE	SHRUB/G.COVER	DRIP	8,391	8,443.0	99.7%
	2	LOW WATER USE	TREES	BUBBLER	52		
	3	MODERATE WATER USE	TREES	BUBBLER	20	20	0.24%
	4	HIGH WATER USE	TREES	BUBBLER	4	4	0.05%
					TOTAL	8,467.0	100%

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

SIGNATURE OF LANDSCAPE ARCHITECT:

Bruce Jett Date: 10/11/2023,
CA License #: 3335

HYDROZONE INFORMATION TABLE

REFERENCE ANNUAL ET_o FOR:	SAN LEANDRO (OAKLAND; MWELO REF. ET TABLE)		41.8
ET ADJUSTMENT FACTOR	0.55	ET ADJ FACTOR PER MWELO & CALGREEN: 0.80= EXISTING NON-REHABILITATED LANDSCAPE, 0.65= SCHOOL 0.55= RESIDENTIAL, 0.45= NON-RESIDENTIAL	SLA ADDITIONAL WATER ALLOWANCE (1.0-ETAF) 0.45

HYDROZONE	WUCOLS IV PLANT FACTOR (PF)	IRR METHOD DRIP & BUBB.: 0.81 SPRAY & ROTOR: 0.75	IRRIGATION EFFICIENCY (IE)	$ETAF_Z$ (PF/IE)	LANDSCAPE AREA (SQ FT)	$ETAF_Z$ x AREA	ESTIMATED TOTAL WATER USE (ETWU)
1	0.3	D	0.81	0.37	8391	3107.78	80541.17
2	0.3	B	0.81	0.37	52	19.26	499.12
3	0.6	B	0.81	0.74	20	14.81	383.94
4	0.9	B	0.81	1.11	4	4.44	115.18
–	0	D	.81	0.00	0	0.00	0.00
–	0	D	.81	0.00	0	0.00	0.00
				TOTAL	8467.00	3146.30	81,539.41
SPECIAL LANDSCAPE AREAS							
–				1	0	0.00	0.00
– –				0	0	0.00	0.00
				TOTAL	0	0.00	0.00
	TOTAL LANDSCAPE AREA (LA + SLA)				8,467.00		

TOTAL ETWU	TOTAL ETWU ALL AREAS (SLA AND REGULAR LA)	TOTAL ETWU	81,539.41
MAWA	(ANNUAL ETO)(0.62 CONVERSION FACTOR) [(ET ADJUSTMENT FACTOR)(TOTAL LANDSCAPE AREA) + (1-ETAF)*SLA))]	MAWA	120,686.93

AVERAGE ETAF	SUM($ETAF_Z$ X AREA) / TOTAL AREA (AVERAGE ETAF AS DESIGNED, EXCLUSIVE OF SLA_{SE})	0.37
SITEWIDE ETAF	TOTAL ETAF X AREA / TOTAL LANDSCAPE AREA (INCLUDES SLA_{SE})	0.37

IRRIGATION DESIGN INTENT

1. THIS PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE BOTH THE STATE OF CALIFORNIA AND CITY OF LOS ALTOS WATER EFFICIENT LANDSCAPE ORDINANCES (MWELO) AS WELL AS LOCAL WATER PURVEYOR REQUIREMENTS.
2. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH.
3. THE IRRIGATION SYSTEM IS TO BE A FULLY AUTOMATIC, WEATHER-BASED SYSTEM USING RAIN SENSOR, LOW FLOW DRIP AND BUBBLER DISTRIBUTION.
4. ALL SELECTED COMPONENTS SHALL BE PERMANENT, COMMERCIAL GRADE, SELECTED FOR DURABILITY, VANDAL RESISTANCE AND MINIMUM MAINTENANCE REQUIREMENT, INSTALLED BELOW-GRADE, AND DESIGNED FOR 100% COVERAGE.
5. THE SYSTEM SHALL INCLUDE A MASTER CONTROL VALVE AND FLOW SENSING CAPABILITY WHICH WILL SHUT DOWN ALL OR PART OF THE SYSTEM IF LEAKS ARE DETECTED.
6. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO DELIVER WATER TO HYDROZONES BASED ON MOISTURE REQUIREMENTS OF THE PLANT GROUPING.
7. POINT OF CONNECTION (P.O.C.) AFTER BACKFLOW PREVENTER FOR IRRIGATION, SCD. IRRIGATION DEMAND: **18 GPM** AT **65 PSI** STATIC PRESSURE AFTER BACKFLOW ASSEMBLY. CONTRACTOR TO FIELD VERIFY WATER PRESSURE & FLOW BEFORE ANY NEW WORK IS STARTED AND NOTIFY THE LANDSCAPE ARCHITECT IF THE PRESSURE IS DIFFERENT THAN NOTED.
8. RECYCLED WATER READY: ALL ONSITE PLUMBING FOR NON-DOMESTIC WATER USES (E.G. IRRIGATION, INDUSTRIAL PROCESSES, COOLING, ECT.) SHALL BE DESIGNED FOR RECYCLED WATER USE AND SHALL COMPLY WITH ALL RECYCLED WATER REGULATIONS IN SANTA CLARA MUNICIPAL CODE CHAPTER 13.15, WATER, ARTICLE IV. REGULATION OF RECYCLED WATER SERVICE AND USE.

N

0 5' 10' 20' 32'

SCALE: 3/32" = 1'-0"

Winkleman Designs
1795 Amaya Ridge Road
Soquel, CA 95073
Tel 408-353-6700
bill@winklemandesigns.com

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Doheny-Vidovich Partners
960 N San Antonio Rd Ste 1114, Los Altos, CA 94022

HYDROZONE PLAN - FIRST FLOOR

REVISIONS

No.	Date	Description
1	05/10/24	Planning Comments

Date: 05/10/24
Date Plotted:
Scale: 3/32" = 1'-0"
Drawn: LF, RV
Job: 2202
Sheet: L4.1

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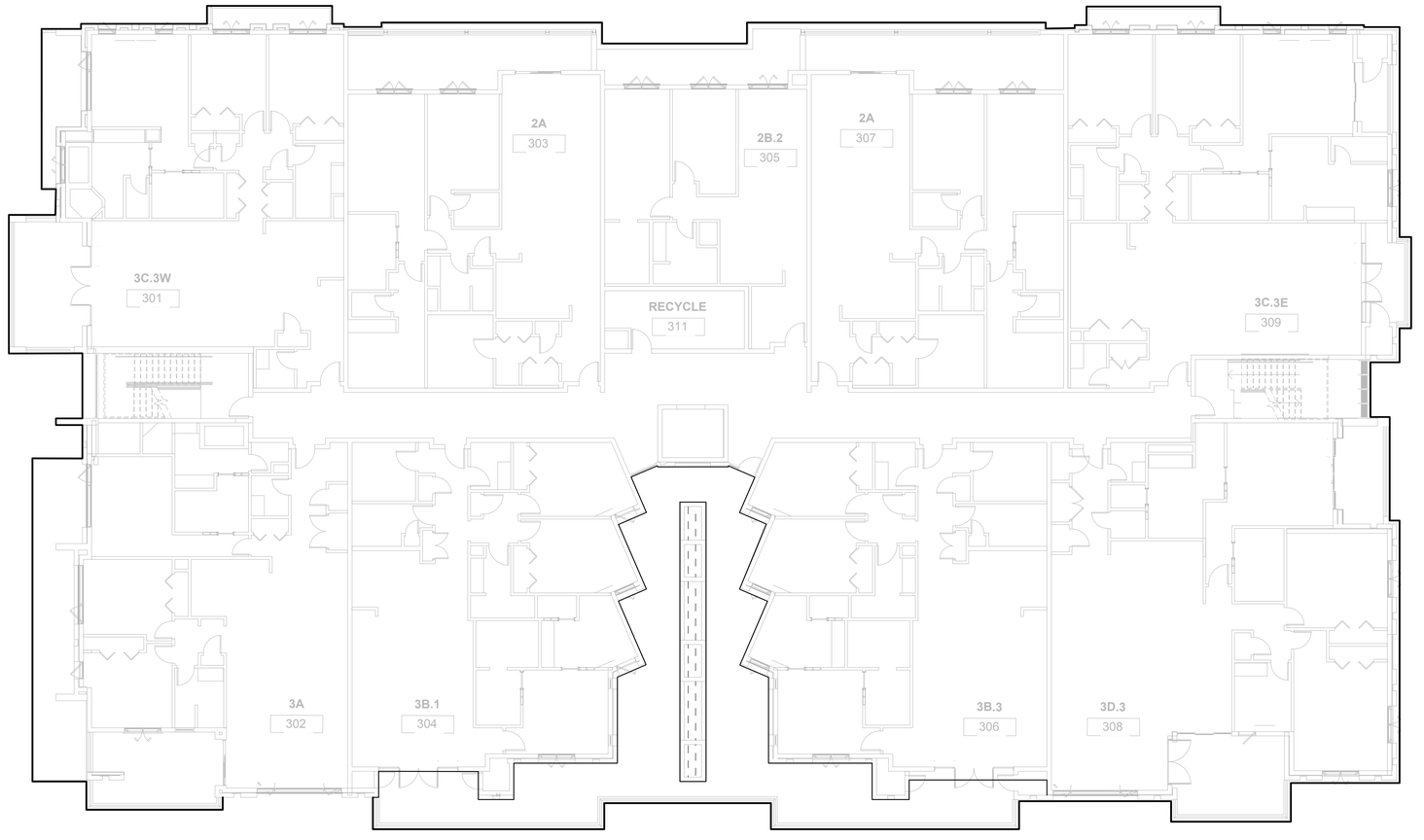
NOTE:
SEE CALCULATION ON SHEET L4.1



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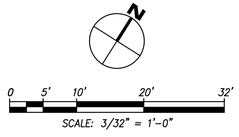

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HYDROZONE PLAN
- THIRD FLOOR

REVISIONS

No.	Date	Description
1	05/10/24	Planning Comments

Date: 05/10/24
Date Plotted:
Scale: 3/32" = 1'-0"
Drawn: LF, RV
Job: 2202
Sheet: L4.2

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PREPARED FOR
DOHENY-VIDOVICH PARTNERS

BY:

REVIVAL DEVELOPMENT SERVICES

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INTRODUCTION

In 2023, Doheny-Vidovich Partners (Applicant) submitted development plans to the City of Los Altos for the redevelopment of property located at 4896 El Camino Real, Los Altos, CA 94022 (Property). In addition to redevelopment of the site, the project includes the demolition of a commercial and residential property (Project). This proposed activity is hereinafter referred to as the Project.

Scope and Purpose of This Relocation Plan

In accordance with California Senate Bill 330 (SB 330) the potential displacement of residential households requires that a Relocation Plan be prepared in accordance with California Relocation Assistance Law (CRAL) and the California Relocation Assistance Guidelines (Guidelines). The Applicant has funded this Relocation Plan under the direction of the City of Los Altos (City) in order to meet Applicant obligations, set forth in SB330. What follows is the Relocation Plan (Plan) developed for the proposed Project.

The Applicant does not have the power of Eminent Domain and will not utilize the City of Los Altos' power of Eminent Domain to acquire the Property. The project is privately funded. There are no public funds or public/private partnership agreements anticipated for this project. Therefore, only the CRAL and Guidelines shall apply in the event low-income persons or households are displaced for the Project (these persons are hereinafter referred to as the Displacees). The Uniform Relocation Act (URA) and the US Department of Housing and Urban Development (HUD) Handbook 1378 are not applicable to this Project.

As SB330 is not concerned with displaced businesses or non-profit organizations, this Plan shall make no considerations for non-residential relocation assistance under CRAL and the Guidelines.

If the Applicant proceeds with the development of this project, the Applicant offers assurances to implement a Relocation Assistance Program in compliance with obligations set forth in SB330, CRAL, the Guidelines, and the direction of the city. The Applicant bears all obligations to implement a Relocation Assistance Program as outlined herein.

This Plan is designed to meet the relocation planning requirements of California Government Code 7260 and the regulations of subchapter 1 of chapter 6 of division 1 of title 25 in the California Code of Regulations (aka the Guidelines).

This Plan is limited to do the following:

1. Meet the requirements and spirit of SB330 and associated regulations, CRAL, the Guidelines, and any other applicable relocation laws (Applicable Regulations).
2. Satisfy legal and regulatory requirements for relocation planning in accordance with the Applicable Regulations.
3. Describe the Site, its location, and the proposed Project that will require residential occupants to permanently relocate.
4. Describe and analyze the laws, statutes and regulations governing the relocation of the Occupants (hereinafter referred to collectively as the Displacees).
5. Describe the persons impacted by the Project and their potential relocation needs.
6. Describe the roles and responsibilities of the Applicant, and their designated relocation specialist for the Project.
7. Outline the Policy protections, relocation rights and benefits that the Applicant is obligated to provide to the Displacees.
8. Outline the relocation program, process, and compensatory measures required to ensure the Displacees are provided with relocation assistance that reasonably meets their needs in accordance with the Policy and that practically fit with the Applicant's intent and Project needs.
9. Describe the replacement property resources that may be available to the Displacees.
10. Describe the process to develop, approve and update the Plan.
11. Describe the process for any appeals of the relocation benefits and services provided.
12. Provide the general schedule and budget for relocation activities.

The Plan is limited to this scope, which is consistent with the regulatory requirements CRAL and the Guidelines and recognized best practices for relocation plan development.

Beyond being a requirement of the Applicable Regulations, a relocation plan is a communication and management tool for the stakeholders involved in the relocation process. Identified stakeholders thus far in the project development process include the Displacees, the Applicant, City of Los Altos, the California Housing and Community

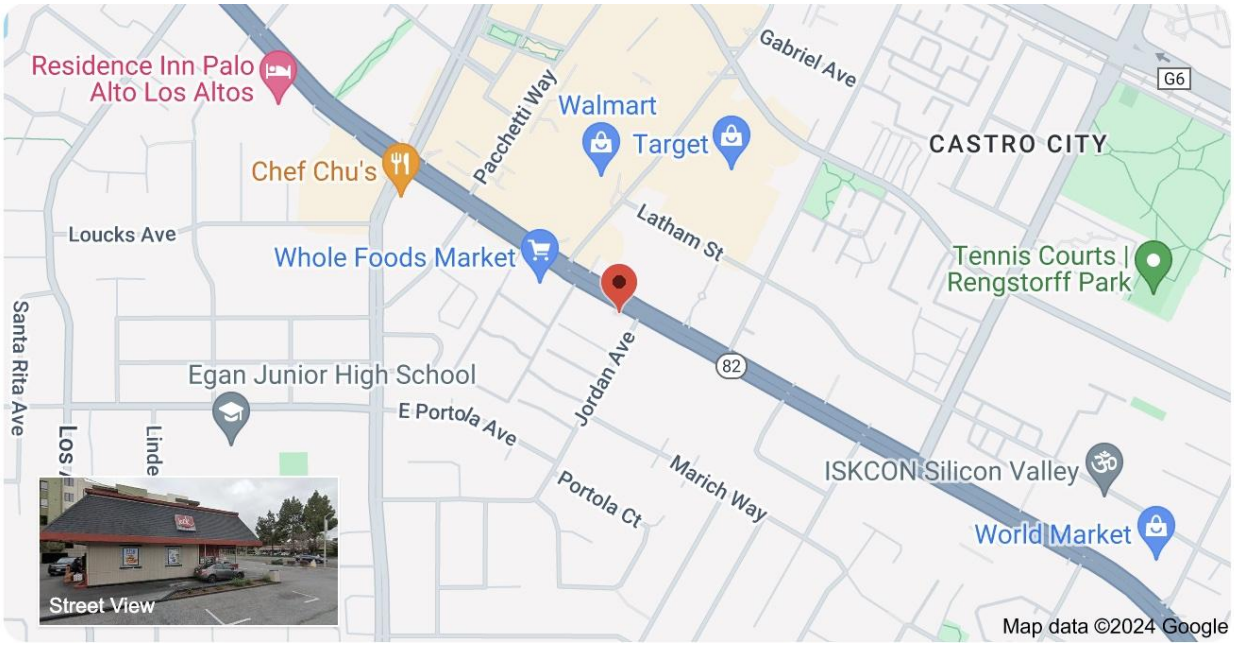
Development Department (HCD), and community-based service organizations and housing counseling organizations who may be able to aid the Displacees.

Site Description and Project Description

The redevelopment project is a five-story, mixed use development with 33 residential units, 18,236 square feet of office, and two levels of underground parking.

The Subject Property (Property) of this Plan is located at 4896 El Camino Real, Los Altos, CA 94022. Figures 1 shows its location. The Property is situated in Los Altos on El Camino Real which connects several Peninsula and South Bay cities in the San Francisco Bay Area within the Postal Zip Code of 94022. Residents enjoy easy access to the Santa Clara Valley Transportation Authority (VTA) bus system including the El Camino and Jordan stop in front of the Property. The surrounding community includes parks, libraries, recreational facilities, schools, and medical facilities. Residents can find grocery stores, restaurants, community facilities, automotive repair businesses, and other small community-based businesses within three miles.

Figure 1: Area Location



The Property is currently improved with a drive-through chain fast-food restaurant and a Single Family Residential (SFR) unit that is rented to a residential tenant occupant. Currently, the unit is occupied by three persons. The unit may meet the definition of a

Protected Unit if the household income is at or below 80% of the Area Median Income (AMI) for Santa Clara County, CA for 2024 as shown in Table 1 below.

Table 1: California HCD Santa Clara County Income Chart 2024

Number of Persons in Household:		**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**
Santa Clara County Area Median Income: $184,300	Acutely Low	19350	22100	24900	27650	29850	32050	34300	36500
	Extremely Low	38750	44250	49800	55300	59750	64150	68600	73000
	Very Low Income	64550	73750	82950	92150	99550	106900	114300	121650
	Low Income	102300	116900	131500	146100	157800	169500	181200	192900
	Median Income	129000	147450	165850	**184300**	199050	213800	228550	243300
	Moderate Income	154800	176900	199050	221150	238850	256550	274250	291900

Source : https://www.hcd.ca.gov/sites/default/files/docs/grants-and-funding/income-limits-2024.pdf

Overview of Relocation Planning and Implementation

Revival Development Services (Revival) has been hired by the Applicant to prepare this Plan. The Applicant will retain a third-party relocation specialist to implement this Plan including delivering the Advisory Services and assistance receiving payments described in the Plan.

Revival's President, Chad Wakefield, authored this Plan. Mr. Wakefield has delivered relocation plans and services under HCD's purview and monitoring since 2007 including assisting with SB330 triggering projects, California Project HomeKey funding, and various other federal, state, and local agency requirements including in Alameda, Santa Clara, San Mateo, San Francisco, and Marin Counties.

RELOCATION PLAN

A. REGULATORY FRAMEWORK AND REQUIREMENT ANALYSIS

In its most basic form, CRAL and the Guidelines the following minimum requirements:

1. Required advanced notice of the relocation.
2. Written information statement describing their rights to relocation benefits and services for which they are eligible.
3. Permanent relocation to a comparable housing unit that is decent, safe, and sanitary, and meets the needs of the Household.
4. Assistance with moving to the replacement housing unit, including relocation of personal property and transfer of any utility accounts owned by the Household.
5. Right to appeal decisions made within the relocation program that affect them.

The following law, regulations and ordinances are applicable to this Project.

Housing Accountability Act (HAA) Gov Code § 65589.5

Established the state's overarching policy that a local government may not deny, reduce the density of, or make infeasible housing development projects, emergency shelters, or farm working housing that are consistent with objective local development standards.

Permit Streamlining Act (PSA) Gov Code § 65920-64

Applies to housing development projects, decreases required timeframe to approve or disapprove a housing development project with an EIR.

Housing Crisis Act of 2019 (HCA), Chapter 654, Statutes of 2019 (SB 330, SB 8, and AB1218

Amended the Housing Accountability Act and Permit Streamlining Act. Added new provisions to the Government Code limiting local authority to downzone property or adopt new, subjective design standards. Effective January 1, 2020, and sunsets on January 1, 2030 (per SB 8).

California Assembly Bill 1218

Removed the date the Housing Crisis Act requirements sunset.

Ellis Act Gov Code § 7060-7060.7

State law concerning property owners' right to evict tenants, obligations to provide assistance to eligible households, and replace units.

California Relocation Assistance Law CA Government Code § 7260

Establishes Relocation Planning and Relocation Assistance Program requirements for eligible displaced persons.

California Code of Regulations Title 25, § 6000

Provides regulatory guidance for implementing California Relocation Assistance Law.

State of California Government Code Section 66300.6

New provisions added to the Government Code by SB 330. Requires the Developer to allow residents to remain in their unit until six months prior to the start of construction and contains additional relocation assistance requirements for residents in affordable residential units defined as Protected Units. Occupants of Protected Units shall also have the first right of refusal for a new unit at the Project.

Specific requirements taken directly from 66300.6 are provided below as they appear in the text of the code.

> (***3) (A) Any existing occupants will be allowed to occupy their units until six months before the start of construction activities. The project proponent shall provide existing occupants with written notice of the planned demolition, the date they must vacate, and their rights under this section. Notice shall be provided at least six months in advance of the date that existing occupants must vacate.***

(B) Any existing occupants that are required to leave their units shall be allowed to return at their prior rental rate if the demolition does not proceed and the property is returned to the rental market.

(4) The developer agrees to provide both of the following to the existing occupants of any protected units that are lower income households:

(A) Relocation benefits that are equivalent to the relocation benefits required to be paid by public entities pursuant to Chapter 16 (commencing with Section 7260) of Division 7 of Title 1 and any implementing regulations.

(B) A right of first refusal for a comparable unit available in the new housing development, or in any required replacement units associated with a new development that is not a housing development, affordable to the household at an affordable rent or an affordable housing cost. This subparagraph shall not apply to any of the following:

(i) A development project that consists of a single residential unit located on a site where a single protected unit is being demolished.

(ii) (I) Units in a housing development in which 100 percent of the units, exclusive of a manager's unit or units, are reserved for lower income households.

(II) Notwithstanding subclause (I), this subparagraph shall apply to protected units occupied by an occupant who qualifies for residence in the new development and for whom providing a comparable unit would not be precluded due to unit size limitations or other requirements of one or more funding source of the housing development.

(iii) A project that meets the requirements of subparagraph (C) of paragraph (1).

(C) (i) For purposes of complying with subparagraph (B), if one or more single-family homes that qualify as protected units are being replaced in a development project that consists of two or more units, "comparable unit" means either of the following, as applicable:

(I) A unit containing the same number of bedrooms if the single-family home contains three or fewer bedrooms.

(II) A unit containing three bedrooms if the single-family home contains four or more bedrooms.

(ii) For purposes of this subparagraph, a comparable unit is not required to have the same or similar square footage or the same number of total rooms.

(D) This subparagraph does not apply to an occupant of a short-term rental that is rented for a period of fewer than 30 days.

(5) This subdivision does not confer additional legal protections upon an unlawful occupant of a protected unit.

B. PROGRAM ASSURANCES AND STANDARDS

Funding of Relocation: Adequate funds shall be made available for the relocation of all eligible Displaced Persons/Households within the budget of the Project. The Applicant shall pay all actual, reasonable, and necessary relocation expenses through its own Project. This Plan provides for an estimate of the cost of the Displacee's relocation expenses. This estimate is detailed in Section L of the Plan. The estimate is subject to change as additional information pertaining to the needs of the Displacees, local housing market cost, and moving expenses is gathered. The estimate is also not intended to be a fixed price to be met; the actual cost may be lower should the Displacees require financial assistance than the estimate.

Review and Comment to This Plan: Given the permanent nature of the displacement contemplated and expected as a result of the Project, in accordance with CRAL and the Guidelines, there is a formal 30-day public review and comment period for the Plan prior to start of relocation. Resident and other stakeholder feedback regarding the program will be considered and incorporated into the Plan where appropriate. The review and comments period are explained later in this Plan.

Notification of Eligibility of Relocation Program Assistance and Notice to Vacate: In accordance with the CRAL, each household shall be informed in writing regarding the types of relocation assistance they shall receive in a Notice of Eligibility (NOE) and the dates of their relocation through a minimum of a 90-day Notice to Vacate. Notice translations into languages other than English will be prepared if required such as Spanish. NOTE: as later discussed, through the resident interview process, no communication in languages other than English has been determined to be necessary.

Fair Housing and Other Civil Rights Protections: Relocation assistance services shall be provided to ensure that displacement does not result in different, or separate treatment of Households based on race, nationality, color, religion, national origin, sex, marital status, familial status, disability or any other basis protected by the federal Fair Housing Amendments Act, the Americans with Disabilities Act, Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, the Unruh Act, as well as any otherwise

arbitrary or unlawful discrimination. Relocation notices shall be provided in the primary language of each Household.

Appeals: Any Displacee, is afforded the right to appeal the decision to the Applicant and their designated appeals hearing body with HCD being the ultimate arbiter of unsettled appeals at the Applicant's level unless the Displacee pursues judicial relief through the appropriate judiciary. Section J of this Plan provides the complete appeals process for the Project. Displacees who disagree with decisions by the Applicant including but not limited to, the determination of eligibility or ineligibility for relocation assistance, the type and amount of relocation assistance that is being offered, offer of comparable, Decent, Safe, and Sanitary (DS&S) housing, and property management practices.

C. RELOCATION PLANNING AND NEEDS ASSESSMENT METHODOLOGY

Based on information provided by the Applicant on September 12, 2024, there is one occupied residential unit. All occupants are expected to be displaced.

Interviews with Displacee will be required prior to displacement. These interviews will be focused on special needs including physical mobility challenges that need to be considered in the relocation process, languages spoken in the home and potential need for assistance in languages other than English, and locational preferences for relocation. These data are required to determine the relocation assistance the household is eligible to receive.

D. DEMOGRAPHICS AND OCCUPANT DATA & DESCRIPTIONS

Occupant Data

It is estimated that there are 3 persons occupying the residential structure. There is one adult and one related child, and an adult roommate residing at the Property. Based on stated income, and depending upon the composition of these persons there is either

- one two-person household at 52% AMI (low-income at or below 80% AMI) and one single person household at 85% AMI (moderate income, at or above 80% AMI); if the persons do report to all belong to one household their combined income would exceed the median income level shown previously in Image 1.

Household Special Needs

Special needs are not known. This data will be discovered during the interview process.

E. RELOCATION ASSISTANCE ELIGIBILITY

Relocation Eligibility Under CRAL In Accordance with SB330

The following definitions per SB330 are critical in understanding the relocation requirements and determining relocation eligibility.

Table 2: SB330 Definitions

Project:	A development by a private owner or developer which causes the displacement of low or very low-income households living in a protected residential dwelling unit.
Displaced Person:	Low and very low-income households living in a protected residential unit who is displaced as a result of owner and/or developer removal of the residential unit.
Protected Unit:	A Protected Unit means any of the following: • Residential dwelling units that are or were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low-income within the past five years. • Residential dwelling units that are or were subject to any form of rent or price control through a public entity's valid exercise of its police power within the past five years. • Residential dwelling units that are or were occupied by lower or very low-income households within the past five years. • Residential dwelling units that were withdrawn from rent or lease in accordance with Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 within the past 10 years.
Low-Income:	Household Income at 50% to 80% of Area Median Income
Very Low-Income:	Household Income at 35% to 50% of Area Median Income

Per SB 330, in order to be eligible for assistance under CRAL, a household must be residing in a protected unit (be low-income); occupied by persons at or below 80% AMI.

Eligible persons will receive permanent relocation assistance including relocation advisory services, referrals to replacement spaces, moving assistance, and other relocation assistance payments. Each Displacee will receive a Notice of Eligibility (NOE) and a 90-day Notice to Vacate at the minimum. Where necessary a 30-day Notice were issued, as necessary.

Ineligibility for Relocation Assistance

Households above 80% AMI will not be eligible under CRAL per SB330. Any occupant not eligible for assistance will receive a Notice of Ineligibility and will receive no relocation assistance. The Applicant may elect to voluntarily provide advisory services including the 90-day Notice to Vacate and referrals to replacement locations.

F. REPLACEMENT PROPERTY NEEDS

All occupants will be displaced. All replacement housing offered to residential Displacees, at a minimum, must be DS&S including providing adequate sleeping area for all households to be considered comparable replacement units. As defined under 6008 (D) of CRAG DS&S means:

(*1) Housing in sound, clean and weather tight condition, in good repair and adequately maintained, in conformance with the applicable state and local building, plumbing, electrical, housing and occupancy codes or similar ordinances or regulations and which meets the following minimum standards:*

> *(A) Each housekeeping unit shall include a kitchen with a fully usable sink, a stove or connection for a stove, a separate and complete bathroom, hot and cold running water in both bathroom and kitchen, an adequate and safe wiring system for lighting and other electrical services and heating as required by climatic conditions and local codes.*
>
> *(B) Each nonhousekeeping unit shall be in conformance with state and local code standards for boarding houses, hotels, and other dwellings for congregate living.*

(2) When the term decent, safe, and sanitary is interpreted, under local, state, or federal law, as establishing a higher standard, the elements of that higher standard, which exceed the provision of paragraph (1) of this subsection, are incorporated herein. A unit which is occupied by no more than the maximum number of people allowed under the State Building Code shall be considered to be in compliance with the occupancy provisions of this subsection.

Households will receive referral to at least 3 DS&S housing units over their 90-day Notice period including as a basis for their replacement housing in their NOE.

Relocation to the replacement units listed below or anywhere within the Los Altos area should ensure that the occupants have similar or improved access to public services, public facilities such as parks, transportation, medical services, and employment. The households will receive sufficient replacement housing assistance to ensure that they have the option to relocate into comparable, DS&S replacement housing where they have continued similar access to all amenities.

Table 3 below shows samples of units that were available for rent during the research period of September 5-10. The survey found that there was a limited supply of units available in the immediate area to accommodate the potentially eligible household, and it is expected to remain that way through the project timeframe.

These rental properties should be available and affordable within each the household's financial means with the assistance of the Relocation Assistance Program. While there are active public projects in Los Altos that will cause the displacement of similarly sized households, the concurrent displacement should not affect the availability of comparable housing for this household.

Replacement Housing Survey

In-depth replacement housing searches based on the residents' needs and location requests prior to relocations will occur to provide ample re-housing information to the displaced households.

Table 3: Replacement Housing Survey Results

Property Address	*Unit Size and Monthly Rent*	*Distance from Property (miles)*
150 W Edith Ave Apt 20, Los Altos, CA 94022	2-BR/$3,595	2
11 Deep Well Ln, Los Altos, CA 94022	2-BR/$6,000	3.2
581 University Ave, Los Altos, CA 94022	1-BR/ $3,750	3

G. RELOCATION ASSISTANCE PROGRAM

Relocation Staff Availability and Responsibilities

Households will be notified in the future of the names, phone numbers and email addresses of the team assigned to the Project. This Plan will be updated with specific contact information for relocation staff and the households will receive a notice of this change.

Specific activities performed by relocation staff are described below.

1. Distribute and explain a General Information Notice (GIN).
2. Interview the Displacees and assess their relocation needs. Careful documentation of this assessment will be recorded in the relocation case file.
3. Develop a housing survey, evaluate a DS&S dwelling unit for each household, select a DS&S replacement dwelling unit for the basis of determining any replacement housing payments, and calculate any required replacement housing payments.
4. Prepare a NOE for each household and personally present the NOE to the Displacee. NOE to include referral for at least one comparable replacement unit.
5. Distribute the 90-day Notice to Vacate. The 90-day Notice can be provided concurrently or after the NOE is served.
6. Provide additional referrals to replacement housing; a minimum of three referrals shall be provided to residential Displacees.
7. Provide relocation counseling services to assist Displacees make good decisions to plan their move.
8. Coordinate moves to replacement locations.
9. Assist with the completion and filing of relocation claims, rental applications, and appeals forms, if necessary.
10. Other assistance that may be appropriate to ensure the Displacee receives services and benefits that are reasonably permitted and/or required under the CRAL and the Guidelines to ensure that hardships and impacts are reduced as much as possible in the relocation process.
11. Document receipt of all required notices, referrals provided, signed claims and receipts of payments, and demonstration of advisory services and relocation assistance provided in the Displacee's relocation file.

Noticing

Notices required by CRAL, and the Guidelines shall be personally served where feasible, posted, or mailed with a certified return receipt. All other notices shall be personally served where feasible, posted, or mailed first class mail. Any notice which is posted shall be affixed to the resident's door and a photo will be taken of the notice displaying the date of the notice.

All notices and proof of service will be maintained in relocation case files. All notices and other informational documents provided will include the relocation specialist's contact information and any necessary directions to the resident to contact the relocation specialist. Notices will be provided to the household in their primary language. The required notices have been detailed above.

Relocation Housing Options

The following options may be available.

Rental Assistance for Tenant Occupants Who Choose to Rent a Permanent Replacement Dwelling Unit

To be eligible to receive rental assistance benefits, the displaced tenant household must rent or purchase and occupy a decent, safe, and sanitary replacement dwelling within one year from the date they move from the displacement dwelling.

Based upon the available data regarding Project Displacees, the displaced households may qualify for, and may be eligible to apply for, relocation benefits under CRAL provisions.

Except in the case of Last Resort Housing situations, payments to households exceeding 80% AMI will be payable over a 42-month period and limited to a maximum of $5,250 as stated under CRAL. Table 4 portrays an example of a benefit determination for a household not utilizing a housing voucher. Where a voucher is used, the method of calculation is similar:

Table 4: Sample CRAL RAP Calculations

1. Old Rent (Total Tenant Payment)	$1,200	Old Rent and Utilities
Or		
2. Ability to Pay	$1,400	30% of the Gross Household Income (for Low Income Households)
3. Lesser of lines 1 **or** 2	$1,200	Base Monthly Rental
Subtracted From:		
4. Actual New Rent	$1,300	Actual New Rent and Utilities
Or		
5. Comparable Rent	$1,400	Determined by FHRH (includes utilities)
6. Lesser of lines 4 or 5	$1,300	
7. Yields Monthly Need:	$100	Subtract line 3 from line 6
Rental Assistance	$4,200	Multiply line 7 by 42 months

Rental Assistance Payment amounts are equal to 42 times the difference between the base monthly rent and the lesser of:

(i) The monthly rent and estimated average monthly cost of utilities for a comparable replacement dwelling; or

(ii) The monthly rent and estimated average monthly cost of utilities for the decent, safe, and sanitary replacement dwelling actually occupied by the displaced person. The base monthly rent for the displacement dwelling is the lesser of:

(i) The average monthly cost for rent and utilities at the displacement dwelling for reasonable period prior to displacement, as determined by the Applicant; or

(ii) Thirty percent (30%) of the displaced person's average monthly gross household income if the amount is classified as "low income" by HUD's Annual Survey of Income Limits for the Public Housing and Section 8 Programs. If a displacee refuses to provide appropriate evidence of income or is a dependent, the base monthly rent shall be determined to be the average monthly cost for rent and utilities at the displacement dwelling; or

(iii) The total of the amount designated for shelter and utilities if receiving a welfare assistance payment from a program that designated the amounts for shelter and utilities.

Down Payment Assistance to Tenants Who Choose to Purchase

The displaced household may opt to apply the entire benefit amount for which they are eligible toward the purchase of a replacement unit.

Residential tenants, who are otherwise eligible to receive the Rental Assistance Payment described above, may choose to receive a lump sum payment equal to forty-two months of rental subsidy (including Last Resort Housing benefits) to purchase a new home.
A displaced household that chooses to utilize up to the full amount of their rental assistance eligibility (including any Last Resort benefits) to purchase a home will have the funds deposited in an open escrow account, provided that the entire amount is used for the down payment and eligible, incidental costs associated with the purchase of a decent, safe, and sanitary replacement home. A provision shall be made in the escrow arrangements for the prompt return of the Applicant's funds, in the event escrow should fail to close within a reasonable period.

Final determination about the type of relocation benefits and assistance for which the household is eligible will be determined upon verification of the household's occupants and income.

Residential Moving Assistance

Households shall have two options for moving assistance: a professional or self-move. The Applicant) or their 3rd Party Relocation Specialist) will meet with each household to explain the moving assistance services that will be made available to them and ascertain the move option that best suit their needs and abilities. These two options are further explained below.

Option 1: Residential Self-Move (Fixed Payment In-lieu of Actual and Reasonable Move Costs)

Should a household choose to conduct a self-move to an off-site unit, they will receive a Fixed Move Payment (FMP) based on the Federal Fixed Move Payment Schedule for the

State of California, which was last updated and effective August 26, 2021, shown in Table 5 below.

Table 5: FHWA Fixed Move Payment Schedule

1 room	2 rooms	3 rooms	4 rooms	5 rooms	6 rooms	7 rooms	8* rooms
$780	$1,000	$1,250	$1,475	$1,790	$2,065	$2,380	$2,690

*Additional rooms are $285

Source:
https://www.fhwa.dot.gov/real_estate/uniform_act/relocation/moving_cost_schedule.cfm

Under this option, the household would not receive moving compensation for costs such as labor, boxes, and other packing materials, utility transfers, or other costs related to the physical move of their home. This is because the intent of the FMP is to provide funds to the household to pay for all costs associated with the move per the Policy. Relocation staff will prepare and process the appropriate claim for the household to receive assistance.

Option 2: Professional Residential Move

Under this option, the Applicant will directly pay for professional moving services required. Services would include full packing, moving, loading, unloading, unpacking, and full replacement value insurance necessary to move the household's personal property to their permanent unit.

Utility Transfer/Hookup Fee Reimbursement

All households that elect to have a professional move will have all move cost itemized which may include utility transfer and/or hookup fees. The Applicant will reimburse residents for the actual cost upon presentation of an itemized bill from the appropriate company. Advance payments may be considered if a household demonstrates a financial hardship.

Last Resort Housing

Should replacement housing not be available as required for the households when the computed replacement housing assistance eligibility exceeds $5,250, or replacement

dwelling monthly rental costs (including utilities and other reasonable recurring expenses) exceeds 30% of the person's average monthly income, Last Resort Housing assistance payments will have to be provided.

A displaced tenant household will be entitled to consideration for supplementary benefits in the form of Last Resort Housing assistance when the computed replacement housing assistance eligibility exceeds $5,250, or replacement dwelling monthly rental costs (including utilities and other reasonable recurring expenses) exceed 30% of the person's average monthly income (financial means), or when a tenant fails to meet the 90-day occupancy requirement and comparable replacement rental housing is not available within the displaced person's financial means. Calculations of Last Resort rental assistance benefits for tenants who fail to meet the 90-day occupancy requirement will be based solely on household income. Non-90-day qualifiers must meet basic eligibility requirements applied to all other Displacees.

Recipients of Last Resort rental assistance, who intend to purchase rather than re-rent replacement housing, will have the right to request a lump sum payment of all benefits in the form of down payment assistance. Tenant households receiving periodic payments will have the option to request a lump sum payment of remaining benefits to assist with the purchase of a decent, safe, and sanitary dwelling.

H. PAYMENT OF RELOCATION BENEFITS

Any relocation assistance payments payable to the household will be made expeditiously. In order to receive any applicable permanent replacement housing payments, the household must rent and occupy a decent, safe, and sanitary replacement housing unit upon leaving the Property within 12 months. All persons eligible to receive a payment must submit claims and supporting documentation for relocation no later than 18 months after the date they vacate the Project Site in order to remain eligible for payment.

The procedure for the preparation and filing of claims and the processing and delivery of payments will be as follows:

1. Claimant(s) will provide all necessary documentation to substantiate eligibility for assistance.
2. Relocation staff will review all necessary documentation before reaching a determination as to which expenses are eligible for compensation.

3. Required claim forms will be prepared by relocation staff and be presented to the claimant for their review and signature. Signed claims and supporting documentation will be returned to relocation staff for processing of payment.
4. Relocation staff will review and approve claims for payment or request additional information.
5. Relocation staff will issue benefit checks to claimants in the most secure, expeditious manner possible.
6. Receipts of payment and all claims' materials will be maintained in the relocation case file.
7. In cases where the claimant disputes the amount of payment they are awarded in the claim, they may make a written appeal in accordance with the appeals process defined in Section J of this plan.

I. EVICTION POLICY

It is recognized that eviction is permissible only as a last resort and that relocation records must be documented to reflect the specific circumstances surrounding any eviction. Eviction will only take place in cases of nonpayment of rent; a serious violation of the rental agreement; a dangerous or illegal act in the unit; violation of federal, state, or local laws; or, if the household refuses all reasonable offers to move.

J. APPEALS POLICY

The appeals policy and grievance procedures shall follow the standards described in CRAL and defined by HCD. Briefly stated, a household shall have the right to ask for review when there is a perceived grievance regarding any of such household's rights to relocation and relocation assistance, including the determination as to eligibility, the amount of payment, or the failure to provide comparable and DS&S housing. Property management practices by the Applicant are also appealable.

Appellants are not required to exhaust their administrative remedies; they may choose to submit their appeal directly to HCD, City, or to a court. Persons wishing to submit an appeal to HCD may do so in writing to:
Department of Housing and Community Development
2020 West El Camino Ave., Sacramento, CA 95833

Once received, HCD would assign a hearing officer for the appeal.

Should a household not be satisfied with HCD's decision, or choose not to appeal to HCD, they may seek judicial relief through the appropriate level of the judiciary for their complaint. By not seeking relief from HCD, the claimant does not limit their right to judicial relief.

Households not wishing to go directly to HCD with an issue can send their appeal in writing to the Applicant:

Should the appellant and the Applicant not be able to resolve the appeal, the appellant may forward an appeal to HCD. The Applicant's relocation specialist will assist the household with information as to how to submit an appeal to HCD.

K. PROJECTED RELOCATION SCHEDULE

A relocation schedule will be added to this Plan as the Project evolves. No households will be required to move under a notice until six months prior to the start of construction.

L. ESTIMATED RELOCATION COSTS

The estimated relocation cost provided below is based on the best current available data related to the overall project schedule, potential number of relocations, and the estimated vendor costs. The cost estimate is considered conservative at this time and should remain as such until certain factors are better understood and more easily controlled, including the number of total relocations and the type/method of moving (professional versus self-moves).

The approval of this Plan does not constitute the approval of the relocation budget for the purposes of determining maximum levels of eligible compensation. The Applicant cannot offer lesser relocation payments than those required by CRAL in order to conform to the parameters of the preliminary budget that is included in the approved relocation plan.

As there is a maximum of one low-income household the estimate provided here only accounts for a range of cost for that household. The estimated budget for potentially

eligible moving costs and replacement housing payments with consideration for payments under Housing of Last Resort is $87,000 - $171,000.

M. PUBLIC COMMENTS AND REVIEW PERIOD

This Plan will be circulated to the previous occupants of the Property and will be available for public review and comment upon request from October 2024 through November 2024. The Plan will also be available at the city during normal office hours. Comments shall be submitted to the City contact listed below.

City Contact: Jia Liu, AICP, Associate Planner, City of Los Altos, (650) 947-2696 or jliu@losaltosca.gov

APPENDIX A: SAMPLE RELOCATION FORMS AND NOTICES

RESIDENT INTERVIEW FORM	
Date of Interview:	Interviewer Name:
Head of Household Name:	
Address:	
Home Phone Number:	Mobile Phone Number:
Email Address:	Preferred Form of Communication:

HOUSEHOLD INFORMATION				
First, Last Name	**Relationship to Head of Household**	**Gender**	**Age**	**Special Characteristics of Household: (Non-English speaking, Disabled, Elderly, Etc.?)**
		☐Male ☐Female		
		☐Male ☐Female		
		☐Male ☐Female		
		☐Male ☐Female		
		☐Male ☐Female		
		☐Male ☐Female		
USE SPACE FOR ADDITIONAL HOUSEHOLD MEMBERS				
Income Details (Ask for annual income. Include amounts received through SSI – other govt. support such as Section 8):				
Are there any special needs you would like to provide additional details for?				

CURRENT HOUSING INFORMATION and RELOCATION PREFERENCES
Current Rent:
Date Moved In:
Estimated Monthly Utility Cost for Electric, Gas, Water, Sewer and Trash):
Total Number of Bedroom:
Other Rooms In Unit (ie. Living, Family, Storage):
Desired Location for New Housing:
What else should we know about your housing needs?

ROUTINE ACTIVITIES (LOCATION AND TRANSPORTATION)
Employment and/or school location:
Transportation requirements:
a. Do you have a vehicle? ☐Yes ☐ No If so, how many are in the household?
b. Do you depend on public transportation? ☐ Yes ☐ No
If yes what routes are used?

1

c. Other transportation concerns:

ANIMALS		
Are there animals in your household? ☐Yes ☐No		
Animal 1:	Is this a Service Animal/Emotional Support Animal	☐Yes ☐ No
Animal 2:	Is this a Service Animal/Emotional Support Animal	☐Yes ☐ No
Animal 2:	Is this a Service Animal/Emotional Support Animal	☐Yes ☐ No

SERVICES NEEDS	
Do you have a support person in place to help you during this process?	☐Yes ☐ No
If yes.. Name and phone number of persons:	
What services do you anticipate needing to prepare and complete your move?	
What do you anticipate will be your biggest obstacles in getting ready for your move?	
Do you have cable, internet, or phone services? List providers below	☐Yes ☐ No

ADDITIONAL HOUSEHOLD QUESTIONS AND INTERVIEWER NOTES

_____

Print Resident Name

_____ _____

Resident Signature Date of Interview

_____ _____

Relocation Specialist Signature Date of Interview

2

Non-residential Interview Form	
Date of Interview:	Email Address:
Business Name (Legal Entity):	
Address:	
Telephone Number:	Point of Contact:
SECTION 1. NOTICES	
Date first occupied this property:	
Did you receive the General Information Notice? ☐ Yes ☐ No	
INTERVIEWER INSTRUCTIONS: If the answer is "NO" to question above, provide the notice.	
SECTION 2. PROPERTY DESCRIPTION AND CHARACTERISTICS	
Property Description and Zoning:	
Structures:	On-Site Storage Areas:
Current amount of rent:	
Utilities Cost and Needs?	
Equipment at Site:	
Permits and Licenses:	
SECTION 3. BUSINESS INFORMATION	
Business Type/Description:	
Primary Market/Trade Area:	
Other Locations:	
Number of Staff and Hours of Operations:	
Best Time to Move:	
Hazardous Materials Use/Storage:	
Period of Lowest/Highest Inventory:	
Equipment Under Lease and/or Warranty:	
High Bulk Material:	
Other Details:	

SECTION 4: SERVICES NEEDS AND MOVING PREFEREENCE
What Services do You Feel You Need?
What Locations Would Work for Relocation?
Do You Plan to Use Staff for the Move?
Other Issues and Needs?
BUSINESS QUESTIONS AND INTERVIEWER NOTES

Acknowledgment of Interview

_____ _____

Print Business Representative/Signature Date of Interview

_____

Revival Representative

GENERAL INFORMATION NOTICE (GIN)

[DATE]

[Resident Name]
[STREET ADDRESS]
[CITY, STATE, AND ZIP]

Dear [Resident Name]:

DeAnza Properties (Developer) is proposing to acquire and redevelop the property located at [INSERT COMPLETED ADDRESS] APN [APN(s)] (Property and Premises) where you presently reside. This proposed Project will require all persons remaining at the Property to move permanently from the Property. A percentage of new units will be set aside for households earning at or below 80% of Santa Clara County the Area Median Income (adjusted for household size).

As required under California SB 330, and in accordance with State of California Government Code Section 66300 (d)(II)(C) the Developer shall be required to allow residents to remain in their unit until 120-days prior to the start of construction.

In accordance with 66300 (d)(II)(D), occupants in a Protected Units, as defined per 66300 (d)(II)(E)(ii), shall provide residents of affordable residential units with relocation assistance benefits per California Government Code Chapter 16 Section 7260 Division 7 Title 1. Occupants of Protected Units shall also have a first right of refusal for a new unit at the Project.

In order to determine potential eligibility for relocation assistance, an interview with a qualified relocation specialist must be conducted. The Developer has retained the services of Revival Development Services, LLC to conduct these interviews and develop eligibility letters for relocation assistance. Please contact [INSERT STAFF CONTACT] no later than [INSERT DEADLINE], to conduct this interview.

Be prepared to provide the following documentation to [INSERT STAFF CONTACT] no later than INSERT DEADLINE],: 1) Copy of lease and rental receipts; and 2) Income documentation for 12-months from [INSERT DATES] including but not limited to pay stubs, cash affidavit verification, and other income excluding food stamps. Failure to meet these requirements shall result in the forfeiture of any and all relocation assistance you may be eligible to receive.

Please direct any questions or concerns regarding this letter to INSERT CONTACT],. If you require translation to a language other than English, please advise as soon as possible.

Sincerely,
Chad K. Wakefield

President
Revival Development Services, LLC

RESIDENT'S GENERAL INFORMATION NOTCE ACKNOWLEDGEMENT OF RECEIPT

Resident Name: _____ Resident Unit #: _____

Resident Signature: _____ Date Received: _____

RESIDENT'S GENERAL INFORMATION NOTCE ACKNOWLEDGEMENT OF RECEIPT

Resident Name: _____ Resident Unit #: _____

Resident Signature: _____ Date Received: _____

TENANT INFORMATION STATEMENT Government Code §66300(d)

YOUR RESPONSE TO THIS LETTER MAY AFFECT YOUR HOUSING BENEFITS THIS IS NOT AN EVICTION NOTICE OR TERMINATION OF TENANCY

[DATE]

Current Resident

RE: Request for Information for Replacement Unit Determination

Dear Current Resident:

The owner of the property has filed an application with the City of Los Altos to construct a new residential housing development on the Property. The Housing Crisis Act of 2019, SB 330 (Government Code §66300) requires the owner to replace any units that are or recently were occupied by Lower Income tenants with restricted affordable units in their new building. The law also requires owners to provide certain rights and benefits to existing Lower Income tenants.

In order to ensure that all Protected Units are replaced, and all eligible tenants are protected, the City must have accurate information about the units and tenant households at the Property. The City is asking each of the tenants of the Property to **complete and return the attached form**.

YOU MAY HAVE A RIGHT TO BENEFITS

Qualified Lower Income tenants currently living in the building may have the following rights:

1. A right of first refusal for a comparable unit (at the same rent and with the same bedroom type) in the new building once it is completed.
2. The right to remain in your unit until up to six (6) months before the start of construction.
3. Financial assistance with relocation costs in accordance with state or local law (whichever is greater).

YOUR RESPONSE WILL HELP PRESERVE AFFORDABLE HOUSING

Cooperating with this request is voluntary, but your participation will assist the City in preserving affordable housing for future generations. Even if you are not eligible for benefits or choose not to occupy a unit in the new property, the number of units created in the new building with long-term affordability requirements may depend on your response.

WHAT YOU SHOULD DO

Please complete and return the attached documents, signed and dated, to the address listed on the form within two (2) weeks of the date of this letter. If you need assistance with this form, please contact [INSERT CONTACT].

After the City completes the Replacement Unit Determination and issues a permit for construction of the new building, you will receive notice of the owner/landlord's intent to demolish your unit, along with additional information about your rights and benefits, if applicable.

Sincerely,

City of Los Altos

TENANT INFORMATION STATEMENT Government Code §66300(d)

YOUR RESPONSE TO THIS LETTER MAY AFFECT YOUR HOUSING BENEFITS THIS IS NOT AN EVICTION NOTICE OR TERMINATION OF TENANCY

(To Be Completed by Tenant)
Date: _____

UNIT INFORMATION:			
Property Address:			
Unit Number:		Number of Bedrooms:	
Number of people in Household:			
Name(s) of all person(s) on Lease Agreement:			

Please review the following 2024 income table, based on the number of people in your household, and indicate by checking the appropriate box below whether you believe your household qualifies as low- or very low- income, above low-income, or unknown:

Number of Persons in Household:		**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**
Santa Clara County Area Median Income: $184,300	Acutely Low	19350	22100	24900	27650	29850	32050	34300	36500
	Extremely Low	38750	44250	49800	55300	59750	64150	68600	73000
	Very Low Income	64550	73750	82950	92150	99550	106900	114300	121650
	Low Income	102300	116900	131500	146100	157800	169500	181200	192900
	Median Income	129000	147450	165850	**184300**	199050	213800	228550	243300
	Moderate Income	154800	176900	199050	221150	238850	256550	274250	291900

☐ My annual household income is at or below the low-income limit in the table above.

☐ I understand that I will need to provide additional documentation to access relocation

☐ benefits. My annual household income is at or below the very low-income limit in the

table above.
I understand that I will need to provide additional documentation to access relocation benefits.

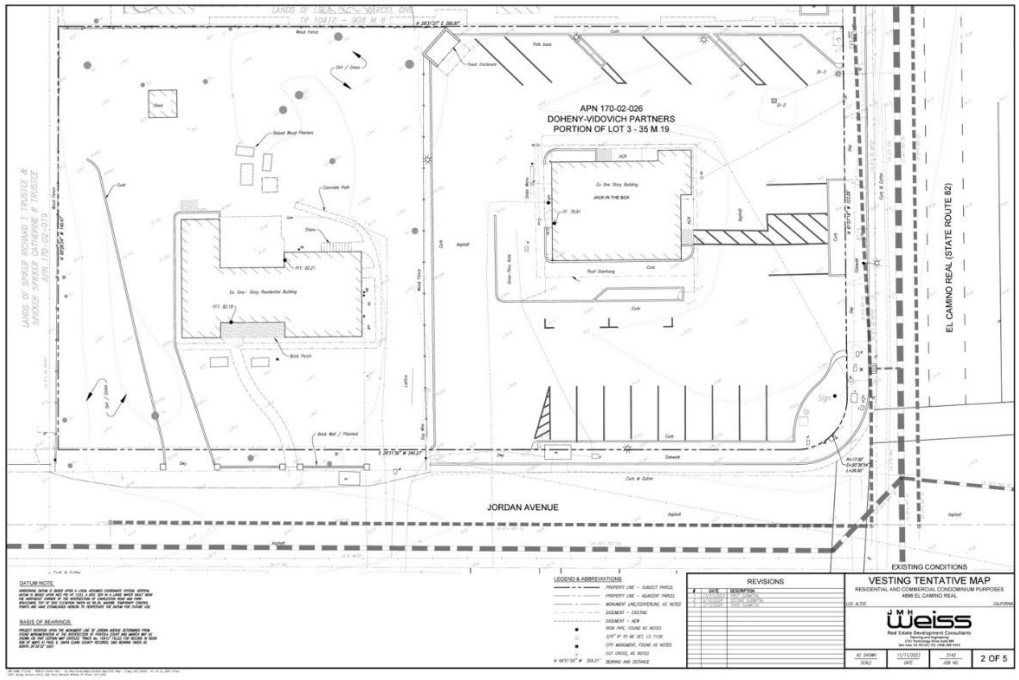
☐ My annual household income is above the low-income limit in the table above. I understand that I am not entitled to relocation benefits.

☐ I do not know whether my annual household income is low- or very low-

income. Tenant Signature: _____ Date: _____

Please Return this form to:
[DEPARTMENT]
[ADDRESS]
[CITY, STATE, ZIP]

APPENDIX B: PROJECT SKETCH/MAPS



RECEIVED
Date: 9/23/2024
CITY OF LOS ALTOS
PLANNING

DENSITY BONUS REPORT

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

CALCULATION

- The Project proposes a total of **33 for-sale residential units**.
    - Lot Size: 0.91 acres gross / 0.84 acres net
    - Per the Zoning Code, the maximum permitted density (i.e., the base density) is 38 dwelling units per net acre. This would result in a base density (i.e., a density without the use of the Density Bonus Law) of 32 units (31.92 rounded up) for the Project site.
        - Per the Density Bonus Law, the maximum allowable gross residential density for the Project site is based on gross density and rounded up, resulting in a permitted base density of 35 units.
    - The Project proposes a total of 33 units.
    - Per the City's Inclusionary Housing Ordinance (Los Altos Municipal Code Section 14.28.010 et seq), the affordable inclusionary housing requirement is 15% of the 33 "total units," of which "[a] majority…shall be designated as affordable at the moderate-income level" and "[t]he remaining affordable housing units shall be designated as affordable at the low- and/or very-low income level."
        - In the case of the Project, this requirement would be met by providing five affordable units (15% of 33 = 5 [rounded up from 4.95]), of which three (3) units would be designated for sale to Moderate Income households and two (2) units would be designated for sale to Very Low Income households.
    - The Density Bonus Law provides that a project setting aside a minimum of "[f]ive percent of the total dwelling units of a housing development" for sale to persons and families of very low income shall be entitled to a density bonus. (Gov. Code Section 65915(b)(1)(B).)
        - Because the Project proposes to set aside a total of two (2) dwelling units for sale to Very Low Income households, the Project is entitled to a density bonus (5% of 33 = 2 [rounded up from 1.65]).
        - While the Project does not require an increase in density, the Project nonetheless is eligible for the other benefits of the Density Bonus Law (e.g., concessions/incentives and waivers of development standards, parking reductions). (Gov. Code Section 65915(f).)
    - The Project would involve the demolition of one existing, three-bedroom single-family home, which is occupied by a total of three tenants: two unrelated adults (Adult 1 and Adult 2) and one child (Child 1).
        - Adult 1 and Child 1 are related. Adult 1's annual income is approximately $76,960.
        - Adult 2 is unrelated to Adult 1 and Child 1. Adult 2's annual income is approximately $110,088.
        - With a collective annual income of approximately $187,048, the three existing tenants would qualify as a Moderate Income Household under HCD's 2024 State Income Limits.
        - The Project would seek to provide rights of first refusal to the existing occupants for one lower-income and one moderate unit in the development as discussed with the City.
        - The existing, three-bedroom single family home is not subject to any recorded covenant, ordinance, or law that restricts rents to be affordable to very low- or lower-income households. Further, the home has not been subject to any such restriction within the five-year period preceding the date of submittal of the Project's application.

- The Project would comply with the replacement housing requirements pursuant to SB 330 and the Density Bonus Law.

- Density Calculation Summary Table:

Number of Dwelling Units Permitted by the Zoning Code Per Net Acreage of Project Site	32 (rounded up from 31.92)
"Maximum Allowable Gross Residential Density" Per Density Bonus Law	35 (rounded up from 34.58)
Density Bonus Units	0 (i.e., a 0% density bonus)
Total Units Proposed	**33**
Resulting Density in Units Per Acre	39.28 du/net acre; 36.26 du/gross acre*

*Note: The net density (i.e., the density calculated using the *net* lot area) is calculated based on the 0.84 net acreage, whereas the gross density (i.e., the density calculated using the *gross* lot area) is calculated based on the 0.91 gross acreage. The "gross" lot area refers to the total horizonal area included within the property lines of the site, whereas the "net" lot area refers to the site less any portion within the right-of-way of an existing public or private street, road, or access easement area. As a result, the gross acreage density results in a lower density per acre than the net acreage density.

- Affordability Summary Table:

Market Rate Units	28
Moderate Income Units	3
Very Low Income Units	2
Total Units	**33**

- The Project is eligible for 1 incentive and concession, an unlimited number of waivers or reductions of development standards, and use of the Density Bonus Law's reduced parking standards.

REQUESTED WAIVERS OR REDUCTIONS OF DEVELOPMENT STANDARDS

- The Density Bonus Law provides that "an applicant may submit to a city…a proposal for a waiver or reduction of development standards that will have the effect of physically precluding the construction of a development" that is entitled to the benefits of the Density Bonus Law. (Gov. Code Section 65915(e)(1).)

- 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. (*Bankers Hill 150 v. City of San Diego* (2022) 74 Cal.App.5th 755, 770.) Once an applicant establishes its eligibility for the density bonus, it is entitled to a waiver of any development standards that would preclude construction of the project. (*Id.* at 774.) A city may not impose financial criteria requirements for granting a waiver or reduction of a development standard. (*Id.* at 755); *Schreiber v. City of Los Angeles* (2021) 69 Cal.App.5th 549, 556).

- A "development standard" is defined broadly as "a site or construction condition, including, but not limited to, a height limitation, a setback requirement, a floor area ratio, an onsite open-space requirement, or a parking ratio that applies to a residential development pursuant to any ordinance, general plan element, specific plan, charter, or other local condition, law, policy, resolution, or regulation." (Gov. Code Section 65915(o)(1).)

- An applicant is not limited in the number of waivers that may be requested and granted. (Gov. Code Section 65915(e)(1).) Waivers can be requested for "any development standard that will have the effect of physically precluding the construction of a development" that meets the Density Bonus Law's minimum affordable requirements "at the densities or with the concessions or incentives permitted by [the Density Bonus Law]." (*Id*.)

- The Project anticipates requesting a total of ten (10) waivers or reductions of development standards that together allow the construction of the Project at the permitted density:

  - Increase the height from 45 feet to 75.21 feet to top of parapet.

- The Zoning Code generally restricts the height of structures to 45 feet in the *Property's Commercial Thoroughfare* zone. (City Municipal Code Section 14.50.140.) The Project will use a waiver of this development standard to permit the proposed height of 75.21 feet (to top of parapet). The additional floor area available with the requested increase in height would allow the Project to fit the residential units to which it is entitled.

- Increase the permitted Floor Area Ratio (FAR) from 1.5:1 to 2.66:1.

  - The General Plan generally limits mixed-use development within properties designated for Thoroughfare Commercial land uses to a maximum FAR of 1.5:1. The Project will use a waiver to permit a maximum FAR of approximately 2.66:1. The additional floor area available with the requested increase in FAR would allow the Project to fit the residential units to which it is entitled.

- Permit a front yard setback of 20 feet.

  - The Zoning Code currently requires a minimum 20-foot front yard setback. (City Municipal Code section 14.50.090.) At the time of submission of the Project's preliminary application however, the Zoning Code required a 25-foot front yard setback. The Project proposes a 20-foot front yard setback, and therefore the Applicant will use a waiver to permit a front yard setback of 20 feet. The reduction in setback would accommodate an increase in the developable area and building envelope and would allow the Project to fit the residential units to which it is entitled.

- Permit a rear yard setback of 20 feet for the first floor and 35 feet for floors two through five.

  - The Zoning Code generally requires a rear yard setback of 40 feet for all structures 30 feet or less in height and 100 feet for all structures over 30 feet in height for properties abutting a residential district. (City Municipal Code Section 14.50.110.) The Project will use a waiver to permit a rear yard setback of 20 feet for the first floor and 35 feet for floors two through five building wall. The reduction in setback would accommodate an increase in the developable area and building envelope and would allow the Project to fit the residential units to which it is entitled.

- Permit no front upper-story step-back for the 4th and 5th floor walls and a street side upper-story step-back of 8.75 feet for the 4th and 5th floor walls.

  - The Zoning Code generally requires a front upper-story set-back of a minimum of 10 feet from the ground floor façade for stories above 45 feet in height and a street side upper-story set-back of a minimum of 10 feet from the ground floor façade for stories above 45 feet in height. (City Municipal Code Section 14.50.170.) The Project will use waivers to permit no front upper-story step-back for the 4th and 5th floor walls, and to permit a street side upper-story step-back of 8.75 feet for the 4th and 5th floor walls. The reduction in front stepback is needed in order to provide the Fire Department required aerial access distance of maximum 30 feet for face of building along El Camino as measured from back of the curb. The reduced street-side upper-story step-back requirement would accommodate an increase in the developable area and building envelope and would allow the Project to fit the residential units to which it is entitled.

- Permit a building façade bay of 51 feet on one side.

  - The Zoning Code generally requires that when a building façade exceeds 100 feet in length along a right-of-way, the façade must be separated into primary façade bays no greater than 50 feet. (City Municipal Code Section 14.50.170.) The Project will use a waiver to permit a building façade bay of 50 feet and 8 inches on the El Camino frontage. The waiver would accommodate an increase in the developable area and building envelope and would allow the Project to fit the residential units to which it is entitled.

- Reduce the forecourt requirement.

  - The Zoning Code generally requires that buildings more than 70 feet in length along a right-of-way must incorporate a forecourt frontage on the right-of-way-facing façade. The Zoning Code requires that the maximum ratio of building height to forecourt is 2:1 (which would require a minimum forecourt height of 34.25 feet relative to the proposed 68.5-foot building height) and that the forecourt must be a minimum of 15 feet in width. The Project meets the minimum 15 foot width with a proposed 25 foot wide forecourt but does not meet the depth with 14 feet. With regard to forecourt height, with the exception of the entry awning and a single 3rd floor balcony, the proposed design meets the forecourt height of 34.25 feet. The additional floor area available with the requested reduction in forecourt requirements would allow the Project to fit the residential units to which it is entitled.

- Reduced differential between height of adjacent storefronts.

  - The Zoning Code generally requires that the height of a storefront shall not differ from the height of any adjacent storefront by more than two feet, and the height of a ground story shall not differ from the height of any adjacent ground story by more than two feet. (City Municipal Code Section 14.50.170.B.4.b.) While the Project meets the ground story height requirement, the project's storefront differs from the adjacent Altan building by more than two feet. The Project seeks a waiver for this design restriction in order to increase the amount of developable floor area, which would allow the Project to fit the residential units to which it is entitled.

- Permit the non-residential ground floor height to be 15 feet where the upper floor ceiling height is 14 feet.

- The Zoning Code generally requires that the non-residential ground floor floor-to-ceiling height be a minimum 24 inches ta the typical upper floor floor-to-ceiling height. (City Municipal Code Section 14.50.170.C.4.a.) The Project proposes a 15 foot ground floor floor-to-ceiling height, which exceeds the typical upper floor floor-to-ceiling height of 14 feet, in order to accommodate areas for utility services that are necessary in order to serve the Project's residential uses. In so doing, the requested waiver would allow the Project to fit the residential units to which it is entitled.

- Permit the length of the parapet to exceed 25 feet.

  - The Zoning Code generally provides that the length of a parapet segment on the third floor and above may not exceed 25 feet. (City Municipal Code Section 14.50.170.B.6.a.v.(b).) The Project proposes to exceed the 25 foot maximum in order to incorporate the protective wall necessary in order to serve the Project's residential uses. In so doing, the requested waiver would allow the Project to fit the residential units to which it is entitled.

REQUESTED PARKING REDUCTION

• The Project will utilize the parking standards set forth in the Density Bonus Law (Gov. Code Section 65915(p)(1)), which require 1.5 onsite parking spaces for each dwelling unit of two to three bedrooms. As applied to the Project's 33 dwelling units, all of which would be either two- or three-bedroom units, the Project will be required to provide a total of 50 parking spaces for the Project's residential units.

• Residential Parking Summary Calculation Table:

	Standard	Requirements as Applied to Project	Proposed
Residential Parking Required by Zoning Ordinance	• 2 spaces for each dwelling unit having two rooms in addition to kitchens and bathrooms • One on-site visitor space for every four residential dwelling units	66 spaces (2 x 33) + 9 spaces (1 x 33/4; rounded up to 9) = 75 spaces	--
Residential Parking Proposed Under Density Bonus Law (Gov. Code Section 65915(p)(1))	1.5 parking spaces per each unit of 2-3 bedrooms	**50 spaces** (1.5 x 33 units; rounded up from 49.5)	**50 Spaces**

PROJECT DATA

Address: 4896 El Camino Real, Los Altos, CA 94022
APN: 170-02-026
Site Area: 0.91 Acres (Gross); 0.84 Acres (Net)

General Plan Designation: Thoroughfare Commercial
Zoning Designation: Commercial Thoroughfare (CT)
Current Use: Drive-through restaurant and single family detached home

Entitlements Requested: Vesting Tentative Tract Map; Design Review; Conditional Use Permit (and associated Density Bonus)
Proposed Program: 33 for-sale (i.e., condominium) dwelling units and approximately 18,236 sf (gross) of office
Affordable Housing: 5 Below Market Rate Units, consisting of three (3) Moderate Income Units and two (2) Very Low Income Units
Construction Type: Type V-A over Type I
Two levels of office in Type I with three levels of residential in Type V-A wood-framed construction
Two levels of underground parking, Type I concrete
Proposed Height: Max. 67.5 ft to top of parapet
Max. 74 ft height to top of stair tower

Number of Bedrooms:

Floor 1: N/A

Floor 2:

Unit 201 (Market-Rate):	3 Bedrooms
Unit 203 (Affordable – Moderate Income):	2 Bedrooms
Unit 206 (Market-Rate):	2 Bedrooms
Unit 207 (Affordable – Moderate Income):	3 Bedrooms
Unit 208 (Market-Rate):	3 Bedrooms
Unit 209 (Market-Rate):	3 Bedrooms

Floor 3:

Unit 301 (Market-Rate):	3 Bedrooms
Unit 302 (Market-Rate):	3 Bedrooms
Unit 303 (Market-Rate):	2 Bedrooms
Unit 304 (Market-Rate):	3 Bedrooms
Unit 305 (Affordable – Very Low Income):	2 Bedrooms
Unit 306 (Market-Rate):	3 Bedrooms
Unit 307 (Market-Rate):	2 Bedrooms
Unit 308 (Market-Rate):	3 Bedrooms
Unit 309 (Market-Rate):	3 Bedrooms

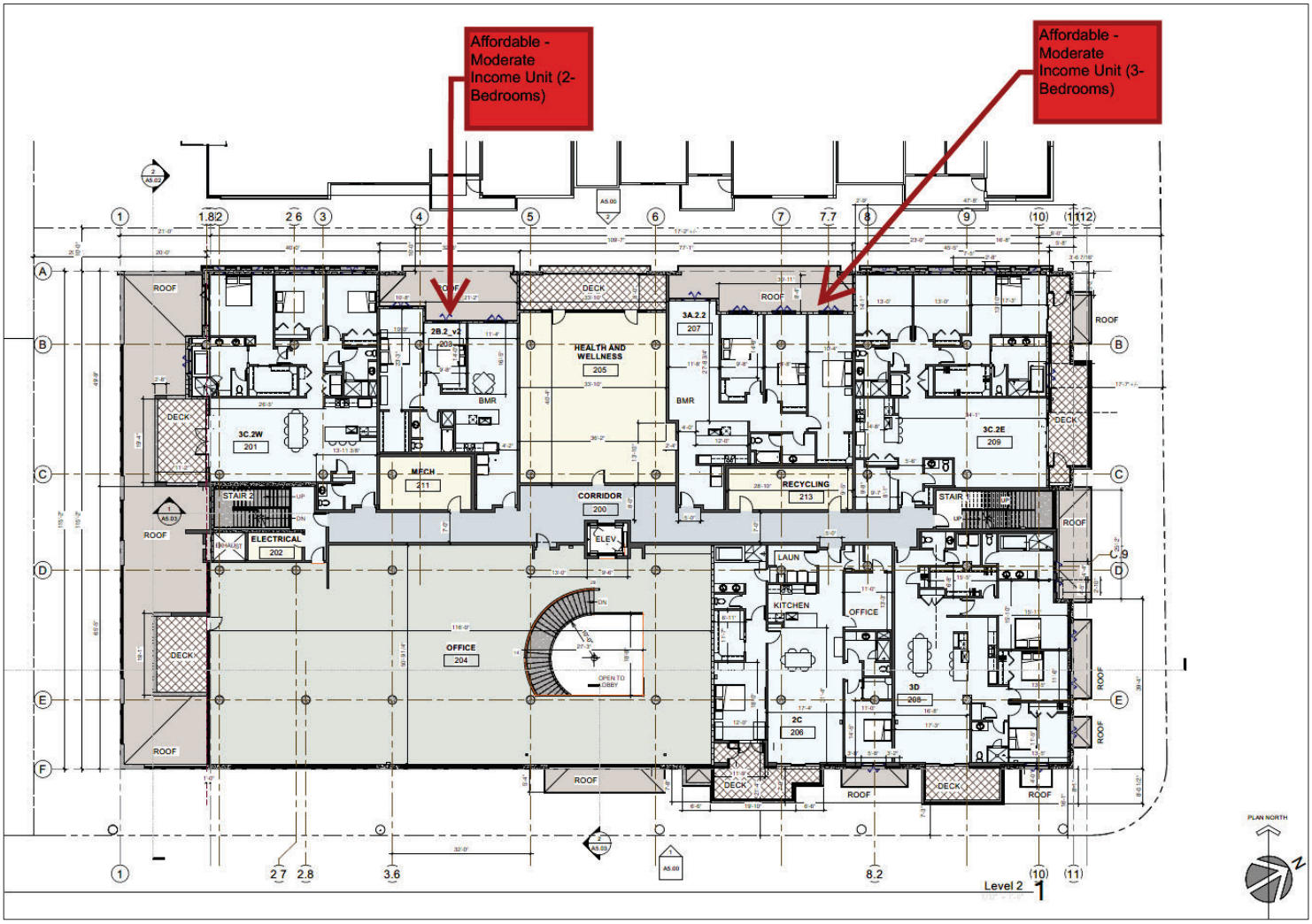
Floor 4:

Unit 401 (Market-Rate):	3 Bedrooms
Unit 402 (Market-Rate):	3 Bedrooms
Unit 403 (Market-Rate):	2 Bedrooms
Unit 404 (Market-Rate):	3 Bedrooms
Unit 405 (Affordable – Very Low Income):	2 Bedrooms
Unit 406 (Market-Rate):	3 Bedrooms
Unit 407 (Market-Rate):	2 Bedrooms
Unit 408 (Market-Rate):	3 Bedrooms
Unit 409 (Market-Rate):	3 Bedrooms

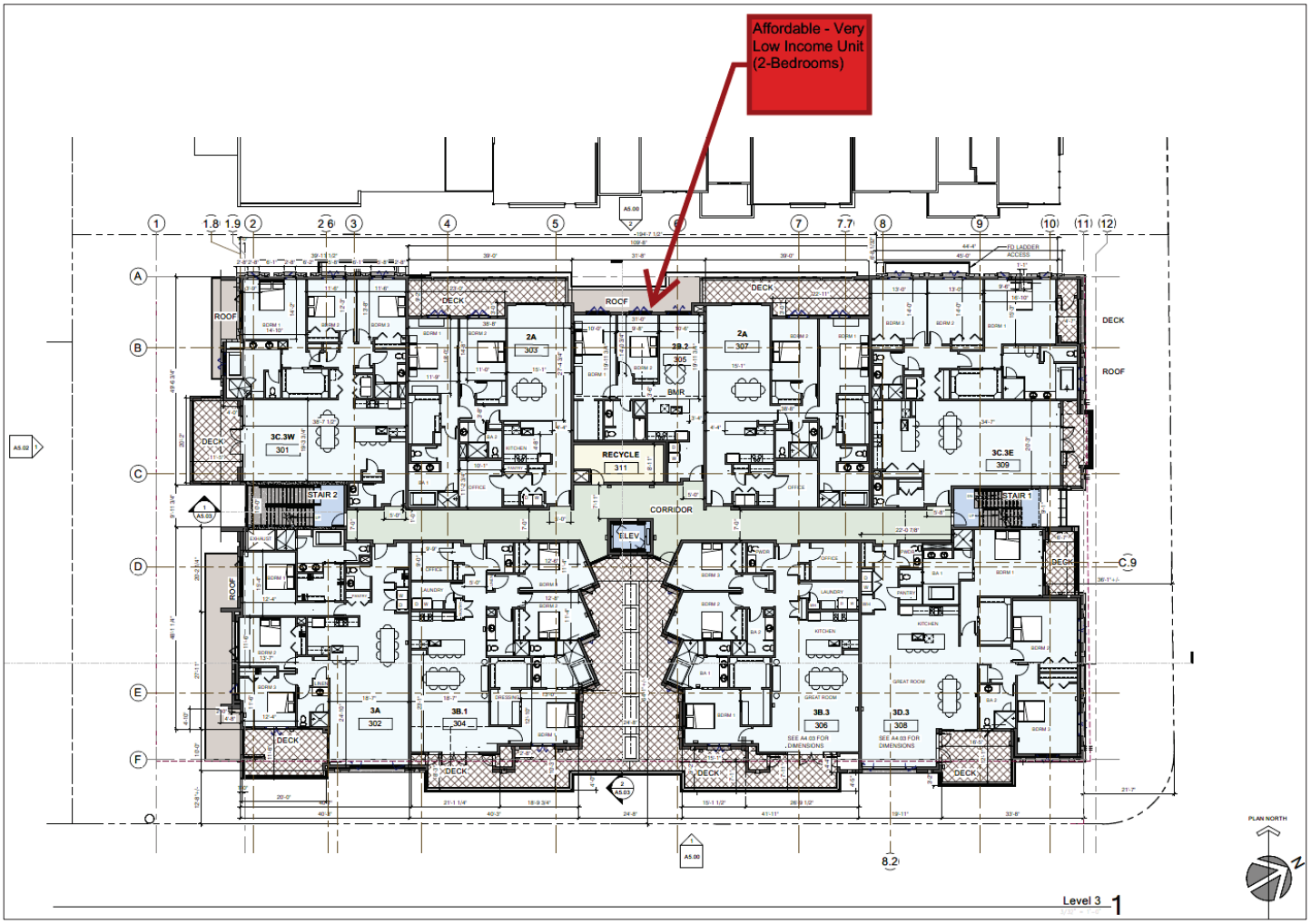
Floor 5

Unit 501 (Market-Rate):	3 Bedrooms
Unit 502 (Market-Rate):	3 Bedrooms
Unit 503 (Market-Rate):	2 Bedrooms
Unit 504 (Market-Rate):	3 Bedrooms
Unit 505 (Affordable – Moderate Income):	2 Bedrooms
Unit 506 (Market-Rate):	3 Bedrooms
Unit 507 (Market-Rate):	2 Bedrooms
Unit 508 (Market-Rate):	3 Bedrooms
Unit 509 (Market-Rate):	3 Bedrooms

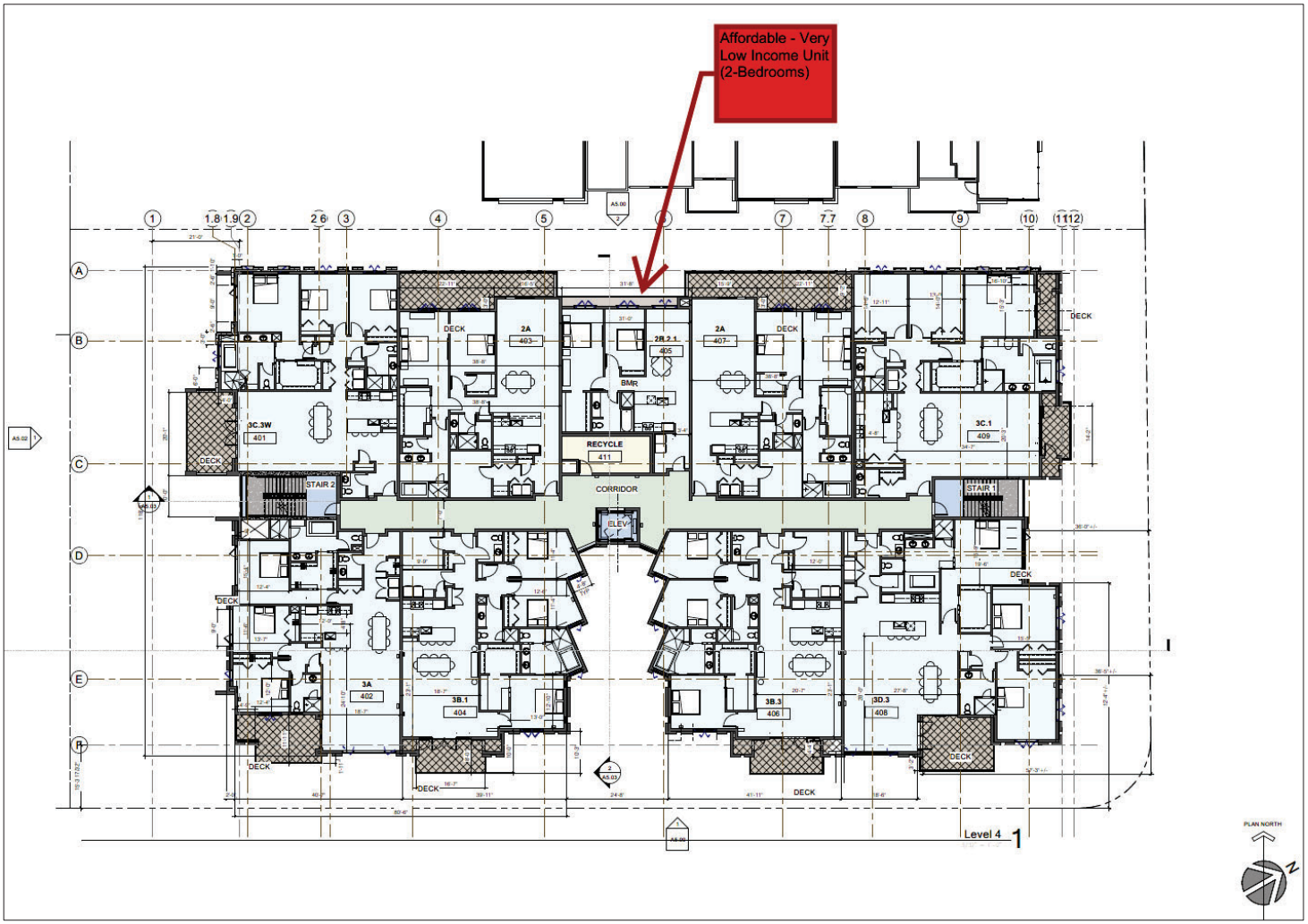
Location of Affordable Units on Level 2



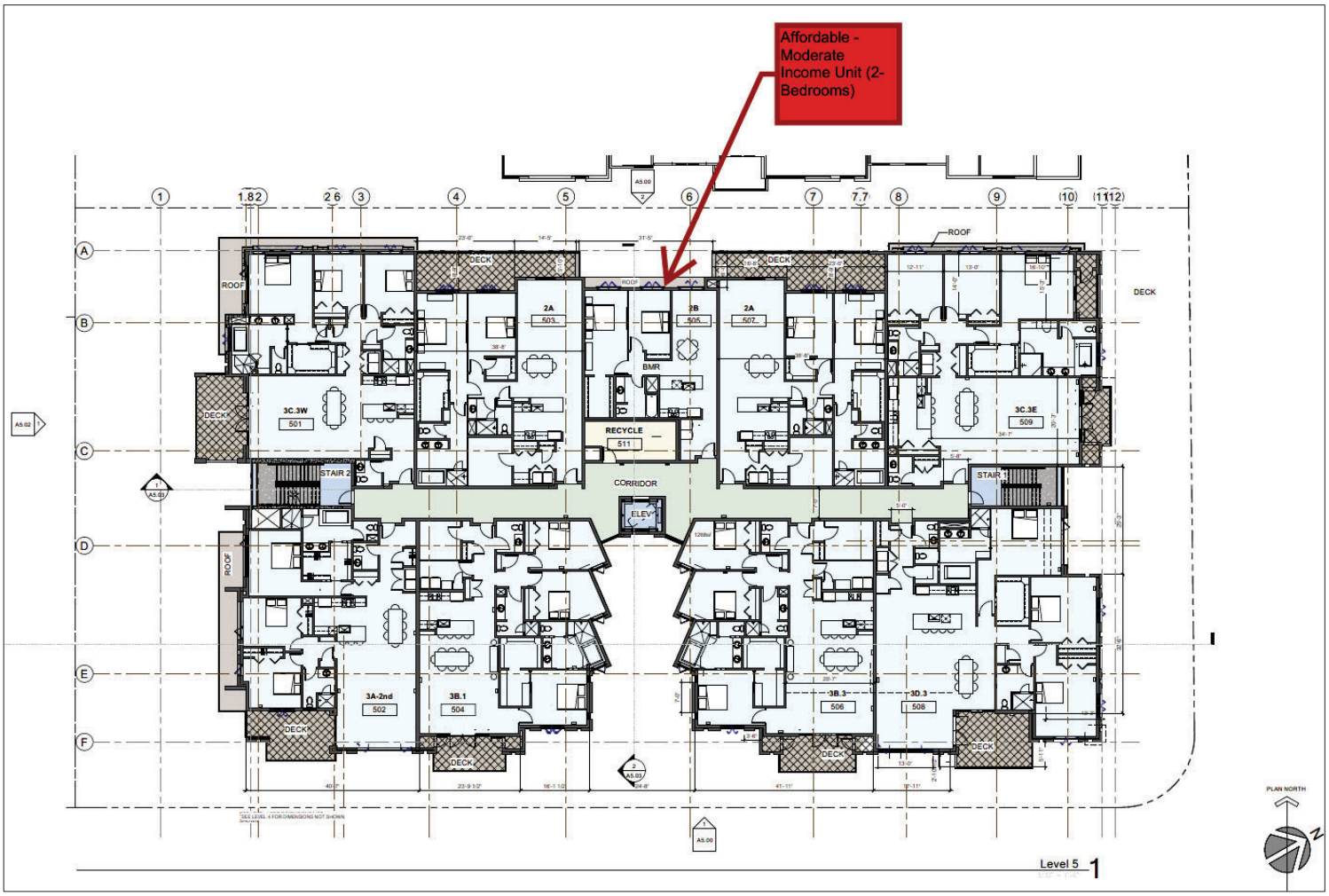
Location of Affordable Units on Level 3



Location of Affordable Units on Level 4



Location of Affordable Units on Level 5



From: Jim Wing
To: Public Comment - PC
Subject: PC 11/21/24Meeting Agenda item 03 4896 El Camino
Date: Sunday, November 17, 2024 8:28:05 PM

PC Chairman and Distinguished Planning Commission Members

Subject: PC 11/21/24 Meeting Agenda Item 3, 4896 El Camino

I recommend you approve a motion requiring Jordan / El Camino new development frontage compliance with California Vehicle Code, Complete Streets Master Plan [CSMP], and American Disabilities Act to provide "Safe Route to School" for Egan and Bullis Charter school students who both bike and walk to school.

Jordan is a high traffic volume "cut-thru" street for El Camino bound San Antonio cars who jump-off San Antonio at Jordan intersection, then proceed on Jordan to El Camino. Car drivers do this to bypass San Antonio traffic signal congestion at Portola and El Camino. Truck drivers also know of this "bypass"

Please request developer to explain how Garbage, Service, and Delivery truck access will be provided?

Following are compliance items that developer needs to address:

- Provide Jordan frontage bike lane that intersects with new El Camino bike lanes [install now in process]. This means no car parking on Jordan frontage. Keep in mind that when Jordan receives Pavement Condition Index [PCI] upgrade, Council mandates that CSMP Safe Routes to School required updates be bundled with PCI construction contract.
- Maintain existing ADA ramp at Jordan / El Camino corner for existing El Camino lighted pedestrian crosswalk
- Jordan and El Camino sidewalk to be minimum of 5 feet wide. It is preferred that El Camino sidewalk to be same width [7 feet] as El Camino housing development next door. Save two established sidewalk El Camino trees. Very high voltage [60KV?] power pole will need to remain, but should be replaced with steel pole to eliminate support cables. Similar to what was done on other side of El Camino. PG&E has refused to underground very high voltage power distribution lines in the past. [Reference Lincoln Park]
- The three Jordan "high risk" old oak trees in street "right-away" need to be removed because of tree structural weakness. You can see tree sap stress leaks. This opens up space for bike lanes and sidewalk.
- Jordan / El Camino corner full growth landscaping to be no higher than 3 feet for car driver visibility of pedestrians approaching crosswalk.
- Jordan parking entrance driveway to have a stop-bar that is one foot wide / white epoxy / slightly raised striping with location from sidewalk per California Vehicle Code.
- Decorative street light pole [6-inch diameter] next to Jordan sidewalk, should be located 10 feet from parking entrance driveway exit lane to provide exiting driver unobstructed visibility of sidewalk pedestrians. All full growth landscaping in this area should be less than 3 feet high.

Thank you for your consideration! Jim Wing, Milverton Road, Los Altos

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

November 19, 2024

Re: November 21, 2024, Meeting, Agenda Item #3 (4896 El Camino Real)

Dear Chair Beninato and Members of the Planning Commission:

The League of Women Voters (LWV) supports policies that encourage the development of housing, particularly affordable housing.

The League commends the project proposed for 4896 El Camino Real, which includes office space and 33 multi-family residences, including below-market rate (BMR) units. We ask that the square footage of the below-market-rate units (BMRs) be revised given that the BMR units are dramatically smaller than the market-rate units.

More specifically, the square footage of the three bedroom BMR unit is 1,656 square feet but the three bedroom market rate units are planned to be 2,020 to 2,582 square feet. The range of the square footage of the two bedroom BMR units is 1,062 to 1,163 square feet while the two bedroom market rate units are planned to have 1,839 square feet. These discrepancies are inconsistent with section 14.28.030(C) of the Municipal Code and the League asks the Planning Commission to refrain from making an exception here.

Please send any questions about this email to Sue Russell, Co-Chair of the Housing Committee, at housing@lwvlamv.org.

Sincerely,

Katie Zoglin

Katie Zoglin, President
Los Altos-Mountain View Area LWV

C: Gabe Engeland
Melissa Thurman
Nick Zornes
Stephanie Williams
Jia Liu
Jon Maginot
PC PublicComment@losaltosca.gov

PLANNING COMMISSION
AGENDA REPORT

Meeting Date: November 21, 2024

Subject: 1485 Fremont Ave - Conditional Use Permit and Tentative Parcel Map

Prepared by: Brittany Whitehill, Senior Planner

Initiated by: Jackie Terrell and Twinkal Parmar, Applicants

Attachments:

1. Draft Resolution Recommending Approval of the Tentative Parcel Map
2. Draft Resolution Approving the Conditional Use Permit
3. Tentative Parcel Map
4. Historical Commission Staff Report and attachments, October 28, 2024

Recommendation

1. Recommend the City Council adopt a Resolution approving a Tentative Parcel Map (Application No. TM24-0004) to subdivide one lot into two lots at 1485 Fremont Avenue, per the recommended findings and conditions of approval in the attached resolution; and find the project is categorically exempt from environmental review pursuant to Section 15315 (Minor Land Divisions) of the California Environmental Quality Act (CEQA) Attachment 1 to the report.

2. Adopt a Resolution approving a Conditional Use Permit (Application No. CUP24-0004) to allow a flag lot configuration as part of a subdivision at 1485 Fremont Avenue, per the recommended findings and conditions of approval in the attached resolution; and find the project is categorically exempt from environmental review pursuant to pursuant to Section 15315 (Minor Land Divisions) of the California Environmental Quality Act (CEQA) Attachment 2 to the report.

Background

Property Description

The project site contains a single-family home and detached garage with a second-story accessory dwelling unit (ADU) on an approximately 64,380- square foot lot in the R1-10 zoning district. The property is a historic resource listed on the City of Los Altos local register and the existing single-family home and detached garage and ADU were constructed in 1927 (shown in Figure 1 and 2).

In 1997, a portion of the original lot was subdivided to create a separate parcel, which now contains a single-family home (shown as Parcel B in Figure 3).

Figure 1: Existing Historic House

Figure 2: Existing Detached Garage/ADU

Project Summary

The detached garage/ADU structure is currently located toward the northern side (rear) of the property, behind the single-family home. The project would relocate the garage to the east of the home and subdivide the lot to create a new, undeveloped flag lot for future single-family residential development (shown in Figure 3). The new flag lot (Lot 2) would be approximately 22,000 square feet in size and would be accessed from Kathy Lane, while the remaining lot with the single-family home and relocated garage/ADU (Lot 1) would be approximately 42,000 square feet in size and would retain its access from Fremont Avenue.

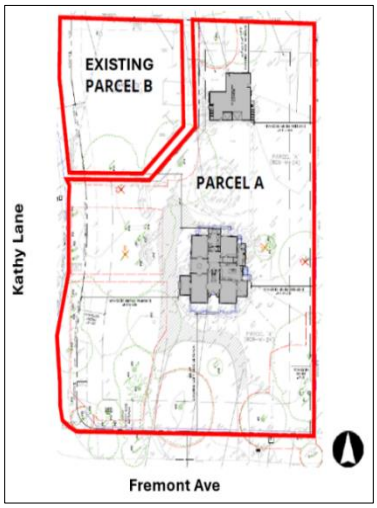


Figure 3: Existing lot configuration

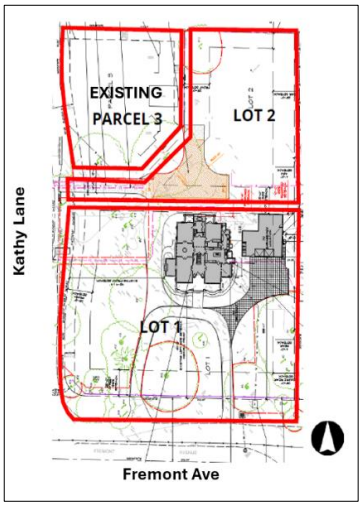


Figure 4: Proposed lot configuration

Required Permits

The project requires approval of the following permits:

- **Historical Advisory Review**: The project involves modifications to a historic resource listed on the City's local register of historic resources, and it requires a Historic Advisory Review by the Historical Commission. The final decision on the Historical Advisory Review is determined by the Development Services Director. The Historical Commission considered this item at the October 28, 2024 meeting and recommended approval. The Development Services Director issued an approval of the Historical Advisory Review on October 29, 2024, and no appeal was filed. The staff report for the Historic Advisory Review, which discusses the project's compliance with applicable provisions for historic properties, is provided as Attachment 4 to this report.

- **Design Review:** The project involves site modifications including relocation of a building and construction of a driveway extension, it requires Administrative Design Review pursuant to LAMC Section 14.78.020(A)(1). The Development Services Director issued an approval of the Design Review on October 29, 2024, and no appeal was filed.

- **Tentative Parcel Map**: The project requires approval of a Tentative Parcel Map to subdivide the lot into two lots. Tentative Parcel Maps require recommendation from the Planning Commission and final decision of the City Council. The Tentative Parcel Map will be reviewed by the City Council at a future meeting.

- **Conditional Use Permit**: The project requires a Conditional Use Permit pursuant to LAMC Section 14.06.030 to allow the creation of a flag lot. The Conditional Use Permit requires approval by the Planning Commission.

Analysis

General Plan Consistency

The proposed subdivision conforms with all applicable goals, policies and programs in the Los Altos General Plan. The site is designated as a Single-Family, Medium Lot land use, which allows for a density up to four dwelling units per acre. The project proposes a subdivision to create two single-family lots, resulting in a potential density of approximately 1.3 units per acre, which is well within the allowed density range. The project serves to further the following policies in the Los Altos General Plan:

- **Community Design & Historic Resource Element Policy 1.5: Continue to protect the privacy of neighbors and minimize the appearance of bulk in new homes and additions to existing homes.**

  Lot 1, which will retain the existing single-family home and receive the relocated garage/ADU structure, will be approximately 42,000 square feet in size, which is significantly larger than

the single-family residential lots in the surrounding vicinity. The subdivision and structure relocation have been designed to ensure that the house and garage/ADU structure on Lot 1 will comply with the setback, lot coverage and floor area ratio requirements of the underlying zone district, thereby minimizing perceived bulk and protecting neighbors' privacy.

Lot 2, the proposed flag lot, will be approximately 22,000 square feet in size, which is also significantly larger than nearby residential lots. Any future development on Lot 2 will be required to comply with applicable zoning standards to ensure that development will be compatible with the surrounding neighborhood.

Both lots will retain their abundant tree coverage, which will contribute to the site's historic, pastoral setting and mitigate any potential impacts to neighbors' privacy.

- **Community Design & Historic Resource Element Policy 6.1: Ensure that the integrity of historic structures and the parcels on which they are located are preserved through the implementation of applicable design, building, and fire codes.**

  The proposed project will ensure the preservation of two historic structures on their original property, while allowing the land to be subdivided and developed to meet the needs of the property owners without diminishing the significance of the historic resource.

Zoning Consistency

The project and subdivision have been designed to comply with all applicable zoning requirements. Table 1, below, shows the minimum requirements for new lots in the R1-10 district, and how the lots will comply:

Table 1: Compliance with Lot Standards

Requirement	Lot 1 (Corner Lot)	Lot 2 (Flag Lot)
Minimum Lot Size: 11,000 square feet for corner lots and 15,000 square feet for flag lots	~41,990 sq ft	~ 22,390 sq ft
Minimum Lot Frontage: 90' for a corner lot; 20' for the "flagpole" of a flag lot	~190' (Kathy Lane); ~212' (Fremont Ave)	30' (Kathy Lane)
Minimum Lot Depth: 100'	~184'	~113'

Additionally, the structure relocation and subdivision will not result in any new nonconforming condition or worsen any existing nonconformity on Lot 1, as is shown in Table 2 below:

Table 2: Compliance with R1-10 Zoning Standards:

Requirement	Lot 1 (Corner Lot with existing house and relocated garage/ADU)
Maximum Lot Coverage: 30% (lots with structures over 20' in height), or 14,689 sq ft	**Proposed Lot Coverage:** 11.5%, or 4,832 sq ft
Maximum Floor Area*: (3,850 + 10% [Lot 1 area]) = 6,948.99 sq ft	**Proposed Floor Area:** 5297.6 sq ft
Minimum Setbacks (main house): **Front (Kathy Lane):** 25' **Street Side (Fremont Ave):** 20' **Interior Side:** 1st Story 10', 2nd Story 17.5' **Rear:** 25'	**Proposed Setbacks (main house):** **Front (Kathy Lane):** 93' 9" **Street Side (Fremont Ave):** 99'3" **Interior Side:** 1st Story 13'6", 2nd Story 26'1" **Rear:** 62'6"
Minimum Setbacks (garage/ADU):** **Front:** 25' **Street Side:** 20' **Interior Side:** 10' **Rear:** 5'	**Proposed Setbacks (garage/ADU):** **Front:** 166'4" **Street Side:** 133' 8" **Interior Side:** 10' **Rear:** 15'4"
Daylight Plane (main house): The daylight plane starts at a height of eleven (11) feet at each side property line and at an angle of twenty-five (25) degrees from the horizontal.	The main house is not within the daylight plane.
Daylight Plane (garage/ADU)*:** The daylight plane starts at a height of six feet at the property line and proceeds inward at a 5:12 slope to a distance of ten (10) feet from the side and rear property lines	The accessory structure is not within the daylight plane. ***
Maximum Front Yard Impervious: 50%	**Proposed Front Yard Impervious:** 0% (the front yard is located along Kathy Lane and is entirely landscaped with numerous large, protected trees)
Maximum Rear Yard Coverage: 35%	**Proposed Rear Yard Coverage:** ~5.8%

* The ADU is exempt from floor area ratio requirements, pursuant to Section 14.14.060 of the LAMC.
** Because the first story of the garage/ADU structure is a garage, the structure must comply with the setbacks for accessory structures, which are more restrictive than the setback requirements for ADUs.
*** The garage is subject to daylight plane standards, pursuant to Section 14.15.040 of the LAMC. There is no daylight plane standard for ADUs. A portion of the structure extends beyond the required daylight plane for accessory structures; however this portion of the structure is comprised of the ADU, which is not subject to daylight plane requirements. Therefore, the structure complies with applicable daylight plane requirements.

Environmental Review

This project is categorically exempt from environmental review under Section 15315 (Minor Land Divisions) of the California Environmental Quality Act (CEQA) Guidelines because it is a division of property into four or fewer parcels that are in conformance with the City's General Plan and Zoning Ordinance, does not require any variances or exceptions, and all required services and access to the proposed parcels, in compliance with local standards, are available; and none of the circumstances described in CEQA Guidelines Section 15300.2 apply.

Public Notification

A public meeting notice was mailed to property owners within 300 feet of the project site and published in the newspaper. The applicant also posted the site with a public notice sign in conformance with the Planning Division posting requirements.

At the time of preparation of this report, the Planning Division did not receive comments on the proposed project.

Housing Accountability Act (HAA)

The Housing Accountability Act (HAA) (Government Code Section 65589.5), establishes the state's overarching policy that a local government may not deny, reduce the density of, or make infeasible housing development projects (projects resulting in more than two (2) housing units or resulting parcels) which includes subdivision of land that are consistent with objective local development standards. Before doing any of those things, local governments must make specified written findings based upon a preponderance of the evidence that a specific, adverse health or safety impact exists. Legislative intent language indicates that the conditions that would give rise to such a specific, adverse impact upon the public health and safety would occur infrequently.

The proposed project is protected under the Housing Accountability Act (HAA) as it creates additional housing stock within the City of Los Altos. Additionally, the proposed project meets all objective design standards that are applicable.

Next Steps

The Planning Commissions decision on the Conditional Use Permit application is final unless appealed to Council. The Planning Commission's consideration and recommendation on the Tentative Parcel Map application will be forwarded to Council for consideration at a future meeting and will be noticed separately.

RESOLUTION NO. 2025-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS APPROVING A TENTATIVE PARCEL MAP TO SUBDIVIDE ONE LOT INTO TWO LOTS AT 1485 FREMONT AVENUE

WHEREAS, the applicants, Jackie Terrell and Twinkal Parmar, representing the property owner, Fucilla Los Altos LLC, submitted an application for a Tentative Parcel Map (TM24-0004) to subdivide an existing 64,380 square foot lot into two lots with a flag lot configuration; and

WHEREAS, approving the Tentative Parcel Map would be categorically exempt from environmental review under Section 15315 (Minor Land Divisions) of the California Environmental Quality Act (CEQA) Guidelines because it is a division of property into four or fewer parcels that are in conformance with the City's General Plan and Zoning Ordinance, does not require any variances or exceptions, and all required services and access to the proposed parcels, in compliance with local standards, are available; and none of the circumstances described in CEQA Guidelines Section 15300.2 apply; and

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

WHEREAS, on November 21, 2024, the Planning Commission conducted a duly noticed public hearing at which members of the public were afforded an opportunity to comment on the project, and at the conclusion of the meeting, the Planning Commission recommended the City Council approve the Tentative Parcel Map; and

WHEREAS, on January 14, 2025, the City Council held a duly noticed public hearing as prescribed by law and considered public testimony and evidence and recommendations presented by staff in connection with the Project; and

WHEREAS, the finding and conclusions made by the City Council in the 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 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 Tentative Parcel Map subject to the findings (Exhibit A) and 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 thirteenth day of January 2025 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
XXXXXXXX, MAYOR

Attest:

_____
Melissa Thurman, MMC, CITY CLERK

EXHIBIT A

FINDINGS

With regard to Tentative Parcel Map (Application Number TM24-0004) the City Council finds the following in accordance with Chapter 4, Article 1, Section 66474 of the Subdivision Map Act of the State of California:

A. The proposed subdivision is not consistent with applicable general and specific plans as specified in 65451.

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 Single-Family, Medium Lot and allows for a density of up to four dwelling units per net acre. The resulting lots will comply with the land uses and densities established in the Los Altos General Plan. The subdivision is not within an area adopted as specific plan area.

B. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

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 Single-Family, Medium Lot and allows for a density of up to four dwelling units per net acre. The resulting lots will comply with the land uses and densities established in the Los Altos General Plan. The subdivision is not within an area adopted as specific plan area.

C. That the site is not physically suitable for the type of development.

This Finding cannot be made. The site is physically suitable for this type of development because it is in conformance with the Single-Family, Medium Lot land use designations of the General Plan, and complies with all applicable R1-10 Zoning District site development standards and is surrounded by similar types of uses in an urbanized area of the city.

D. That the site is not physically suitable for the proposed density of development.

This Finding cannot be made. The site is physically suitable for this type of development because it is in conformance with the Single-Family, Medium Lot land use designations of the General Plan, including the density allowances in the General Plan, and complies with all applicable R1-10 Zoning District site development standards and is surrounded by similar types of uses in an urbanized area of the city.

E. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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.

F. That the design of the subdivision or type of improvements is likely to cause serious public health problems.

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 existing services, including sewer, water, electricity, and public street circulation system. The site is, and will continue to be, served by the Los Altos Police Department and Santa Clara County Fire Department.

G. That 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, 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.

H. The project is categorically exempt from further environmental review per Section 15315, Minor Land Division, because the project consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels, the land division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent; and none of the exceptions listed under CEQA Guidelines Section 15300.2 apply.

EXHIBIT B

CONDITIONS OF APPROVAL

1. **Approved Plans:** The parcel map shall be developed in substantial compliance with the design plans and support materials and technical reports approved as part of Los Altos planning application TM24-0004, submitted on September 12, 2024, except as modified by these conditions as specified below.

2. **Expiration:** This permit is valid for a period of twenty-four months and will expire on January 14, 2026, unless prior to the date of expiration, an extension is granted pursuant to the Los Altos Municipal Code.

3. **Revisions to the Approved Project:** Minor revisions to the approved plans which are found to be in substantial compliance with the overall approvals may be approved by the Development Services Director.

4. **Notice of Right to Protest:** The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), these conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day period in which you may protest these fees, dedications, reservations, and other exactions pursuant to Government Code Section 66020(a) began on the date of approval of this project. If you fail to file a protest within this 90-day period complying with all the requirements of Section 66020, you will be legally barred from later challenging such exactions.

5. **Indemnity and Hold Harmless:** The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project. The City may withhold final maps and/or permits, including temporary or final occupancy permits, for failure to pay all costs and expenses, including attorney's fees, incurred by the City in connection with the City's defense of its actions.

6. **Payment of Impact and Development Fees:** The applicant shall pay all applicable development and impact fees prior to issuance of a building permit, including but not limited to Transportation, Park and Recreation, Public Safety, and General Government impact fees as required by the City of Los Altos Municipal Code and current adopted fee schedule.

7. **Relocation Plan:** Prior to issuance of any building permit to allow for the garage/ADU structure to be relocated, the applicant shall submit to the Development Services Department a structure relocation plan which details the process, schedule, and methods for moving the historic structure. The plan shall also include details of how any necessary dismantling or damage to the structure will be resolved. The relocation plan shall be prepared by a

contractor or other qualified professional with experience relocating historic structures and shall be approved by the Development Services Director and Chief Building Official.

8. **Relocation of Structure:** Prior to recordation of the parcel map, the building permit for the relocation of the structure shall be issued and the structure moved to the approved location.

9. **Parcel Map Recordation:** 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.

10. **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.

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

12. **Americans with Disabilities Act:** All improvements shall comply with the latest version of Americans with Disabilities Act (ADA).

13. **Sewer Lateral:** Any new proposed sewer lateral connection shall be approved by the City Engineer. One sanitary sewer connection per lot is required. New sanitary sewer laterals shall be installed and connected to the sanitary sewer main on Kathy Lane.

14. **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.

15. **Stormwater Management Plan:** The project shall comply with the San Francisco Bay Region Municipal Regional Stormwater (MRP) National Pollutant Discharge Elimination System *(*NPDES*)* Permit No. CA S612008, Order R2-2022-0018, Provision C.3 dated May 11, 2022, and show that all treatment measures are in accordance with the C.3 Provisions for Low Impact Development (LID). The improvement plans shall include the "Blueprint for a Clean Bay" plan sheet in all plan submittals.

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

17. **Public Infrastructure Repairs:** The applicant shall repair any damaged right-of-way infrastructures and otherwise displaced curb, gutter and/or sidewalks shall be removed and replaced as directed by the City Engineer or his designee prior to final occupancy.

18. **Storm Water Filtration Systems:** Prior to the issuance of the building permit the applicant shall ensure the design of all storm water filtration systems and devices are without standing

water to avoid mosquito/insect infestation. Storm water filtration measures shall be installed separately for each lot. All storm water runoff shall be treated onsite. Discharging storm water runoff to neighboring properties or public right-of-way and connections to existing underground storm water mains shall not be allowed.

RESOLUTION NO. PC 2024-_

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALTOS APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE CREATION OF A FLAG LOT AS PART OF A SUBDIVISION OF AN EXISTING 64, 380 SQUARE FOOT LOT AT 1485 FREMONT AVENUE

WHEREAS, the applicants, Jackie Terrell and Twinkal Parmar, representing the property owner, Fucilla Los Altos LLC, submitted an application to relocate an existing historic structure to another location on the project site, and subdivide an existing 64,380 square foot lot into two lots with a flag lot configuration; and

WHEREAS, Section 14.06.030 of the Los Altos Municipal Code establishes a flag lot as a conditional use in the R1-10 zoning district, requiring a Conditional Use Permit to be approved by the Planning Commission to allow for the creation of a flag lot; and

WHEREAS, approving the Conditional Use Permit would be categorically exempt from environmental review under Section 15315 (Minor Land Divisions) of the California Environmental Quality Act (CEQA) Guidelines because it is a division of property into four or fewer parcels that are in conformance with the City's General Plan and Zoning Ordinance, does not require any variances or exceptions, and all required services and access to the proposed parcels, in compliance with local standards; and none of the circumstances described in CEQA Guidelines Section 15300.2 apply; and

WHEREAS, the project application was found to be consistent with all applicable provisions of the Los Altos Municipal Code and General Plan; and

WHEREAS, the project was processed in accordance with the applicable provisions of the California Government Code and the Los Altos Municipal Code; and

WHEREAS, the Planning Commission held a duly noticed public hearing to consider the Conditional Use Permit on November 21, 2024 and considered the written record and all public comment; and

WHEREAS, the Los Altos City Council will consider the requested tentative parcel map to subdivide the lot at a duly noticed public hearing, and if the parcel map is not recorded prior to its expiration, this Conditional Use Permit will be null and void.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Los Altos hereby approves Conditional Use Permit Application No. CUP24-0004 to allow the creation of a flag lot as part of a subdivision of an existing 64,380 square foot lot in accordance with Section 14.80.060 of the Municipal Code, based on the following findings attached hereto as "Exhibit A" and conditions of approval attached hereto as "Exhibit B" and incorporated by this reference..

EXHIBIT A

FINDINGS

With regard to the Conditional Use Permit to allow the creation of a flag lot as part of a subdivision of an existing 64,380 square foot lot at 1485 Fremont Avenue, the Planning Commission finds, in accordance with Section 14.80.060 of the Los Altos Municipal Code, that:

1. That the proposed location of the conditional use is desirable or essential to the public health, safety, comfort, convenience, prosperity, or welfare because the proposed flag lot is located in a single-family residential neighborhood with lots of similar sizes to the proposed lots, including flag lots, and subdivision of the lot is desirable for the public welfare because it will create an opportunity for infill development of additional single family residential unit(s); and

2. That the proposed location of the conditional use is in accordance with the objectives of the zoning plan as stated in Chapter 14.02 of this title because a flag lot is a conditionally permitted use in the R1-10 zoning district, the proposed flag lot will be harmonious among surrounding land uses, the flag lot will provide compliant frontage onto a public street to ensure a safe, functional traffic circulation system, and the flag lot will protect real property values in the City by allowing for the improvement of the subject property with single-family residential development that is compatible with the surrounding neighborhood; and

3. That the proposed location of the conditional use, under the circumstances of the particular case, will not be detrimental to the health, safety, comfort, convenience, prosperity, or welfare of persons residing or working in the vicinity or injurious to property or improvements in the vicinity because the new flag lot is located in a suburban context with access to existing services, including sewer, water, electricity, and public street circulation system; neither creation of the flag lot nor development thereon will result in adverse noise or traffic impacts to neighbors because any future development will be required to comply with applicable standards in the Los Altos Municipal Code and General Plan; and the site is, and will continue to be, served by the Los Altos Police Department and Santa Clara County Fire Department; and

4. That the proposed conditional use will comply with the regulations prescribed for the district in which the site is located and the general provisions of Chapter 14.02 because the proposed flag lot complies with all dimensional requirements for flag lots in the R1-10 zoning district and any future development on the lot will be required to comply with all applicable development standards; and

5. That the size of the proposed flag lot is sufficient to mitigate development impacts and is compatible with the existing lots in the immediate neighborhood, because the proposed flag lot is significantly larger than the minimum size for flag lots in the R1-10 district and is of comparable size to other lots in the vicinity, including other flag lots; and

6. That the proposed flag lot will not result in unreasonable noise impacts for neighbors adjoining the access corridor because the access corridor complies with the minimum width requirement for flag lot access corridors, the nearest house on the adjoining lot will be set back over 50 feet

from the access corridor, and use of the access corridor will be limited to providing vehicular access to one single-family property and will therefore create noise that is characteristic of a single-family neighborhood; and

7. That the proposed flag lot will not result in unreasonable privacy invasion or unreasonable massing as a result of building height because any future development on the flag lot will be required to comply with development standards, including height standards, of the underlying zone; and

8. That the proposed flag lot will not result in incompatible setbacks from neighboring properties because the proposed flag lot will be substantially larger than the minimum allowable size for flag lots, the access corridor will not be considered developable area any will need to be used for access only, and any future development on the lot will be required to comply with the setback requirements of the underlying zone; and

9. That the allowed floor area ratio in accordance with district regulations will not result in adverse impacts on neighboring properties because the lot will be substantially greater than the minimum size for flag lots in the R1-10 zoning district and of comparable size and similar configuration of other lots in the surrounding vicinity, the neighborhood features homes of varying sizes, and the floor area ratio requirements in the underlying zone will ensure that future development is of an appropriate size and scale when compared to neighboring homes; and

10. The Planning Commission finds that the project is categorically exempt from further environmental review per Section 15315, Minor Land Division because the project consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels, the land division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent and none of the exceptions listed under CEQA Guidelines Section 15300.2 apply.

EXHIBIT B

CONDITIONS OF APPROVAL

1. **Approved Plans:** The project shall be developed in substantial compliance with the design plans and support materials and technical reports approved as part of Los Altos planning application DR24-0081, CUP24-0004, H24-0005, and TM24-0004, submitted on September 12, 2024, except as modified by these conditions as specified below.

2. **Expiration:** This Permit is valid for a period of twenty-four months and will expire on November 21, 2026, unless prior to the date of expiration, the parcel map subdividing the lot is recorded, or an extension is granted pursuant to the procedures and timeline for extensions in the Zoning Code.

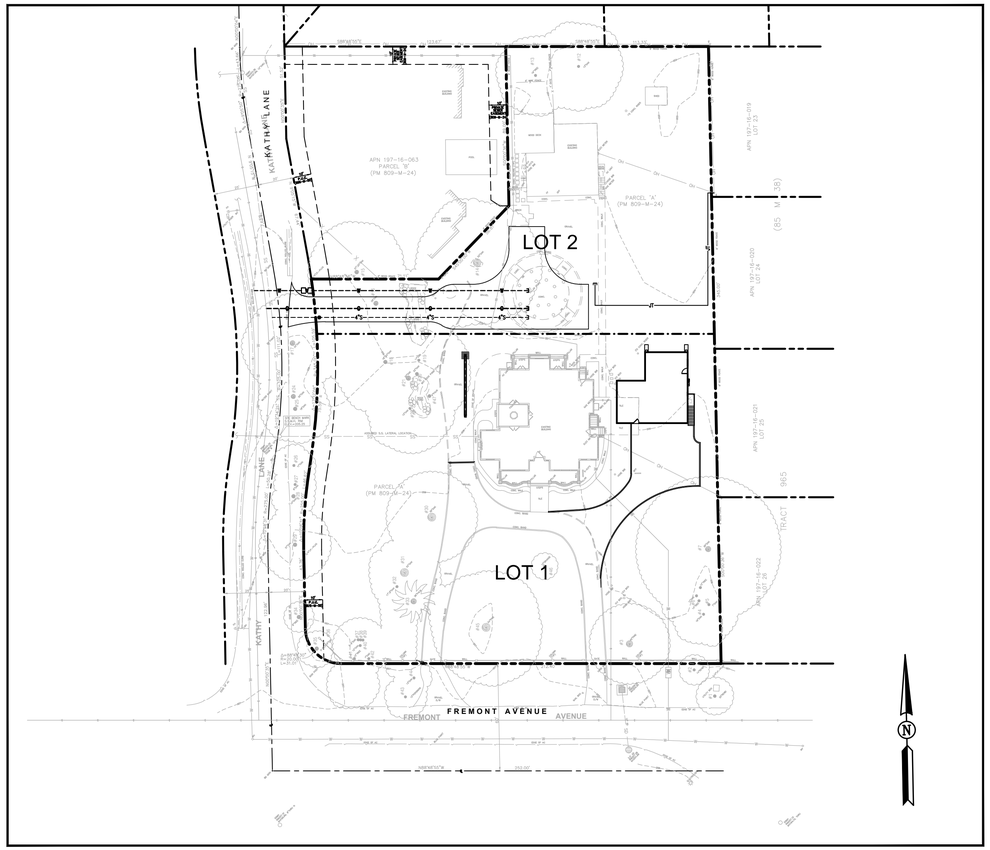
3. **Recordation of Parcel Map:** If the parcel map subdividing the lot is not recorded prior to its expiration, this Conditional Use Permit shall be null and void.

4. **Notice of Right to Protest:** The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), these conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day period in which you may protest these fees, dedications, reservations, and other exactions pursuant to Government Code Section 66020(a) began on the date of approval of this project. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.

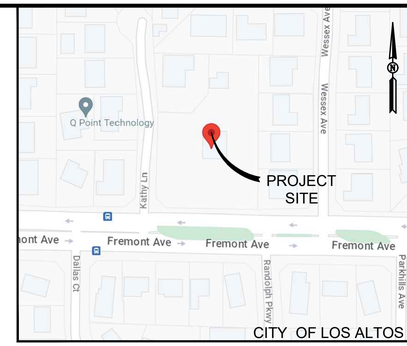
5. **Indemnity and Hold Harmless:** The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project. The City may withhold final maps and/or permits, including temporary or final occupancy permits, for failure to pay all costs and expenses, including attorney's fees, incurred by the City in connection with the City's defense of its actions.

TENTATIVE PARCEL MAP △1

1485 FREMONT AVE
LOS ALTOS, CA 94024
FOR: THE FUCILLA FAMILY



LOCATION MAP
1"=40'



VICINITY MAP
NOT TO SCALE

LEGEND

- PROPERTY LINE
- BUILDING FOOTPRINT
- TREE
- FH — FIRE HYDRANT
- WV — WATER VALVE
- WM — WATER METER
- JP — JOINT POLE
- SSMH — SANITARY MANHOLE
- SSCO — SANITARY CLEANOUT
- ICV — IRRIGATION CONTROL VALVE
- 218 — CONTOUR LINE
- CONC. CURB & GUTTER
- CB — CATCH BASIN
- W — WATER LINE (APPROX. LOCATION)
- SD — STORM DRAIN LINE (APPROX. LOCATION)
- SS — SANITARY SEWER LINE (APPROX. LOCATION)
- RETAINING WALL
- FENCE LINE
- EDGE OF PAVEMENT

PURPOSE:

THE FUCILLA FAMILY RESIDENCE DEVELOPMENT IN CITY OF LOS ALTOS, COUNTY OF SANTA CLARA, CALIFORNIA, TO BE SUBDIVIDED INTO 2 RESIDENTIAL LOTS.

SITE BENCHMARK:

THE SURVEY IS BASED ON THE TOWN OF LOS ALTOS BM#36
ELEVATION = 216.93

BASIS OF BEARING

THE CENTERLINE OF FREMONT AVENUE, BEING N 88°48'55" W, AS FOUND MONUMENTED, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

SURVEY GENERAL NOTES:

THIS DRAWING REPRESENTS A TOPOGRAPHIC SURVEY PREPARED IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA AND REPRESENT THE BEST GRAPHICAL FIT BETWEEN RECORD INFORMATION AND THE TOPO-GRAPHICAL FEATURES SURVEYED AND SHOULD NOT BE RELIED UPON OR USED FOR ANY OTHER PURPOSES. PURSUANT TO THE CLIENT'S DIRECTION A BOUNDARY SURVEY WAS NOT PERFORMED AT THIS TIME WHICH MAY HAVE DETERMINED THE ACTUAL PROPERTY LINES.

UNDERGROUND UTILITY NOTE:

THE UTILITIES ON THIS PLAN ARE DERIVED FROM SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. ACTUAL LOCATION AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN, SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR DURING CONSTRUCTION.

SHEET INDEX

TM1	TITLE SHEET
TM2	MAP SHEET
TM3	GRADING & DRAINAGE PLAN

GENERAL NOTES:

1. OWNER / DEVELOPER: THE FUCILLA FAMILY, 1485 FREMONT AVENUE, LOS ALTOS, CA 94024, (415) 710-4434
2. ARCHITECT: JACKIE TERRELL, YOUNG & BORLIK ARCHITECTS, 4962 EL CAMINO REAL STE 218, LOS ALTOS, CA 94022, (650) 336-1519
3. CIVIL ENGINEER: CHIN HANG WONG, P.E., GREEN CIVIL ENGINEERING, INC., 1900 S. NORFOLK ST. SUITE #350, SAN MATEO, CA 94403, (650) 931-2514
4. SURVEYOR: RODD ROWALT, GIULIANI AND KULL-SAN JOSE, INC, 4880 STEVENS CREEK BLVD SUITE 100, SAN JOSE, CA 95129, (408) 615-4000
5. MAP PREPARED BY: CHIN HANG WONG, P.E., GREEN CIVIL ENGINEERING, INC., 1900 S. NORFOLK ST. SUITE #350, SAN MATEO, CA 94403, (650) 931-2514
6. APN: 197-16-064
7. EXISTING LAND USE: RESIDENTIAL
8. EXISTING ZONING: R1-10
9. ACREAGE OF PROPOSED LOT: 1.478± ACRES (64,379.99± SF)
10. PROPOSED LAND USE: 2 – SINGLE FAMILY RESIDENCES
11. REZONE: N/A
12. TOTAL NO. OF PROPOSED LOTS: 2
13. UTILITIES:
    - WATER SUPPLY: CALIFORNIA AMERICAN WATER
    - STORM DRAINAGE: CITY OF LOS ALTOS
    - SEWAGE DISPOSAL: CITY OF LOS ALTOS
    - FIRE DISTRICT: SANTA CLARA COUNTY FIRE DEPARTMENT
    - GAS & ELECTRIC: PACIFIC GAS & ELECTRIC
    - TELEPHONE: AT&T
    - CABLE TV: XFINITY
14. EXISTING MAIN BUILDING TO REMAIN & EXISTING GARAGE TO BE RELOCATED

REV.	DATE	DESCRIPTION
△1	8/30/24	REVISION PER PLANNING PLAN REVIEW COMMENTS

△1 TENTATIVE PARCEL MAP
TITLE SHEET

THE FUCILLA FAMILY RESIDENCE
1485 FREMONT AVENUE
LOS ALTOS, CA 94024

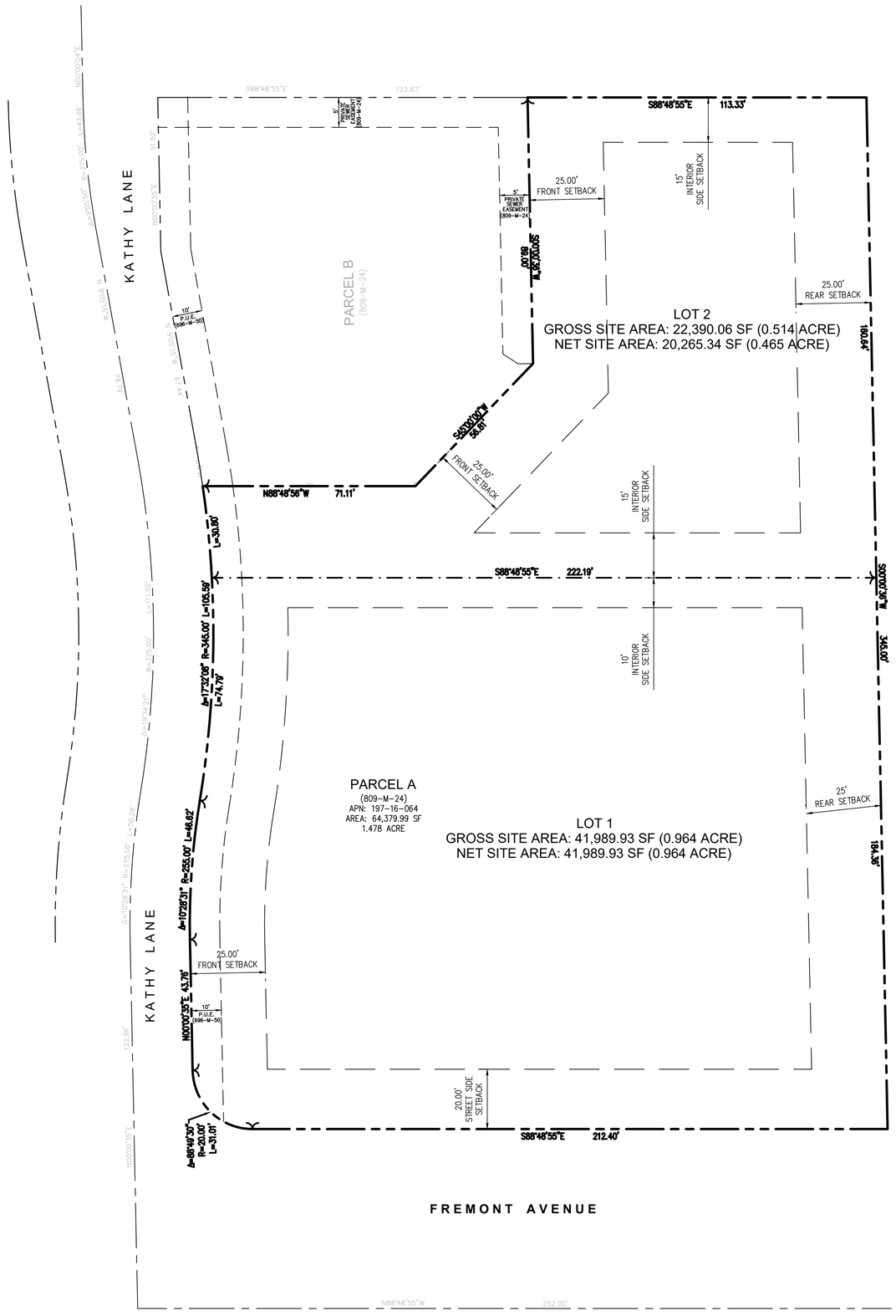
GREEN
CIVIL ENGINEERING,INC
INFO@GREEN-CE.COM
1900 S. NORFOLK ST. SUITE #350
SAN MATEO, CA 94403

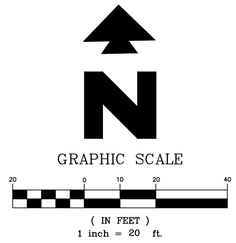
REGISTERED PROFESSIONAL ENGINEER
CHIN HANG WONG
No. 92568
Exp. 12/31/2024
CIVIL
STATE OF CALIFORNIA

SCALE
VERTICAL: 1"= AS SHOWN
HORIZONTAL: 1"= AS SHOWN

DATE:	05/10/2023
DESIGNED:	HCL
DRAWN:	BL
REVIEWED:	HCL
JOB NO.:	20230021

SHEET
TM1
1 OF 3 SHEETS





LEGEND

- = BOUNDARY/PROPERTY LINE
- = PROPOSED LOT LINE
- = BUILDING SETBACK
- = EXISTING UTILITY EASEMENT

ABBREVIATIONS:
PUE PUBLIC UTILITY EASEMENT

REV.	DATE	DESCRIPTION
1	8/30/24	REVISION PER PLANNING PLAN REVIEW COMMENTS

TENTATIVE PARCEL MAP
MAP SHEET
THE FUCILLA FAMILY RESIDENCE
1485 FREMONT AVENUE
LOS ALTOS, CA 94024

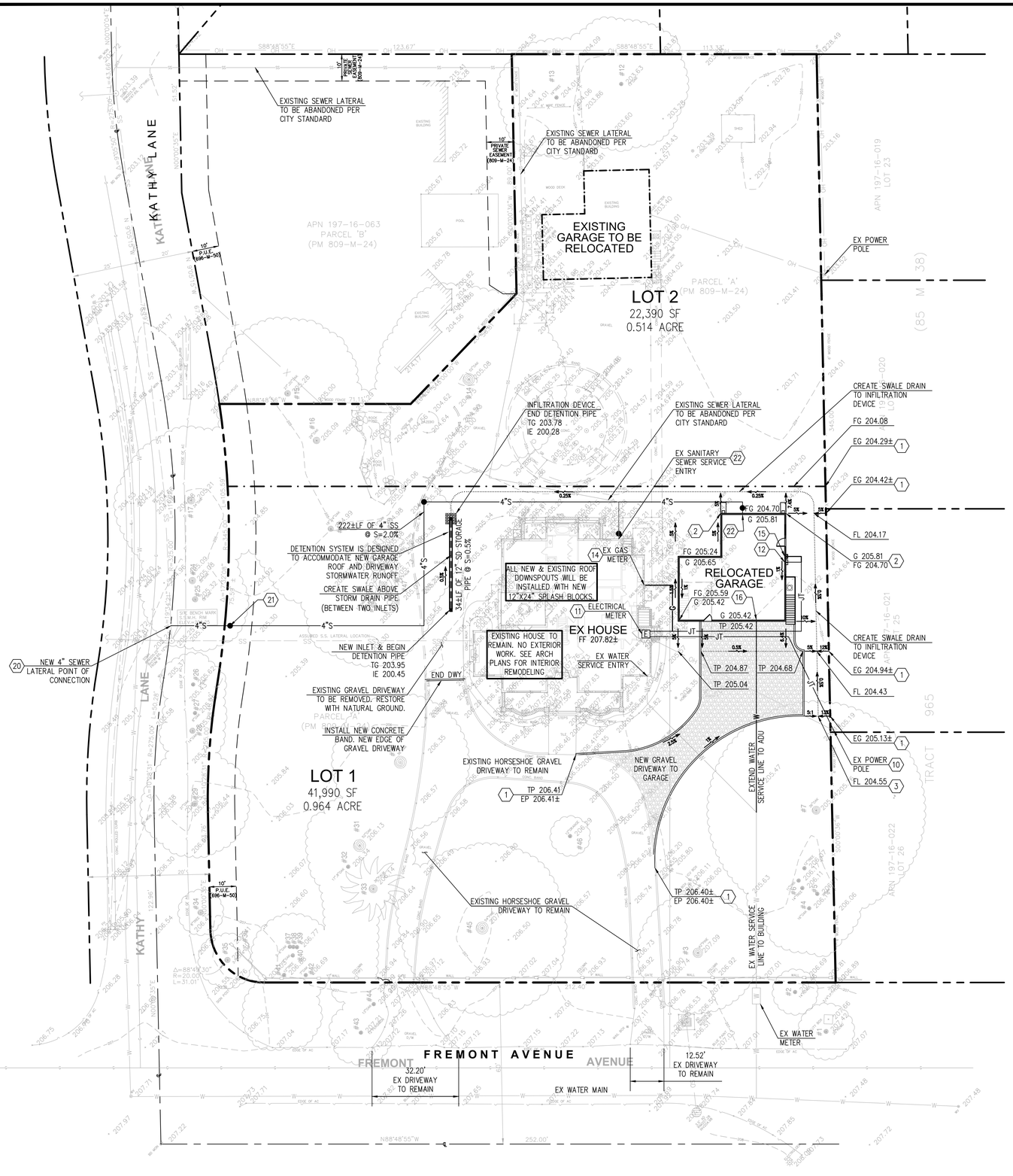
GREEN
CIVIL ENGINEERING, INC
INFO@GREEN-CE.COM
1900 S. NORFOLK ST. SUITE #350
SAN MATEO, CA 94403

REGISTERED PROFESSIONAL ENGINEER
CHEN HANG WANG
No. 92968
Exp. 12/31/2024
CIVIL
STATE OF CALIFORNIA

SCALE
VERTICAL: 1"= AS SHOWN
HORIZONTAL: 1"= AS SHOWN

DATE:	05/10/2023
DESIGNED:	HCL
DRAWN:	BL
REVIEWED:	HCL
JOB NO.:	20230021

SHEET
TM2
2 OF 3 SHEETS



OVERALL LOT

PRE & POST DEVELOPMENT PERVIOUS/IMPERVIOUS AREAS:		
AREA TYPE	EXISTING (SF)	PROPOSED (SF)
LOT AREA	64,380 SF	64,380 SF
	1.478 ACRE	1.478 ACRE
TOTAL LAND DISTURBANCE		36,000 SF
EX MAIN HOUSE (LOT 1)	2,924	2,924
EX DETACHED GARAGE	1,358	1,358
PATIO/HARDSCAPE	4,087	1,668
EX SHED	125	0
DRIVEWAY	0	2,148
TOTAL IMPERVIOUS AREA	8,494	8,098
NET IMPERVIOUS AREA DECREASED:		−396
FOUNTAIN	14	14
GRAVEL DRIVEWAY	7,968	5,273
WOOD DECK	482	0
PERVIOUS AREA	47,422	50,995
TOTAL PERVIOUS AREA	55,886	56,282

LOT 1

PRE & POST DEVELOPMENT PERVIOUS/IMPERVIOUS AREAS:		
AREA TYPE	EXISTING (SF)	PROPOSED (SF)
LOT AREA	41,990 SF	41,990 SF
	0.964 ACRE	0.964 ACRE
EX MAIN HOUSE (LOT 1)	2,924	2,924
EX DETACHED GARAGE	N/A	1,358
PATIO/HARDSCAPE	2,377	1,668
DRIVEWAY	0	0
TOTAL IMPERVIOUS AREA	5,301	5,950
NET IMPERVIOUS AREA INCREASED:		649
FOUNTAIN	14	14
GRAVEL DRIVEWAY	5,066	5,118
PERVIOUS AREA	31,609	30,908
TOTAL PERVIOUS AREA	36,689	36,040

LOT 2

PRE & POST DEVELOPMENT PERVIOUS/IMPERVIOUS AREAS:		
AREA TYPE	EXISTING (SF)	PROPOSED (SF)
LOT AREA	22,390 SF	22,390 SF
	0.514 ACRE	0.514 ACRE
EX DETACHED GARAGE	1,358	0
PATIO/HARDSCAPE	1,710	0
EX SHED	125	0
TOTAL IMPERVIOUS AREA	3,193	0
NET IMPERVIOUS AREA DECREASED:		−3,193
GRAVEL DRIVEWAY	2,902	2,902
WOOD DECK	482	0
PERVIOUS AREA	15,813	19,488
TOTAL PERVIOUS AREA	19,197	22,390

LOT 1

STORM DRAIN VOLUME CALCULATION:

TIME OF CONCENTRATION = 5 MIN
INTENSITY = 10 YEAR = 2.57 IN/HR
IMPERVIOUS AREA INCREASED = 649 SF = 0.015 ACRE

PRE−CONDITION
Q=CIA C=0.35
Q=0.35 X 2.57 X 0.015
Q=0.013 CFS

VOLUME REQUIRED:
V=1.5(Q POST − Q PRE) X 10 MIN
Q=1.5(0.035 − 0.013) X 600
Q=19.8 CF

POST−CONDITION
Q=CIA C=0.90
Q=0.90 X 2.57 X 0.015
Q=0.035 CFS

VOLUME PROVIDED:
V=34 LF X 12"ø STORAGE PIPE
V=26.9 CF (TOTAL)

LOT 2

STORM DRAIN VOLUME CALCULATION:

TIME OF CONCENTRATION = 5 MIN
INTENSITY = 10 YEAR = 2.57 IN/HR
IMPERVIOUS AREA REDUCTION = 3,193 SF = 0.073 ACRE

PRE−CONDITION
Q=CIA C=0.90
Q=0.90 X 2.57 X 0.073
Q=0.169 CFS

POST−CONDITION
Q=CIA C=0.35
Q=0.35 X 2.57 X 0.073
Q=0.066 CFS

ABOVE DRAINAGE CALCULATION PROVES THAT POST DEVELOPMENT STORMWATER RUNOFF IS LESS THAN PRE DEVELOPMENT STORMWATER RUNOFF. THERE IS A REDUCTION OF **0.103 CFS** AT POST DEVELOPMENT CONDITION. THEREFORE, THIS PROJECT IS IN COMPLIANCE WITH CITY OF LOS ALTOS DRAINAGE GUIDELINES.

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

GENERAL NOTES:

1. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
2. CONTRACTOR SHALL PROTECT ALL PROPERTY CORNERS.
3. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
4. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
5. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOR ALL NATURAL AND PAVED AREAS.
6. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
7. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
8. UTILITY INSTALLATION SHALL BE IN ACCORDANCE WITH CITY OF SAN JOSE UTILITY STANDARDS FOR WATER, GAS & WASTEWATER.
9. CONTRACTOR SHALL REFER TO ARCH. PLANS FOR EXACT LOCATIONS OF UTILITIES SERVICES TO NEW BUILDING. COORDINATE WITH LOCAL UTILITIES COMPANIES FOR SERVICE CONNECTIONS.
10. UTILITY VAULTS, TRANSFORMERS, UTILITY CABINETS, CONCRETE BASES, OR OTHER STRUCTURES CANNOT BE PLACED OVER WATER MAINS/SERVICES. MAINTAIN 1' HORIZONTAL CLEAR SEPARATION FROM THE VAULTS, CABINETS & CONCRETE BASSES TO EXISTING UTILITIES AS FOUND IN THE FIELD. IF THERE IS CONFLICT WITH EXISTING UTILITIES, CABINETS, VAULTS & BASES SHALL BE RELOCATED FROM THE PLAN LOCATION AS NEEDED TO MEET FIELD CONDITIONS. TREES MAY NOT BE PLANTED WITHIN 10' OF EXISTING WATER MAINS/SERVICES OR METERS. MAINTAIN 10' BETWEEN TREES AND WATER SERVICES, MAINS & METERS.
11. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST ACROSS THE STABILIZED CONSTRUCTION ENTRANCE WAYS
12. CONTRACTOR SHALL COMPLY THE CITY CLEAN THE BAY TEMPLATE PROCEDURES FOR THE SITE.
13. SANITARY SEWER SHOWN FOR INFORMATION ONLY. SEE BUILDING PLUMBING PLANS FOR APPROVED DESIGN FOR CONSTRUCTION.

LEGEND

	PROPERTY LINE		NEW GRAVEL DRIVEWAY
+ 50.0	EX. SPOT ELEVATION		
1%	FLOW DIRECTION		INFILTRATION DEVICE
	GRADE BREAK		
	FLOW LINE		AREA INLET
	STORM DRAIN PIPE		DOWNSPOUT WITH SPLASH BLOCK
	EX GARAGE TO BE RELOCATED		

ABBREVIATIONS:

BS	= BOTTOM OF STEP	G	= GARAGE	SD	= STORM DRAIN
BOW	= BACK OF WALK	GB	= GRADE BREAK	SR	= STRAW ROLL
BW	= BOTTOM OF WALL	IE	= INVERT ELEVATION	TC	= TOP OF CURB
C	= CONCRETE	L	= LAWN	TG	= TOP OF GRATE
DWY	= DRIVEWAY	LF	= LINEAL FOOT	TP	= TOP OF PAVEMENT
EG	= EXISTING GRADE	LP	= LOW POINT	TS	= TOP OF STEP
EX	= EXISTING	N	= NEW	TW	= TOP OF WALL
FF	= FINISHED FLOOR	P	= PATIO OR PORCH	TYP	=TYPICAL
FG	= FINISHED GRADE	R.O.W.	= RIGHT−OF−WAY		
FL	= FLOW LINE	S	= SLOPE		

GRADING NOTES

1. MATCH EXISTING ELEVATION. GRADING LIMIT IS TO PROPERTY LINE. NO GRADING ALLOWED ON ADJACENT PROPERTIES
2. DOWNSPOUT WITH CONCRETE SPLASH PAD
3. BEGIN/END SWALE DRAINING TO DETENTION SYSTEM
10. EXISTING POWER POLE; PROVIDE NEW UNDERGROUND ELECTRICAL SERVICE TO EXISTING BUILDING ELECTRICAL METER
11. ELECTRICAL METER; PROVIDE ELECTRICAL SERVICE LINE TO GARAGE SUB−ELECTRICAL PANEL
12. ELECTRICAL SERVICE ENTRY TO ADU/GARAGE SUB−PANEL
13. ELECTRICAL STUB TO FUTURE BUILDING
14. ELECTRICAL METER; PROVIDE ELECTRICAL SERVICE LINE TO GARAGE SUB−ELECTRICAL PANEL
15. GAS SERVICE ENTRY TO ADU/GARAGE WITH SUB−METER
16. WATER SERVICE ENTRY TO ADU/GARAGE
20. PROVIDE NEW 4" SANITARY SEWER LATERAL FROM EXISTING SANITARY SEWER MAIN TO BUILDING & ADU @ 2% SLOPE MINIMUM.
21. INSTALL NEW SANITARY SEWER CLEANOUT PER CITY OF LOS ALTOS STANDARD DETAILS #SS−5 & SS−6. CLEANOUT PLACEMENT SHALL BE WITHIN 5' OF PROPERTY LINE.
22. NEW SANITARY SEWER CLEANOUT WITH BACKFLOW PREVENTION DEVICE. PLACE CLEANOUT 2' OUTSIDE OF BUILDING FOUNDATION

REV.	DATE	DESCRIPTION
1	8/30/24	REVISION PER PLANNING PLAN REVIEW COMMENTS

(TENTATIVE PARCEL MAP) GRADING & DRAINAGE PLAN

THE FUCILLA FAMILY RESIDENCE
1485 FREMONT AVENUE
LOS ALTOS, CA 94024

GREEN
CIVIL ENGINEERING, INC
INFO@GREEN-CE.COM
1900 S. NORFOLK ST. SUITE #350
SAN MATEO, CA 94403

REGISTERED PROFESSIONAL ENGINEER
CHIN HANG HOWARD LEE
No. 92966
Exp. 12/31/2024
CIVIL
STATE OF CALIFORNIA

SCALE
VERTICAL: 1"= AS SHOWN
HORIZONTAL: 1"= AS SHOWN

DATE:	05/10/2023
DESIGNED:	HCL
DRAWN:	BL
REVIEWED:	HCL
JOB NO.:	20230021

SHEET
TM3
3 OF 3 SHEETS

Agenda Report

Meeting Date: November 21, 2024
Prepared By: Nick Zornes

Subject: Zone Text Amendments for Bird Safe Design and Lighting Performance Standards.

COUNCIL PRIORITY AREA

☐Business Communities

☐Circulation Safety and Efficiency

☒Environmental Sustainability

☐Housing

☐Neighborhood Safety Infrastructure

☒General Government

RECOMMENDATION

Consider draft ordinance and provide recommendation to the Los Altos City Council for adoption of the proposed ordinances which include the addition of Chapter 14.90 for Bird Safe Design and Chapter 14.91 for Lighting Performance Standards and find that the proposed amendments are exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines.

FISCAL IMPACT

Not Applicable.

ENVIRONMENTAL REVIEW

The proposed amendments are exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines.

BACKGROUND

In late 2023, the Los Altos City Council directed staff to develop an ordinance in coordination with the Environmental Commission regarding Bird Safe Design and Dark Skies. The Los Altos Municipal Code does not presently regulate either of these two provisions.

In late spring the Environmental Commission voted on the general requirements of what should be included within a Bird Safe Design and Dark Skies ordinance. Following the discussion regarding the general requirements for the ordinance an Environmental Commission Subcommittee worked directly with the Development Services Department, Management Analyst II and Assistant City Manager on the draft ordinances under consideration. Additionally, the draft ordinances were reviewed by the Environmental Commission on October 9, 2024; the

Environmental Commission made a unanimous decision for the Draft Ordinance to advance to the following stages for adoption.

Since the draft regulations will largely affect housing developments within the City of Los Altos it is essential for these provisions to be included within the Zoning Code which will allow for universal application of standards.

DISCUSSION

The proposed Lighting Performance Standards Ordinance is to protect and enhance the city's natural environment and public health by reducing light pollution at night through reasonable restrictions on outdoor lighting.

	New Builds	Existing Structures
Applicability	Residential, Commercial, City Buildings	
Prohibited Lighting	Blinking, flashing, rotating lights, searchlights, spotlights, high-intensity discharge lighting, aerial lasers	
Compliance Period	Immediate	Residential: 10 years; Commercial: 5 years, City: 10 years
Color Temperature	2700k or lower (warmer yellow light)	
Street Lighting	Shielded and directed downward; Extinguished by 11 PM (exceptions for seasonal or timer-controlled lighting)	

The proposed Bird Safety Ordinance is to protect the natural environment and promote wildlife by minimizing adverse effects of development on resident and migratory birds.

	Requirements
Applicability	Multi-dwelling residential and commercial buildings
Building Features	Avoid highly reflective/transparent glass on facade; Avoid funneling flight paths along buildings; Avoid planting trees close to facades
Facades	Ground to 60 ft: No more than 10% untreated glass; Above 60 ft: no more than 5% untreated glass
Glazing Treatments	Opaque glass, window muntins, exterior insect screens, exterior netting, etc. Treatments must have high color contrast and be applied to the outermost surface

ATTACHMENTS

1. **Draft Ordinance Chapter 14.90**
2. **Appendix A**
3. **Draft Ordinance Chapter 14.91**
4. **Appendix A**

ORDINANCE NO. 2024-__

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS ADDING CHAPTER 14.90 OF THE LOS ALTOS MUNICIPAL CODE

WHEREAS, the City Council is empowered pursuant to Article XI, Section 7 of the California Constitution to make and enforce within the City all local, police, sanitary, and other ordinances, and regulations not in conflict with general laws; and

WHEREAS, the City Council held a duly noticed public hearing on XXXX XX, 2025, and XXXX XX, 2025; and

WHEREAS, the amendments was processed in accordance with the applicable provisions of the California Government Code and the Los Altos Municipal Code; and

WHEREAS, this Ordinance is exempt from environmental review pursuant to Section 15061(b)(3) of the State Guidelines implementing the California Environmental Quality Act of 1970, as amended; and

NOW, THEREFORE, the City Council of the City of Los Altos does hereby ordain as follows:

SECTION 1. **AMENDMENT OF CHAPTER 14.90 OF THE MUNICIPAL CODE**. Chapter 14.90 of the Los Altos Municipal Code is hereby added as set forth in Appendix A to this Ordinance, underline indicating addition, strikethrough indicating deletion.

SECTION 2. CONSTITUTIONALITY; AMBIGUITIES. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions hereof. Any ambiguities in the Los Altos Municipal Code created by this Ordinance shall be resolved by the Development Services Director, in their reasonable discretion, after consulting the City Attorney.

SECTION 3. PUBLICATION. This Ordinance shall be published as provided in Government Code Section 36933.

SECTION 4. EFFECTIVE DATE. This Ordinance shall be effective upon the commencement of the thirty-first day following the adoption hereof.

I HEREBY CERTIFY that the foregoing Ordinance was duly and properly introduced at a regular meeting of the City Council of the City of Los Altos held on xxxx xx, 2025, and was thereafter, at a regular meeting held on xxxx xx, 2025, passed, and adopted by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Pete Dailey, MAYOR

Attest:

_____
Melissa Thurman, MMC, CITY CLERK

APPENDIX A
CHAPTER 14.90

APPENDIX B
AMENDMENTS TO CHAPTER 14.02

APPENDIX C
AMENDMENTS TO CHAPTER 14.81

APPENDIX A

CHAPTER 14.90 BIRD SAFE DESIGN STANDARDS

14.90.010 PURPOSE.

The purpose of the following design standards is to reduce bird collision on all new development within the City of Los Altos.

14.90.020 DEFINITIONS.

“Glazing Treatment” means the application of fritting, netting, permanent stencils, frosted glass, exterior screens, physical grids placed on the exterior of glazing or ultraviolet patterns visible to birds. To qualify as Bird-Safe Glazing Treatment, vertical elements of the window patterns shall be at least ¼ inch wide at a maximum spacing of four inches or have horizontal elements at least 1/8 inch wide at a maximum spacing of two inches.

14.90.030 APPLICABILITY.

These standards shall apply to the following new development within the City of Los Altos which require a Design Review Permit reviewed by the Zoning Administrator or Planning Commission:

- **A.** Single Family, Mixed Use/Multi Family Development of ten (10) or more units, or Commercial Development; and
- **B.** Buildings greater than two (2) stories in height; and
- **C.** Any buildings located within 300 feet of open space area within the City.

14.90.040 GENERAL STANDARDS.

Bird-safe Design Requirements. All projects shall:

1. Avoid the funneling of flight paths along buildings or trees towards a building façade.
2. Avoid use of highly reflective glass or highly transparent glass.
3. Not include skyways or walkways, balconies, freestanding walls, or building corners made of untreated glass or other transparent materials, or any other design elements that are untreated and through which trees, landscape areas, water features or the sky are visible from the exterior or from one side of the transparent element to the other.

14.90.050 GLASS STANDARDS.

- **A.** Façades of all projects subject to bird-safe development requirements shall have:
    1. No more than 10% of the surface area of the façade is untreated glass between the ground and sixty (60) feet above ground.
    2. No more than 5% of the surface area of the façade is untreated glass between sixty (60) feet above ground and up.

B. Standard Compliance Treatments: The Development Services Department may maintain a list of acceptable bird-safe treatments that may be updated from time to time. The list may include, but not be limited to, permanent treatments such as opaque glass, exterior insect screens, exterior netting, or special glass treatments such as fritting to provide visual cues and reduce the likelihood of bird collisions.

C. Alternative Compliance Method: Property owners/applicants may propose an alternate compliance method recommended by a qualified biologist to meet the requirements and intent of this section. The alternate compliance method may be peer-reviewed by a third-party consultant, paid for by the applicant, and subject to the approval of the Zoning Administrator.

14.90.060 EXEMPTIONS.

A. The following shall be exempt from the provisions of this chapter:
    1. Any historic structure listed on the State or National Historical Registers.
    2. First floor retail storefronts, up to a height of fifteen (15) feet.

14.90.070 NO CONFLICT WITH FEDERAL OR STATE LAW.

Nothing in this chapter is intended to or shall be interpreted as conflicting with any federal or state law or regulations.

14.90.080 SEVERABILITY.

If any section, subsection, subdivision, paragraph, sentence, clause, phrase, or portion of this chapter is, for any reason, held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this chapter. The city council hereby declares that it would have adopted this chapter and each section, subsection, subdivision, paragraph, sentence, clause, phrase, and portion of this chapter irrespective of the fact that one or more, sections, subsections, subdivisions, paragraphs, sentences, clauses, phrases, or portions thereof may be declared invalid or unconstitutional to this end, the provisions of this chapter are declared severable.

ORDINANCE NO. 2024-__

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS ADDING CHAPTER 14.91 OF THE LOS ALTOS MUNICIPAL CODE

WHEREAS, the City Council is empowered pursuant to Article XI, Section 7 of the California Constitution to make and enforce within the City all local, police, sanitary, and other ordinances, and regulations not in conflict with general laws; and

WHEREAS, the City Council held a duly noticed public hearing on XXXX XX, 2025, and XXXX XX, 2025; and

WHEREAS, the amendments was processed in accordance with the applicable provisions of the California Government Code and the Los Altos Municipal Code; and

WHEREAS, this Ordinance is exempt from environmental review pursuant to Section 15061(b)(3) of the State Guidelines implementing the California Environmental Quality Act of 1970, as amended; and

NOW, THEREFORE, the City Council of the City of Los Altos does hereby ordain as follows:

SECTION 1. **AMENDMENT OF CHAPTER 14.91 OF THE MUNICIPAL CODE**. Chapter 14.91 of the Los Altos Municipal Code is hereby added as set forth in Appendix A to this Ordinance, underline indicating addition, strikethrough indicating deletion.

SECTION 2. CONSTITUTIONALITY; AMBIGUITIES. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions hereof. Any ambiguities in the Los Altos Municipal Code created by this Ordinance shall be resolved by the Development Services Director, in their reasonable discretion, after consulting the City Attorney.

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AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Pete Dailey, MAYOR

Attest:

_____
Melissa Thurman, MMC, CITY CLERK

APPENDIX A
CHAPTER 14.90

APPENDIX B
AMENDMENTS TO CHAPTER 14.02

APPENDIX C
AMENDMENTS TO CHAPTER 14.81

APPENDIX A

CHAPTER 14.91 LIGHTING PERFORMANCE STANDARDS

14.91.010 PURPOSE.

The purpose of this chapter is to establish regulations and a process to review outdoor lighting to accomplish the following:

- **A.** Minimize direct glare and prevent excessive lighting, thereby minimizing light pollution caused by inappropriate or misaligned light fixtures, and promoting common courtesy among neighbors; and
- **B.** Provide sufficient lighting where it is needed to promote safety and security; and
- **C.** Provide standards for efficient and moderate use of lighting; and
- **D.** Encourage human health benefits and local wildlife safety.

14.91.020 DEFINITIONS.

"Correlated color temperature" or color temperature is a specification of the color appearance of the light emitted by a light source, measured in Kelvin (K). Warmer color temperatures are a lower number, and cooler color temperatures are a higher number.

"Curfew" means the time of day when lighting restrictions are in effect.

"Directional lighting" means methods of directing light downward, rather than upward or outward, with the intention of directing light where it is needed.

"Fully shielded" means a light fixture constructed and installed in such a manner that all light emitted, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the fixture, is projected below the horizontal plane (from the bottom of the lamp).

"Glare" means light entering the eye directly from a light fixture or indirectly from reflective surfaces that causes visual discomfort or reduced visibility to a reasonable person.

“Government facilities” means a building or structure, parcel or property, owned, leased, operated, or occupied by the City of Los Altos. Government facilities include any public infrastructure maintained within the City of Los Altos.

"Light pollution" means the material adverse effect of artificial light, including, but not limited to, glare, light trespass, sky glow, energy waste, compromised safety and security, and impacts on the nocturnal environment, including light sources that are left on when they no longer serve a useful function.

"Light trespass" means a condition in which artificial light emitted from a luminaire on one property, not inclusive of light incidentally scattered or reflected from adjacent surfaces, is directed in such a manner that the light source is visible from any other property.

"Lumen" means the common unit of measure used to quantify the amount of visible light produced by a lamp or emitted from a light fixture (as distinct from "Watt," a measure of power consumption).

"Outdoor light fixtures" means outdoor illuminating devices, lamps and similar devices, including solar powered lights, and all parts used to distribute the light and/or protect the lamp, permanently installed or portable; synonymous with "luminaires" affixed to the exterior of a building.

"Seasonal lighting" means lighting installed and operated in connection with holidays or traditions.

"Security lighting" means lighting intended to detect intrusions or other criminal activity occurring on a property or site.

"Skyglow" means the brightening of the nighttime sky that results from scattering and reflection of artificial light by air molecules, moisture, and dust particles in the atmosphere, caused by light directed or reflected upwards or sideways and reduces one's ability to view the night sky.

"String lights" means light sources connected by free-strung wires or inside of tubing resulting in several or many points of light.

14.91.030 APPLICABILITY.

- **A.** All existing outdoor light fixtures installed prior to the effective date of the ordinance from which this chapter is derived shall conform to the provisions of this chapter according to the compliance schedule set forth in Section 14.91.070.
- **B.** All outdoor light fixtures installed or replaced after the effective date of the ordinance from which this chapter is derived shall comply with this chapter.
- **C.** For any property subject to this chapter and regulated by permit conditions pertaining to outdoor lighting, the more restrictive provisions in terms of minimizing light pollution shall apply.
- **D.** Nothing in this chapter shall prohibit a declaration of covenants, conditions, and restrictions for private enforcement from further restricting lighting so long as it meets the minimum standards detailed in this chapter.
- **E.** The following lighting and activities are not regulated by this chapter:
  - **1.** Indoor lighting.
  - **2.** Construction or emergency lighting provided such lighting is temporary, necessary, and is discontinued immediately upon completion of the construction work or termination of the emergency; provided, however, construction or emergency lighting shall be deployed to comply with the ordinance to the greatest practical extent.
  - **3.** Building or premises address identification lighting that complies with the minimum applicable building or health and safety requirements, provided however, such lighting shall be deployed to comply with this chapter to the greatest practical extent, with the exception of curfew requirements.

4. Low-intensity landscape lighting which is directed downward and no greater than one hundred and fifty (150) lumens per fixture.
5. Short-term lighting associated with activities that are otherwise exempt from discretionary or ministerial permitting by the city; provided, however, such lighting shall be deployed to comply with this chapter to the greatest extent practical.
6. Public Schools Facilities which include athletic fields and parking lot lights.
7. Government Facilities provided however, such lighting shall be deployed to comply with this chapter to the greatest practical extent, except for curfew requirements.
8. Lighting at building entrances is subject to all requirements of this chapter except for the curfew requirements in subsection 14.91.040(E) of this chapter.

14.91.040 GENERAL STANDARDS.

A. Shielding.
  1. All outdoor light fixtures shall be fully shielded.
    a. EXECEPTIONS to the full shielding requirement include:
      i. String lights when used in occupied residential and commercial decks or patios. String lighting is limited to a maximum of 50% of usable outdoor area, and must be extinguished by 11:00pm, with a maximum of 42 lumens.
      ii. Seasonal lighting during the period specified in this chapter.

B. Light Trespass. Light trespass is prohibited, except for fixtures exempted from this chapter.

C. Location. Location of Outdoor Lighting, the following limitations are imposed on the location of outdoor lighting:
  1. Lighting within five (5) feet of the perimeter of a site is prohibited, except where it is controlled by motion sensor which extinguishes the light no later than ten (10) minutes after activation unless otherwise exempted within this chapter.

D. Lighting Color (Color Temperature). The correlated color temperature of all outdoor lighting shall be two thousand seven hundred (2,700) Kelvin or less except for seasonal lighting.

E. Curfew.
  1. Residential Uses: All lighting subject to this chapter shall be extinguished no later than 11:00 p.m., except lighting at building entrances, parking areas and driveways, and lighting activated by motion sensor which extinguishes ten (10) minutes after activation.
  2. Commercial Uses:
    a. All lighting shall be extinguished no later than 12:00 a.m. or close of business, whichever occurs first, except lighting at the building entrances and driveway egress points, and lighting activated by motion sensor which extinguishes ten (10) minutes after activation.

b. Automated control systems, such as motion sensors and timers, shall be used to meet the curfew requirements for commercial uses. Photocells or photocontrols shall be used to extinguish all outdoor lighting automatically when sufficient daylight is available. Automated controls shall be fully programmable and supported by battery or similar backup.

F. All outdoor lighting shall comply with applicable regulations in the California Building Standards Code, as may be amended from time to time.

14.91.050 SPECIALIZE STANDARDS.

A. Fuel Station Canopies.

1. Canopies shall not be transparent or translucent.

2. Lighting fixtures in the ceiling of canopies shall be fully recessed into the underside of the canopy. All lighting fixtures shall be located to shield direct rays from adjoining properties or public rights-of-way.

3. Lighting shall not be mounted to top of facia of canopies.

4. The maximum light intensity under the canopy shall not exceed an average maintained foot-candle (horizontal) of 12.5, when measured at finished grade. Luminaires shall be of a low level, indirect diffused type.

5. No luminaire shall be higher than fifteen (15) feet above the finished grade.

6. The fascia of such canopies shall not be illuminated, except for approved signage.

B. Outdoor Security Lighting.

1. All security lighting shall be controlled by a programmable motion detecting device and shall be extinguished within ten (10) minutes.

2. Security lighting shall be downward directed, fully shielded, and not be mounted at a height that exceeds twelve (12) feet.

3. Floodlights are not permitted.

4. Lights intended to illuminate a perimeter are permitted only if such lights do not result in light trespass.

5. Motion-activated security lights shall not use luminaires that exceed a maximum of 1,600 lumens.

14.91.060 MODIFICATION OF STANDARDS.

A. Modification of Standards from the lighting standards provided in this chapter may be approved for private properties if approved by the Development Services Director or their designee.

B. Applications to deviate from the lighting standards shall include the following information:

1. A site plan depicting the location of proposed lighting on the site; and

2. A lighting inventory that provides, at minimum:

a. The brightness (in lumens) and correlated color temperature (in Kelvin) of each luminaire; and
b. The height of each fixture; and
c. The directional angle of each fixture; and
d. The character of shielding for each luminaire, if any; and
e. Identification of luminaires that diverge from the standards of this chapter and are subject to the deviation request; and
f. Detailed description of the circumstances which necessitate the deviation; and

3. Other data and information may be required by the Development Services Director.

C. The deviation may be granted if the following findings are made:

1. There are unique circumstances affecting the subject property or unique design and land use characteristics that make it infeasible or impractical to comply with strict application of the lighting standards detailed in this chapter.
2. The proposed deviation will achieve the intent of this chapter to the maximum extent feasible.
3. The proposed deviation is to provide necessary security and/or safety lighting of the subject property.

D. Notice of the Development Service Director's decision to approve the requested deviation shall be posted by city staff or, at their discretion, the applicant, and it shall be legible and visible from the public right-of-way. Such notice shall state the decision on the application and shall provide information on the appeal process pursuant to this chapter.

E. Appeal Procedures.

1. An appeal of the Development Service Director's decision shall be in writing and filed with the city clerk within fourteen (14) days after the date of the notice of decision. The appeal shall be accompanied by a fee, as set by the city council, and shall clearly state the reason for the appeal.
2. Upon receipt of such appeal, the city clerk shall notify the Development Service Director and the applicant and shall set a time for an administrative appeal hearing with the city manager as soon as practical but within thirty (30) days after the receipt of such appeal.
3. Notice of the appeal hearing shall be published in a newspaper of general circulation, and state the decision being appealed, date, time, and location of the appeal hearing.
4. The city manager shall conduct a de novo hearing of the application. At the close of the hearing, the city manager may affirm, reverse or modify the decision of the director, or refer the matter to the director for such further consideration as may be directed by the city manager. The city manager's decision following the appeal hearing will be final.

14.91.070 APPLICATION OF CHAPTER TO EXISTING NONCONFORMING LIGHTING.

A. Effective Date. The effective date of this chapter shall be March 1, 2025.

B. The following requirements shall apply to existing outdoor light fixtures within one (1) year of the effective date of the ordinance from which this chapter is derived:

1. Existing outdoor light fixtures with the ability to be redirected shall be directed downward to minimize sky glow, glare and in a manner to minimize light trespass onto adjacent properties.
2. Existing outdoor light fixtures that have adjustable dimmers shall be dimmed to minimize glare and light trespass onto adjacent properties.
3. Existing outdoor light fixtures that are motion sensor equipped shall be programmed to extinguish not more than ten (10) minutes after activation.

C. Compliance Period. Notwithstanding the provisions in section B of this section, a property owner shall comply with the remaining requirements of this chapter by the following compliance deadlines. Any nonconforming lighting still in place after the compliance deadline shall always remain extinguished.

1. Existing outdoor lighting of non-residential development shall comply by March 1, 2030 [five (5) years from the effective date].
2. Existing outdoor lighting of residential development shall comply by March 1, 2035 [ten (10) years from the effective date].

D. Extension. A private property owner may apply for an extension of these compliance deadlines by submitting a request to the Development Service Director ninety (90) days before the compliance deadline detailing why an extension is needed. Except for lighting provided for security purposes, any noncompliant lighting shall remain extinguished while the request is pending. Upon demonstration of good cause for providing a property owner additional time to comply with the requirements of this section, the Development Service Director may extend the property owner's time to comply and/or may require a plan for compliance that requires partial compliance in advance of full compliance. For purposes of this section, the term "good cause" shall mean a significant financial or other hardship which warrants an extension or conditional extension of the time limit for compliance established herein. In no instance shall the Development Service Director issue an extension of the compliance period more than one year's time. The Development Service Director decision shall be appealable pursuant to the provisions of this chapter.

14.91.080 AUTHORITY AND ENFORCEMENT.

A. Authority and enforcement of this chapter shall be enforcement as prescribed in Title 1 of the Los Altos Municipal Code.

B. Each violation of this chapter shall be considered a separate offense.

1. First Violation shall result in a written warning.
2. Second Violation shall result in an infraction of one hundred dollars ($100.00).

3. Third Violation shall result in an infraction of two hundred dollars ($200.00).
4. Fourth Violation and subsequent shall result in an infraction of five hundred dollars ($500.00).

14.91.090 NO CONFLICT WITH FEDERAL OR STATE LAW.

Nothing in this chapter is intended to or shall be interpreted as conflicting with any federal or state law or regulations.

14.91.100 SEVERABILITY.

If any section, subsection, subdivision, paragraph, sentence, clause, phrase, or portion of this chapter is, for any reason, held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this chapter. The city council hereby declares that it would have adopted this chapter and each section, subsection, subdivision, paragraph, sentence, clause, phrase, and portion of this chapter irrespective of the fact that one or more, sections, subsections, subdivisions, paragraphs, sentences, clauses, phrases, or portions thereof may be declared invalid or unconstitutional to this end, the provisions of this chapter are declared severable.

From: Jim Wing
To: Public Comment - PC
Subject: PC 11/21/2 4Meeting Agenda Item 05 Bird Safety / Lighting Standards
Date: Saturday, November 16, 2024 7:29:58 PM

PC Chair and Distinguished Commission Members,
I support Staff's recommendation for Zoning Code changes for Bird Safety and Lighting Standards. You may want to read Bird Safety https://abcbirds.org/glass-collisions/ prepared by American Bird Conservancy and Cornell Ornithology Laboratory to better understand terminology in Zoning Code Changes.
Thank You for your consideration! Jim Wing Milverton Road Los Altos