

ZONING ADMINISTRATOR MEETING AGENDA

4:00 PM - Wednesday, November 01, 2023

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

Members of the Public may call (253) 215-8782 to participate in the conference call (Webinar ID: 899 1781 2486 or via the web at https://tinyurl.com/uunuawts with Passcode: 701956). Members of the Public may only comment during times allotted for public comments and public testimony will be taken at the direction of the Zoning Administrator. Members of the public are also encouraged to submit written testimony prior to the meeting at ZAPublicComment@losaltosca.gov. Emails received prior to the meeting will be included in the public record.

ESTABLISH QUORUM

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Members of the audience may bring to the Commission's attention any item that is not on the agenda. Please complete a "Request to Speak" form and submit it to the Staff Liaison. Speakers are generally given two or three minutes, at the discretion of the Chair. Please be advised that, by law, the Commission is unable to discuss or take action on issues presented during the Public Comment Period. According to State Law (also known as "the Brown Act") items must first be noticed on the agenda before any discussion or action.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

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

1. Zoning Administrator Meeting Minutes

Approval of the DRAFT minutes of the regular meeting of October 4, 2023

DISCUSSION

2. SC21-0021 and H21-0002 – Dino Garcia – 604 Milverton Avenue

Request for Design Review and Historic Advisory Review for a new two-story house with a 5,414 square-foot first story and a 2,831 square-foot second story, and the conversion of an existing historic house into a historic accessory building. This project is categorically exempt from environmental review under Section 15303 ("New Construction or Conversion of Small Structures") and Section 15331 ("Historical Resource Restoration/Rehabilitation") of the California Environmental Quality Act (CEQA). *Project Planner: Gallegos*

3. SC23-0008 – Mohammad Kasirossafar – 1014 Seena Avenue

Design Review for a new 3,876 square-foot two-story single-family residence. This project is categorically exempt from environmental review under Section 15303 (“New Construction or Conversion of Small Structures”) of the California Environmental Quality Act (CEQA). *Project Planner: Gallegos*

COMMISSIONERS' REPORTS AND COMMENTS

POTENTIAL FUTURE AGENDA ITEMS

ADJOURNMENT

SPECIAL NOTICES TO PUBLIC

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

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

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



**ZONING ADMINISTRATOR
MEETING MINUTES**

4:00 PM - Wednesday, October 4, 2023

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

CALL MEETING TO ORDER

At 4:06 p.m. the Zoning Administrator called the meeting to order.

ESTABLISH QUORUM

PRESENT: Zoning Administrator Zornes

STAFF: Associate Planner Liu

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR.

1. Zoning Administrator Meeting Minutes

Approval of the DRAFT minutes of the regular meeting of October 5, 2023.

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

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

AYES: Zornes

NOES: None

PUBLIC HEARING

2. SC23-0015 – Yun Li – 628 Cuesta Drive

Design Review for the modifications to an approved residential addition (SC21-0046) from a two-story house with 2,065 square feet at the first story and 1,120 square feet at the second story to a two-story house with 2,257 square feet at the first story and 1,077 square feet at the second story. This project is categorically exempt from environmental review under 15301 of the California Environmental Quality Act (CEQA). *Project Planner: Liu*

STAFF PRESENTATION

Associate Planner Liu presented the staff report recommending approval of design review application

SC23-0015 subject to the listed findings and conditions.

PUBLIC COMMENT

None

Action: Zoning Administrator Zornes approved design review application SC23-0015 per the staff report findings and conditions.

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

AYES: Zornes

NOES: None

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Zoning Administrator Zornes adjourned the meeting at 4:10 PM.

Nick Zornes
Zoning Administrator



AGENDA REPORT

TO: Nick Zornes, Zoning Administrator
FROM: Sean Gallegos, Senior Planner
SUBJECT: SC21-0021 and H21-0002 – 604 Milverton Road

RECOMMENDATION:

Approve design review and historic advisory review for a new 8,245 square foot two-story house and conversion of an existing historic house into a historic accessory building; and find the project categorically exempt under Section 15303 (“New Construction or Conversion of Small Structures”) and Section 15331 (“Historical Resource Restoration/Rehabilitation”).

BACKGROUND

Project Description

- Project Location: 604 Milverton Road, located on the west side of Milverton Road.
- Lot Size: 91,040 square feet
- General Plan Designation: Open Space; Planned Community
- Zoning Designation: PUD (Planned Unit Development)
- Current Site Conditions: One-story house

The proposed project includes the construction of a new 8,245 square foot two-story house comprising a 5,414 square-foot first story and a 2,831 square-foot second story, situated on a site featuring a designated historic resource. Additionally, it involves the conversion of an existing historic house into a historic accessory building (see Attachment A – Project Plans).

The proposed new house is located on the northeast corner of Lot No. 12, with its front façade directly along the frontage of Milverton Road and the entrance of the Morningside PUD. The existing historic house is located near the center of the property. The house is not visible from Morningside Road or from Milverton Road because it sits below street level, on a grade closer to Adobe Creek. Access to the existing historic house is provided through a private driveway situated between units 720 and 730 Morningside Road.

Historic Resource

The Costello House, a 1916 Craftsman Bungalow located at 604 Milverton Road, is listed in the Los Altos Historic Resource Inventory. The house is a vernacular bungalow type residence designed with

elements of the Craftsman architectural style. The Arts and Crafts Movement, which influenced the design of the California Craftsman Bungalow, was based on the theory of honesty and natural beauty of construction and materials. 604 Milverton Road is somewhat of a hybrid between the Craftsman and Arts & Crafts styles, with elements unique to California bungalows and the aesthetic preferences of the Costello family.

The house conforms to the traditions of the Craftsman style roof in massing, pitch, and proportion of the roof and gables, but deviates in that there are no beams, brackets, or knee braces. The ornamentation along the roofline is plain, and the gables are rounded. The carved apricot and leaf motif at the central gable tops the most arched of these front facing gables and all display the influences of the Arts and Crafts style on the Craftsman proportioned bungalow. The house retains many elements of its original materials, including the wood clapboard siding, masonry chimney, window fenestrations, wood window frames, wood sills, and wood roof framing. The intersecting gable roof forms are original. The central gable roof has two bowed gables on each side with curved bargeboards and open eaves. The original grouped windows of three on the front facade fenestrations, wood frames and wood sills have been left intact. The rear porch addition alters the original scale and proportion of the house, but this addition is on a secondary façade and occurred in 1985-86, outside of the period of significance.

Morningside Planned Unit Development

The property located at 604 Milverton Road is a lot (Lot 12) within Morningside PUD. The Morningside PUD encompasses a total of 11 single-family dwellings spread across approximately 5.2 acres. This development is divided into two distinct sections: one section featuring 10 units on approximately 3.1 acres, and the other comprising a single unit, represented by the historic resource house which occupies approximately 2.1 acres.

In 1971, the City Council limited the Morningside development density to 11 single-family dwellings, including the existing historic home on the subject property. In 1985 the City approved the Morningside development subject to requirements for a conservation easement and dwelling limit on the subject property (Attachment C and D) which are discussed below.

On September 24, 2013, the City Council approved modifications to the Morningside PUD, and the PUD and Amendments are provided as attachment E.

ANALYSIS

Design Review

The proposed house complies with the PUD district development standards found in Los Altos Municipal Code (LAMC) Chapter 14.62.200 and the Morningside PUD, as demonstrated by the following table:

	Existing	Proposed	Allowed/Required
COVERAGE:	-	5,860 square feet	6,000 square feet
FLOOR AREA: 1st Floor	-	5,414 square feet	

	Existing	Proposed	Allowed/Required
2nd Floor	-	2,831 square feet	
Total	-	8,245 square feet	n/a
SETBACKS:			
Front	-	43.8 feet	35 feet
Rear	-	15 feet	0 feet
Right side	-	25 feet/25.7 feet	25 feet
Left side	-	25 feet/33.9 feet	25 feet
HEIGHT:	-	28 feet	30 feet

The new two-story house is a contemporary style house with rectangular forms and simple massing and details that relate well to the low-scale, Ranch style houses in the neighborhood context. The project uses low-sloped hipped roof forms, which are consistent with the hipped roofs found in the neighborhood. The proposed project uses more eclectic forms than those found in the surrounding neighborhood, such as a formal front entry with the flat roof form, which is integral to the proposed architectural style. The detailing and materials of the structure reflect a high level of quality and appropriate relationship to the rustic qualities of the area. The proposed building materials, which include clay tile roof, stucco and stone siding, wood clad windows and front door, wood garage door and wood trim and details, are integral to the design. Overall, the design incorporates a contemporary style with simple elements and quality materials that produce a thoughtful and integrated appearance that is compatible with the character of the area.

Conforming to the Morningside Planned Unit Development (PUD) guidelines, the front and side of the building are made to look like a one-story house, with the second story concealed in the roof. To achieve this, the applicant’s design used large glass doors and windows on the first floor, kept the architectural elements simple, and added one-story features on the sides of the building to break up its size. Additionally, the applicant’s design positioned the second story in a way that reduces its visual impact by using a horizontal eave line and limiting the number of second-story windows. This design not only aligns with the building’s architectural style but also meets the PUD goals and matches the neighborhood's style.

The design for this project's front side is carefully planned to create a well-proportioned and attractive structure. It combines different roof styles, such as flat and hipped roofs, with horizontal eaves and a clear front porch. This mix of roof shapes, in line with the Residential Design Guidelines, adds variety to the large wall on the front. It makes the building look smaller and improves its overall appearance. These design choices effectively break up the building's shape both horizontally and vertically, resulting in a harmonious and character-rich architectural design for the applicant's project. As a result, the new construction remains consistent with the scale of the neighboring residences, and this approach ensures that the building's appearance is consistent with its surroundings and does not appear overly large or incongruous when viewed from the street.

The structure's height is 28 feet, within the permissible 30-foot limit defined by the Morningside Planned Unit Development (PUD) regulations. This adherence to the specified height restriction ensures compliance with the established zoning regulations, maintaining compatibility with the overall

development guidelines of the Morningside PUD. This height reflects a design approach that respects the neighborhood's architectural character and zoning requirements.

As part of the landscaping plan for the property, new trees will be planted to enhance privacy. This includes the addition of 15 Caroline Cherry trees and 12 African Fern Pine screening trees along the right rear corner of the site and 15 Caroline Cherry screening trees along the left property line. There are 21 on-site trees, and the applicant proposes the retention of 20 trees. The trees retained includes 14 Coast Live Oak trees (Nos. 1 to 6 and 9 to 15), one Fig tree (No. 8), four Northern California Walnut trees (No. 16 to 19, one Incense Cedar tree (No. 20), and one California Pepper tree (No. 21). A fruiting apple tree (No. 7) is proposed for removal due to damage from fire blight. The landscaping plan will adhere to the Water Efficient Landscape Ordinance, ensuring that the design incorporates water-efficient landscaping practices, as mandated for new residences with landscaping areas exceeding 500 square feet.

The proposed project aligns with the development standards of the PUD zoning district and also adheres to the Single-Family Residential Design Guidelines and the PUD goals and matches the neighborhood's style. It successfully achieves compatibility with the neighborhood's character by establishing appropriate relationships with adjacent structures, minimizing bulk, and making efforts to preserve existing trees to the best extent possible.

Morningside PUD

Staff has found that the project demonstrates its commitment to compliance with Morningside PUD, as outlined below.

1. **Historical Commission Recommendation and Zoning Administrator Approval:** The project follows the required process, the Historical Commission recommended approval of the design review and historic advisory review application and the applicant is seeking approval from the Zoning Administrator to ensure historical preservation and zoning compliance. Additionally, it adheres to architectural review requirements set by the Morningside of Los Altos Community Association, as dictated by the property's Covenants, Conditions, and Restrictions.
2. **Nonconforming Dwelling:** The PUD offers two options for addressing nonconforming dwellings when developing a new dwelling: removal or conversion into an accessory building. The project proposes converting the existing historic resource house into an accessory structure, endorsed by the Historical Commission. This conversion, along with the new house construction, meticulously preserves the property's physical integrity and historic significance, adhering to the Secretary of the Interior's Standards for Historic Structures. Importantly, this conversion must be completed before final occupancy.

This conversion aligns with the deed restriction's objective, permitting only a single-family house on the property when a new house is created. Accessory structures are allowed as long as they are associated with the principal structure.

3. **Building Setbacks:** The project observes the specified building setbacks, including a 35-foot front yard, a 25-foot side yard, and positioning structures according to the conservation easement line in the rear yard.

4. **Protection of Oak Trees:** To safeguard oak trees, the project ensures that new structures are located outside the dripline of these trees. This complies with the recommendations of a certified arborist.
5. **Single-Story Appearance and Lot Coverage:** The project maintains a single-story appearance and keeps the lot coverage within the limit of 6,000 square feet, in accordance with regulations.
6. **Driveway Utilization:** For the driveway of the new development, the project uses the existing driveway apron on Morningside Drive as required.
7. **Sanitary Sewer Conversion:** In cases where development involves converting existing structures, the project removes the septic system and replaces it with a sanitary sewer system as directed by the City Engineer. It also ensures that other modifications comply with Santa Clara Valley Water District guidelines.
8. **Architectural Compatibility:** The house design, which has received approval from the homeowner's association for the Morningside development, is thoughtfully designed to be architecturally compatible with the Morningside planned unit development, the surrounding area, and neighboring properties, ensuring visual harmony in strict accordance with the City's Single-Family Residential Design Review Guidelines.
9. **Conservation Easement Maintenance:** The property owner commits to maintaining the conservation easement area, including the removal of any abandoned septic systems, water wells, drains, and other structures, in accordance with Santa Clara Valley Water District requirements.
10. **Fire Hazard Evaluation:** At the time of proposing a new home, the project includes an evaluation of any eucalyptus and non-native trees within the conservation easement, particularly those posing a fire hazard near historic structures.
11. **Fire Hazard Mitigation:** The property owner is dedicated to removing any eucalyptus and non-native trees within the conservation easement near historic structures that are identified as creating a fire hazard by the City Arborist.

In sum, the proposed new house complies with the development plan, including the amendments of the Morningside Planned Unit Development, and it preserves the historical character of the existing historic resource at the site.

Historic Advisory Review

To continue to qualify for historic designation, the Costello House must meet three criteria: Age, Integrity, and Historic Significance. The project historian found that the house retains integrity in Design, Materials, Workmanship, and Feeling, though it lacks integrity in setting. The house exhibits historical significance and integrity, making it eligible for listing as a historic resource on the National Register of Historic Places, the California Register of Historical Places, or as a local Historic Resource or Landmark for the City of Los Altos. The house is significant for its architecture, representing a California Bungalow with Craftsman and Arts & Crafts design elements. It also holds historical

importance in the development of Los Altos and the South Bay region, transitioning from apricot farming to suburban residential properties. See Attachment F for the Historic Resource Evaluation.

Kathleen McDonald, the project historian from Garavaglia Architecture, thoroughly reviewed the project to ensure it aligns with the Secretary of the Interior's Standards for the Treatment of Historic Structures (SOIS). Her assessment confirms that the conversion to the house do not harm its physical integrity or historical significance, and the house continues to maintain its historic resource status. In fact, they are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Structures. The conversion of the house into an accessory structure does not compromise its historic status. For a more detailed understanding of this evaluation and its adherence to the Secretary of the Interior's Standards for the Treatment of Historic Structures, please refer to Attachment G, which includes the Historic Resource Evaluation and further information on the subject.

At the Historical Commission meeting held on September 25, 2023, the Commission determined that the Historic Advisory review application would not negatively affect the physical integrity or historic significance of the property. Furthermore, they deemed the proposal complies with the required findings and is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Structures¹. The Commission unanimously voted 5-0 to recommend approval of the application. The meeting minutes are provided in Attachment B.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15303 (“New Construction or Conversion of Small Structures”) of the California Environmental Quality Act (CEQA) because it involves the construction of a single-family dwelling in a residential zone and Section 15331 (“Historical Resource Restoration/Rehabilitation”) of the California Environmental Quality Act (CEQA) due to the project complying with the Secretary of the Interior’s Standards for the Treatment of Historic Structures

PUBLIC NOTIFICATION AND CORRESPONDENCE

A public meeting notice was posted on the property, mailed to property owners within 300 feet of the subject site, and published in the Town Crier. The applicant also posted the public notice sign (24” x 36”) in conformance with the Planning Division posting requirements.

The applicant conducted community outreach by mailing letters with renderings of the new house to neighbors in the immediate neighborhood. Staff received no letters for the Zoning Administrator meeting as of the writing of this report. Staff received two letters for the project for the Historical Commission meeting, and the correspondence is provided at the web link in footnote 1 below.

Cc: Dino Garcia, Applicant and Designer
Roberto Giovannotto, Owners

Attachments

- A. Project Plans

¹ The September 25, 2023 Historical Commission agenda report with attachments can be accessed at <https://www.losaltosca.gov/historicalcommission/page/historical-commission-special-meeting-5>

- B. Historical Commission Minutes, September 25, 2023
- C. Conservation Easement
- D. Covenant and Restriction
- E. City Council Agenda Report PUD/R1 Cluster, September
- F. Approval Letter, Morningside PUD/R1 Cluster, September 24, 2013
- G. Historic Resource Inventory, Garavaglia Architecture
- H. Secretary of the Interior's Standards for the Treatment of Historic Structures, Garavaglia Architecture

FINDINGS

SCC21-0021 & H21-0002 – 604 Milverton Road

With regard to the proposed new two-story residence and the conversion of the existing house into an accessory structure, the Zoning Administrator finds the following in accordance with Section 14.76.060 of the Municipal Code:

- A. The proposed residence complies with all provision of this chapter because the proposed residence is consistent with the development standards of the PUD zoning district, Morningside PUD, and policies and implementation techniques described in the Single-Family Residential Design Guidelines.
- B. The height, elevations, and placement on the site of the proposed new house is compatible when considered with reference to the nature and location of residential structures on adjacent lots and will consider the topographic and geologic constraints imposed by particular building site conditions as the project will comply with height, elevation, and site placement regulations by adhering to zoning and PUD restrictions on structure height. This design takes into account the topographic and geologic constraints specific to the building site. Furthermore, thorough assessments of topographic and geologic conditions will inform erosion control measures and ensure site stability. The project's approach guarantees compatibility with the neighborhood context and addressing site-specific challenges.
- C. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized because the project is designed to retain the trees on the property by avoiding excavation within the dripline of 20 of the 21 on-site trees. Consistent with the grading and drainage plan, the excavation will occur within the structure's footprint, driveway for the below grade garage, and the immediate area surrounding the house, and the area beyond it will maintain its current grade. This approach will preserve the natural landscape, including 20 existing on-site trees, while minimizing any tree and soil removal. The goal is to prevent any significant changes in the site's grade during soil removal for construction.
- D. The orientation of the proposed new residence in relation to the immediate neighborhood will minimize the perception of excessive bulk because the front and side of the building are made to look like a one-story house, with the second story concealed in the roof. To achieve this, the applicant's design used large glass doors and windows on the first floor, kept the architectural elements simple, and added one-story features on the sides of the building to break up its size. Additionally, the applicant positioned the second story in a way that reduces its visual impact by using a horizontal eave line and limiting the number of second-story windows. This design not only aligns with the building's architectural style but also meets the PUD goals and matches the neighborhood's style and effectively break up the building's form both horizontally and vertically to reduce overall bulk and mass.
- E. General architectural considerations, including the size and scale, the architectural relationship with the site and other buildings, building materials and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings on the same project site. The design incorporates durability, high-quality

and architecturally integrated clay tile roof, stucco and stone siding, wood clad windows and front door, wood garage door and wood trim and details. The size and scale of the building also fits well with the neighborhood, based on overall building height and height of each story.

- F. The proposed residence has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection because the project's approach is not only preserving the majority of the site's natural topography but also contributes to reducing the perceived bulk and scale of the house by maintaining a low finished floor height. The project has also incorporated softscape and hardscape surfaces into the plan and proposes a drainage plan to minimize off-site stormwater drainage.

With regard to the Advisory Review, the Zoning Administrator finds the following in accordance with Section 12.44.140 of the Municipal Code:

1. The project complies with all provisions of the Historic Preservation Ordinance (Chapter 12.44) due to the project not adversely affecting the physical integrity or the historic significance of the subject property, and the project being in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties; and
2. The project does not adversely affect the physical integrity or the historic significance of the subject property. Although the house has undergone alterations, it still retains enough historic fabric to be considered as having integrity. The house is significant as a variant of the Craftsman style. The house retains integrity of Design, Materials, Workmanship, and Feeling. It does not retain integrity of setting. The subject property at 604 Milverton Road, historically called the Costello House, does display a level of historical significance and integrity that would qualify it for listing as a historic resource on the National Register of Historic Places, on the California Register of Historical Places, as a local Historic Resource or Landmark for the City of Los Altos.
3. The Zoning Administrator has duly received and considered the recommendation for approval provided by the Historic Commission in accordance with Chapter 12.44 of the Municipal Code. The project complies with the Secretary of the Interior's Standards for the Treatment of Historic Properties and the project preserves the historic significance of the subject property, as outlined in the Historic Commission's recommendation, further support the project's compliance with the city's historic preservation regulations.

CONDITIONS

SC21-0021 and H21-0002 – 604 Milverton Road

GENERAL

1. Expiration

The Design Review Approval will expire on November 1, 2025 unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

2. Approved Plans

The approval is based on the plans and materials received on July 6, 2023, except as may be modified by these conditions.

3. Protected Trees

Trees Nos. 1 to 6 and 8 to 21 shall be protected under this application and cannot be removed without a tree removal permit from the Development Services Director.

4. Encroachment Permit

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

5. New Fireplaces

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

6. Landscaping

The project shall be subject to the City's Water Efficient Landscape Ordinance (WELO) pursuant to Chapter 12.36 of the Municipal Code if over 500 square feet or more of new landscape area, including irrigated planting areas, turf areas, and water features is proposed.

7. Underground Utility and Fire Sprinkler Requirements

Additions exceeding fifty (50) percent of the existing living area (existing square footage calculations shall not include existing basements) and/or additions of 750 square feet or more shall trigger the undergrounding of utilities and new fire sprinklers. Additional square footage calculations shall include existing removed exterior footings and foundations being replaced and rebuilt. Any new utility service drops are pursuant to Chapter 12.68 of the Municipal Code.

8. Indemnity and Hold Harmless

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

INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

9. Conditions of Approval

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

10. Tree Protection Note

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

11. Water Efficient Landscape Plan

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

12. 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.

13. California Water Service Upgrades

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

14. Green Building Standards

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

15. Underground Utility Location

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

16. Mechanical Equipment

The plans shall show the location of any mechanical equipment (including air conditioning units) on the site plan. All equipment must be located to comply with the City’s Noise Control Ordinance (Chapter 6.16) and Mechanical Equipment Ordinance (Chapter 11.14).

17. Off-haul Excavated Soil

The grading plan shall show specific grading cut and/or fill quantities. Cross section details showing the existing and proposed grading through at least two perpendicular portions of the site or more shall be provided to fully characterize the site. A note on the grading plans should state that all excess dirt shall be off-hauled from the site and shall not be used as fill material unless approved by the Building and Planning Divisions.

18. Storm Water Management

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

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

19. Tree Protection

Tree protection fencing shall be installed around the dripline(s), or as required by the project arborist, of trees No. 1 to 6 and 8 to 21 as shown on the site plan. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.

20. School Fee Payment

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

PRIOR TO FINAL INSPECTION

21. Structure Converted to an Accessory Structure

The existing house shall be converted into an accessory structure. No kitchen shall be permitted in the accessory structure.

22. Fire Hazard Mitigation: The applicant shall prune and/or remove all trees within the conservation easement near historic structures that are identified as creating a fire hazard by the Fire Hazard Evaluation of Trees or the City Arborist.

23. Landscaping Installation and Verification

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

24. Green Building Verification

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

NEW SINGLE-FAMILY HOME

GIOVANNOTTO RESIDENCE

604 MILVERTON ROAD, LOS ALTOS, CA 94022



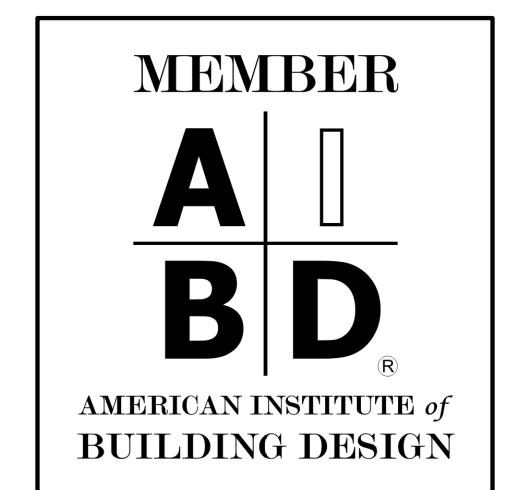
DG Design

4355 CONEJO DRIVE
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PREPARED BY:

DINO GARCIA
PBD



1 PROJECT TITLE

OWNER:
MIKE GIOVANNOTTO
604 MILVERTON ROAD, LOS ALTOS, CA 94022
650.814.1712, MIKE@VRENT.COM

PROJECT DESIGNER:
DGS DESIGN - DINO GARCIA
4355 CONEJO DRIVE, DANVILLE, CA 94506
510.579.2004, DINO@DGDESIGNPLAN.COM

CIVIL ENGINEER:
BERRY AND ASSOCIATES - JOHN BERRY
2149 AVM AVENUE, MENLO PARK, CA 94025
650.400.9003, JOHN@BERRY7@GMAIL.COM

LANDSCAPE DESIGNER:
SCHOPPEY LANDSCAPE ARCHITECTS INC. - KEN SCHOPPEY
P.O. BOX 508 LOS ALAMOS, CA 94022
650.823.6572, KEN@KSLA.US

- A0.0 COVER SHEET
- A0.1 FLOOR AREA AND COVERAGE
- A0.2 SITE AREA DIAGRAM AND CALCULATIONS
- A0.3 STREETScape, SITE SECTION AND EXTERIOR FINISHES
- A1.0 NEIGHBORHOOD CONTEXT MAP
- A1.1 SITE PLAN
- A1.2 PARTIAL SITE PLAN
- A1.3 FLOOD ZONE MAP
- A2.0 BASEMENT FLOOR PLAN
- A2.1 FIRST FLOOR PLAN
- A2.2 SECOND FLOOR PLAN
- A2.3 ROOF PLAN
- A2.4 EXISTING RESIDENCE
- A3.1 EXTERIOR ELEVATIONS
- A3.2 EXTERIOR ELEVATIONS
- A4.1 CROSS SECTIONS
- A4.2 CROSS SECTIONS AND DETAILS
- L1 LANDSCAPE PLAN
- L2 LANDSCAPE PLAN
- L3 TREE PROTECTION PLAN
- L4 FIRE HAZARD EVALUATION PLAN
- TS.1 TOPOGRAPHIC SURVEY
- C1.0 GRADING AND DRAINAGE NOTES AND DETAILS
- C2.0 GRADING AND DRAINAGE PLAN
- C2.1 PRELIMINARY SHORING PLAN
- C3.0 BEST MANAGEMENT PRACTICES
- C4.0 SCCFD ROADWAY AND DRIVEWAY REQUIREMENTS

THIS PLAN SET WAS PREPARED FOR A DESIGN REVIEW APPLICATION FOR A NEW TWO-STORY, SINGLE-FAMILY HOUSE AND THE CONVERSION OF AN EXISTING NON-CONFORMING SINGLE-FAMILY HOUSE INTO AN ACCESSORY STRUCTURE BY REMOVING THE KITCHEN PRIOR TO FINAL OCCUPANCY OF THE NEW DWELLING AND THE EXISTING NON-CONFORMING DWELLING ARE SUBJECT TO THE RECOMMENDATIONS OF THE HISTORICAL COMMISSION AND DESIGN COMMISSIONS REVIEW AND APPROVAL. THE PROPOSED PROJECT WILL CONSTRUCT A NEW STRUCTURE WITH 5,414 SQUARE FEET ON THE FIRST FLOOR, 2,831 SQUARE FEET ON THE SECOND FLOOR AND 4,543 SQUARE FEET ON THE BASEMENT FLOOR. THE PROPOSED NEW DWELLING IS SUBJECT TO THE DEVELOPMENT CONDITIONS FOR LOT 12 OF THE MORNINGSIDE PLANNED UNIT DEVELOPMENT APPROVED BY THE CITY COUNCIL IN 1971, THE MORNINGSIDE PLANNED UNIT DEVELOPMENT APPROVED BY THE CITY COUNCIL ON SEPTEMBER 24, 2013, THE CITY'S SINGLE-FAMILY RESIDENTIAL DESIGN REVIEW GUIDELINES, AND CHAPTER 14.62 (PLANNED UNIT DEVELOPMENTS) OF THE ZONING CODE.

THE PROPERTY AT 604 MILVERTON ROAD, LOT 12 IS A PARCEL WITHIN THE MORNINGSIDE PLANNED UNIT DEVELOPMENT, APPROXIMATELY 2 ACRES, HAS AN ABSTRACT GEOMETRIC SHAPE WITH IRREGULAR BOUNDARY LINES AND IS LOCATED SOUTHWEST OF UNIVERSITY AVENUE AND WEST OF SOUTH EL MONTE AVENUE IN LOS ALTOS. THE PROPERTY HAS A SINGLE-FAMILY RESIDENCE AND ACCESSORY BUILDINGS ACCESSED VIA PRIVATE DRIVEWAY BETWEEN THE UNITS AT 730 AND 730 MORNINGSIDE ROAD. THE EXISTING STRUCTURES ARE LOCATED NEAR THE CENTER OF THE PROPERTY, BUT THE HOUSE IS CLOSE TO THE PROPERTY LINES ON THE WEST SIDE. THE EXISTING STRUCTURES ARE NOT VISIBLE FROM MORNINGSIDE ROAD OR FROM MILVERTON ROAD BECAUSE IT SITS BELOW STREET LEVEL, ON A GRADE CLOSER TO ADOLFO CREEK. THE PROPERTY IS IN A MOSTLY WOODED AREA AND INCLUDES A SEGMENT OF ADOLFO CREEK, TO THE EAST OF THE HOUSE.

THE EXISTING HOUSE, KNOWN AS THE COSTELLO HOUSE, WAS BUILT IN 1916, IS A ONE STORY "H" SHAPED BUILDING, WOOD FRAMED STRUCTURE, AND CONSTRUCTED IN THE CRAFTSMAN BUNGALOW ARCHITECTURAL STYLE. THE HOUSE IS 1,637 SQ. FT. WITH TWO BEDROOMS AND TWO BATHROOMS. THE EXTERIOR WALLS ARE MADE OF WOOD CLAPBOARD SIDING PAINTED AN OCHRE COLOR WITH WHITE TRIM. ASPHALT SHINGLES COVER THE UNIQUE INTERSECTING GABLE ROOF FORMS. AROUND THE CORNER TO THE SOUTH FACADE IS A WOODEN DECK OVERLOOKING THE CREEK VALLEY. THE PROXIMITY TO ADOLFO CREEK PUTS THE HOUSE ON A SLOPED LOT, WHERE THE FRONT OF THE HOUSE IS ENTERED AT GRADE. THE EXISTING HOUSE DISPLAYS A LEVEL OF HISTORICAL SIGNIFICANCE AND INTEGRITY THAT WOULD QUALIFY IT FOR LISTING AS A HISTORIC RESOURCE ON THE NATIONAL REGISTER OF HISTORIC PLACES, ON THE CALIFORNIA REGISTER OF HISTORICAL PLACES, AS A LOCAL CITY OF LOS ALTOS LANDMARK AT THE LOCAL LEVEL. THE EXISTING HOUSE IS SIGNIFICANT FOR ITS ARCHITECTURE, AS A FINE EXAMPLE OF VERNACULAR CALIFORNIA BUNGALOW WITH A MIXTURE OF CRAFTSMAN AND ART & CRAFTS DESIGN ELEMENTS. IT IS ALSO SIGNIFICANT FOR ITS ASSOCIATION WITH THE OVERALL DEVELOPMENT PATTERN OF LOS ALTOS AND THE SOUTH BAY REGION FOR ITS TRANSITION FROM A LARGE APRICOT FARMING PROPERTY TO SINGLE FAMILY RESIDENTIAL SUBURBAN PROPERTIES.

THE PROPOSED HOUSE IS A SIMPLIFIED MEDITERRANEAN ARCHITECTURAL STYLE WITH EXTERIOR MATERIALS FINISHED IN EARTH COLORS THAT ARE SIMILAR AND COMPATIBLE WITH THE SURROUNDING NEIGHBORHOOD. THROUGH LARGER IN SCALE THAN THE HOUSES IN THE IMMEDIATE NEIGHBORHOOD, IT SITS ON A MUCH LARGER PARCEL AREA AND SUBJECTED TO BUILDING SETBACKS THAT ARE SIGNIFICANTLY MORE THAN THE REST OF THE HOMES IN THE VICINITY MAKING THE HOUSE PROPORTIONATE TO ITS LOT AREA. THE PROPOSED HOUSE IS DESIGNED TO APPEAR TO BE A SINGLE-STORY WHEN VIEWED FROM MORNINGSIDE ROAD AND IS BARELY VISIBLE FROM MILVERTON ROAD DUE TO THE LARGE TREES LOCATED AT THE NORTHEAST OF THE PROPERTY. THE REAR IS NOT VISIBLE DUE TO WOODED AREAS. THE DESIGN PLANS FOR THE PROPOSED HOUSE WAS PRESENTED TO THE MORNINGSIDE HOA ARCHITECTURAL REVIEW BOARD, EVERY HOMEOWNER WITHIN THE HOA, AND THE ADJACENT NEIGHBOR ALONG MILVERTON ROAD WHO GAVE FULL SUPPORT AND APPROVAL FOR THE PROPOSED PROJECT.

ADDRESS: 604 MILVERTON ROAD
ASSESSOR PARCEL NUMBER: 175-19-042
ZONING DISTRICT: PUD/R1 CLUSTER, 13-UP-01
FEMA FLOOD ZONE: X
TYPE OF CONSTRUCTION: VB
FIRE SPRINKLER: AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NATIONAL FIRE PROTECTION ASSOCIATION'S (NFPA) STANDARD 13D
NUMBER OF FLOORS: 2 + BASEMENT
PARKING: 4 COVERED (PROPOSED)
RECORDED LOT AREA (ACRES): 2.1
RECORDED LOT AREA (SQ. FT.): 91,040
MAXIMUM BUILDING HEIGHT: 30 FT.
EXISTING DWELLING: 1,637 SQ. FT. (TO BE CONVERTED TO AN ACCESSORY BUILDING)
EXISTING SHED STRUCTURE: 437 SQ. FT.

2 PROJECT DIRECTORY

5 PROJECT DESCRIPTION

7 PROJECT DESCRIPTION

9 SHEET INDEX



OMG
Orvick Management Group, Inc.
A Real Estate Management Company

July 1, 2021

City of Los Altos Planning Department
1 N San Antonio Road
Los Altos, CA 94022

RE: 604 Milverton Road – Los Altos

All

As the authorized agent for the Morningside of Los Altos Community Association (Morningside) on Morningside Road, I have been instructed by the Association President, Mark Voll, to write this letter.

The original 604 Milverton Road HOA plan set as well as the amended plans have been reviewed and approved with no objection by the Morningside Board of Directors, Architectural Committee as well as the homeowners.

If you have any further questions, please do not hesitate to contact me or Mark Voll.

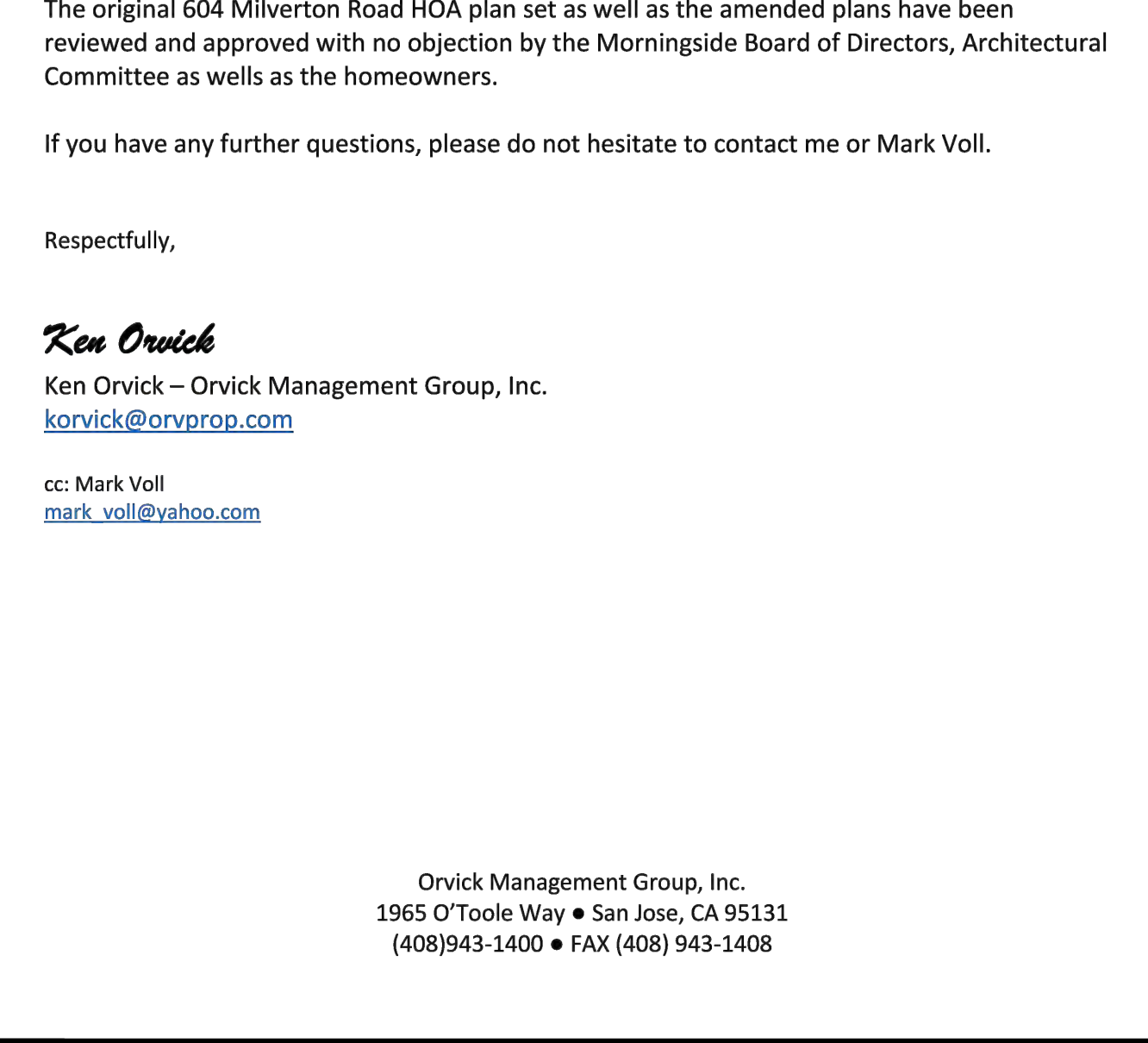
Respectfully,

Ken Orvick
Ken Orvick – Orvick Management Group, Inc.
korvick@orvprop.com

cc: Mark Voll
mark_voll@yahoo.com

Orvick Management Group, Inc.
1965 O'Toole Way • San Jose, CA 95131
(408)943-1400 • FAX (408) 943-1408

3 AERIAL VIEW



4 SITE MAP

6 HOA REVIEW AND APPROVAL LETTER

ZONING COMPLIANCE						
LOT COVERAGE:	25,325 + PERMIT NO. 13-UP-01 DEVELOPMENT AREA (SF.)			91,040 = LOT 12 TOTAL SITE AREA (SF.)		
	EXISTING	PROPOSED	ALLOWED / REQ.	EXISTING	PROPOSED	ALLOWED / REQ.
LAND COVERED BY ALL STRUCTURES THAT ARE OVER 6 FEET IN HEIGHT	AREA (SQ.FT.)	0	5,860	6,000	2,074	7,904
	PERCENTAGE	0.0%	23.1%	23.7%	2.3%	8.7%
FLOOR AREA:						
FIRST FLOOR	AREA (SQ.FT.)	0	5,414	2,074	7,904	
SECOND FLOOR		0	2,831	0	2,831	10,765
TOTAL		0	8,245	2,074	10,765	
	PERCENTAGE	0.0%	32.6%	32.6%	2.3%	11.8%
SETBACKS:	CONDITION NO. 4 * CONSERVATION EASEMENT LINE *			EXISTING AND PROPOSED HOUSE ** EXISTING HOUSE **		
	EXISTING	PROPOSED	ALLOWED / REQ.	EXISTING	PROPOSED	ALLOWED / REQ.
FRONT	0 FT.	43.8 FT.	35 FT.	** 96 FT. **	43.8 FT.	35 FT.
REAR	0 FT.	* 15 FT. *	* 0 FT. *	** 87.8 FT. **	* 15 FT. *	* 0 FT. *
RIGHT SIDE (1ST / 2ND)	0 FT. / 0 FT.	25 FT. / 25.7 FT.	25 FT. / 25 FT.	** 24 FT. / 0 FT. **	25 FT. / 25.7 FT.	25 FT. / 25 FT.
LEFT SIDE (1ST / 2ND)	0 FT. / 0 FT.	25 FT. / 33.9 FT.	25 FT. / 25 FT.	** 14.5 FT. / 0 FT. **	25 FT. / 33.9 FT.	25 FT. / 25 FT.
HEIGHT:	0 FT.	28 FT.	30 FT.	** 15.4 FT. **	28 FT.	30 FT.
SQUARE FOOTAGE BREAKDOWN						
HABITABLE LIVING AREA:	PERMIT NO. 13-UP-01 PROPOSED DEVELOPMENT (SF.)			EXISTING AND PROPOSED DEVELOPMENT (SF.)		
	EXISTING	CHANGE IN	TOTAL PROPOSED	EXISTING	CHANGE IN	TOTAL PROPOSED
FIRST FLOOR	0	4,908		1,637	4,908	
SECOND FLOOR	0	2,831	10,762	0	2,831	12,419
BASEMENT FLOOR	0	3,043		0	3,043	
NON-HABITABLE AREA:						
FIRST FLOOR	0	506	2,006	437	506	2,443
BASEMENT FLOOR	0	1,500		0	1,500	
LOT CALCULATIONS						
NET LOT AREA:	PERMIT NO. 13-UP-01 PROPOSED DEVELOPMENT AREA			LOT 12 SITE AREA		
	SQUARE FEET	PERCENTAGE		SQUARE FEET	PERCENTAGE	
FRONT YARD HARDSCAPE AREA: (SHALL NOT EXCEED 50%)	25,325			91,040		
	1,302	21.6%		1,302	21.6%	
LANDSCAPE BREAKDOWN:		SUB-TOTAL (SF.)	TOTAL (SF.)	SUB-TOTAL (SF.)	TOTAL (SF.)	
TOTAL HARDSCAPE AREA (EXISTING & PROPOSED)		10,534		15,768		
EXISTING SOFTSCAPE (UNDISTURBED) AREA		8,461	25,325	68,942		
NEW SOFTSCAPE (NEW LANDSCAPING) AREA		6,330		6,330		91,040

8 ZONING COMPLIANCE TABLE

REVISIONS		
Mark	Date	Description
1	10/10/22	Design Review Comments
2	06/15/23	Design Review Comments

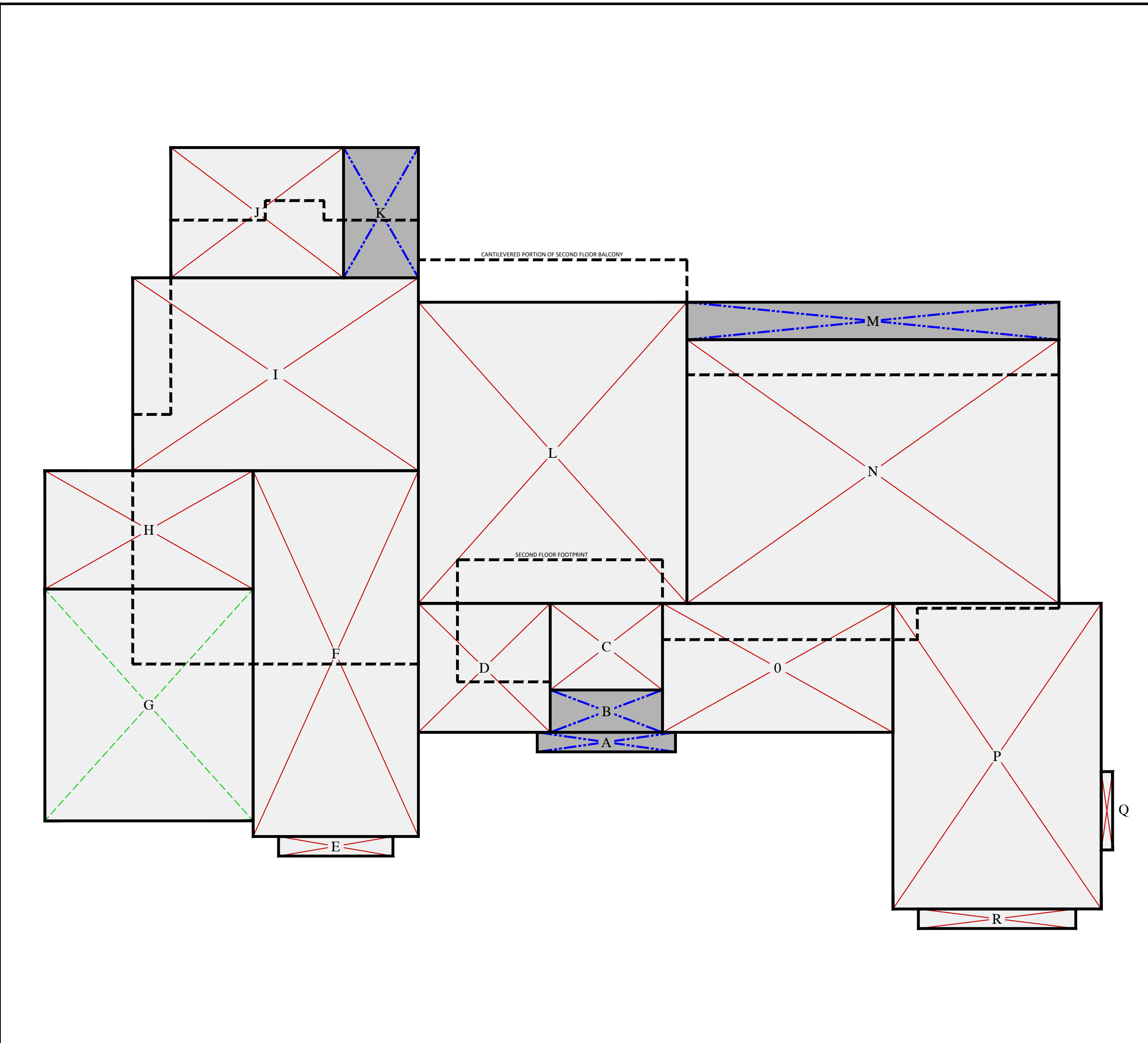
PROJECT TITLE
GIOVANNOTTO RESIDENCE
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LOS ALTOS, CA 94022
APN: 175-19-042

SUBMITTAL: DESIGN REVIEW
ISSUE DATE:
CAD FILE NAME:
DRAWN BY: DG
CHECKED BY: MG
PLOT DATE: 04/13/2021

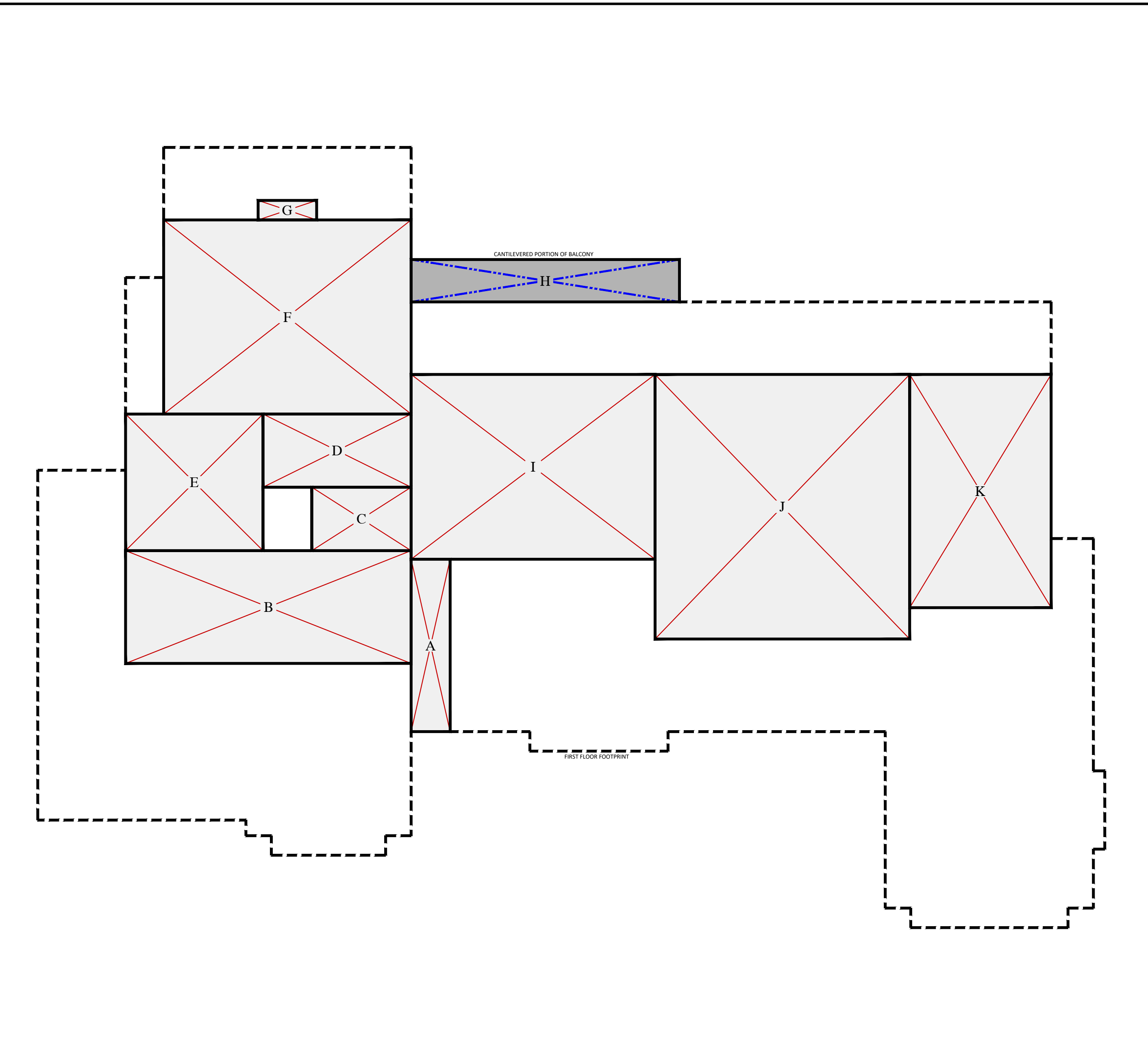
SHEET TITLE
COVER SHEET

DRAWING NO.
A0.0

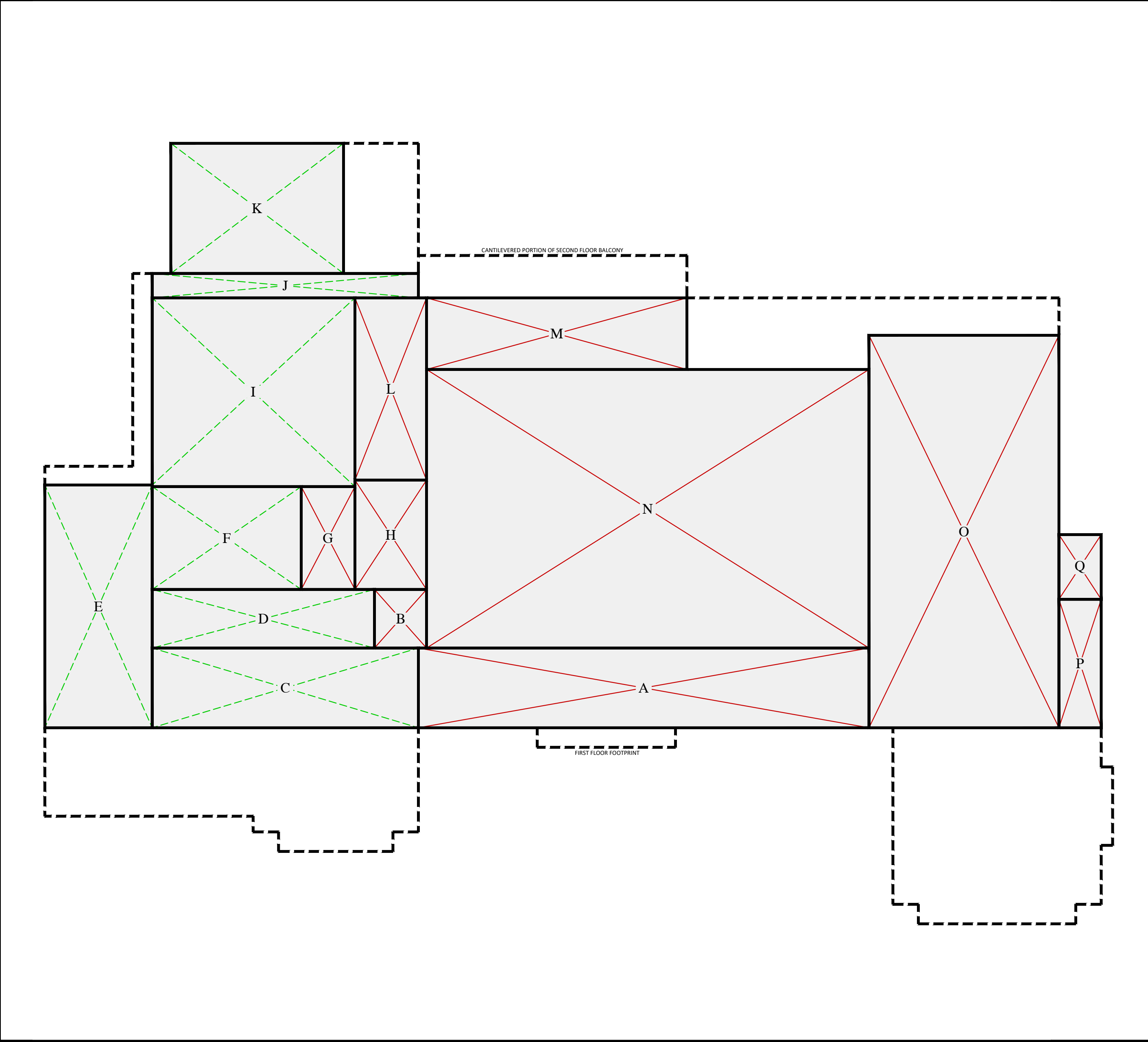
10 DEPARTMENT APPROVALS



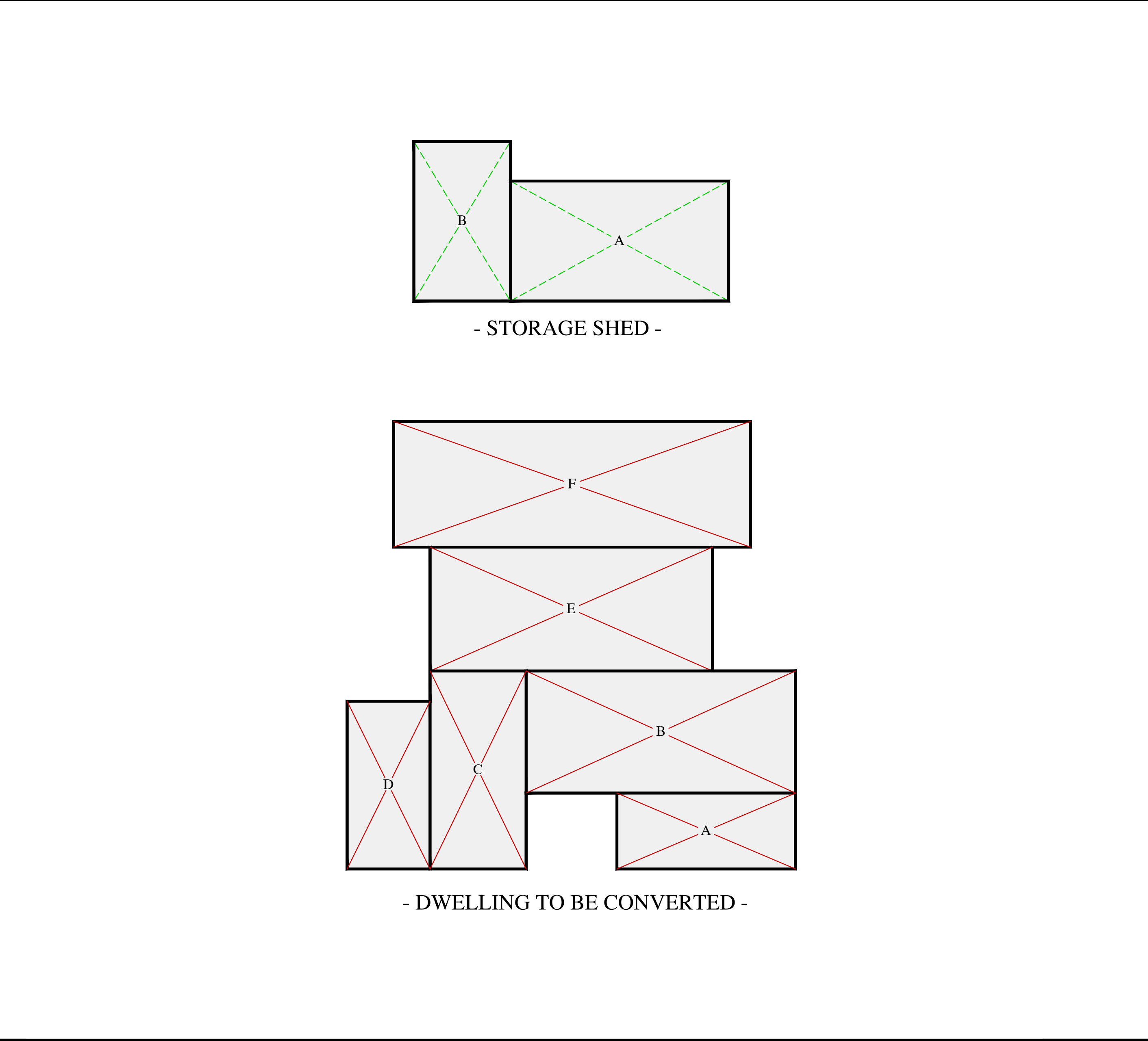
1 FIRST FLOOR AREA DIAGRAM SCALE: 1/8" = 1'-0"



3 BASEMENT FLOOR AREA DIAGRAM SCALE: 1/8" = 1'-0"



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



4 EXISTING STRUCTURES SCALE: 1/8" = 1'-0"

LEGEND:	
NON-HABITABLE FLOOR AREA	HABITABLE FLOOR AREA
LOT COVERAGE	FOOTPRINT ABOVE/BELOW

FIRST FLOOR AREA AND COVERAGE CALCULATIONS:				
SECTION	DIMENSIONS	HABITABLE	NON-HABITABLE	AREA (SQ. FT.)
C	11'-0" X 8'-10"	102		102
D	13'-0" X 13'-2"	178		178
E	11'-0" X 2'-0"	23		23
F	16'-11" X 27'-5"	634		634
G	21'-4" X 23'-0"		506	506
H	21'-4" X 12'-1"	259		259
I	29'-3" X 19'-9"	578		578
J	17'-8" X 13'-4"	236		236
L	27'-8" X 30'-10"	848		848
N	38'-1" X 27'-0"	1,029		1,029
O	23'-7" X 13'-2"	312		312
P	21'-4" X 31'-3"	667		667
Q	1'-2" X 8'-0"	10		10
R	16'-1" X 2'-0"	32		32
FLOOR AREA SUBTOTAL		4,908	506	5,414
A	14'-2" X 2'-0"		28	28
K	11'-0" X 4'-4"		50	50
M	7'-8" X 13'-4"		102	102
M	36'-1" X 3'-10"		146	146
LOT COVERAGE SUBTOTAL				5,740

SECOND FLOOR AREA AND COVERAGE CALCULATIONS:				
SECTION	DIMENSIONS	HABITABLE	NON-HABITABLE	AREA (SQ. FT.)
A	4'-0" X 17'-8"	71		71
B	29'-3" X 11'-7"	338		338
C	10'-3" X 6'-0"	62		62
D	10'-20" X 7'-0"	114		114
E	14'-7" X 14'-0"	197		197
F	26'-4" X 19'-11"	504		504
G	6'-4" X 2'-0"	12		12
I	20'-0" X 18'-11"	474		474
J	26'-1" X 27'-1"	708		708
K	14'-6" X 23'-11"	347		347
FLOOR AREA SUBTOTAL		2,831		2,831
H	27'-0" X 4'-4"		120	120
LOT COVERAGE SUBTOTAL				120

BASEMENT FLOOR AREA CALCULATIONS:				
SECTION	DIMENSIONS	HABITABLE	NON-HABITABLE	AREA (SQ. FT.)
A	46'-2" X 8'-2"	377		377
B	5'-4" X 6'-0"	32		32
C	27'-3" X 8'-2"		223	223
D	22'-0" X 6'-0"		137	137
E	11'-0" X 24'-10"		274	274
F	19'-3" X 12'-6"		161	161
G	9'-8" X 10'-6"	58		58
H	7'-4" X 11'-2"	82		82
I	20'-0" X 19'-2"	401		401
J	27'-3" X 2'-0"	56		56
K	17'-8" X 13'-4"	236		236
L	7'-4" X 18'-8"	137		137
M	26'-0" X 7'-4"	196		196
N	45'-4" X 28'-6"	1,293		1,293
O	19'-0" X 42'-2"	782		782
P	4'-4" X 13'-2"	57		57
Q	4'-4" X 6'-8"	29		29
FLOOR AREA SUBTOTAL		3,043	1,500	4,543

DWELLING TO BE CONVERTED FLOOR AREA CALCULATIONS:				
SECTION	DIMENSIONS	HABITABLE	NON-HABITABLE	AREA (SQ. FT.)
A	18'-4" X 7'-10"	138		138
B	27'-3" X 12'-4"	335		335
C	9'-10" X 20'-2"	192		192
D	8'-5" X 11'-3"	138		138
E	29'-0" X 12'-9"	364		364
F	38'-7" X 12'-11"	470		470
FLOOR AREA SUBTOTAL		1,637		1,637

SHED STRUCTURE FLOOR AREA CALCULATIONS:				
SECTION	DIMENSIONS	HABITABLE	NON-HABITABLE	AREA (SQ. FT.)
A	22'-0" X 12'-4"		275	275
B	9'-11" X 16'-6"		162	162
FLOOR AREA SUBTOTAL			437	437

FLOOR AREA SUMMARY:				
FLOOR AREA I.D.	HABITABLE AREA (SQ. FT.)		DEVELOPMENT AREA (SQ. FT.)	
	YES	NO	EXISTING	NEW
FIRST FLOOR	4,908	506		5,414
SECOND FLOOR	2,831	0	0	2,831
BASEMENT FLOOR	3,043	1,500		4,543
DWELLING TO BE CONVERTED	1,637	0	1,637	0
STORAGE SHED	0	0	437	0
SQUARE FOOTAGE SUBTOTAL	12,419	2,443	2,074	12,788
TOTAL SQUARE FOOTAGE (SQ. FT.)	14,862			
FIRST FLOOR			0	5,414
SECOND FLOOR			0	2,831
DWELLING TO BE CONVERTED			1,637	0
STORAGE SHED			437	0
FLOOR AREA SUBTOTAL			2,074	6,245
TOTAL FLOOR AREA (SQ. FT.)			10,319	

LOT COVERAGE SUMMARY:				
LOT COVERAGE I.D.	AREA (SQ. FT.)		DEVELOPMENT	
	EXISTING	NEW	EXISTING	NEW
FIRST FLOOR			0	5,740
SECOND FLOOR			0	120
DWELLING TO BE CONVERTED			1,637	0
STORAGE SHED			437	0
LOT COVERAGE SUBTOTAL			2,074	5,860
TOTAL LOT COVERAGE (SQ. FT.)			7,934	

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Drawings Prepared By:
Dino Garcia
DINO GARCIA
PBD

MEMBER
A | I | B | D
AMERICAN INSTITUTE of
BUILDING DESIGN

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Mark	Date	Description
Issue:		DESIGN REVIEW
Issue Date:		
CAD File Name		
Drawn By	DG	
Checked By	MG	
Plot Date:	04/13/2021	

Sheet Title
**FLOOR AREA AND
COVERAGE**

Drawing No.
A0.1

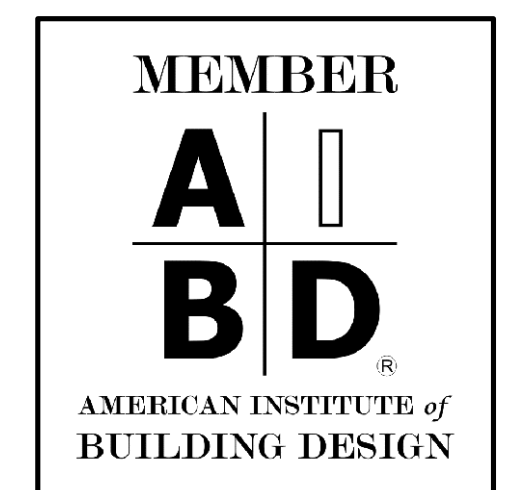
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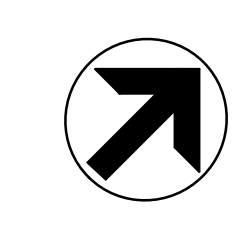
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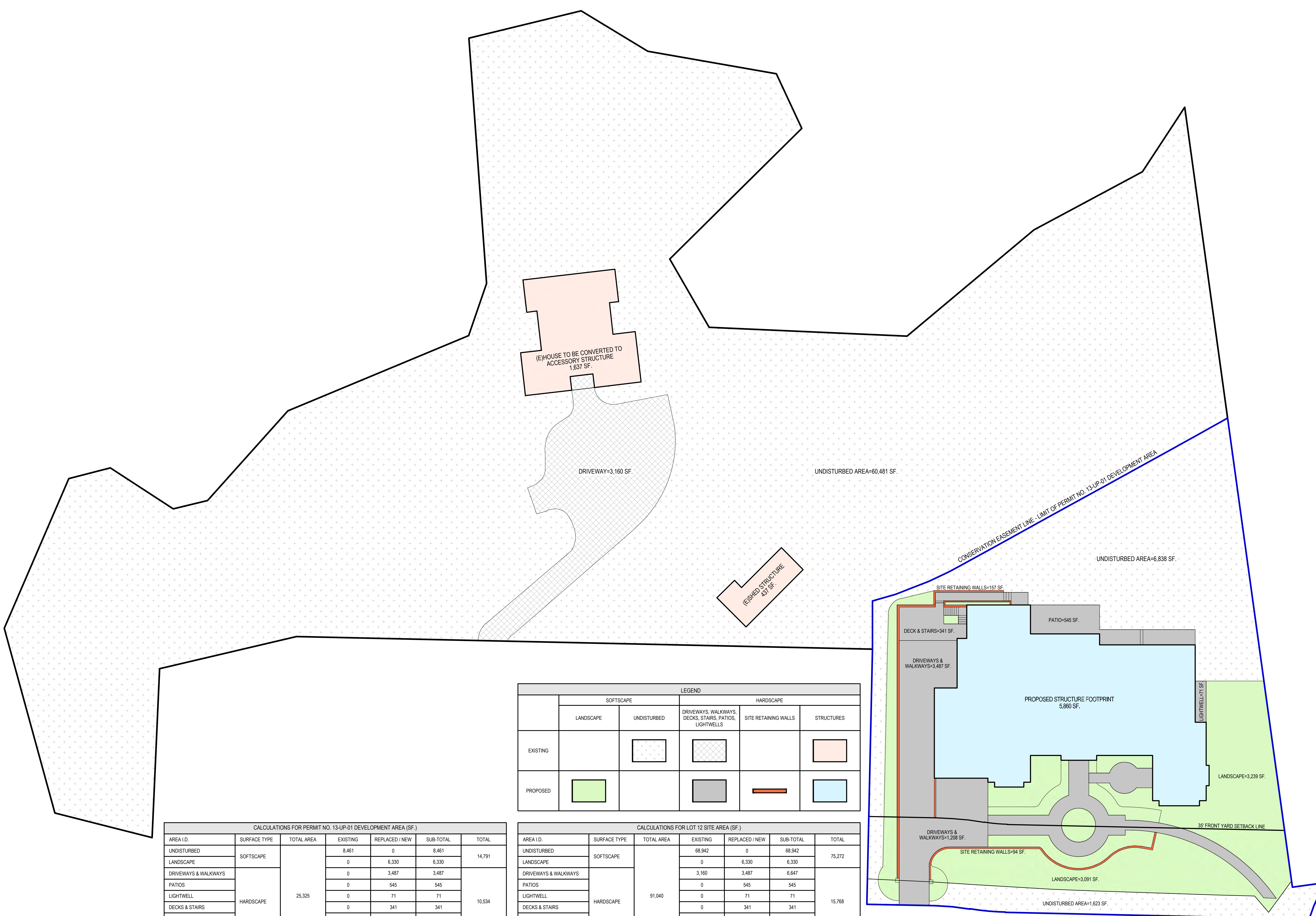
SITE AREA DIAGRAM AND CALCULATIONS

DRAWING NO.

A0.2



SCALE: 1/16"=1'-0"



	LEGEND				
	SOFTSCAPE		HARDSCAPE		
	LANDSCAPE	UNDISTURBED	DRIVEWAYS, WALKWAYS, DECKS, STAIRS, PATIOS, LIGHTWELLS	SITE RETAINING WALLS	STRUCTURES
EXISTING					
PROPOSED					

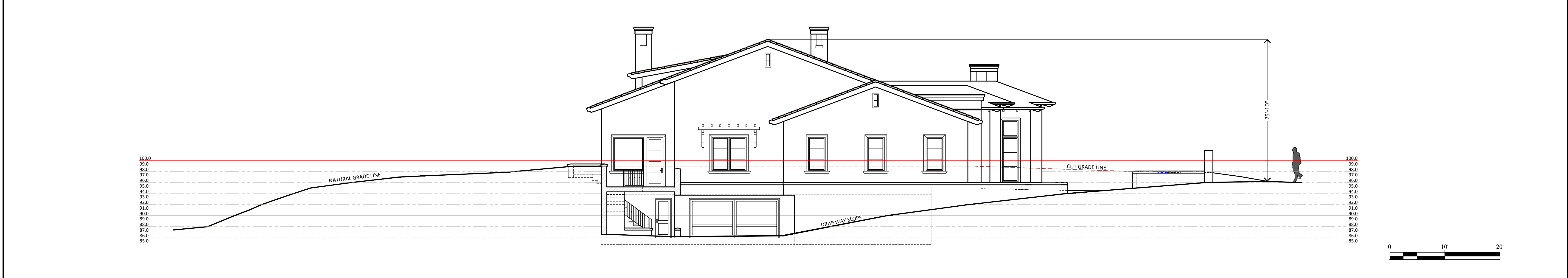
CALCULATIONS FOR PERMIT NO. 13-UP-01 DEVELOPMENT AREA (SF.)						
AREA I.D.	SURFACE TYPE	TOTAL AREA	EXISTING	REPLACED / NEW	SUB-TOTAL	TOTAL
UNDISTURBED	SOFTSCAPE	25,325	8,461	0	8,461	14,791
LANDSCAPE			0	6,330	6,330	
DRIVEWAYS & WALKWAYS			0	3,487	3,487	
PATIOS			0	545	545	
LIGHTWELL			0	71	71	
DECKS & STAIRS	HARDSCAPE		0	341	341	10,534
SITE RETAINING WALLS			0	230	230	
STRUCTURES			0	5,860	5,860	
TOTAL			8,461	16,864	25,325	25,325
NET LOT AREA						25,325
FRONT YARD HARDSCAPE	AREA (SQ.FT.)					1,302
	PERCENTAGE					21.6%
LANDSCAPE BREAKDOWN	TOTAL HARDSCAPE AREA				10,534	
	EXISTING SOFTSCAPE (UNDISTURBED) AREA		8,461			25,325
	NEW SOFTSCAPE (NEW LANDSCAPING) AREA			6,330		

CALCULATIONS FOR LOT 12 SITE AREA (SF.)						
AREA I.D.	SURFACE TYPE	TOTAL AREA	EXISTING	REPLACED / NEW	SUB-TOTAL	TOTAL
UNDISTURBED	SOFTSCAPE	91,040	68,942	0	68,942	75,272
LANDSCAPE			0	6,330	6,330	
DRIVEWAYS & WALKWAYS			3,160	3,487	6,647	
PATIOS			0	545	545	
LIGHTWELL			0	71	71	
DECKS & STAIRS	HARDSCAPE		0	341	341	15,768
SITE RETAINING WALLS			0	230	230	
STRUCTURES			2,074	5,860	7,934	
TOTAL			74,176	16,864	91,040	91,040
NET LOT AREA						91,040
FRONT YARD HARDSCAPE	AREA (SQ.FT.)					1,302
	PERCENTAGE					21.6%
LANDSCAPE BREAKDOWN	TOTAL HARDSCAPE AREA				15,768	
	EXISTING SOFTSCAPE (UNDISTURBED) AREA		68,942			91,040
	NEW SOFTSCAPE (NEW LANDSCAPING) AREA			6,330		

FRONT YARD HARDSCAPE CALCULATIONS FOR PERMIT NO. 13-UP-01 DEVELOPMENT AREA (SF.)						
AREA I.D.	SURFACE TYPE	EXISTING	REPLACED / NEW	SUB-TOTAL	SUB-TOTAL	FRONT YARD AREA
UNDISTURBED	SOFTSCAPE	1,623	0	1,623		
LANDSCAPE		0	3,091	3,091	4,714	
DRIVEWAYS & WALKWAYS		0	1,208	1,208		
SITE RETAINING WALLS	HARDSCAPE	0	94	94	1,302	6,016
TOTAL AREA		1,623	4,393	6,016	6,016	



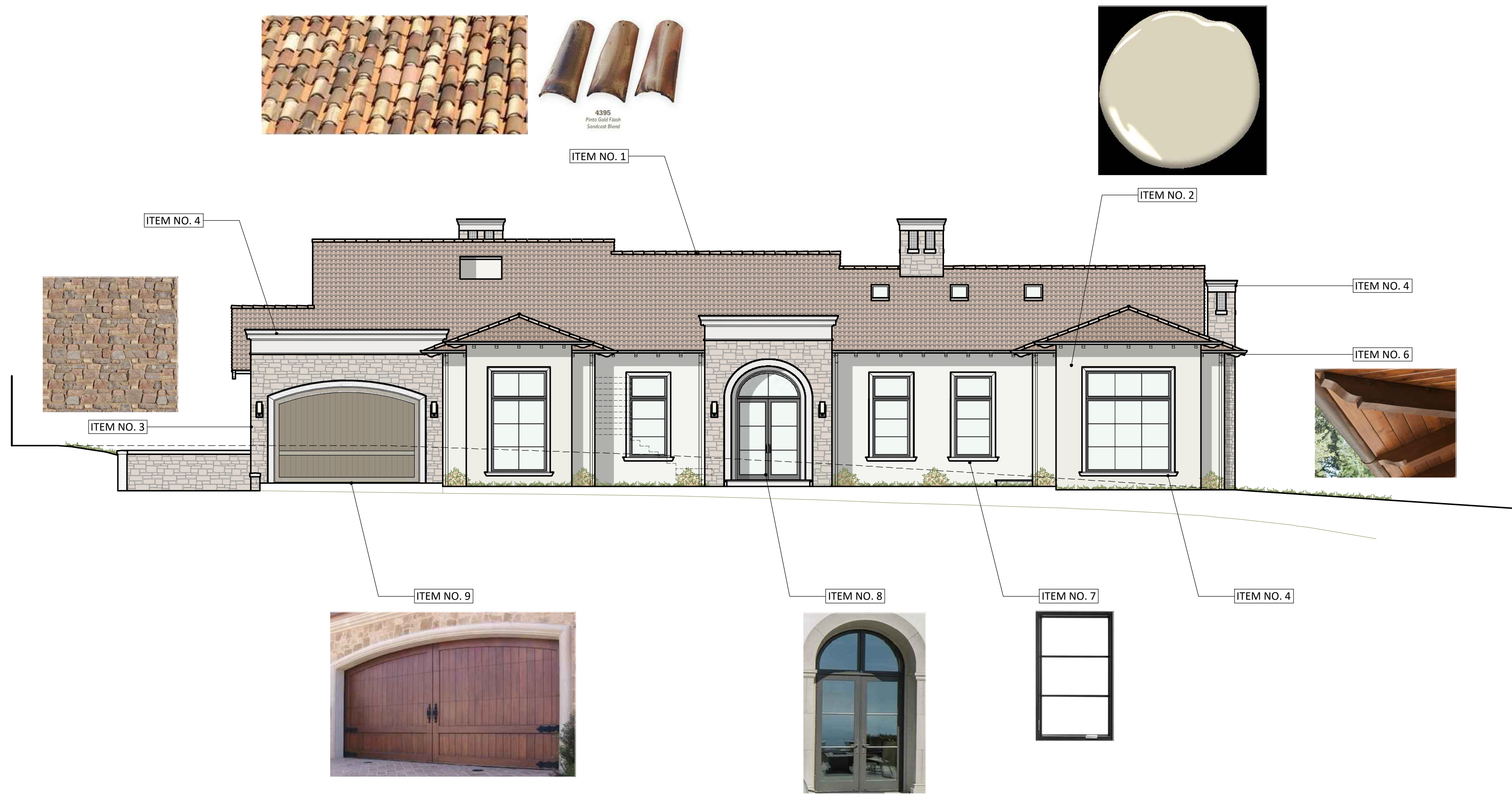
1 | STREETScape SCALE: 1/10" = 1'-0"



2 | SITE SECTION SCALE: 1/8" = 1'-0"

ITEM NO.	FINISH MATERIAL	DESCRIPTION
1	ROOF TILE	REDLAND CLAY TILE 4300 SERIES BAJA-MISSION "SANDCAST BLEND" OR SIMILAR
2	STUCCO WALLS	3-COAT SMOOTH FINISH TEXTURE IN "BENJAMIN MOORE MANCHESTER TAN HC-81" (LRV:64-41)
3	STONE CLAD	ELDORADO STONE "FIELDLEDGE MASETA PROFILE" OR SIMILAR
4	ARCHITECTURAL TRIMS	CUSTOM "GFRC" GLASS FIBER REINFORCED CONCRETE PANELS FINISHED IN CAST STONE OR LIMESTONE
5	FASCIA BOARD	SOLID WOOD FINISHED IN SEMI-TRANSPARENT BROWN STAIN AND SEALER
6	RAFTER TAIL	CUSTOM "RUSTIC MEDITERRANEAN" MOLDED SOLID WOOD FINISHED IN SEMI-TRANSPARENT BROWN STAIN AND SEALER
7	WINDOWS AND DOORS	MARVIN SIGNATURE "ULTIMATE" COLLECTION WOOD-CLAD, EXTRUDED ALUMINUM EXTERIOR FINISHED IN BRONZE, CLEAR GLAZING
8	ENTRY DOOR	METRO STEEL "METRO-200" SERIES, NARROW PROFILES, BAKED-ON PAINT FINISHED IN BRONZE, CLEAR GLAZING
9	GARAGE DOORS	CLOPAY "RESERVE WOOD CUSTOM" COLLECTION OVERHEAD DOOR, CLEAR CEDAR, 5/8" STILES/RAILS, 5/8" TONGUE & GROOVE FACING IN "PROVINCIAL" UV STAIN FINISH
10	GUTTERS, DOWNSPOUTS AND CONDUCTOR HEADS	26 GAUGE GALVANIZED STEEL FINISHED IN DARK BRONZE
11	GUARD RAILS AND WALL LIGHT FIXTURES	METAL FINISHED IN LOW SHEEN BLACK

3 | EXTERIOR MATERIALS FINISH SCHEDULE



4 | MATERIALS COLOR BOARD

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Project Title
GIOVANNOTTO RESIDENCE
604 MILVERTON ROAD
LOS ALTOS, CA 94022
APN: 175-19-042

Revisions	Date	Description
1	10/10/22	Design Review Comments
2	06/15/23	Design Review Comments

Mark	Date	Description
Issue:	DESIGN REVIEW	
Issue Date:		
CAD File Name:		
Drawn By:	DG	
Checked By:	MG	
Plot Date:	04/13/2021	

Sheet Title
**STREETScape,
SITE SECTION AND
EXTERIOR FINISHES**

Drawing No.
A0.3



NOTES

- REFER TO LANDSCAPE SHEETS L1 TO L3 FOR PROPOSED LANDSCAPE SCREENING.
- REFER TO SURVEY SHEET TS1 FOR EXISTING PARCEL CONDITIONS AND ELEVATIONS.
- REFER TO SHEET A1.1 TO VIEW ENTIRE PARCEL.
- REFER TO SHEET A1.1 FOR EXISTING TREE SCHEDULE.

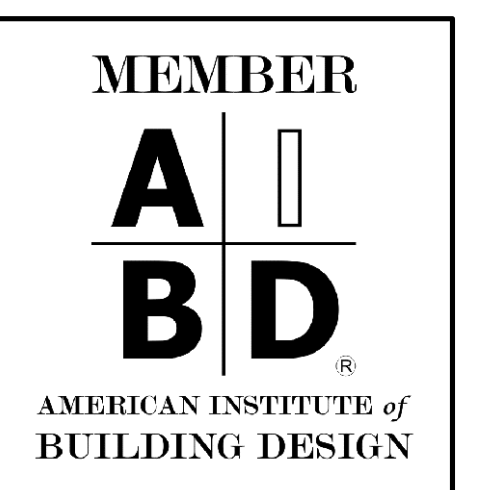
LEGEND

- ONE-STORY HOUSE
- TWO-STORY HOUSE
- SECOND FLOOR OUTLINE
- DECK
- TREE NUMBER
- APPROXIMATE DRIFTLINE
- SIGNIFICANT TREES

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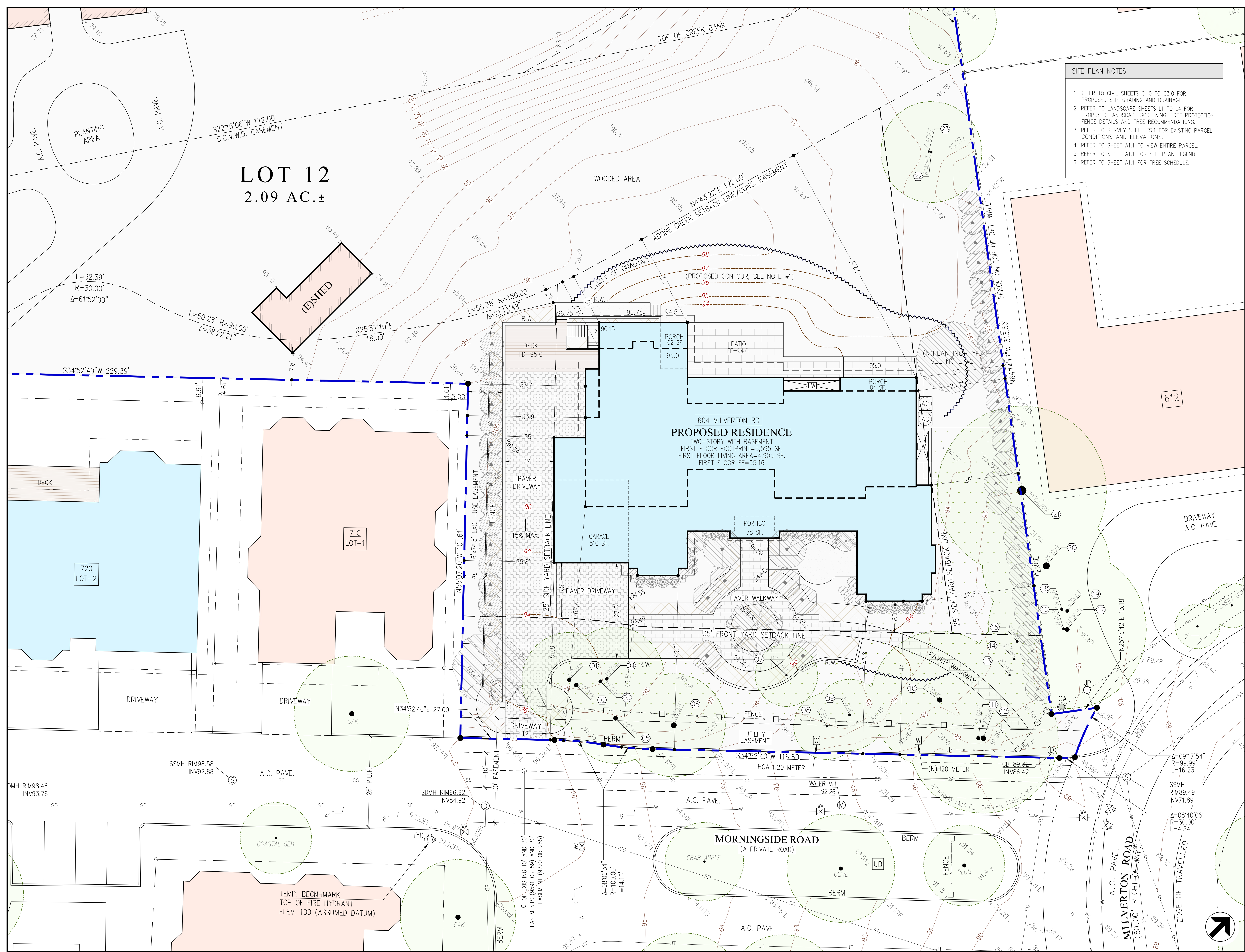
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DRAWN BY:	DG	
CHECKED BY:	MG	
PLOT DATE:	04/13/2021	

SHEET TITLE
**NEIGHBORHOOD
 CONTEXT MAP**

DRAWING NO.
A1.0

1 | NEIGHBORHOOD CONTEXT MAP

SCALE: 1/20" = 1'-0"



SITE PLAN NOTES

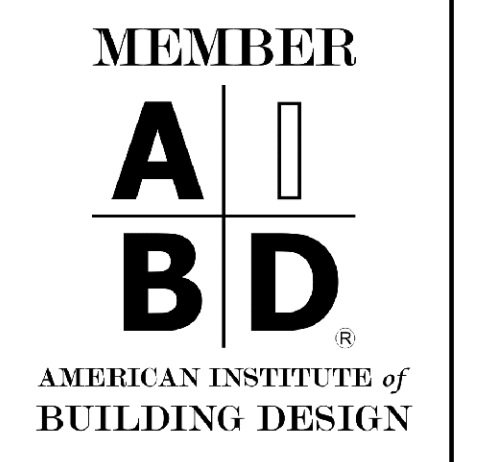
1. REFER TO CIVIL SHEETS C1.0 TO C3.0 FOR PROPOSED SITE GRADING AND DRAINAGE.
2. REFER TO LANDSCAPE SHEETS L1 TO L4 FOR PROPOSED LANDSCAPE SCREENING, TREE PROTECTION FENCE DETAILS AND TREE RECOMMENDATIONS.
3. REFER TO SURVEY SHEET TS.1 FOR EXISTING PARCEL CONDITIONS AND ELEVATIONS.
4. REFER TO SHEET A1.1 TO VIEW ENTIRE PARCEL.
5. REFER TO SHEET A1.1 FOR SITE PLAN LEGEND.
6. REFER TO SHEET A1.1 FOR TREE SCHEDULE.

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SHEET TITLE
PARTIAL SITE PLAN

DRAWING NO.
A1.2

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.7 North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 10. The **horizontal datum** was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, NIMS12
National Geodetic Survey
SSMC-3, #5202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

Base map information shown on this FIRM was provided in digital format by the USDA National Agriculture Imagery Program (NAIP). This information was photogrammetrically compiled at a scale of 1:24,000 from aerial photography dated 2005.

This map reflects more detailed and up-to-date stream channel configurations than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

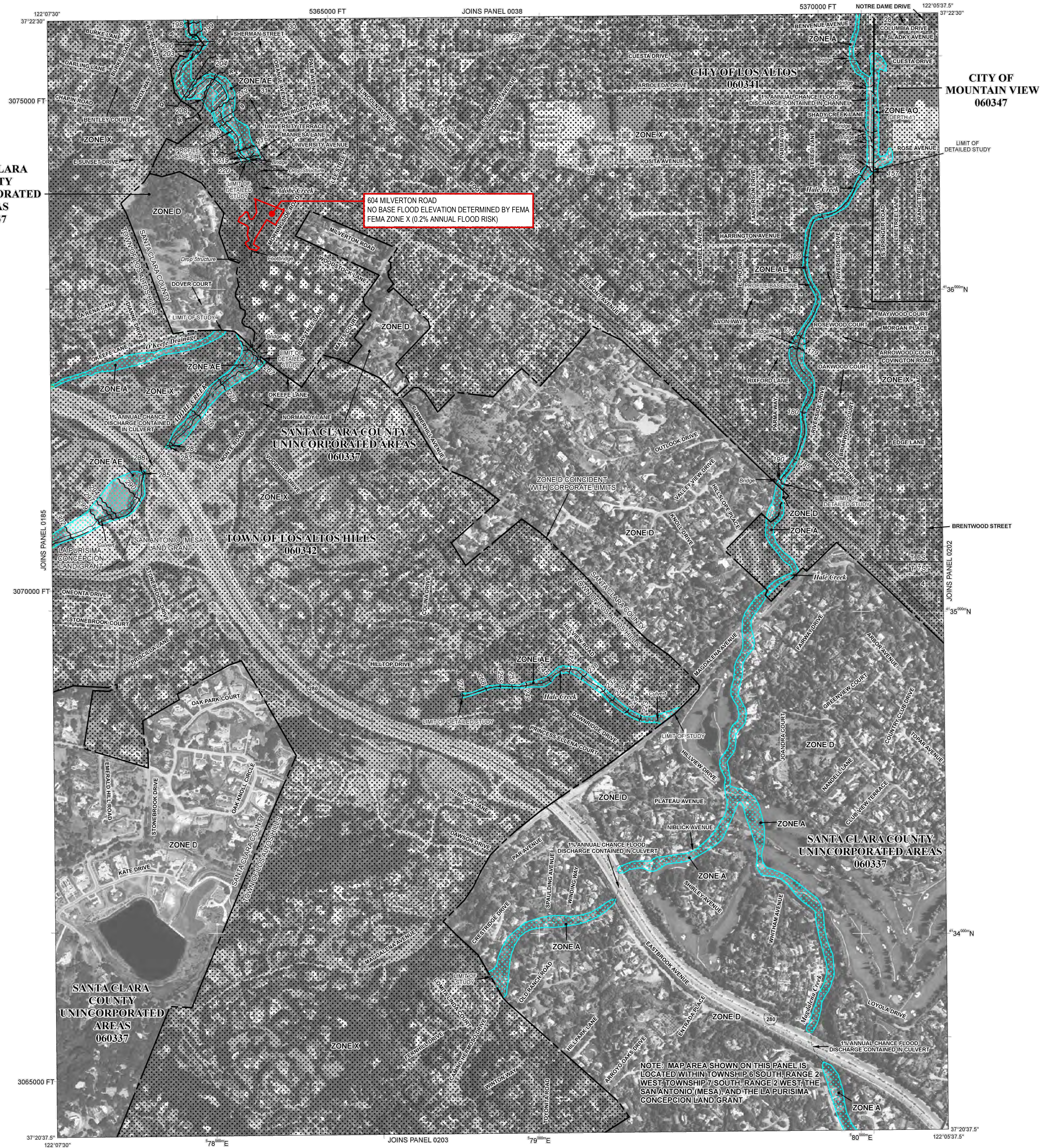
Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels, community map repository addresses, and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at <http://www.fema.gov>.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA-MAP (1-877-336-2827) or visit the FEMA website at <http://www.fema.gov>.

SANTA CLARA COUNTY UNINCORPORATED AREAS 060337



LEGEND

- SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**
 - ZONE A**: No Base Flood Elevations determined.
 - ZONE AE**: Base Flood Elevations determined.
 - ZONE AH**: Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
 - ZONE AO**: Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of shallow fan flooding, velocities also determined.
 - ZONE AR**: Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently described. Zone AR indicates that the former flood control system is being retained to provide protection from the 1% annual chance or greater flood.
 - ZONE A99**: Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
 - ZONE V**: Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
 - ZONE VE**: Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
 - FLOODWAY AREAS IN ZONE AE**: The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.
 - OTHER FLOOD AREAS**
 - ZONE X**: Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
 - OTHER AREAS**
 - ZONE X**: Areas determined to be outside the 0.2% annual chance floodplain.
 - ZONE D**: Areas in which flood hazards are undetermined, but possible.
 - COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**
 - OTHERWISE PROTECTED AREAS (OPAs)**
- CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.
- 1% annual chance floodplain boundary
 - 0.2% annual chance floodplain boundary
 - Floodway boundary
 - Zone D boundary
 - Zone X boundary
 - Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, Flood depths or Flood velocities.
 - Base Flood Elevation line and value; elevation in feet* (EL 987)
 - Base Flood Elevation value where uniform within zone; elevation in feet

* Referenced to the North American Vertical Datum of 1988

- Cross section line
- Transsect line
- 87°07'45", 32°22'30" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 176°00'N — 1000-meter Universal Transverse Mercator grid values, zone 10N
- 600000 FT — 5000-foot grid ticks; California State Plane coordinate system, zone 10 (FIPS2000 0403), Lambert Conformal Conic projection
- DX5510 x — Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 — River Mile

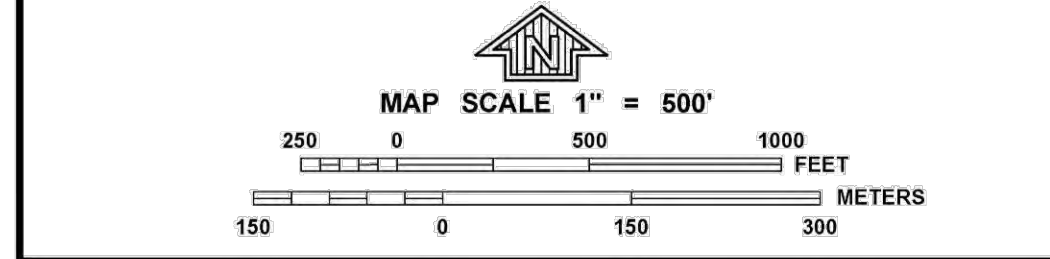
MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
May 18, 2009

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.



NFIP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0201H
FIRM
FLOOD INSURANCE RATE MAP
SANTA CLARA COUNTY, CALIFORNIA AND INCORPORATED AREAS

PANEL 201 OF 830
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
LOS ALTOS HILLS, TOWN OF	060342	0201	H
LOS ALTOS, CITY OF	060341	0201	H
MOUNTAIN VIEW, CITY OF	060347	0201	H
SANTA CLARA COUNTY	060337	0201	H

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
06085C0201H

EFFECTIVE DATE
MAY 18, 2009

Federal Emergency Management Agency

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PROJECT TITLE
GIOVANNOTTO RESIDENCE
604 MILVERTON ROAD
LOS ALTOS, CA 94022
APN: 175-19-042

REVISIONS	DATE	DESCRIPTION
1	10/10/22	Design Review Comments
2	06/15/23	Design Review Comments

Mark	Date	Description

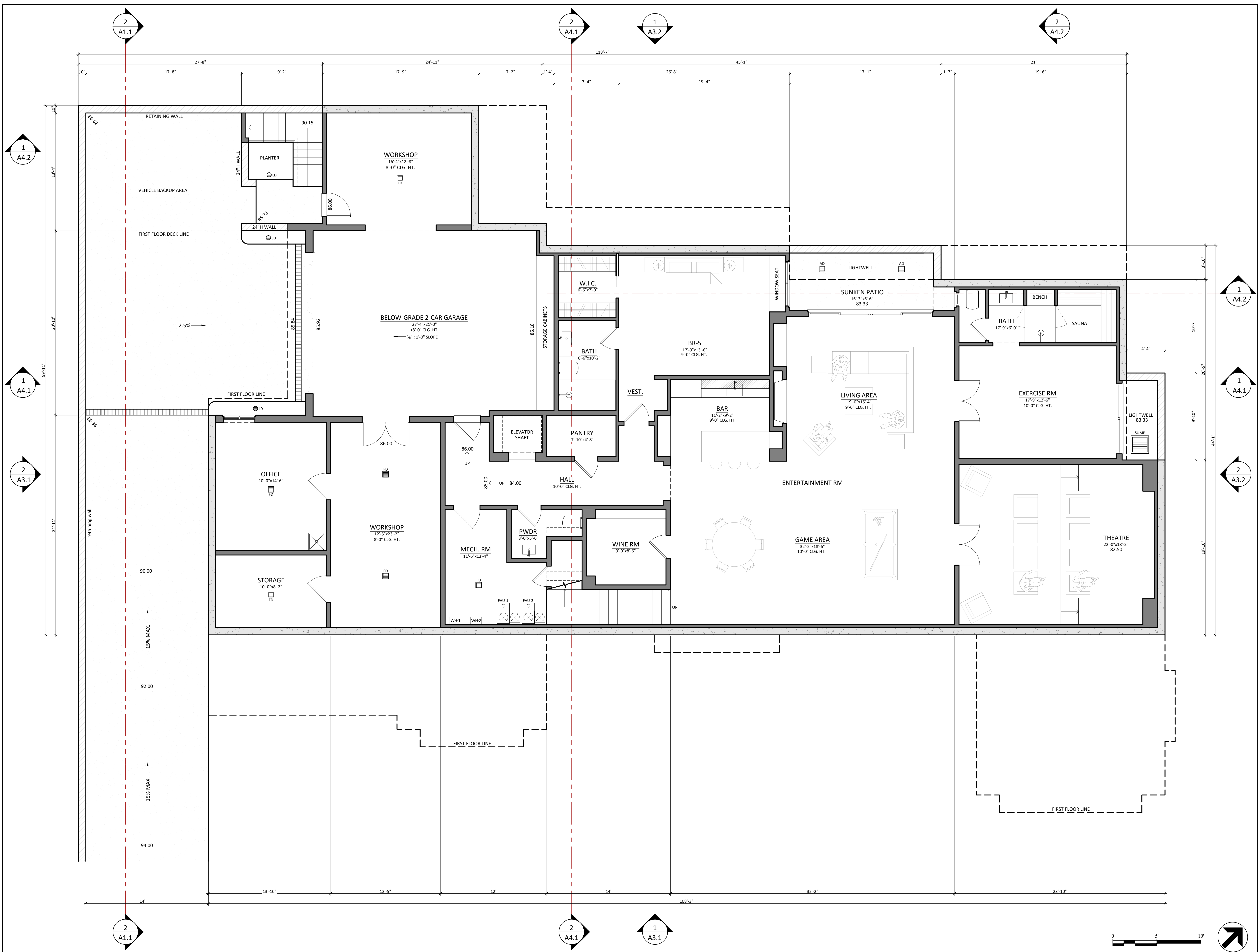
SUBMITTAL: DESIGN REVIEW
ISSUE DATE:

CAD FILE NAME:

DRAWN BY: DG
CHECKED BY: MG
PLOT DATE: 04/13/2021

SHEET TITLE
FLOOD ZONE MAP

DRAWING NO.
A1.3



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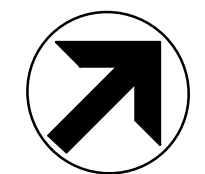
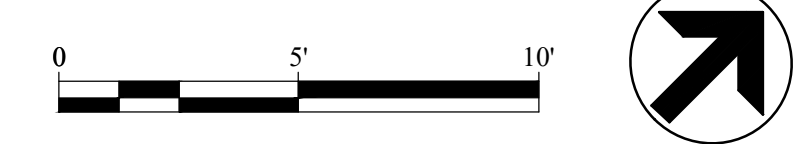
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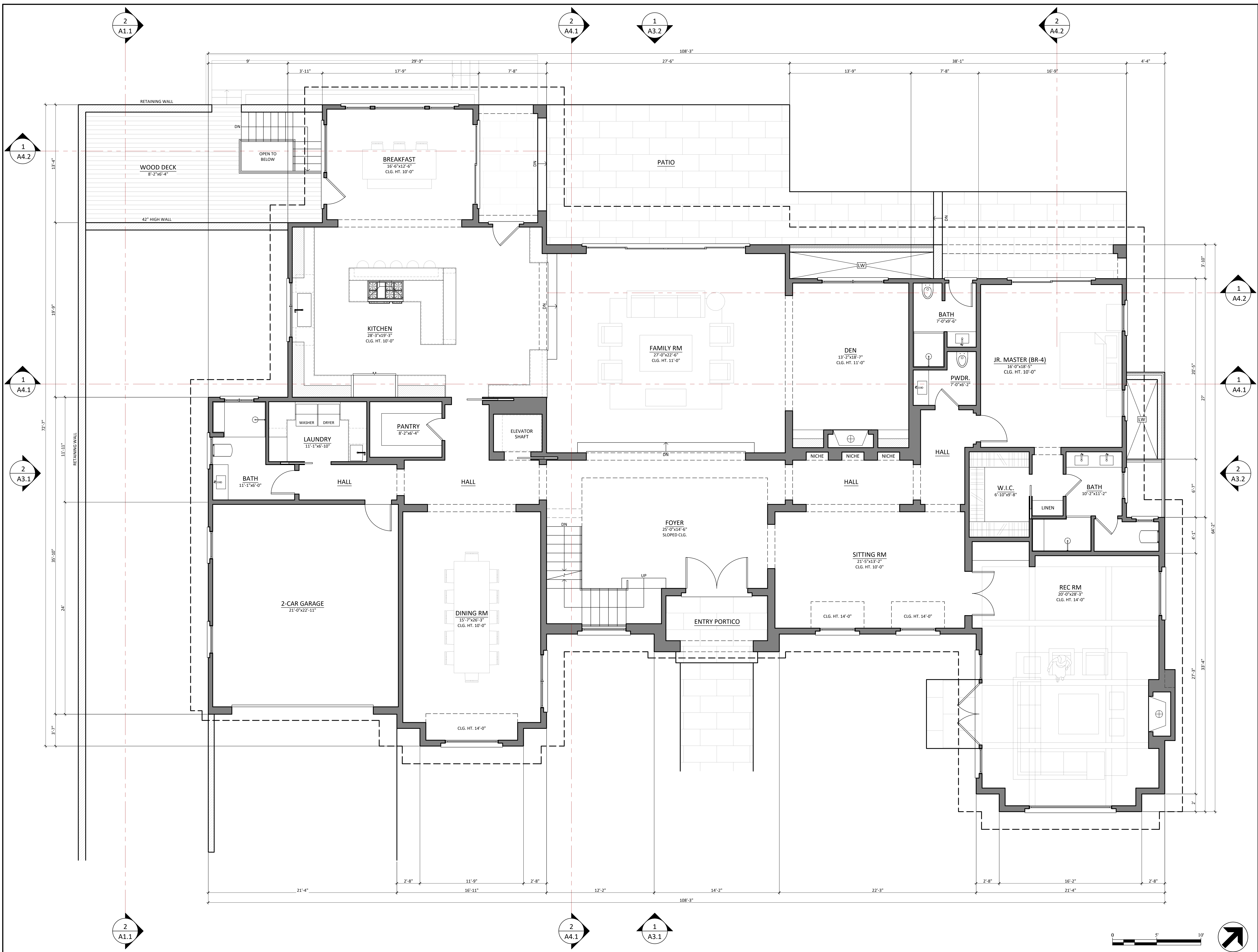
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CAD File Name:		
Drawn By:	DG	
Checked By:	MG	
Plot Date:	04/13/2021	

Sheet Title
BASEMENT FLOOR PLAN

Drawing No.
A2.0





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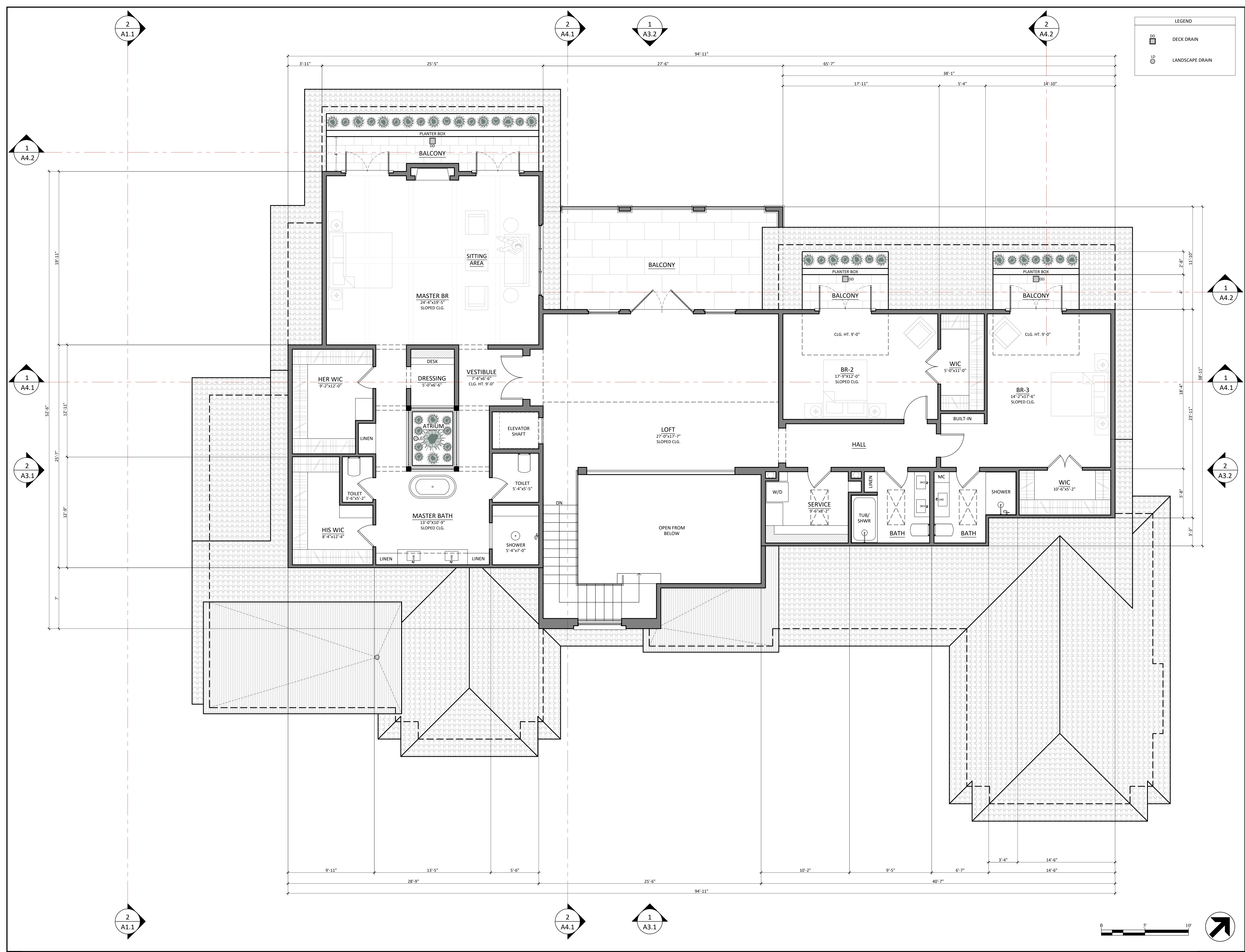
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604 MILVERTON ROAD
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Plot Date: 04/13/2021		

Sheet Title
FIRST FLOOR PLAN

Drawing No.
A2.1



LEGEND

DB	DECK DRAIN
LB	LANDSCAPE DRAIN

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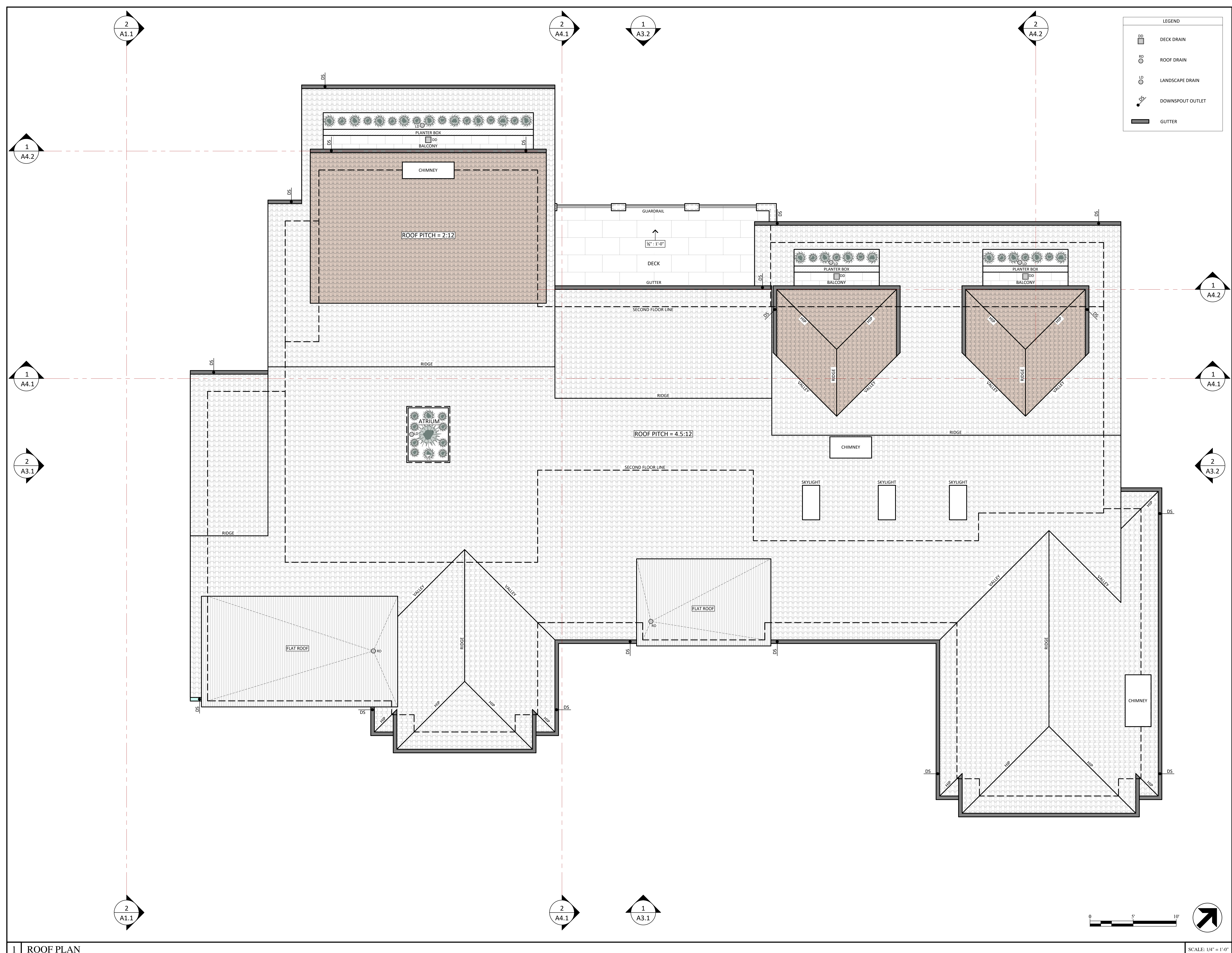
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Issue Date:		
CAD File Name:		
Drawn By: DG		
Checked By: MG		
Plot Date: 04/13/2021		

Sheet Title

SECOND FLOOR PLAN

Drawing No.

A2.2



LEGEND

- DECK DRAIN
- ROOF DRAIN
- LANDSCAPE DRAIN
- DOWNSPOUT OUTLET
- GUTTER

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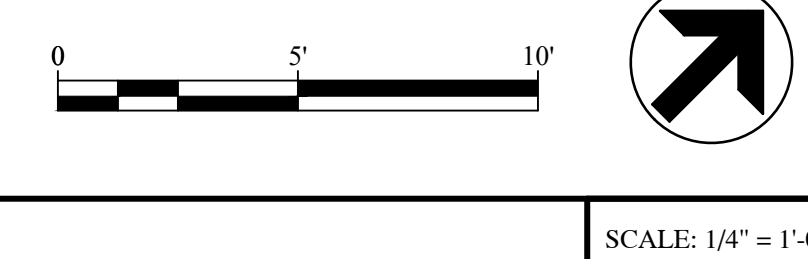
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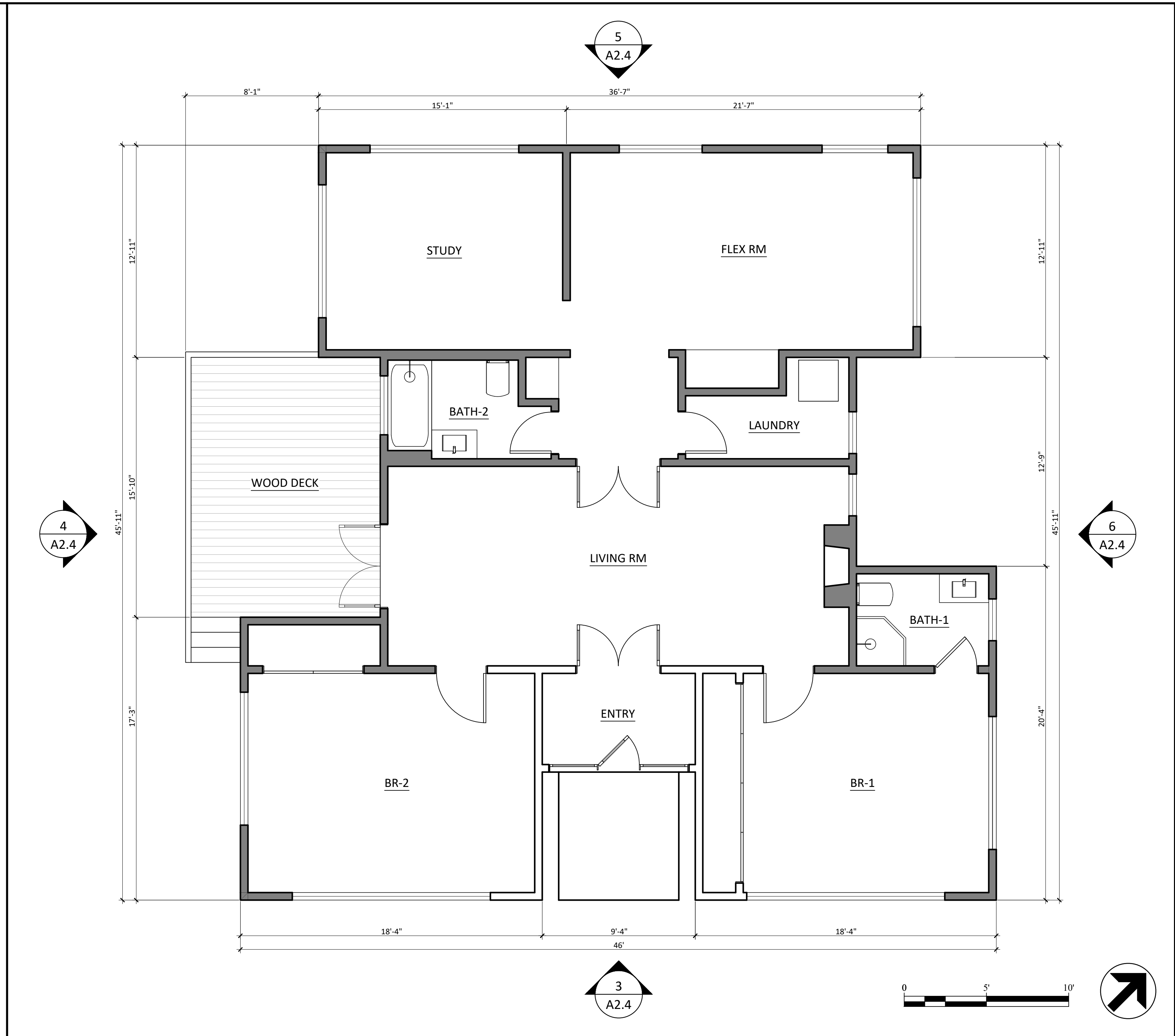
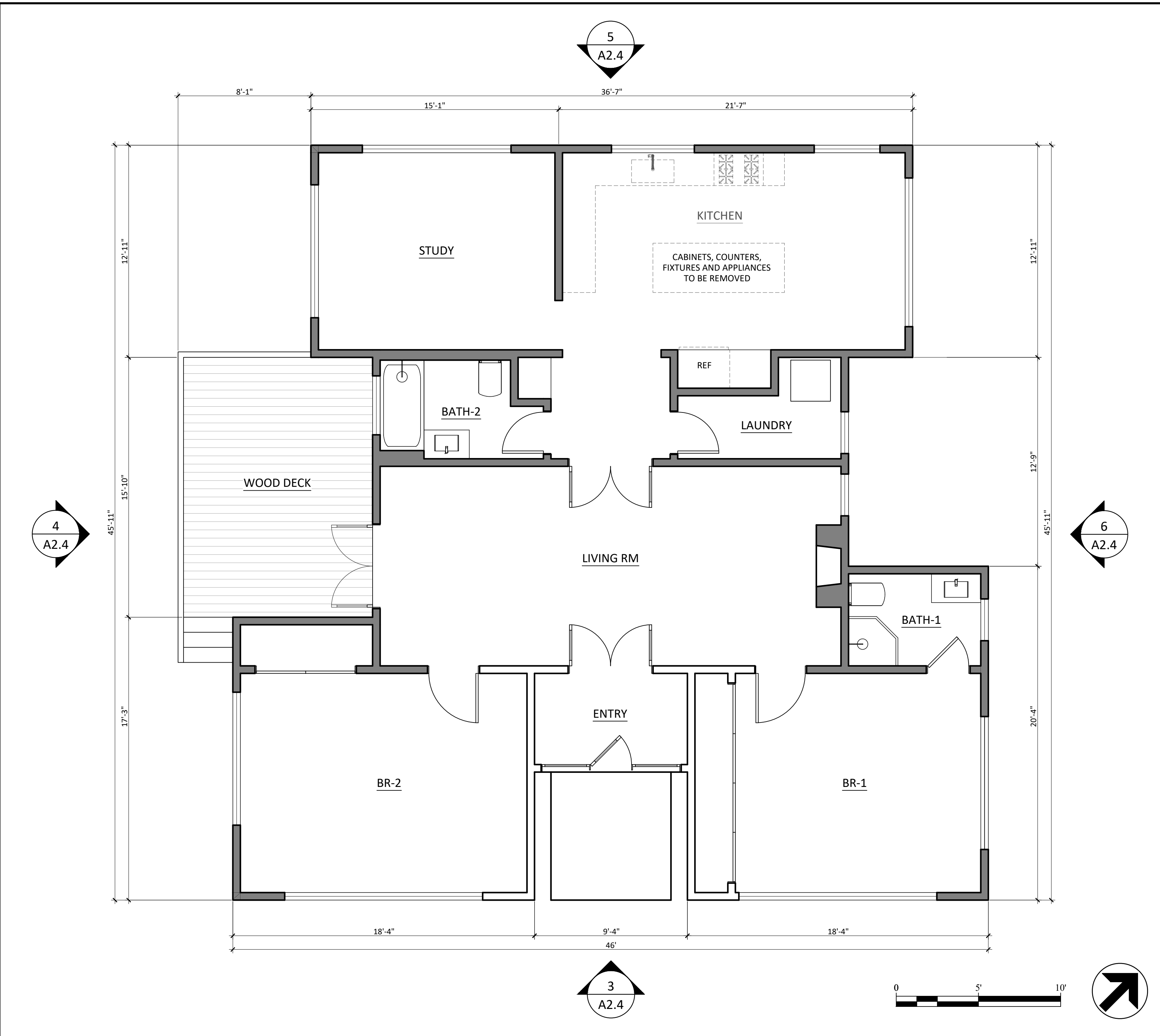
Sheet Title

ROOF PLAN

Drawing No.

A2.3





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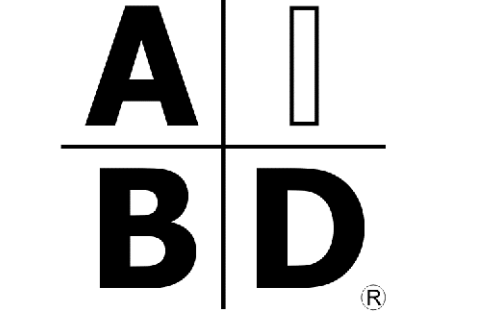
4355 CONEJO DRIVE
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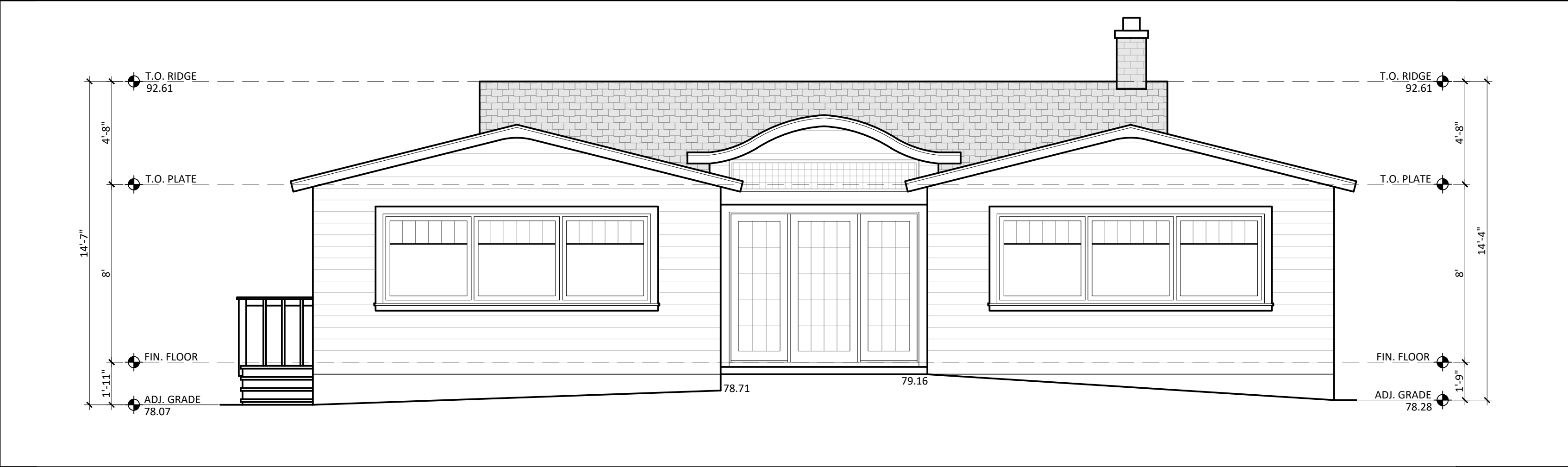
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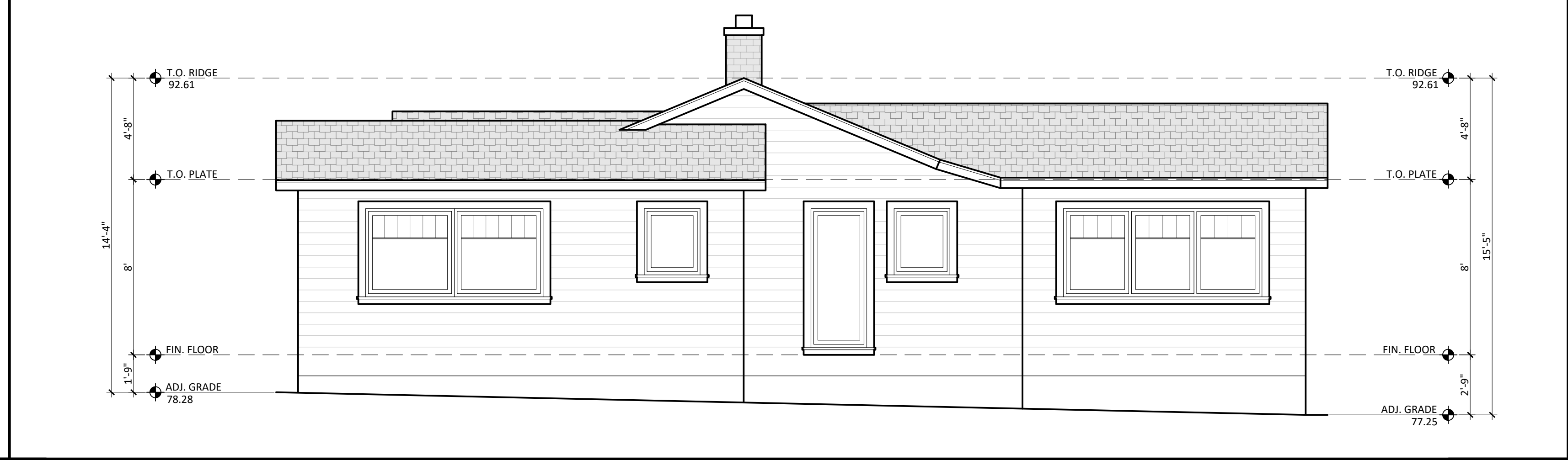
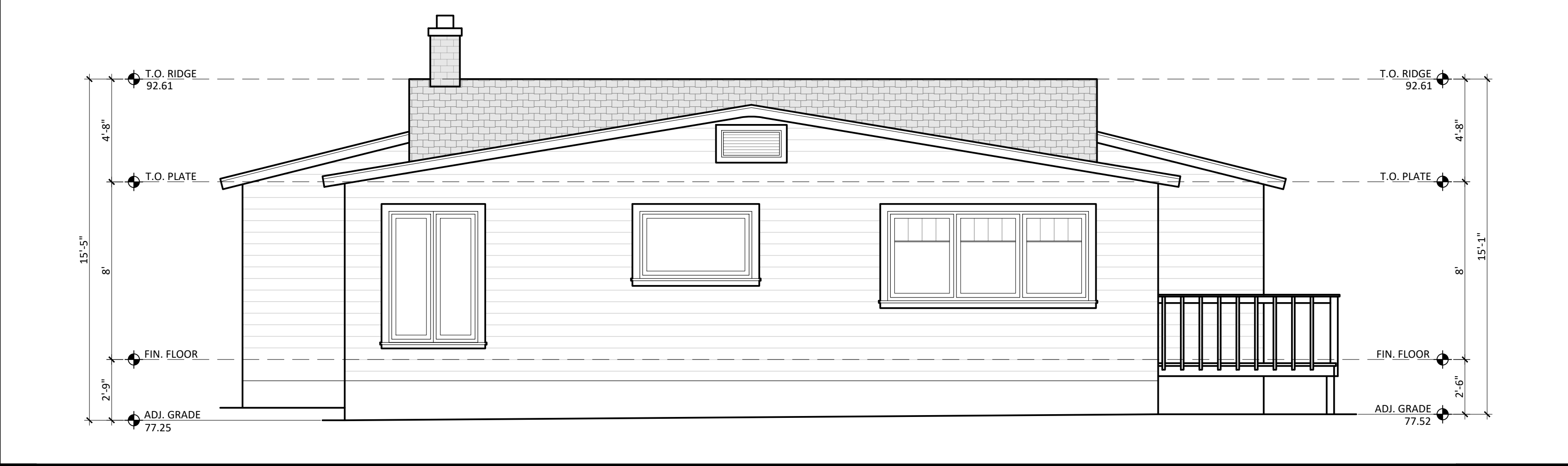
1 EXISTING NON-CONFORMING DWELLING FLOOR AND DEMOLITION PLAN SCALE: 1/4" = 1'-0"

2 PROPOSED ACCESSORY STRUCTURE FLOOR PLAN SCALE: 1/4" = 1'-0"



3 EAST ELEVATION SCALE: 1/4" = 1'-0"

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



5 WEST ELEVATION SCALE: 1/4" = 1'-0"

6 NORTH ELEVATION SCALE: 1/4" = 1'-0"

GIOVANNOTTO RESIDENCE
604 MIL VERTON ROAD
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Plot Date:	04/13/2021	

EXISTING RESIDENCE

Drawing No. A2.4

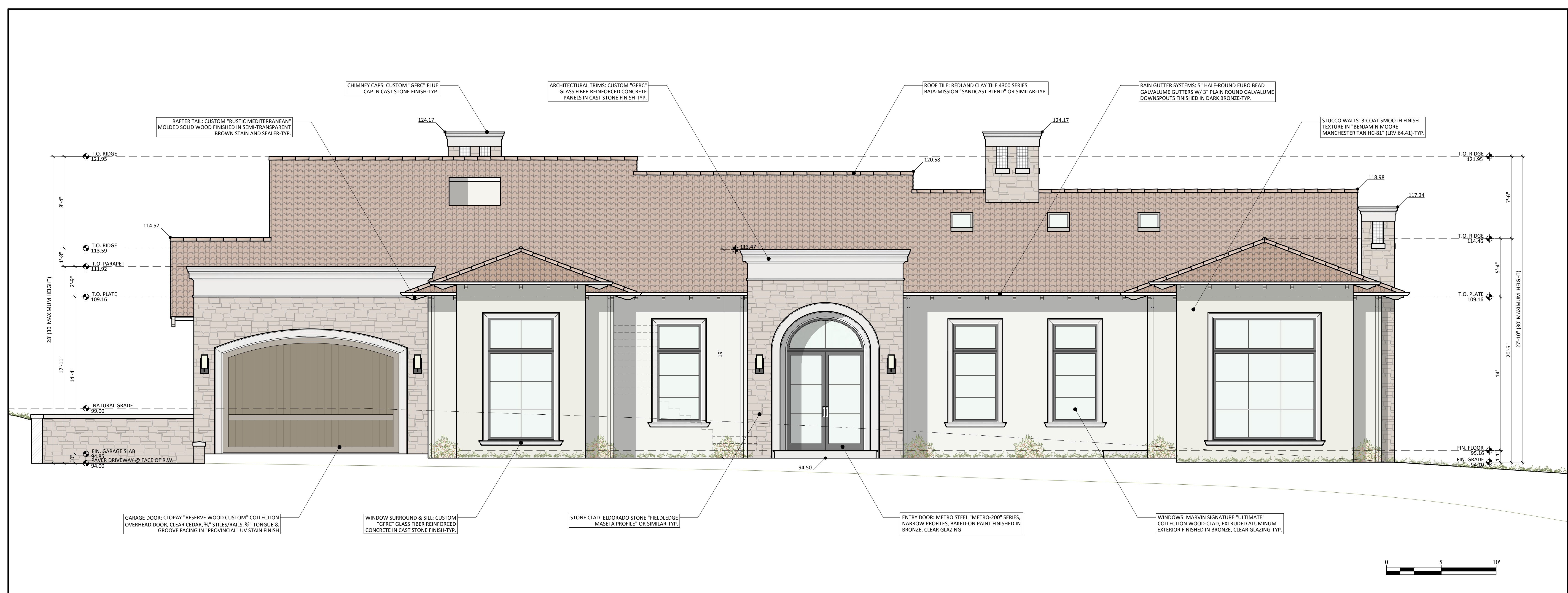
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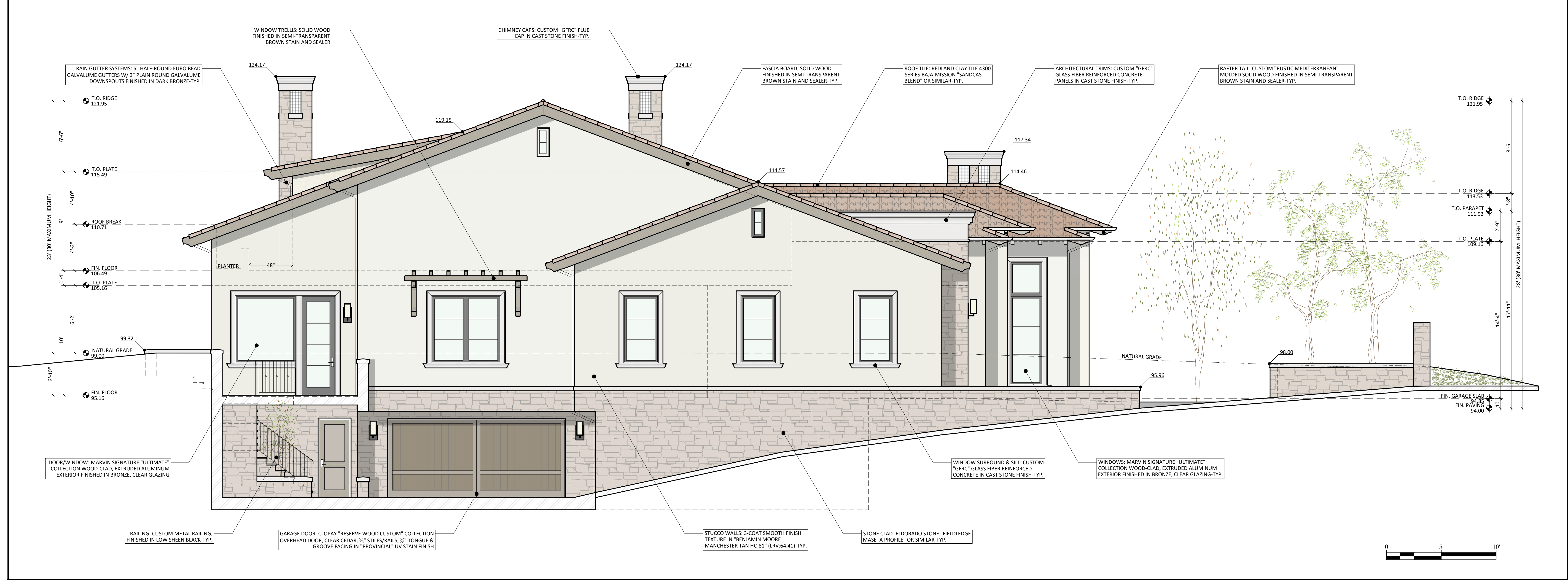
Drawings Prepared By:

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



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

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Sheet Title
EXTERIOR ELEVATIONS

Drawing No.
A3.1

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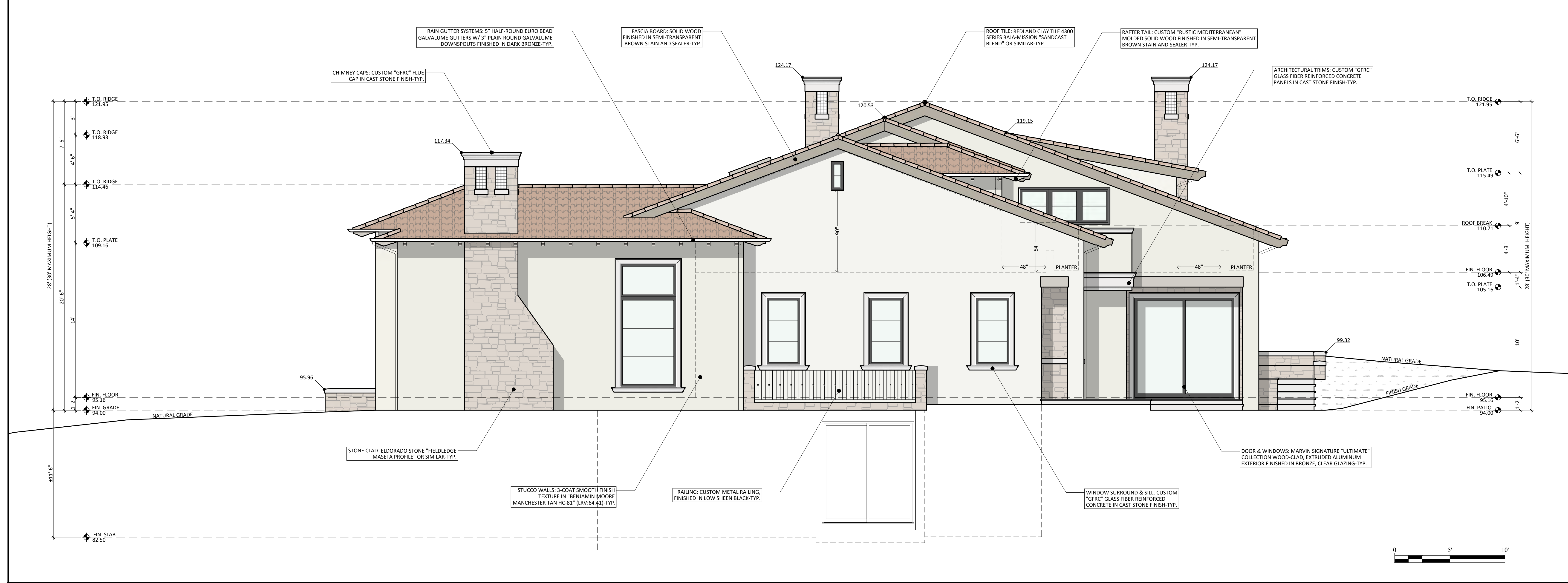
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PBD

MEMBER
A | I | B | D
AMERICAN INSTITUTE of
BUILDING DESIGN



1 WEST ELEVATION

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



2 EAST ELEVATION

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

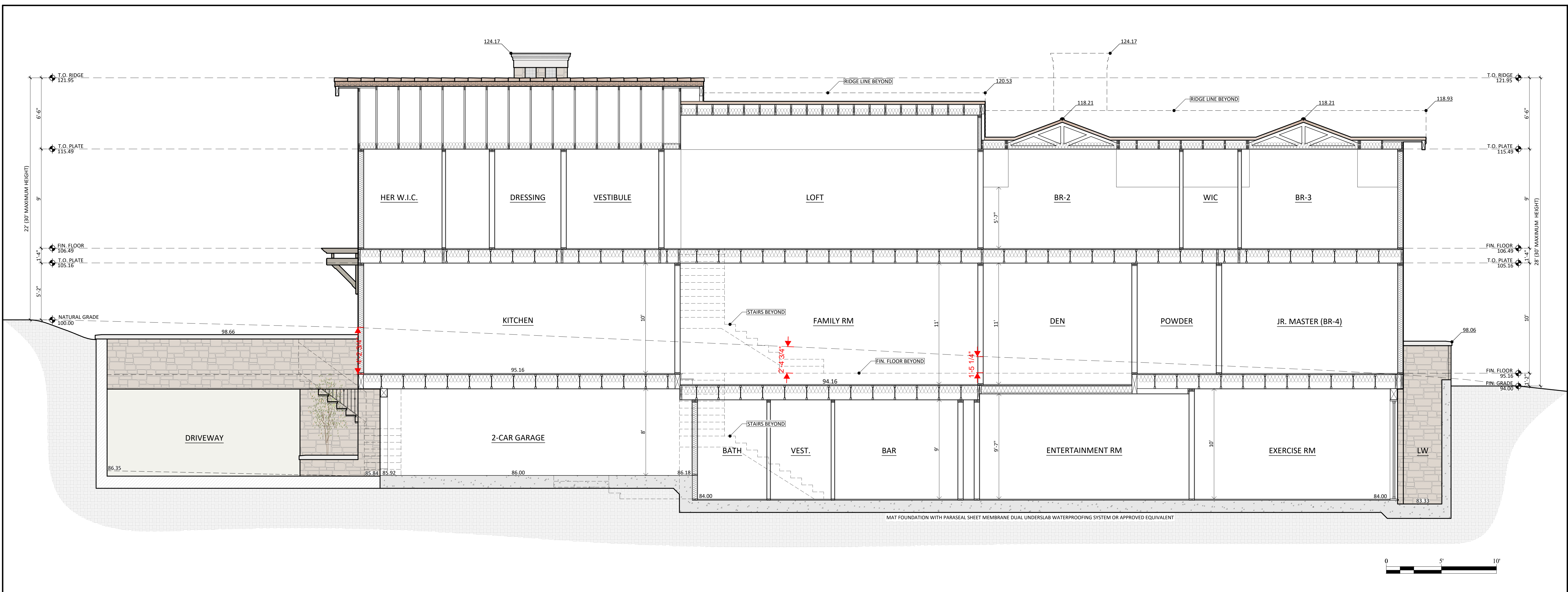
Project Title
GIOVANNOTTO RESIDENCE
604 MILVERTON ROAD
LOS ALTOS, CA 94022
APN: 175-19-042

Revisions	Mark	Date	Description
1		10/10/22	Design Review Comments
2		06/15/23	Design Review Comments

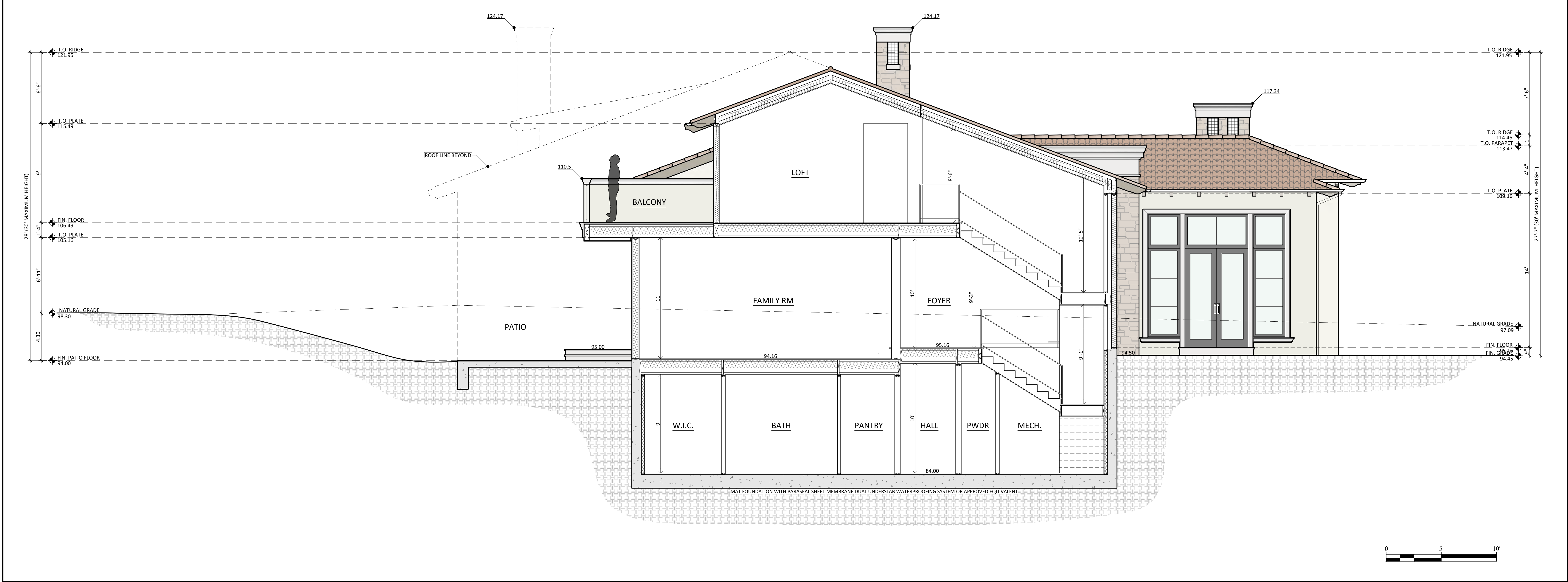
Mark	Date	Description
Issue:		DESIGN REVIEW
Issue Date:		
CAD File Name:		
Drawn By:	DG	
Checked By:	MG	
Plot Date:	04/13/2021	

Sheet Title
EXTERIOR ELEVATIONS

Drawing No.
A3.2



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



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

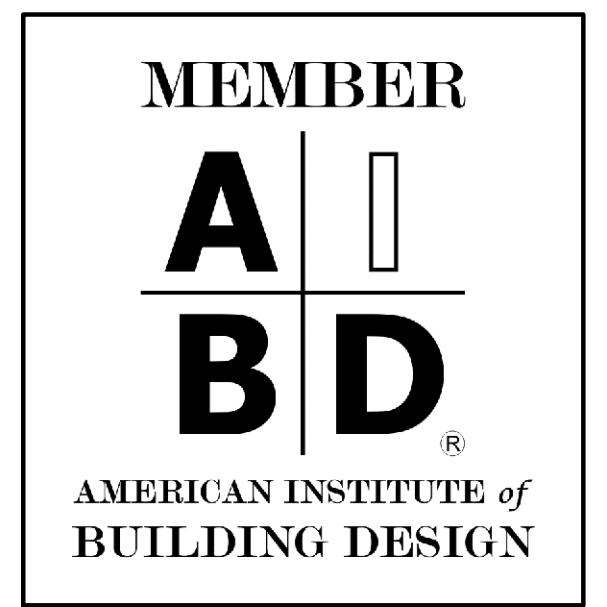
DG Design

4355 CONEJO DRIVE
DANVILLE, CA 94506

☎ 510-579-2004
☎ 925-400-7766
✉ dgdesign.ca@comcast.net

Drawings Prepared By:

Dino Garcia
DINO GARCIA
PBD



Project Title
GIOVANNOTTO RESIDENCE
604 MILVERTON ROAD
LOS ALTOS, CA 94022
APN: 175-19-042

Revisions	Date	Description
1	10/10/22	Design Review Comments
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Mark	Date	Description
Issue:		DESIGN REVIEW
Issue Date:		
CAD File Name:		
Drawn By:	DG	
Checked By:	MG	
Plot Date:	04/13/2021	

Sheet Title
CROSS SECTIONS

Drawing No.
A4.1



DG Design
 4355 CONEJO DRIVE
 DANVILLE, CA 94506

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 925-400-7766
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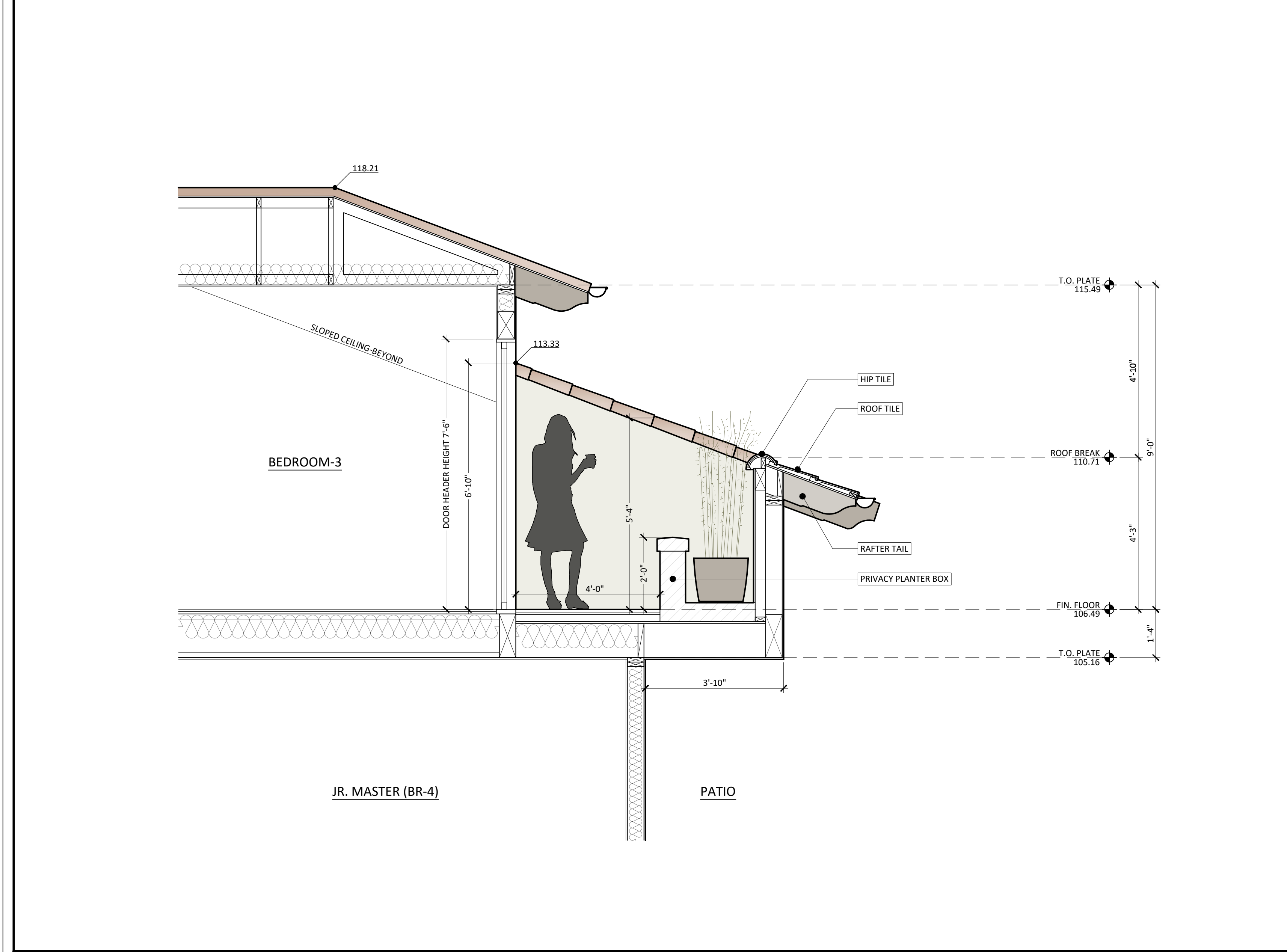
PREPARED BY:

 DINO GARCIA
 PBD

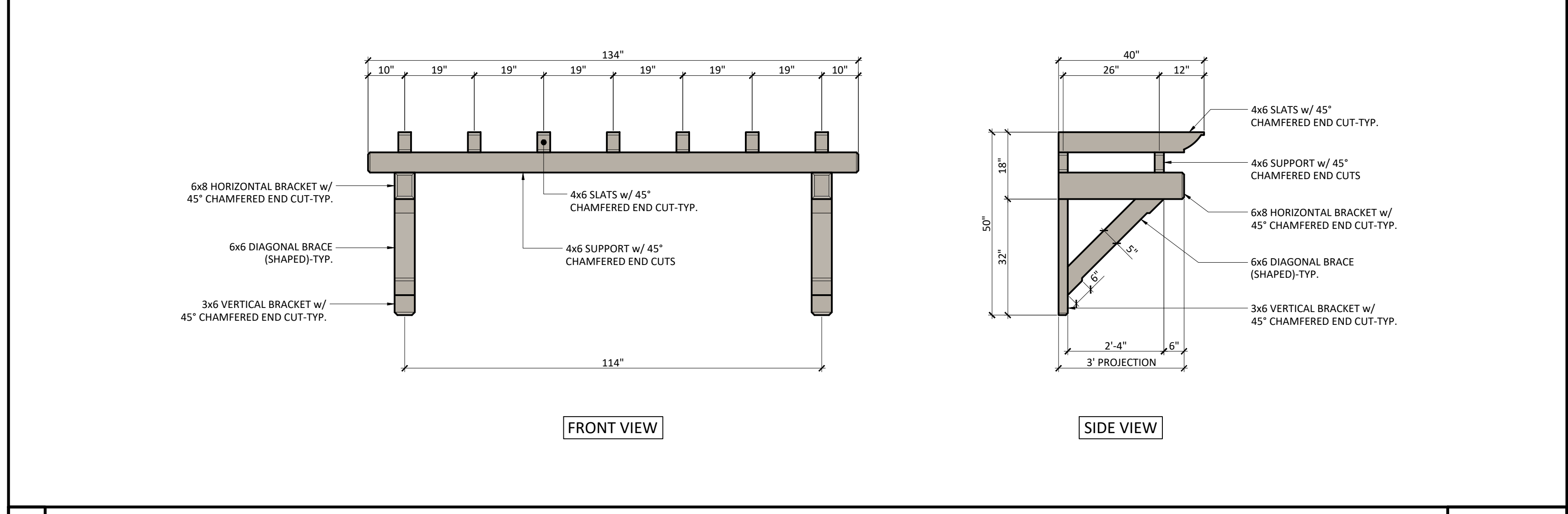
MEMBER

 AMERICAN INSTITUTE of
 BUILDING DESIGN

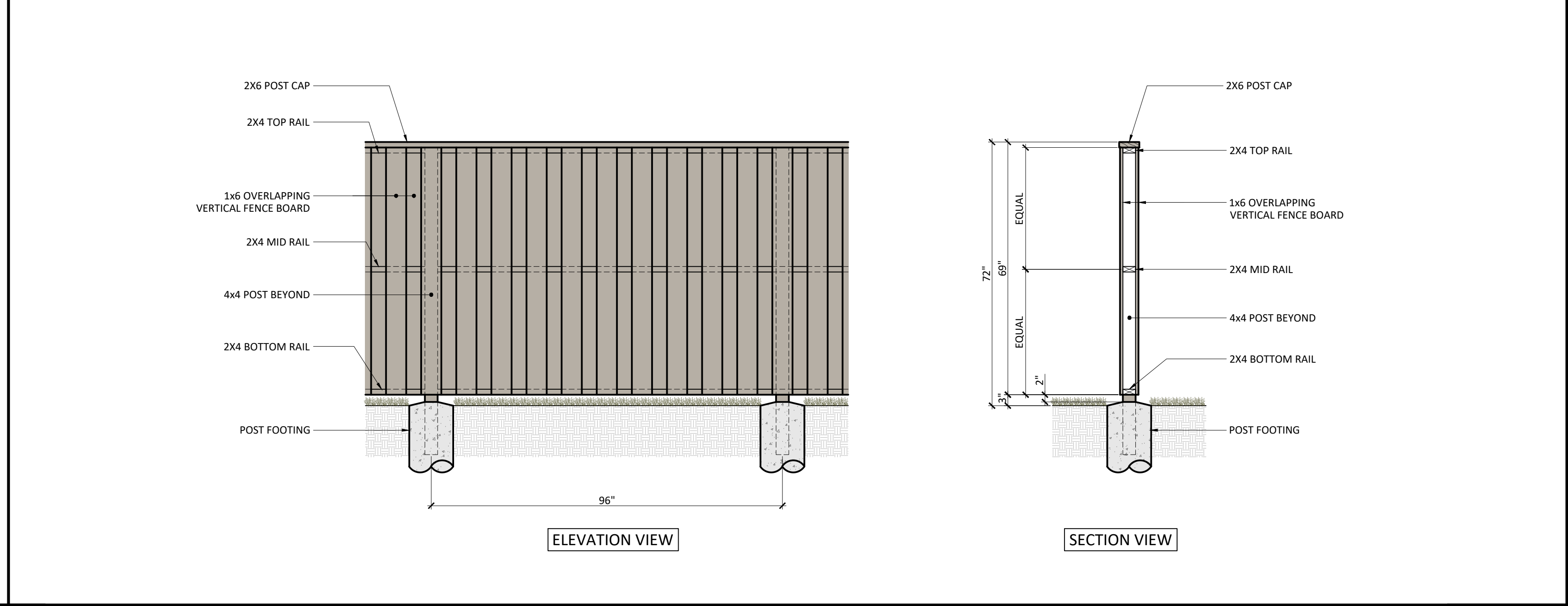
1 CROSS SECTION SCALE: 1/4" = 1'-0"



2 SECTION AT BALCONY SCALE: 1/2" = 1'-0"



3 KITCHEN WINDOW TRELLIS DETAIL SCALE: 1/2" = 1'-0"



4 BOARD ON BOARD PRIVACY FENCE DETAIL SCALE: 1/2" = 1'-0"

PROJECT TITLE
GIOVANNOTTO RESIDENCE
 604 MILVERTON ROAD
 LOS ALTOS, CA 94022
 APN: 175-19-042

REVISIONS	Mark	Date	Description
1	10/10/22	Design Review Comments	
2	06/15/23	Design Review Comments	

SUBMITTAL: DESIGN REVIEW
 ISSUE DATE:
 CAD FILE NAME:
 DRAWN BY: DG
 CHECKED BY: MG
 PLOT DATE: 04/13/2021

SHEET TITLE
CROSS SECTIONS AND DETAILS
 DRAWING NO.
A4.2

REVISIONS	BY
	KS

Schoppert Landscape Architects Inc.
 P.O. BOX 508 LOS ALTOS, CALIFORNIA
 (650) 823-6572 KEN@KSLA.US

LANDSCAPE PLAN

GIOVANNOTTO RESIDENCE
 604 MILVERTON ROAD
 LOS ALTOS, CA

DRAWN KS
CHECKED
DATE 2/21/2023
SCALE 1/8" = 1'-0"
JOB NO.
SHEET L1
OF X SHEET 34

LANDSCAPE LEGEND

- 1 (E) PAVER DRIVEWAY
- 2 (E) PAVER WALKWAY
- 3 PROPOSED CONCRETE PATIO
- 4 (E) FENCE TO REMAIN, 6' (TYP)
- 5 PROPOSED WROUGHT IRON ENTRY GATE
- 6 PROPOSED STUCCO RETAINING WALL
- 7 MULCH
- 8 LIGHTWELL

SCREENING PLANT LEGEND

TREE					
KEY	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	#
CL	CITRUS X LIMON, STAND	LEMON	15 GAL	MED	6
OE	OLEA EUROPEA, MULTI	FRUITING OLIVE	36" BOX	V LOW	2
PA	PERSEA AMERICANA, STAND	AVOCADO	24" BOX	LOW	1
PG	PUNICA GRANATUM	POMEGRANATE	15 GAL	LOW	2

SHRUB					
KEY	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	#
AI	AZALEA I. 'FORMOSA'	FORMOSA AZALEA	5 GAL	MED	13
JC	JUNIPERUS C. 'BLUE POINT'	BLUE POINT JUNIPER	15 GAL	LOW	4
LC	LOROPETALUM C. 'PIPA'S RED'	PIPA'S RED FRINGE FLOWER	5 GAL	MED	9
PO	PODOCARPUS GRACILIOR, BUSH	AFRICAN FERN PINE	15 GAL	MED	14
PR	PRUNUS CAROLINIANA, BUSH	CAROLINE CHERRY	15 GAL	LOW	28
RO	ROSMARINUS O. 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	5 GAL	LOW	6

GROUNDCOVER LEGEND

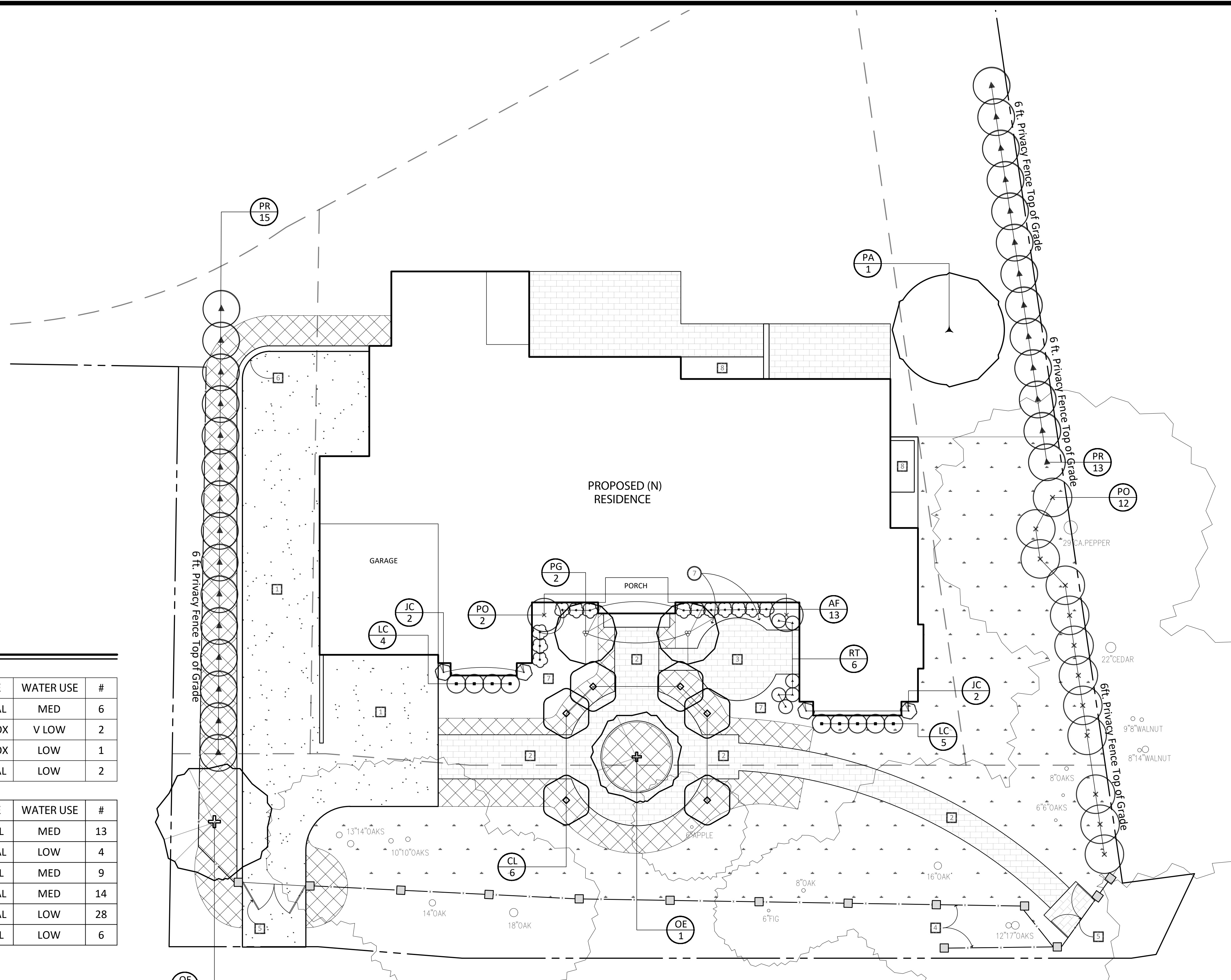
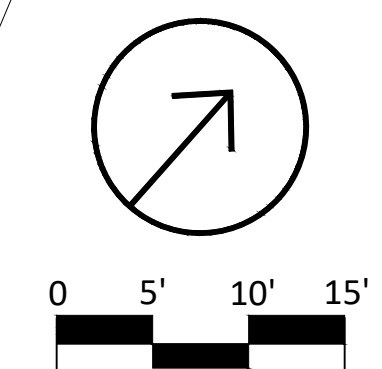
- ROSMARINUS PROSTRATUS 1 GAL @ 36" o/c LOW
- NATIVE WILDFLOWER MIX, OR EQUAL LOW

LABEL KEY

- PLANT KEY
- QUANTITY
- EXISTING TREE THAT CORRESPONDS TO (E) ARBORIST REPORT / SURVEY, TRUNK DIAMETER & DRIPLINE
- EXISTING TREE TO BE REMOVED

NOTES:

- THERE SHALL BE NO SUBSTITUTIONS WITH OUT APPROVAL FROM THE PROJECT LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL PLACEMENTS SHALL BE APPROVED BY THE PROJECT LANDSCAPE ARCHITECT BEFORE PLANTING.
- MULCH ALL AREAS BETWEEN AND UNDER ALL PLANTING WITH THREE (3) INCHES OF REDWOOD MINI BARK.
- Refer to Sheet A1.1 for (E)Trees #22 to 26.



REVISIONS	BY

Schoppert Landscape Architects Inc.

LANDSCAPE PLAN

GIOVANNOTTO RESIDENCE

604 MILVERTON ROAD
LOS ALTOS, CA

DRAWN
CHECKED
DATE 10/9/2020
SCALE 1/2" = 1'-0"
JOB NO.
SHEET L2
OF X SHEET 35

(CL) Citrus x limon 'Meyer'

Common Name(s): Meyer Lemon

- Description: Citrus limon is an evergreen shrub growing to 3 m (9ft) by 1 m (3ft 3in) at a medium rate. Hardy to zone 9, it is in leaf and flower all year.
- Suitable for: medium (loamy) and heavy (clay) soils and prefers well-drained soil. Suitable pH: acid, neutral and basic (alkaline) soils and can grow in very alkaline soils.



(OE) Olea Europa

Common Name(s): European Olive

- Description: Olea europaea is an evergreen Tree growing to 10 m (32ft) by 8 m (26ft) at a slow rate. It is leafy to zone 8. It is in leaf all year and flowers from August to September. The species is hermaphrodite (has both male and female organs) and is pollinated by Wind. The plant is self-fertile. Suitable for: light (sandy), medium (loamy) and heavy (clay) soils, prefers well-drained soil and can grow in nutritionally poor soil.



(PA) Persea Americana

Common Name(s): Avocado

- Description: Persea americana is an evergreen Tree growing to 15 m (49ft) by 25 m (82ft) at a fast rate. It has an irregular and dense crown, and a bole that usually branches from low down and can be up to 45 cm in diameter. The flowers are greenish-yellow and the leaves are arranged alternately. It is noted for attracting wildlife.
- Suitable pH: acid, neutral and basic (alkaline) soils. It cannot grow in the shade. It prefers dry or moist soil and can tolerate drought.



(PG) Punica Granatum

Common Name(s): Pomegranate

- Description: Punica granatum is a deciduous tree growing to 5 m (16ft) by 8 m (26ft) at a medium rate.
- Suitable for: light (sandy), medium (loamy) and heavy (clay) soils and prefers well-drained soil. Suitable pH: acid, neutral and basic (alkaline) soils. It cannot grow in the shade. It prefers dry or moist soil.



(AI) AZALEA I. 'FORMOSA'

Common Name(s): Formosa Azalea

- Description: Formosa azalea (Azalea indica Formosa) blooms with lavender-pink flowers on a 4- to 8-foot-tall shrub with a mature width of 5- to 8-feet. Growth rate is slow to moderate. The large and showy flowers bloom in early spring and attract hummingbirds and other wildlife.



(JC) Juniperus Chinensis 'Blue Point'

Common Name(s): Blue Point Juniper

- Description: Juniperus chinensis 'Blue Point' is a uniform-growing dwarf conical selection of Chinese juniper with dense branching holding prickly blue-gray foliage. After 10 years of growth, a mature specimen will measure 4.5 feet (1.5 m) tall and two-thirds as wide, an annual growth rate of 4 to 6 inches (10 - 15 cm).



(LC) Loropetalum C. 'Pippas Red'

Common Name(s): Pipa's Red Fringe Flower

- Description: Loropetalum chinense is an evergreen shrub that generally grows to a height of 10 to 15 feet with a similar to somewhat smaller width. The growth rate on upright, taller cultivars is medium to fast. Loropetalums show excellent versatility in the landscape. They are attractive when grown in clusters or mixed screens as well as foundation plantings, single specimens, espaliers and bonsai.



(PO) Podocarpus Gracilior

Common Name(s): Bush African Fern Pine

- Description: Moderate-growing evergreen tree to 40-50' tall x 25-35' wide, often pruned to maintain a smaller size. This graceful-looking species is best-suited for mild climates and forms a dense rounded head of finely-divided, slightly-pendulous foliage, featuring narrow leaves that emerge light gray-green and mature to shades of bright and dark-green creating a fern-like appearance.



(PR) PRUNUS CAROLINIANA

Common Name(s): Bush Caroline Cherry

- Description: A dwarf, compact shrub, maturing at half the size of the regular Cherry Laurel, making an outstanding hedge or screen that tolerates heat, drought, and wind. Bright-green foliage has a scent reminiscent of maraschino cherries. Fragrant creamy white flowers are followed by small black inedible berries. Growth rate is MODERATE with an average landscape size growing to 8-10 ft. tall and 6-8 ft. wide.



(RO) ROSMARINUS O. 'TUSCAN BLUE'

Common Name(s): Tuscan Blue Rosemary

- Description: Rosmarinus officinalis 'Tuscan Blue' (Upright Rosemary) - An erect shrub that grows 4-6 feet tall and spreads 4-5 feet at a medium rate. Bright lavender-blue flowers bloom among the fine, olive green foliage in the winter through spring. Flowers are larger than other varieties. As with other Rosemary it is resistant to deer and rabbit predation. This one of the most popular cultivars of upright growing rosemary in cultivation in California.



Groundcover: Rosmarinus Prostratus

Common Name(s): Creeping Rosemary

- Description: A key ingredient of a Mediterranean style garden, Rosmarinus officinalis Prostratus (Creeping Rosemary) is a low-growing and spreading evergreen shrub with strongly aromatic, needle-like leaves, about 2 in (5 cm) long. Clusters of pale blue flowers appear in spring and summer, occasionally in fall. With a medium growth rate and arresting its development at 2 feet tall and 4-8 feet wide, this ground or bank cover is also successful in raised planters where the cascading branches spill attractively over its edges.



Groundcover: Native Wildflower Mix

CALIFORNIA NATIVE WILDFLOWER MIX

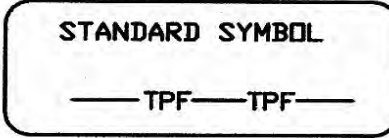
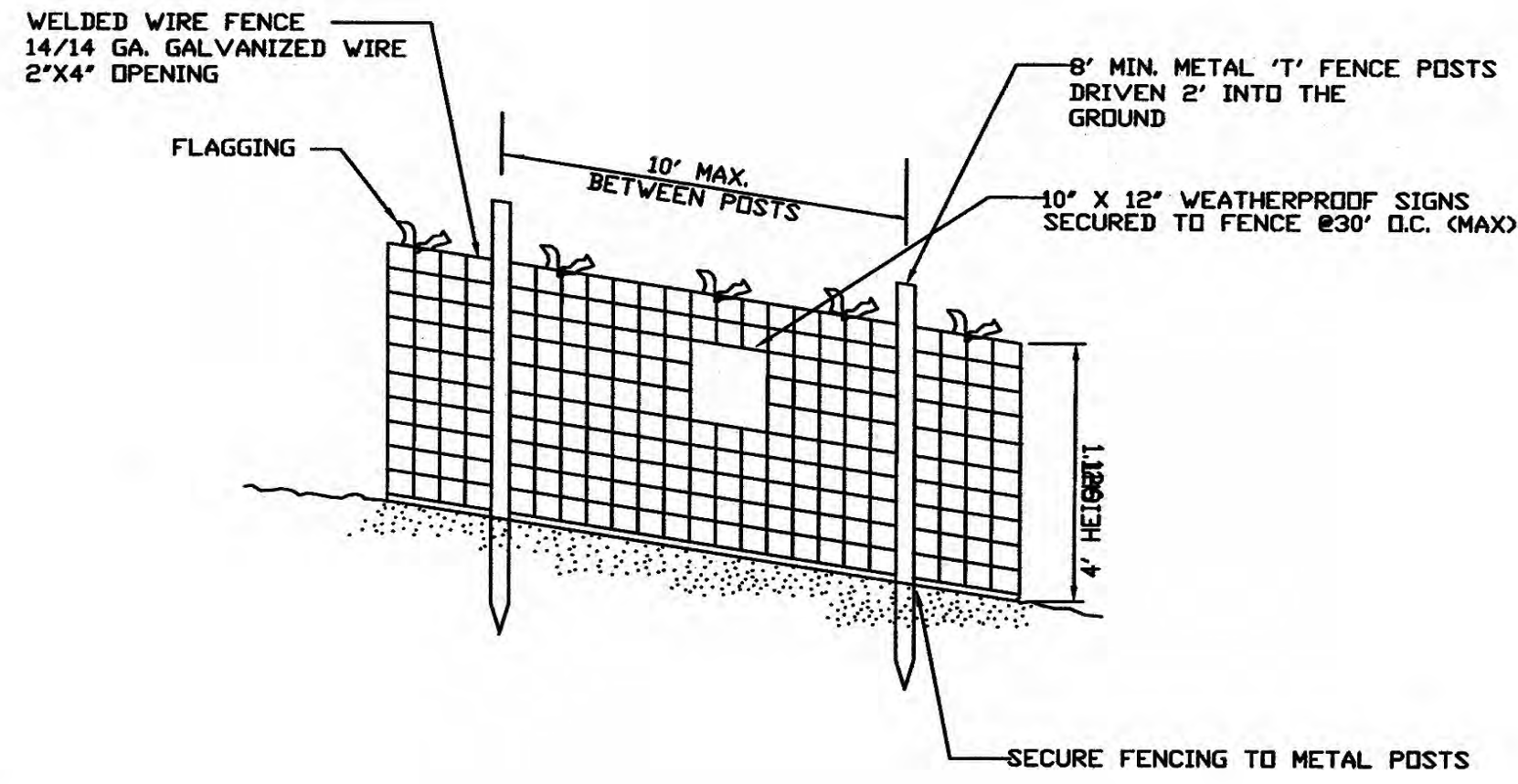
- Description: This mixture of annuals and perennials provides a bright and colorful array of flowers through spring. Fall planting results in an earlier and longer blooming period. Spring planting can be successful with supplemental irrigation. These plants have low water requirements and may be sown alone or in conjunction with selected grasses.
- Achillea millefolium, White Yarrow
Collinsia heterophylla, Chinese Houses
Gilia capitata, Globe Gilia
Layia platyglossa, Tidy Tips
Lupinus succulentus, Arroyo Lupine
Sisyrinchium bellum, Blue-Eyed Grass
Lupinus microcarpus densiflorus, Golden Lupine
Phacelia campanularia, California Bluebell
Clarkia unguiculata, Mountain Garland
Eschscholzia californica, California Poppy
Lasthenia glabrata, Goldfields
Linum lewisii, Blue Flax
Nemophila menziesii, Baby Blue-Eyes
Wyethia angustifolia, Mule's Ears

Height range: 12-36 inches



(TPZ) TREE PROTECTION ZONE FENCING DETAIL

In Accordance with Los Altos Tree Protection Regulations (11.08.120)



TREES CATEGORY RATINGS AND RECOMMENDED OUTCOMES

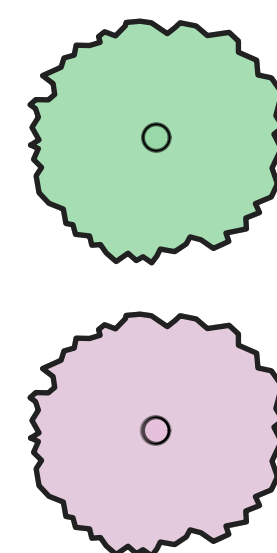
KEY	SPECIES	SIZE	RECOMMENDATION	PROTECTIVE MEASURES NEEDED
01	Coast Live Oak, Quercus Agrifolia	13"	Retain	TPZ Fencing, Note #1
02	Coast Live Oak, Quercus Agrifolia	14"	Retain	TPZ Fencing, Note #1
03	Coast Live Oak, Quercus Agrifolia	10"	Retain	TPZ Fencing, Note #1
04	Coast Live Oak, Quercus Agrifolia	10"	Retain	TPZ Fencing, Note #1
05	Coast Live Oak, Quercus Agrifolia	14"	Retain	None
06	Coast Live Oak, Quercus Agrifolia	18"	Retain	None
07	Fruiting Apple, Malus Domestica	6"	Diseased, Removal Recommended	Note #2
08	Fig, Ficus Carica, Domestic Fig	6"	Retain	None
09	Coast Live Oak, Quercus Agrifolia	8"	Retain	TPZ Fencing
10	Coast Live Oak, Quercus Agrifolia	16"	Retain	TPZ Fencing
11	Coast Live Oak, Quercus Agrifolia	12"	Retain	None
12	Coast Live Oak, Quercus Agrifolia	17"	Retain	None
13	Coast Live Oak, Quercus Agrifolia	6"	Retain	TPZ Fencing
14	Coast Live Oak, Quercus Agrifolia	6"	Retain	TPZ Fencing
15	Coast Live Oak, Quercus Agrifolia	8"	Retain	TPZ Fencing
16	Northern California Walnut, Juglans Hindsii	8"	Retain	None
17	Northern California Walnut, Juglans Hindsii	14"	Retain	None
18	Northern California Walnut, Juglans Hindsii	8"	Retain	None
19	Northern California Walnut, Juglans Hindsii	9"	Retain	None
20	Incense Cedar, Calocedrus Decurrens	22"	Retain	None
21	CA. Peper, Schinus Molle	29"	Retain	TPZ Fencing

* Trees (#22, #23, #24, #25, #26) Outside the development area. Refer to Sheet A1.1 for locations. No protective measures needed.

Note #1. A Full root collar inspectin has been performed on trees (#1, #2, #3, #4) January 2020 and reevaluated February 2023 per homeowner request. No special protecton required. Majority of buttress roots developed in South-East direction facing Morningside Circle Roadway. Trees have been regularly trimmed and maintained by Larios Tree Service.

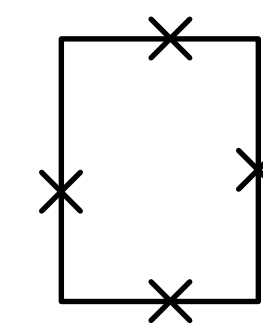
Note #2. Domestic Fruiting Apple (Tree #7) severely damaged by Fire Blight. Tree removal recommended.

LABEL KEY

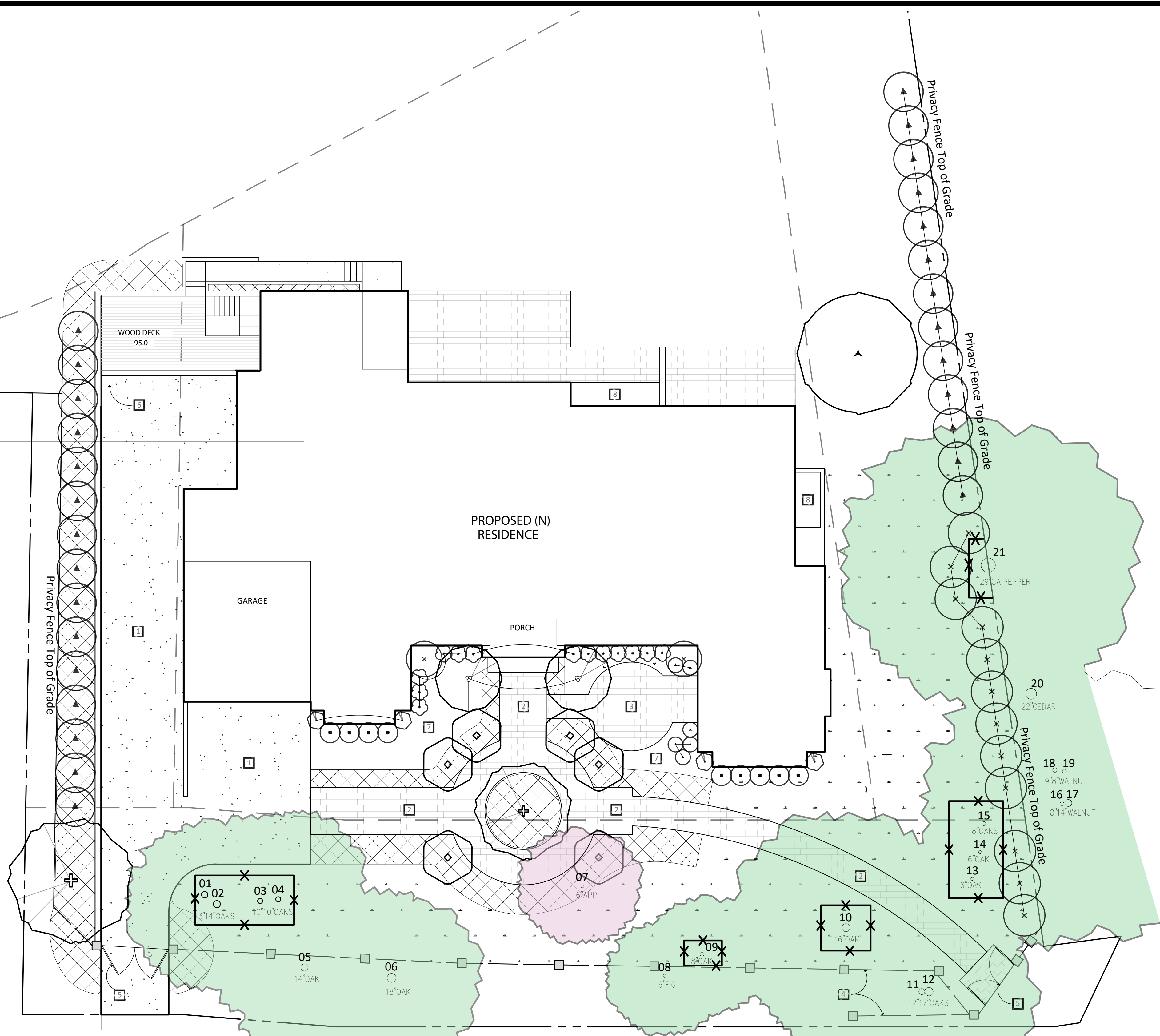


EXISTING TREE THAT CORRESPONDS TO (E) ARBORIST REPORT / SURVEY, TRUNK DIAMETER & DRIPLINE

EXISTING TREE TO BE REMOVED



BOUNDARY OF TREE PROTECTION ZONE (TPZ) FENCING, SEE DETAIL THIS SHEET. ALL AREAS INSIDE THE TPZ SHALL HAVE A 3" LAYER OF GROUND ARBORIST TREE WASTE.



Agenda Item 2.

REVISIONS	BY

GIOVANNOTTO RESIDENCE
604 MILVERTON ROAD
LOS ALTOS, CA

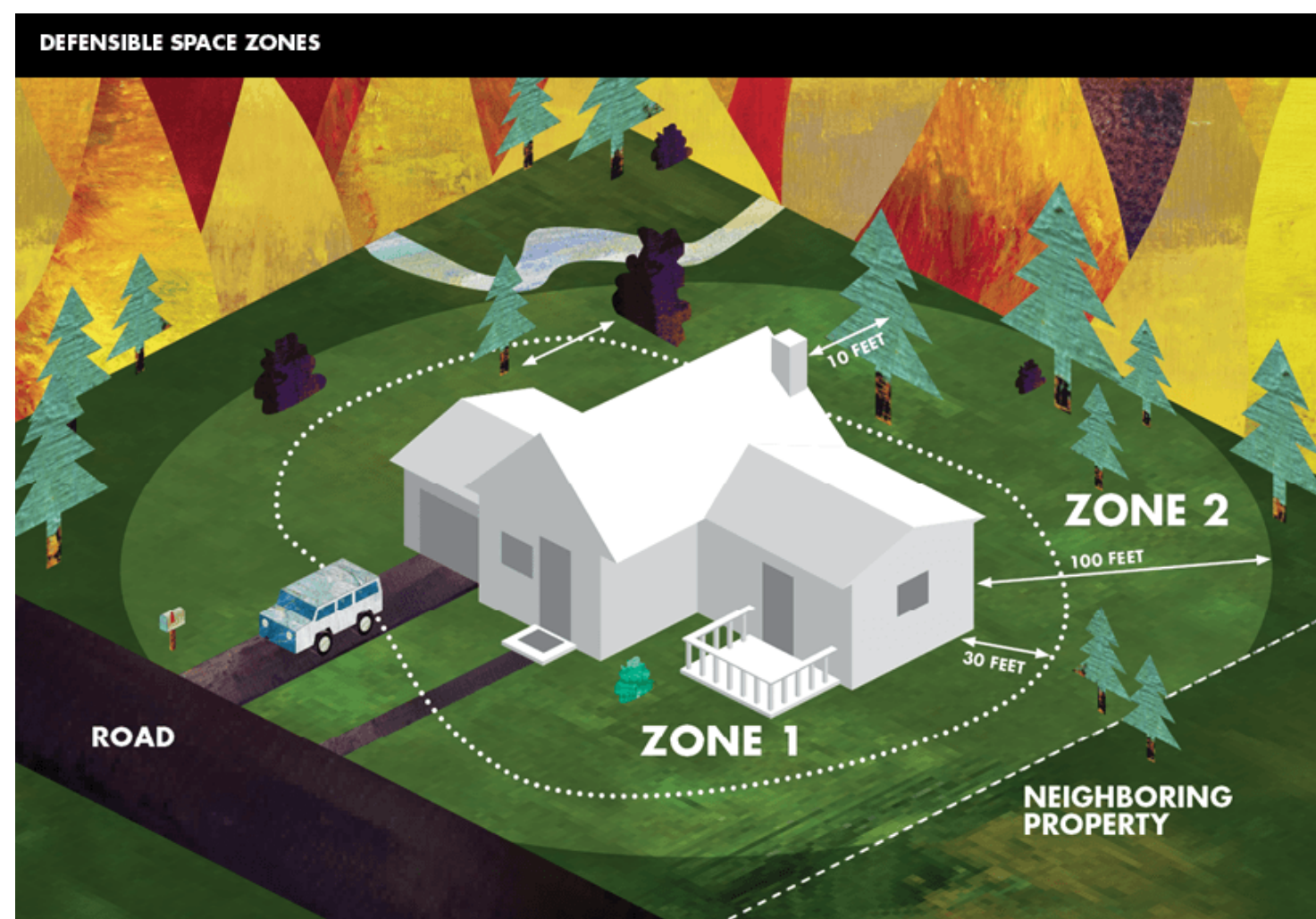
Jose Larios, ISA Certified Arborist WE7601A
ARBORIST REPORT AND TREE PROTECTION PLAN

DRAWN	JL
CHECKED	
DATE	2/21/2023
SCALE	1/16" = 1'-0"
JOB NO.	
SHEET	L3
OF X SHEET	36

FIRE HAZARD EVALUATION OF TREES NEAR COTTAGE

DEFENSIBLE SPACE:

Defensible space, coupled with home hardening, is essential to improve your home's chance of surviving a wildfire. Defensible space is the buffer you create between a building on your property and the grass, trees, shrubs, or any wildland area that surround it. This space is needed to slow or stop the spread of wildfire and it helps protect your home from catching fire — either from embers, direct flame contact or radiant heat. Proper defensible space also provides firefighters a safe area to work in, to defend your home



Zone 1 – Lean, Clean and Green Zone

Zone 1 extends 30 feet from buildings, structures, decks, etc. or to your property line, whichever is closer

- Remove all dead plants, grass and weeds (vegetation).
- Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- Remove branches that hang over your roof and keep dead branches 10 feet away from your chimney.
- Trim trees regularly to keep branches a minimum of 10 feet from other trees.
- Relocate wood piles to Zone 1.
- Remove or prune flammable plants and shrubs near windows.
- Remove vegetation and items that could catch fire from around and under decks, balconies and stairs.
- Create a separation between trees, shrubs and items that could catch fire, such as patio furniture, wood piles, swing sets, etc.

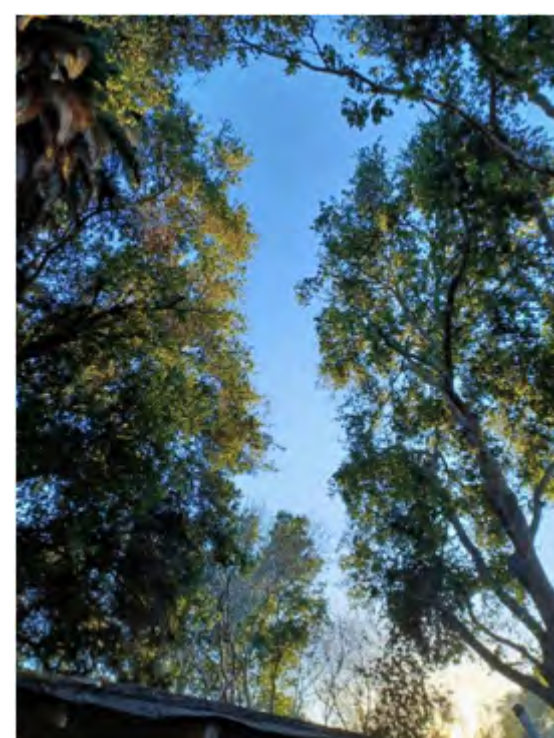
LARIOS TREE SERVICE EVALUATION:

On November 22nd 2021 Larios Tree Service evaluated the trees near the cottage at 604 Milverton Road in Los Altos. We were instructed to evaluate the trees according to the CAL FIRE DEFENSIBLE SPACE ZONE 1 STANDARD.

We found the trees labeled 2, 3, 5, 6, 7, and 8 needed trimming to comply with the Standard. Property Owner requested we trim the canopies of these trees to meet the Zone 1 Requirements. The trees were trimmed to meet compliance.

AS OF 11/26/2021 RESIDENCE AT 604 MILVERTON ROAD MEETS CAL FIRE ZONE 1 STANDARD

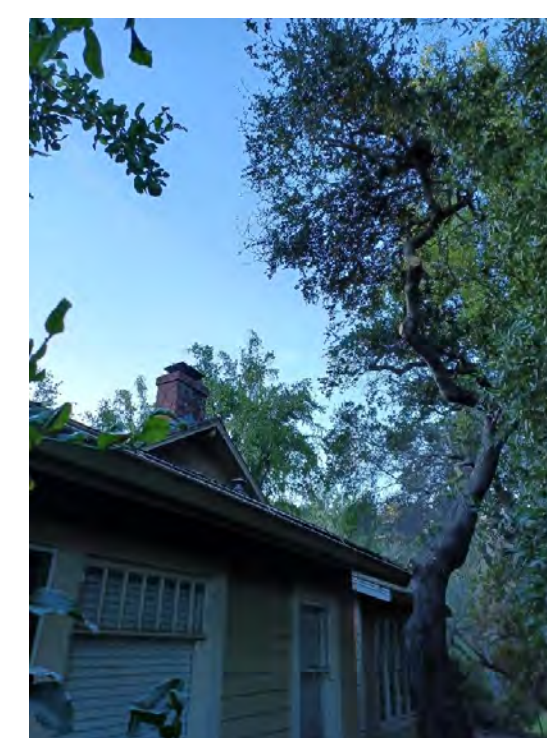
PHOTOGRAPHS OF SOME OF THE CORRECTED TREES



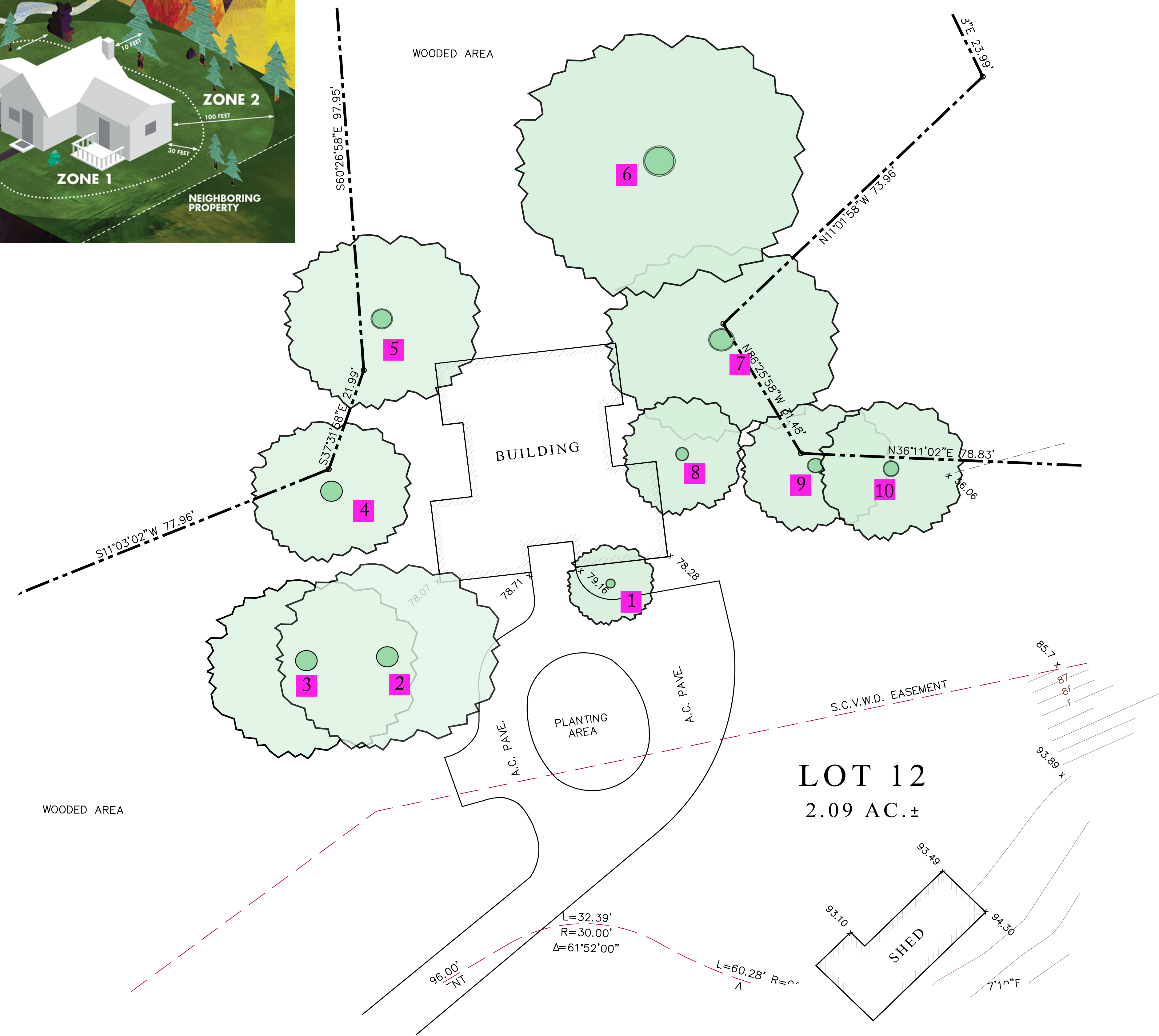
10 Foot Clearance to adjacent Vegetation (Tree 2, 3)



Clearance to Cottage (Tree 7, 8)



10 foot Chimney Separation (Tree 7)



REVISIONS	BY

GIOVANNOTTO RESIDENCE
604 MILVERTON ROAD
LOS ALTOS, CA

Jose Larios, ISA Certified Arborist WE7601A
Larios Tree Service (650) 630-3882

DRAWN
CHECKED
DATE 10/14/2021
SCALE
JOB NO.
SHEET L4
OF X SHEET 37

TREE#	SPECIES	DIA.	REMARKS
01	COAST LIVE OAK, QUERCUS AGRIFOLIA	13"	RETAIN
02	COAST LIVE OAK, QUERCUS AGRIFOLIA	14"	RETAIN
03	COAST LIVE OAK, QUERCUS AGRIFOLIA	10"	RETAIN
04	COAST LIVE OAK, QUERCUS AGRIFOLIA	10"	RETAIN
05	COAST LIVE OAK, QUERCUS AGRIFOLIA	14"	RETAIN
06	COAST LIVE OAK, QUERCUS AGRIFOLIA	18"	RETAIN
07	APPLE, MALUS DOMESTICA	6	REMOVE (DISEASED)
08	FIG FICUS CARICA (DOMESTIC)	6"	RETAIN
09	COAST LIVE OAK, QUERCUS AGRIFOLIA	8"	RETAIN
10	COAST LIVE OAK, QUERCUS AGRIFOLIA	16"	RETAIN
11	COAST LIVE OAK, QUERCUS AGRIFOLIA	12"	RETAIN
12	COAST LIVE OAK, QUERCUS AGRIFOLIA	17"	RETAIN
13	COAST LIVE OAK, QUERCUS AGRIFOLIA	6"	RETAIN
14	COAST LIVE OAK, QUERCUS AGRIFOLIA	6"	RETAIN
15	COAST LIVE OAK, QUERCUS AGRIFOLIA	8"	RETAIN
16	NORTHERN CALIFORNIA WALNUT, JUGLANS HINDSII	8"	ON ADJ. PROPERTY
17	NORTHERN CALIFORNIA WALNUT, JUGLANS HINDSII	14"	ON ADJ. PROPERTY
18	NORTHERN CALIFORNIA WALNUT, JUGLANS HINDSII	8"	ON ADJ. PROPERTY
19	NORTHERN CALIFORNIA WALNUT, JUGLANS HINDSII	9"	ON ADJ. PROPERTY
20	INCENSE CEDAR, CALOCEDRUS DECURRENS	22"	ON ADJ. PROPERTY
21	CA. PEPPER, SCHINUS MOLLE	29"	RETAIN
22	APRICOT, PRUNUS ARmeniACA	6"	RETAIN
23	APRICOT, PRUNUS ARmeniACA	7"	RETAIN
24	COAST LIVE OAK, QUERCUS AGRIFOLIA	6"	RETAIN
25	COAST LIVE OAK, QUERCUS AGRIFOLIA	6"	RETAIN
26	COAST LIVE OAK, QUERCUS AGRIFOLIA	18"	ON ADJ. PROPERTY



SURVEYOR'S STATEMENT
 THIS MAP CORRECTLY REPRESENTS A SURVEY DONE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE BOUNDARY LINES SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY DONE BY BERRY AND ASSOCIATES.

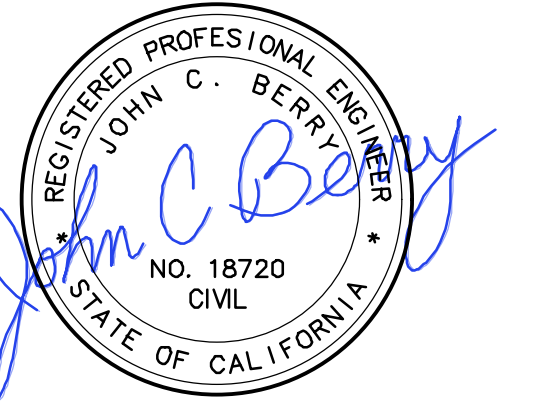
BENCHMARK
 ELEVATIONS FOR THIS SURVEY ARE BASED ON ASSUMED ELEVATION OF 100.00

GENERAL NOTES
 1. TREE SIZES AND TYPES ARE APPROXIMATE AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.
 2. BUILDING CORNERS WERE LOCATED AT FINISH LOCATIONS (STUCCO, BLOCK OR WOOD AS IT EXISTS IN THE FIELD).

UNDERGROUND UTILITY NOTE
 UNDERGROUND UTILITY LINES, IF SHOWN, DEPICT OUR ESTIMATION OF WHERE THE ACTUAL LINES MAY BE LOCATED. THE LINES WERE DETERMINED BY CONNECTING VISIBLE UTILITY APPURTENANCES AND ALSO BY USING PAINTED MARKINGS PLACED BY OTHERS. THE UNDERGROUND UTILITIES MAY OR MAY NOT BE AS DEPICTED ON THIS SURVEY. NO LIABILITY IS ACCEPTED FOR ANY DISCREPANCIES, OMISSIONS OR ERRORS WITH REGARD TO SAID UNDERGROUND UTILITY DEPICTIONS ON THIS SURVEY.

BOUNDARY AND TOPOGRAPHIC SURVEY
UPPER PORTION OF LOT 12 (604 MILVERTON ROAD)
LOS ALTOS, CALIFORNIA
APN: 175-19-042

BERRY & ASSOCIATES
 2149 AVY AVE., MENLO PARK, CA 94025
 PHONE: (650) 400-9003
 EMAIL: JOHN@BERRY7@GMAIL.COM



Project Title
GIOVANNOTTO RESIDENCE
604 MILVERTON ROAD
LOS ALTOS, CA 94022
 APN: 175-19-042

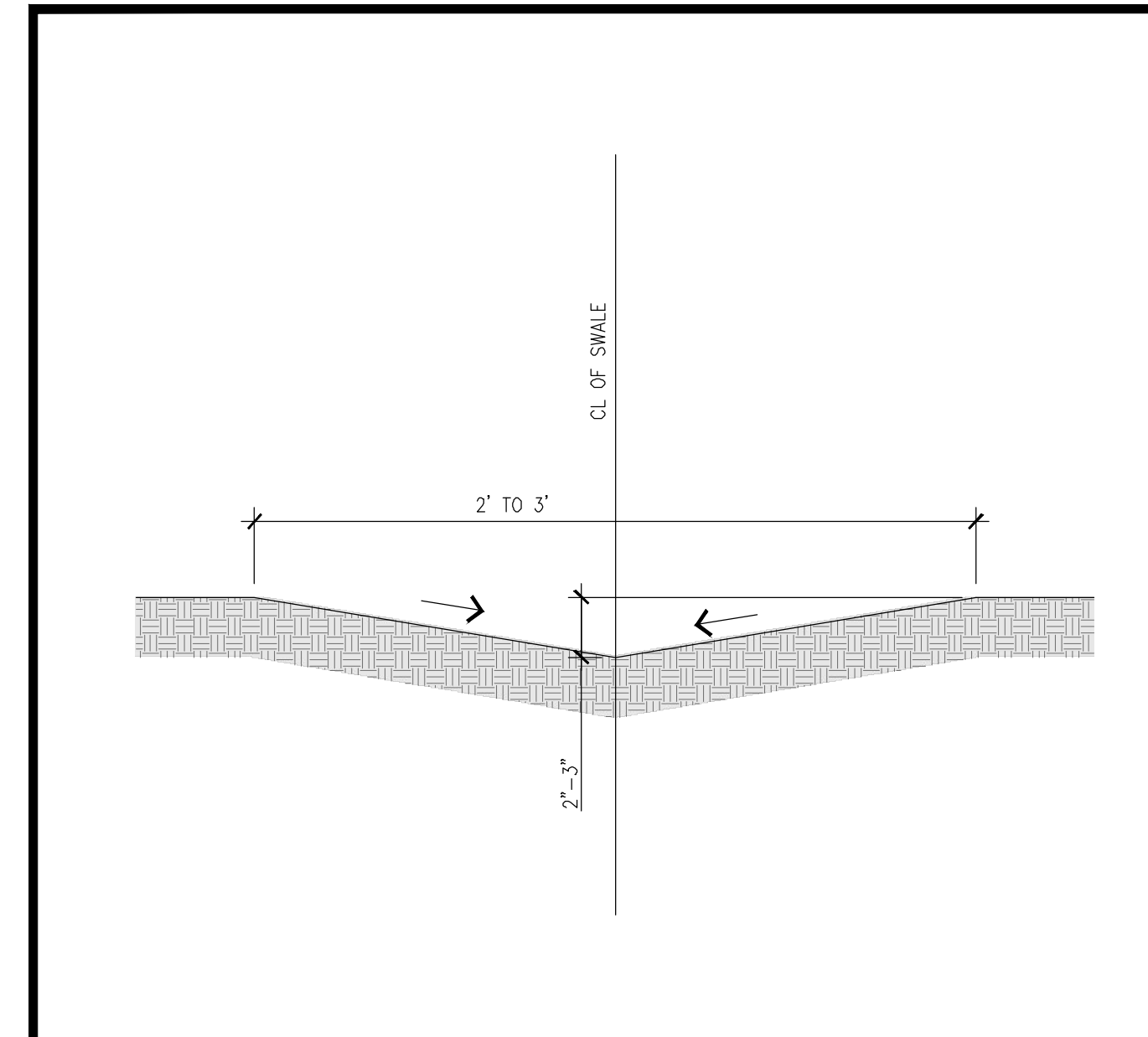
Revisions	Mark	Date	Description
2		06/15/23	Design Review Comments

Mark	Date	Description

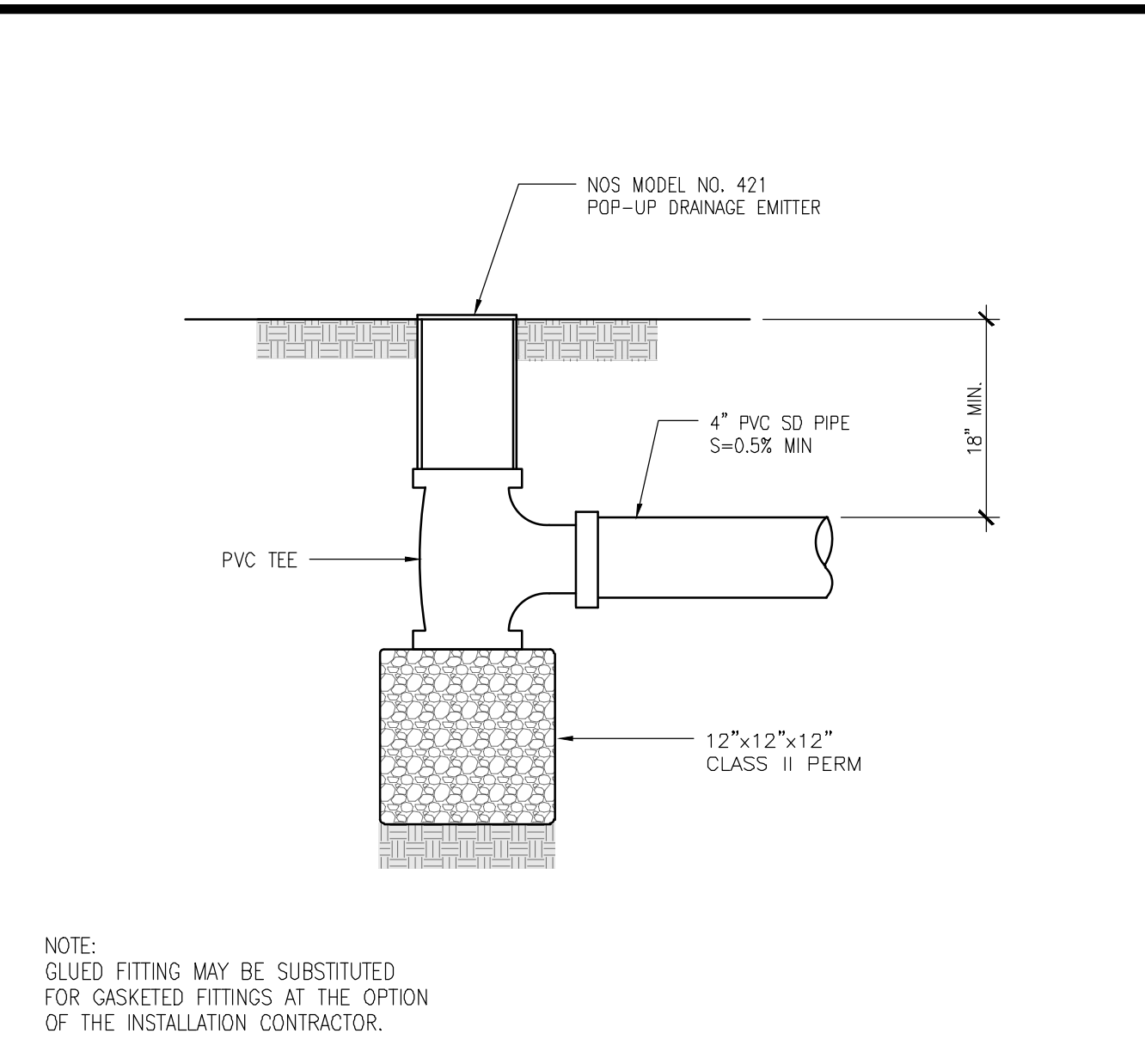
Issue: DESIGN REVIEW
 Issue Date:
 CAD File Name:
 Drawn By: DG
 Checked By: JB
 Plot Date: 06/13/2023

Sheet Title
BOUNDARY AND TOPOGRAPHIC SURVEY

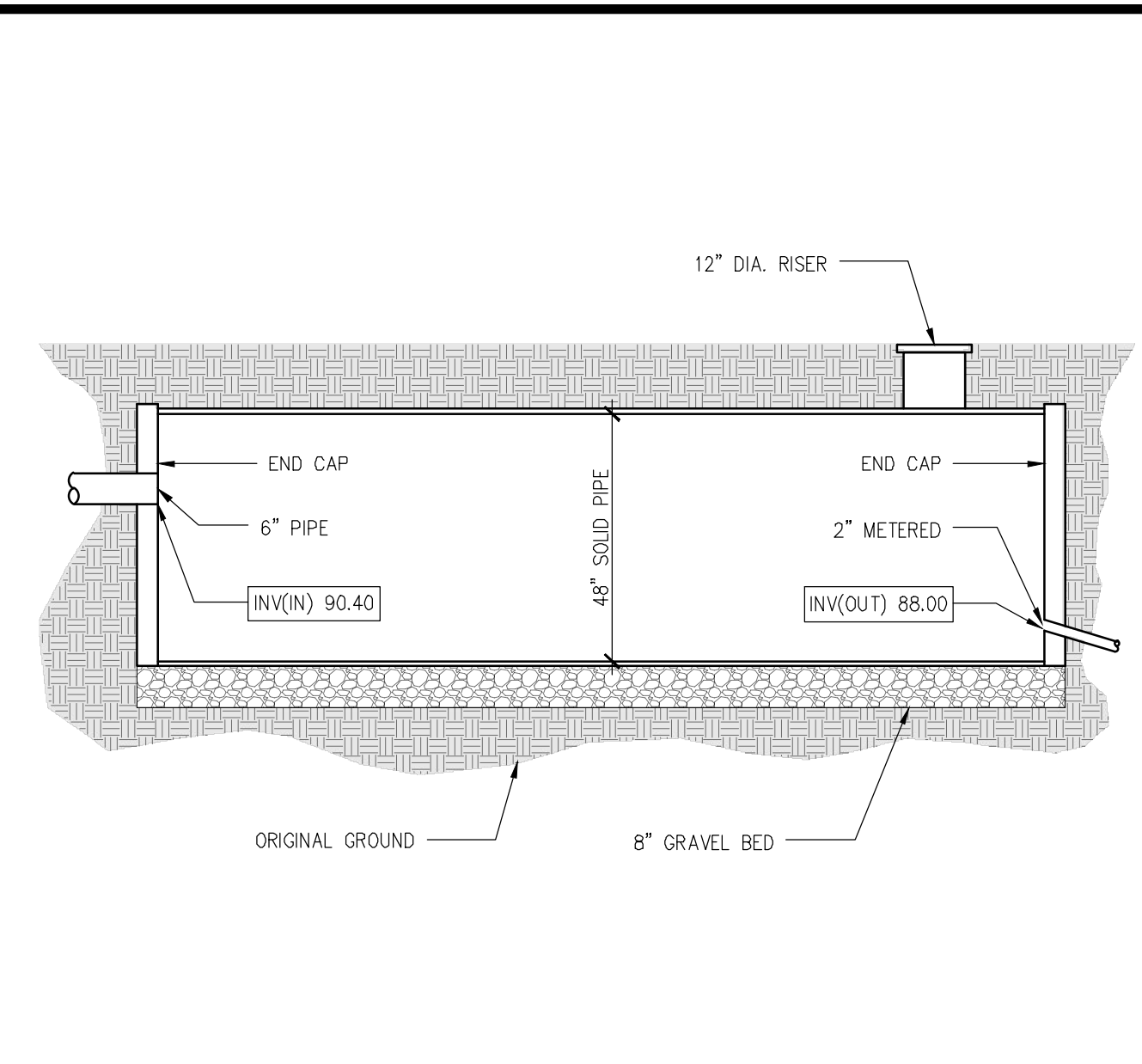
Drawing No.
TS.1



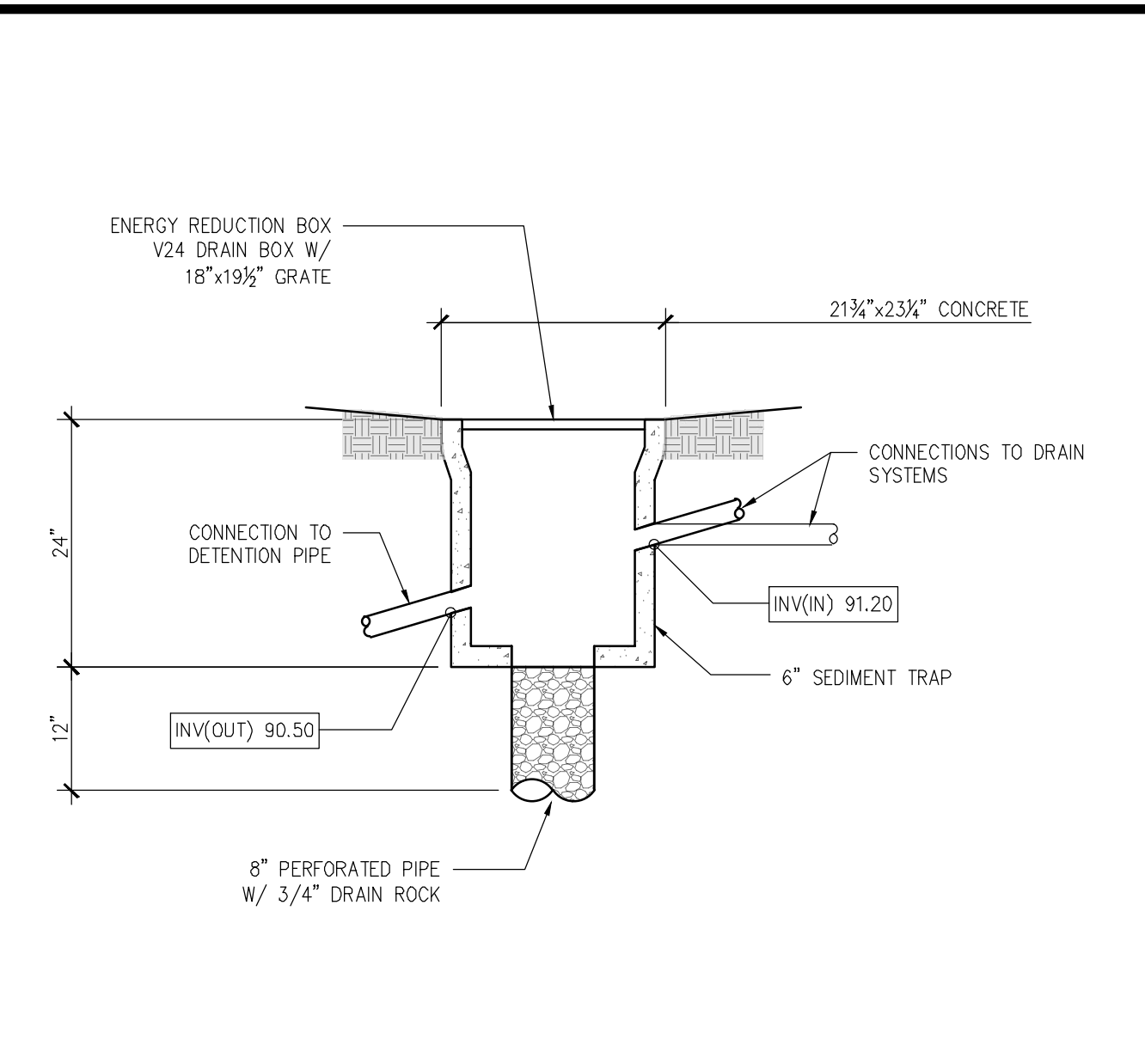
1 SECTION AT SWAIL



2 POP-UP DRAIN DETAIL

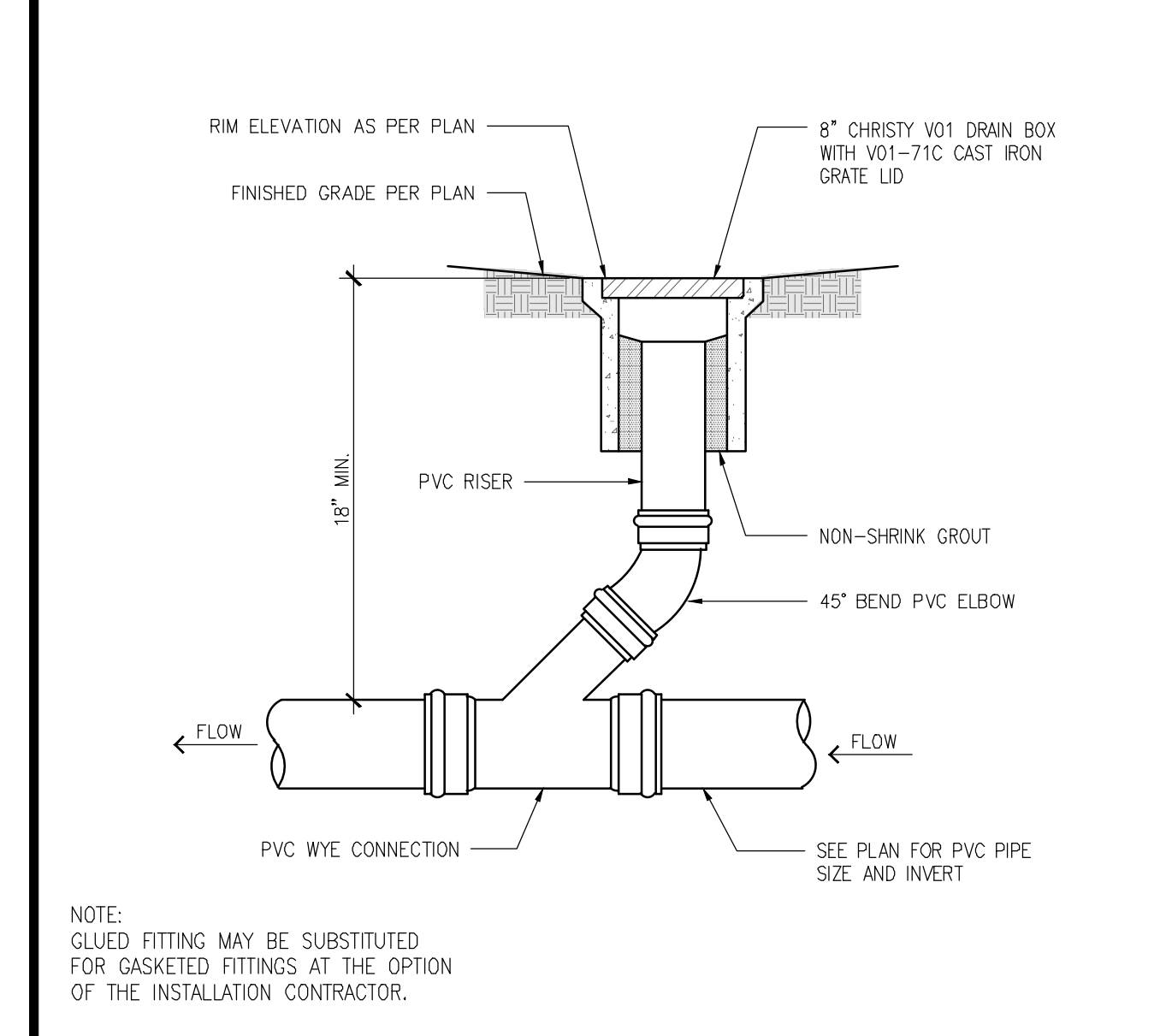


3 DETENTION FACILITY

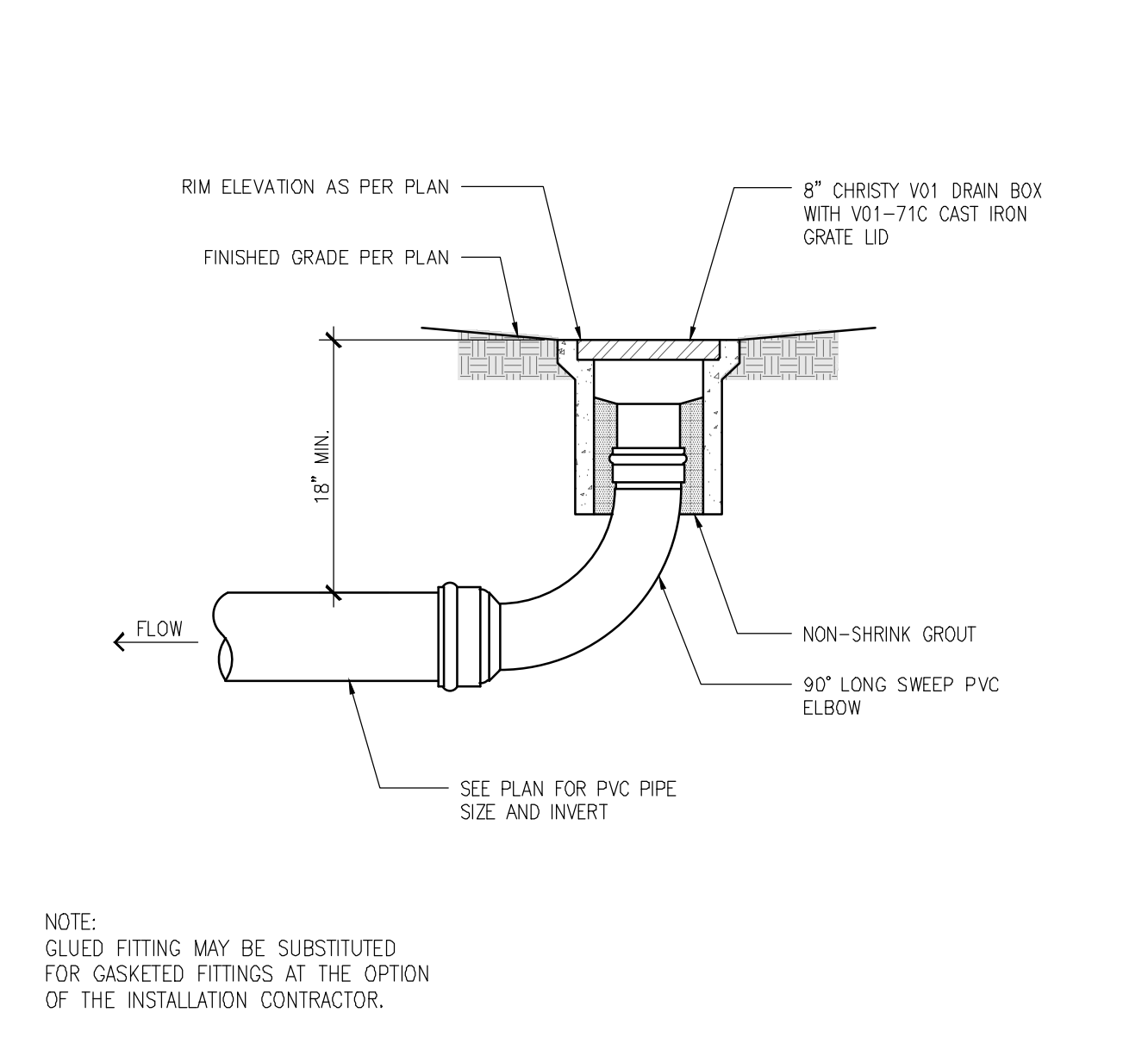


4 SILTATION / BUBBLE BOX

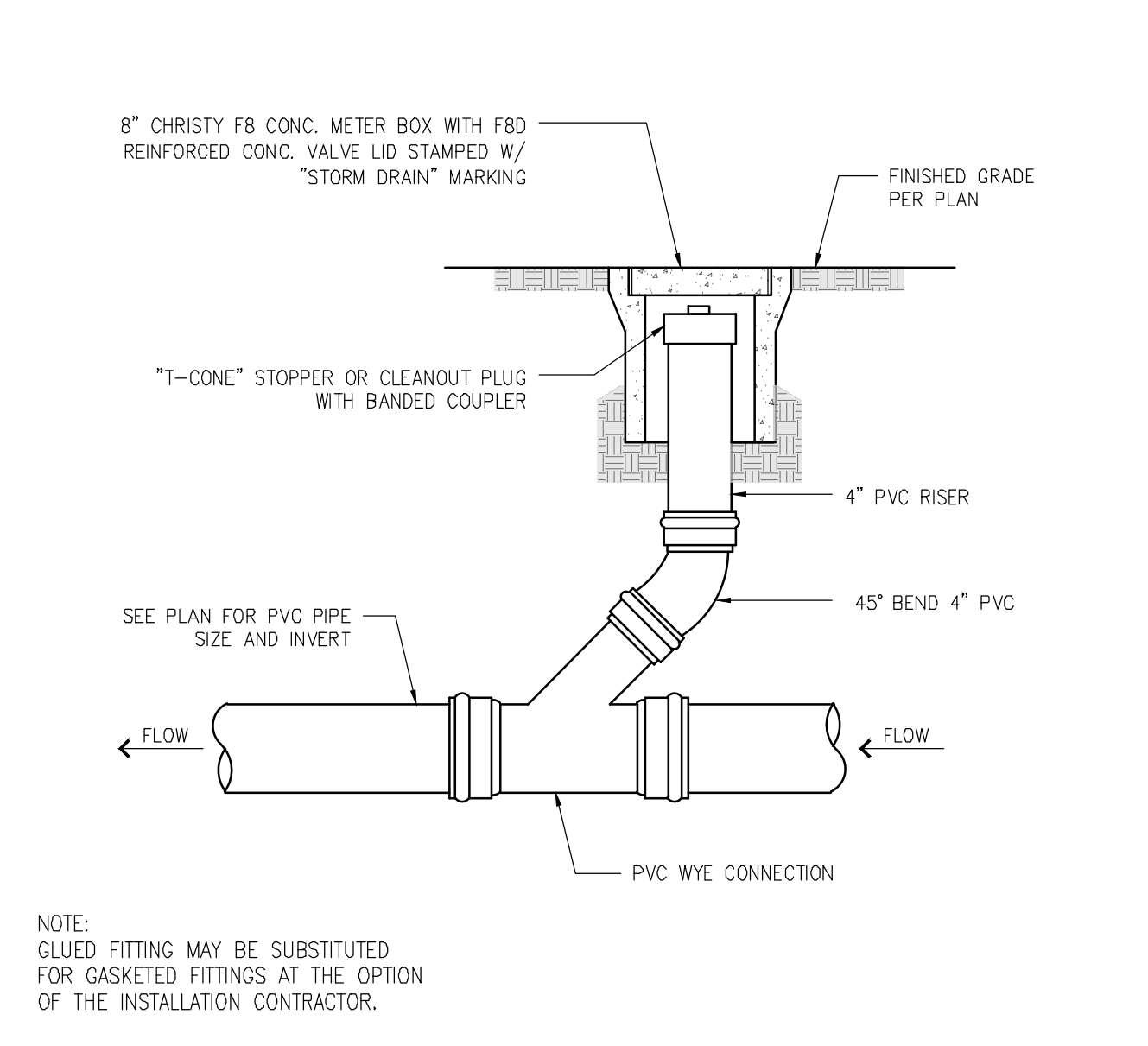
Legend table with symbols and abbreviations for various engineering terms like HP (HIGHPOINT), AD (AREA DRAIN), RL (ROOF LEADER), etc.



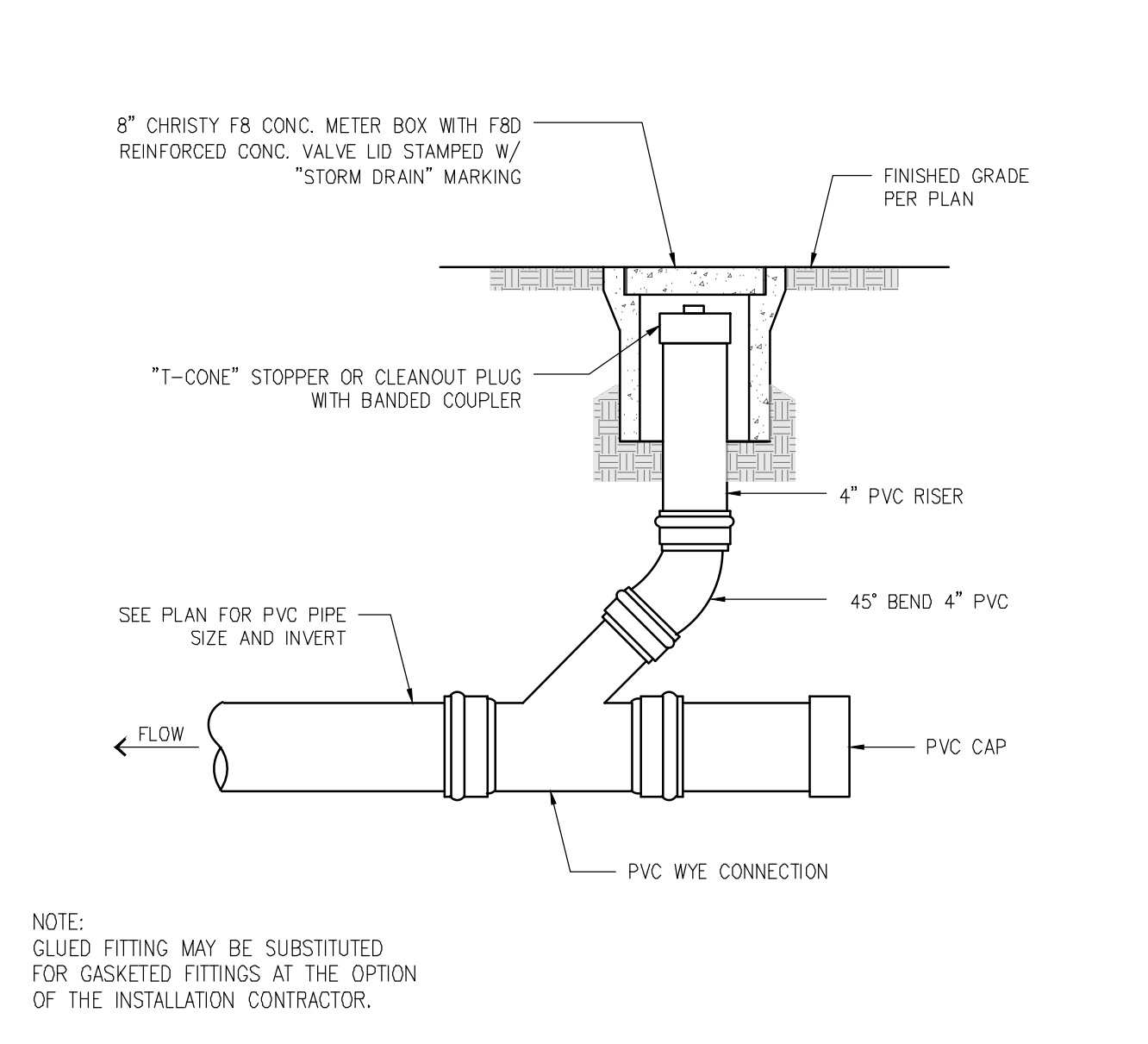
5 IN-LINE AREA DRAIN



6 END OF LINE AREA DRAIN



7 IN-LINE STORM DRAIN CLEANOUT



8 END OF LINE STORM DRAIN CLEANOUT

Legend table for symbols and abbreviations, including 'APPROXIMATE DRILLING' and 'EXISTING TREES'.

CAUTION: 1. THE LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY...

GRADING NOTES: 1. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING THE FINISHED GROUND SURFACE AT LEAST 5% UNLESS OTHERWISE NOTED...

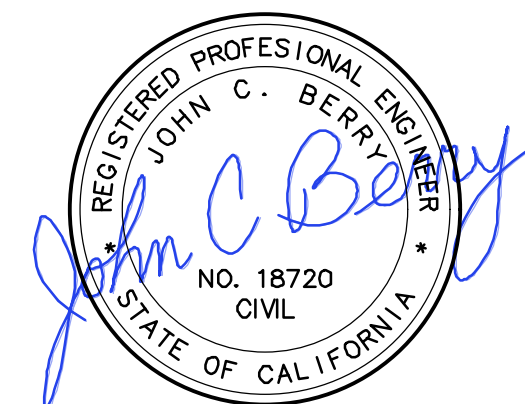
WHERE NEW WATER PIPELINES ARE REQUIRED TO CROSS UNDER EXISTING AND/OR NEW SANITARY SEWER PIPELINES, THE MINIMUM VERTICAL SEPARATION SHALL BE 12 INCHES...

CONNECTIONS TO THE EXISTING WATER MAIN SHALL BE APPROVED BY THE CITY. THE CONTRACTOR SHALL PAY THE ACTUAL COSTS OF CONSTRUCTION...

LEGEND AND ABBREVIATIONS table listing various symbols and their corresponding terms.

10 GENERAL NOTES

BERRY & ASSOCIATES
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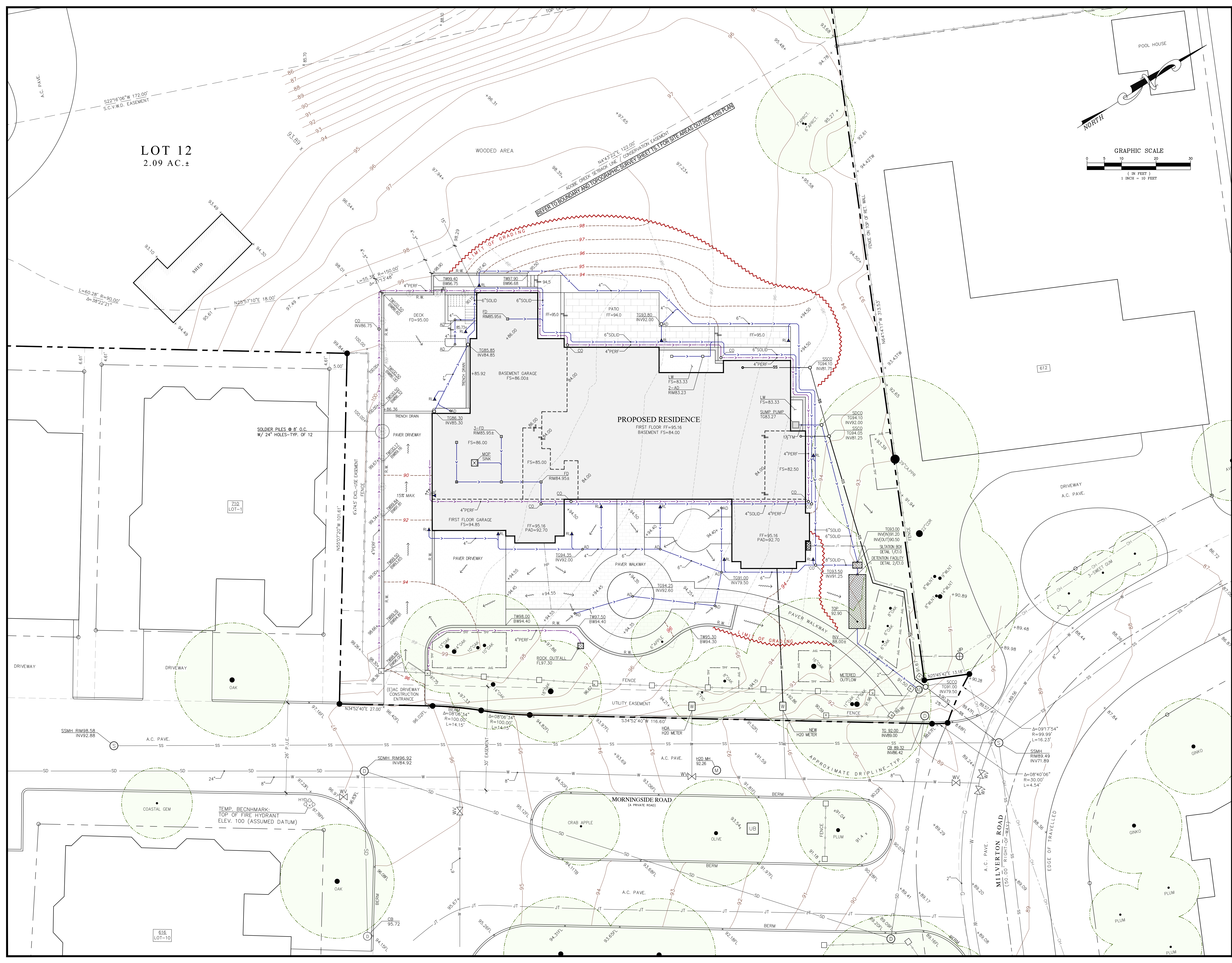
GIOVANNOTTO RESIDENCE
604 MILVERTON ROAD
LOS ALTOS, CA 94022
APN: 175-19-042

Table with 3 columns: Revisions, Date, Description. Shows two revisions for Design Review Comments.

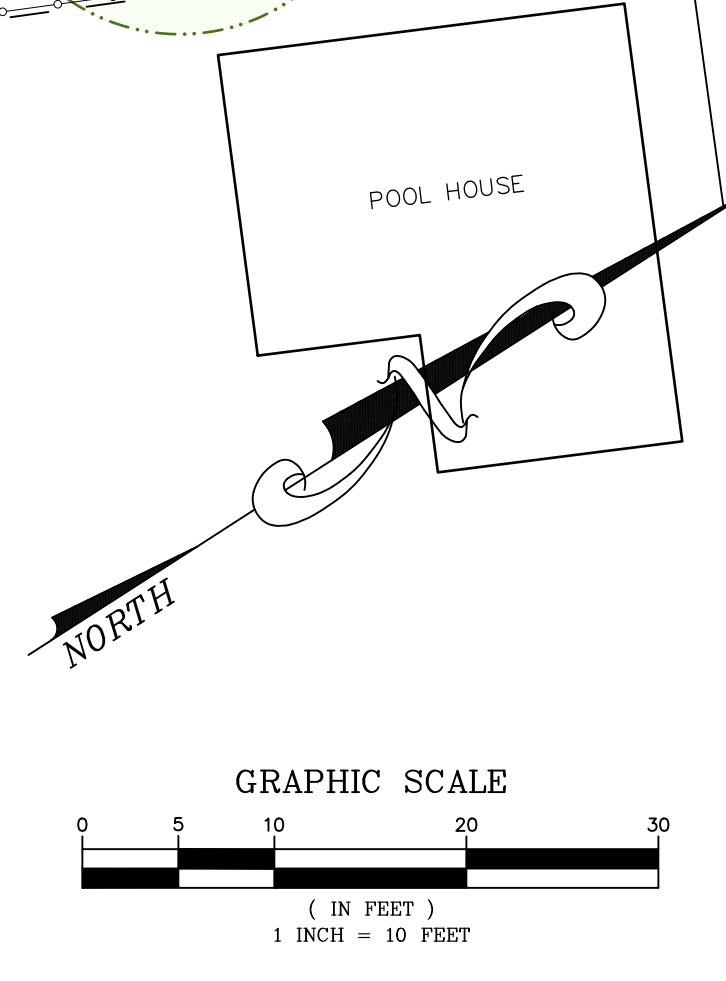
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GRADING AND DRAINAGE NOTES AND DETAILS

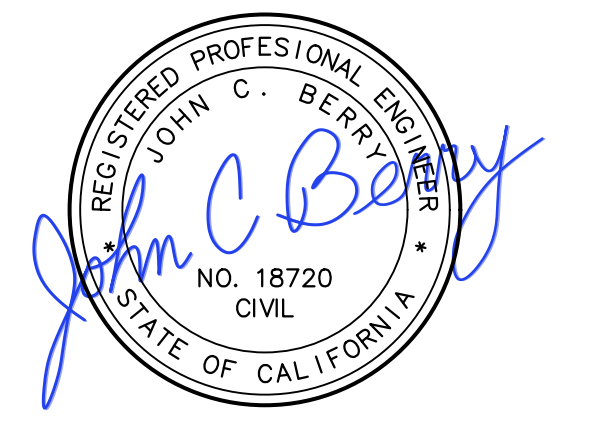
C1.0



LOT 12
2.09 AC. ±



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Project Title
GIOVANNOTTO RESIDENCE
604 MILVERTON ROAD
LOS ALTOS, CA 94022
APN: 175-19-042

Revisions	Date	Description
1	10/10/22	Design Review Comments
2	06/15/23	Design Review Comments

Mark	Date	Description
Issue:		DESIGN REVIEW
Issue Date:		
CAD File Name:		
Drawn By:		DG
Checked By:		MG
Plot Date:		10/19/2021

Sheet Title
GRADING AND DRAINAGE PLAN

Drawing No.
C2.0

SHORING DESIGN CRITERIA:

SPECTRAL RESPONSE
ACCELERATION PARAMETERS
VALUE MAPPED VALUE FOR SHORT PERIOD
MAPPED VALUE FOR 1-SEC PERIOD
SITE COEFFICIENT
SITE COEFFICIENT
ADJUSTED FOR SITE CLASS
ADJUSTED FOR SITE CLASS
VALUE FOR DESIGN EARTHQUAKE
VALUE FOR DESIGN EARTHQUAKE

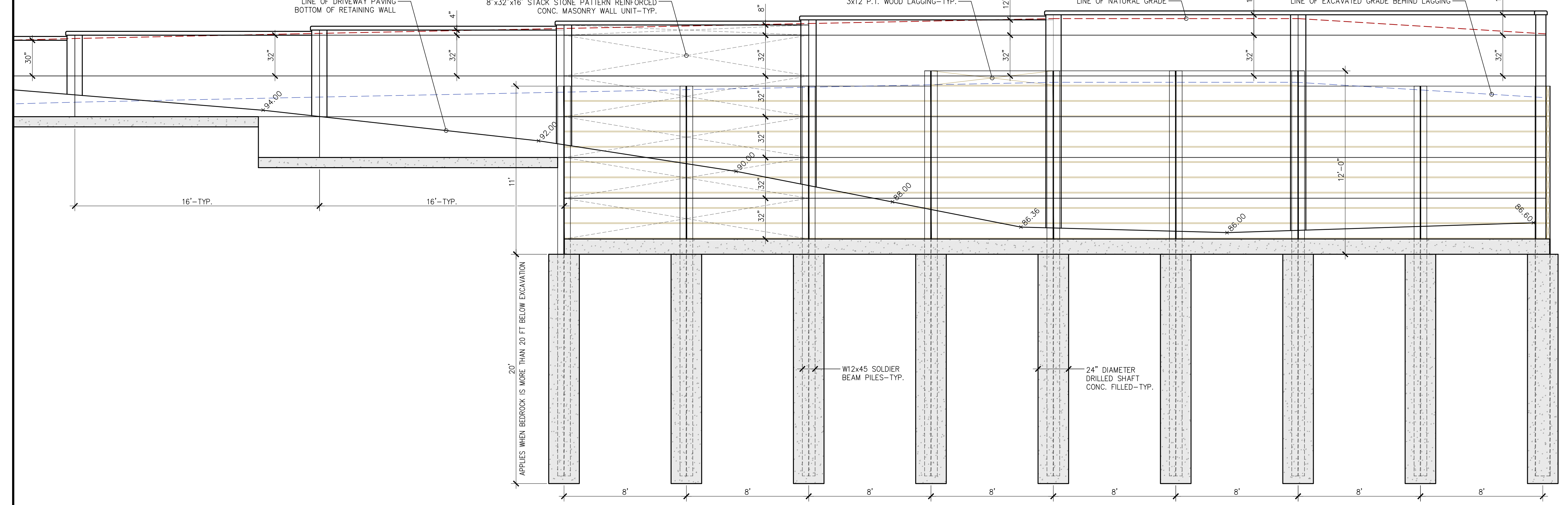
FLUID PRESSURE
UNIFORM LATERAL PRESSURE
MAX. DEFLECTION AT TOP OF SHORING
ALLOWABLE SOIL BEARING PRESSURE

SHORING WALL DESIGN:

SOLDIER BEAM SPACING
SHORING HEIGHT
DRILL HOLE DIAMETER
SOLDIER BEAMS
TOTAL QUANTITY OF SOLDIER BEAMS
TOTAL BEAM LENGTH

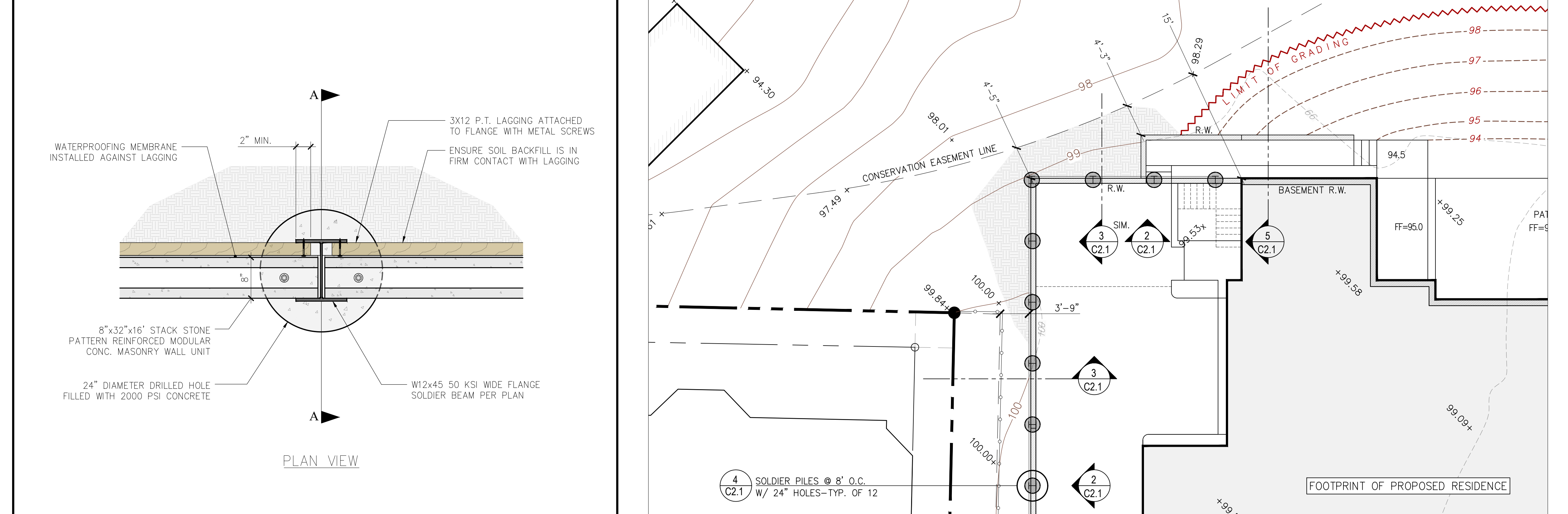
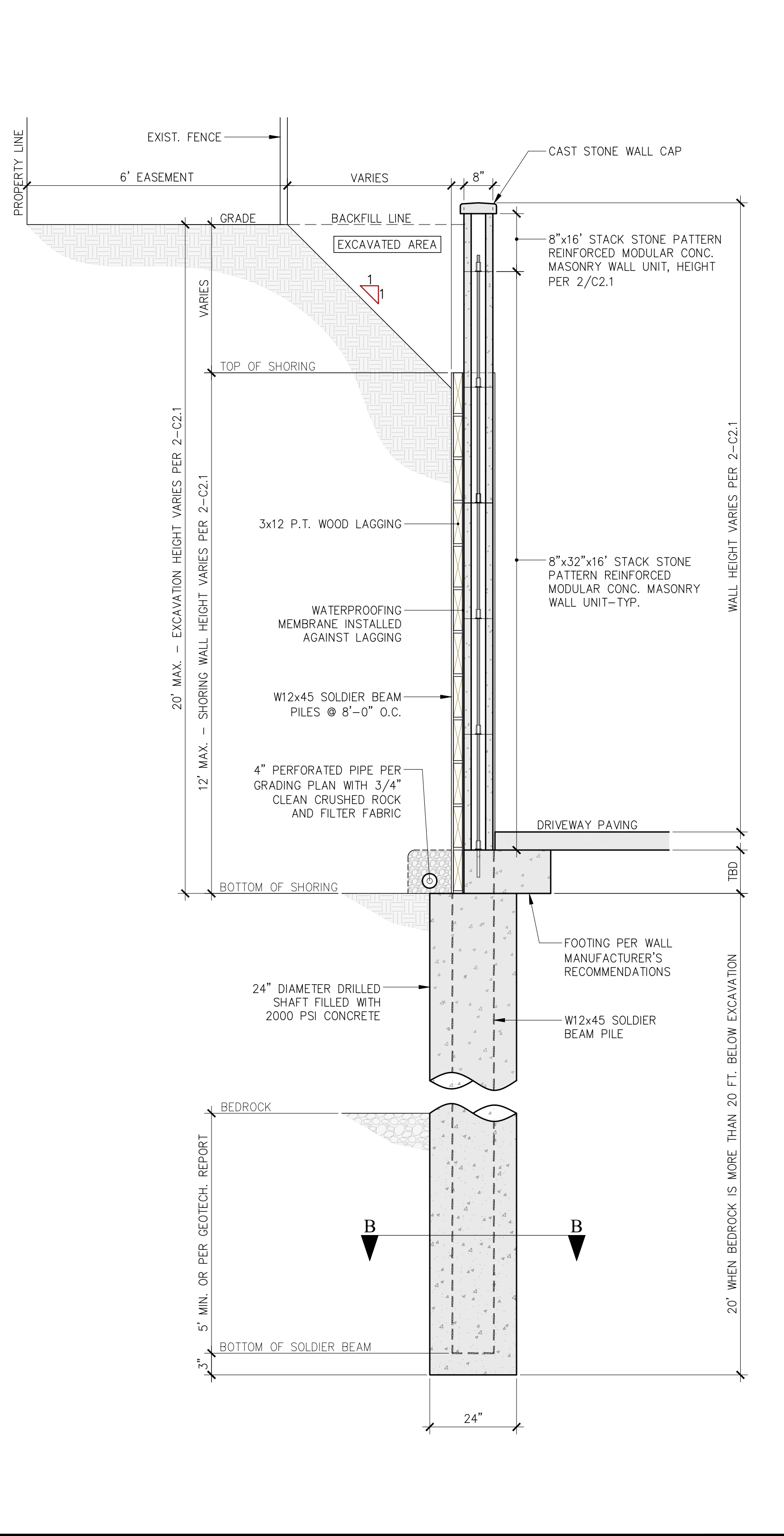
GENERAL NOTES:

1. SHORING DESIGN CALCULATIONS AND PLAN SHALL BE BASED ON GEOTECHNICAL INVESTIGATION REPORT BY ROMIG ENGINEERS DATED SEPTEMBER 6, 2018.
2. THIS SHORING WALL SYSTEM IS PERMANENT AND THE SOLDIER BEAMS WILL REMAIN IN PLACE INDEFINITELY.
3. THE SHORING CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO COMMENCING EXCAVATIONS.
4. IT IS RECOMMENDED THAT THE GENERAL CONTRACTOR PERFORM A PRE-CONSTRUCTION SURVEY OF THE FACILITIES ADJACENT TO THE SHORING.
5. THIS PLAN IS PRELIMINARY AND NOT INTENDED FOR CONSTRUCTION. SPECIFICATIONS SHOWN ON THESE DRAWINGS ARE NOT FINAL. MINIMUM EQUAL OR GREATER SPECIFICATIONS AND SIZES MAY BE SUBSTITUTED FOR THE BUILDING PERMIT PLAN SET.
6. ALL WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS. DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF SHORING DESIGNER PRIOR TO COMMENCEMENT OF WORK.

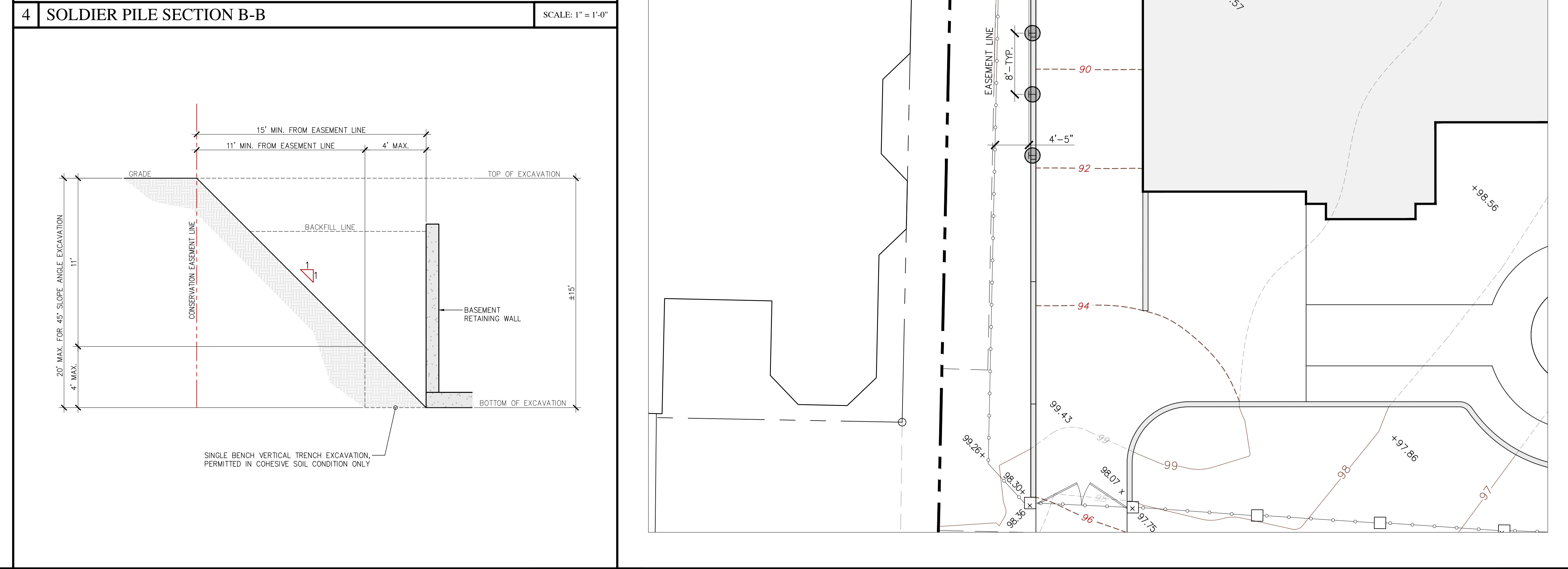


1 SHORING AND EXCAVATION NOTES SCALE: 1/4" = 1'-0"

2 SOLDIER PILE WALL SECTION-ELEVATION SCALE: 1/4" = 1'-0"



3 SOLDIER PILE SECTION A-A SCALE: 1/8" = 1'-0"

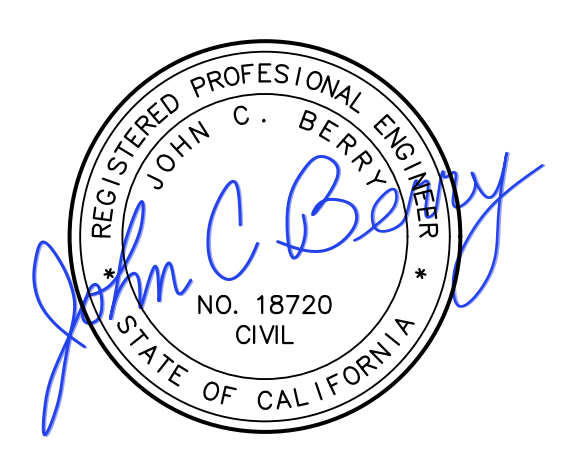


4 SOLDIER PILE SECTION B-B SCALE: 1" = 1'-0"

5 SLOPE EXCAVATION SCALE: 1/4" = 1'-0"

6 PRELIMINARY SHORING PLAN SCALE: 1/8" = 1'-0"

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Project Title
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Revisions	Date	Description
1	10/10/22	Design Review Comments
2	06/15/23	Design Review Comments

Mark	Date	Description
Issue:	DESIGN REVIEW	
Issue Date:		
CAD File Name:		
Drawn By:	DG	
Checked By:	MG	
Plot Date:	10/13/2021	

Sheet Title
PRELIMINARY SHORING PLAN

Drawing No.
C2.1

Heavy Equipment Operation

Best Management Practices for the Construction Industry



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.
- Clean up excess fifth wheel hitch and other oily or greasy equipment during rain events.

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, oil 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, report to the environment, you must also report it to the State Office of Emergency Services

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.

Best Management Practices for the

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

Roadwork and Paving

Best Management Practices for the Construction Industry



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, whenever possible. 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 other treatments.
- Protect drainage ways by using earth dikes, sand bags, or other controls to divert or trap and filter runoff.

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

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.

Fresh Concrete and Mortar Application

Best Management Practices for the Construction Industry



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 storm 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.

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 into 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.

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

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, cause serious problems, and is prohibited by law.

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 in 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

BERRY & ASSOCIATES

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REGISTERED PROFESSIONAL ENGINEER
JOHN C. BERRY
NO. 18720
CIVIL
STATE OF CALIFORNIA

GIOVANNOTTO RESIDENCE
604 MILVERTON ROAD
LOS ALTOS, CA 94022
APN: 175-19-042

Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry



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.
- 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.
- 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 how 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 algicides. Contact your local wastewater treatment plant for alternatives, such as sodium bromide.

Filter Cleaning

- Never clean a filter in the street or near a storm drain. Filter 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.

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 accepts 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 algicides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

Best Management Practices for the

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

Painting and Application of Solvents and Adhesives

Best Management Practices for the Construction Industry



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 1970 can contain high amounts of lead, even if paint chips are not present. Before you begin stripping paint or cleaning pre-1970 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.

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 retailer. Check with the vendor regarding its "buy-back" policy.

Storm Drain Pollution from Paints, Solvents, and Adhesives

All paints, solvents, and adhesives contain chemicals that are harmful to 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.

Best Management Practices for the

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

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 exempt 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 it is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer. 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.

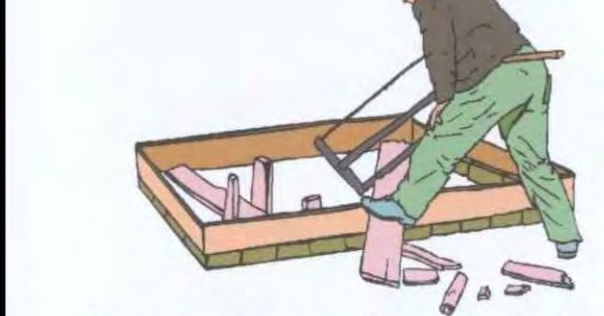
C. Prior approval shall be obtained from the city engineer or designee to discharge water pumped from construction sites to the storm drain. The city engineer or designee may require gravity settling and filtration upon a determination that either or both would improve the water quality of the discharge. 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



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 non-hazardous equipment maintenance. The designated areas 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.

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.

Best Management Practices for the

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

Earth-Moving And Dewatering Activities

Best Management Practices for the Construction Industry



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.

Best Management Practices for the

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

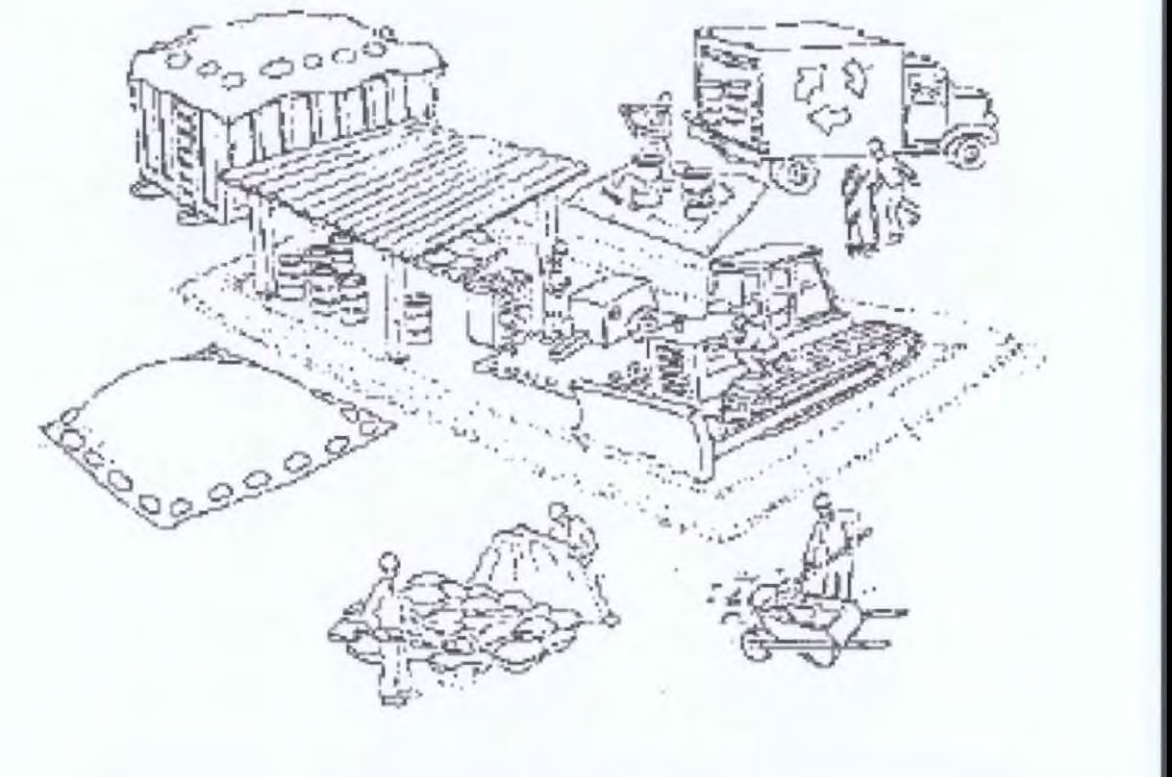
Blueprint for a Clean Bay

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: [Signature]	CITY OF LOS ALTOS	DATE: OCTOBER, 2003
DRAWN BY: VICTOR CHEN	CITY ENGINEER	48056	SCALE: N.T.S.
CHECKED BY: JIM GUSTAFSON	SHEET OF SHEETS		DRAWING NO.



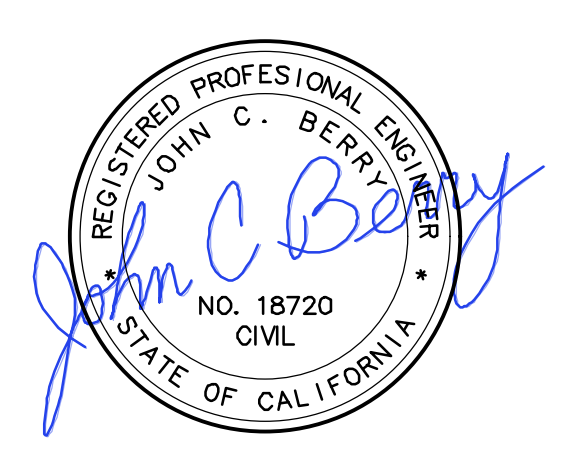
BEST MANAGEMENT PRACTICES

Drawing No. **C3.0**

Project Title	GIOVANNOTTO RESIDENCE		
Project No.	604 MILVERTON ROAD		
Revisions			LOS ALTOS, CA 94022
1	10/10/22	Design Review Comments	
2	06/15/23	Design Review Comments	
Mark	Date	Description	
Issue:	DESIGN REVIEW		
Issue Date:			
CAD File Name			
Drawn By:	DG		
Checked By:	MG		
Plot Date:	10/19/2021		
Sheet Title	BEST MANAGEMENT PRACTICES		
Drawing No.	C3.0		

- THIS PROJECT SHALL COMPLY WITH THE CALIFORNIA FIRE (CFC) & BUILDING (CBC) CODE, CURRENT EDITION, AS ADOPTED BY THE CITY OF LOS ALTOS MUNICIPAL CODE (LAMC), CALIFORNIA CODE OF REGULATIONS (CCR) AND HEALTH & SAFETY CODE.
- AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH NATIONAL FIRE PROTECTION ASSOCIATION'S (NFPA) STANDARD 13D IN ALL NEW ONE AND TWO-FAMILY DWELLINGS AND IN EXISTING DWELLINGS. WHEN ADDITIONS ARE MADE THAT INCREASE THE BUILDING AREA TO MORE THAN THE ALLOWABLE FIRE-FLOW APPENDIX TABLES B105.1(1) AND B105.1(2) OF THE CALIFORNIA FIRE CODE, AND/OR ADDITIONS EXCEEDING FIFTY (50) PERCENT OF THE EXISTING LIVING AREA EXISTING SQUARE FOOT CALCULATIONS SHALL NOT INCLUDE EXISTING BASEMENT) AND/OR ADDITIONS EXCEEDING SEVEN HUNDRED FIFTY SQUARE FEET. WHEN AUTOMATIC FIRE SPRINKLER SYSTEMS ARE REQUIRED BY THIS SECTION, ALL ASSOCIATED GARAGES SHALL BE INCLUDED. ADDITIONS OVER FIFTY (50) PERCENT AND/OR SEVEN HUNDRED FIFTY (750) SQUARE FEET AS REFERENCED ABOVE, SHALL BE TREATED AS A NEW STRUCTURE REGARDING INSTALLATION OF FIRE SPRINKLER SYSTEMS.
- THE MINIMUM REQUIRE FIRE FLOW FOR THIS PROJECT IS 1500 GALLONS PER MINUTE (GPM) AT 20 PSI RESIDUAL PRESSURE. THIS FIREFLOW ASSUMES INSTALLATION OF AUTOMATIC FIRE SPRINKLERS PER CFC [903.3.1.3].
- PROVIDE AN ACCESS ROADWAY WITH A PAVED ALL-WEATHER SURFACE, A MINIMUM UNOBSTRUCTED WIDTH OF 20 FEET, VERTICAL CLEARANCE OF 13 FEET 6 INCHES, MINIMUM CIRCULATING TURNING RADIUS OF 36 FEET OUTSIDE AND 23 FEET INSIDE, AND A MAXIMUM SLOPE OF 15%. INSTALLATIONS SHALL CONFORM TO FIRE DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS SHEET A-1. CFC SEC. 503.
- DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS. PROVIDE AN APPROVED FIRE DEPARTMENT ENGINE ROADWAY TURNAROUND WITH A MINIMUM RADIUS OF 36 FEET OUTSIDE AND 23 FEET INSIDE AND A MAXIMUM SLOPE OF 5% IN ANY DIRECTION. INSTALLATIONS SHALL CONFORM WITH FIRE DEPARTMENT STANDARD DETAILS AND SPECIFICATION SHEET A-1.
- AN ACCESS DRIVEWAY SHALL BE PROVIDED HAVING AN ALL-WEATHER SURFACE OF EITHER ASPHALT, CONCRETE OR OTHER ENGINEERED SURFACE CAPABLE OF SUPPORTING 75,000 POUNDS AND APPROVED BY A CIVIL ENGINEER. IT SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF 12 FEET, VERTICAL CLEARANCE OF 13 FEET 6 INCHES, MINIMUM TURNING RADIUS OF 40 FEET OUTSIDE, AND A MAXIMUM SLOPE OF 15%. INSTALLATIONS SHALL CONFORM TO FIRE DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS SHEET D-1.
- GATE INSTALLATIONS SHALL CONFORM WITH FIRE DEPARTMENT STANDARD DETAILS AND SPECIFICATION G-1 AND, WHEN OPEN SHALL NOT OBSTRUCT ANY PORTION OF THE REQUIRED WIDTH OF 12' FOR EMERGENCY ACCESS ROADWAYS OR DRIVEWAYS. LOOKS, IF PROVIDED, SHALL BE FIRE DEPARTMENT APPROVED PRIOR TO INSTALLATION. GATES ACROSS THE EMERGENCY ACCESS ROADWAYS SHALL BE EQUIPPED WITH AN APPROVED ACCESS DEVICES. GATES WHICH ARE OPERATED ELECTRICALLY, AN APPROVED KNOX KEY SWITCH SHALL BE INSTALLED; IF THEY ARE OPERATED MANUALLY, THEN AN APPROVED KNOX PADLOCK SHALL BE INSTALLED. CFC SEC. 503.6 & 506. CONTACT WWW.KNOXBOX.COM TO ORDER KEY SWITCH FOR GATE.
- POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEMS UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). CURRENT CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7.
- NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, WHERE REQUIRED BY THE FIRE CODE OFFICIAL. ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (101.6 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM), WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SEC. 505.1.
- ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION S1-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT.

BERRY & ASSOCIATES
 2149 AVY AVE., MENLO PARK, CA 94025
 PHONE: (650) 400-9003
 EMAIL: JOHNCBERRY7@GMAIL.COM



Project Title
GIOVANNOTTO RESIDENCE
 604 MILVERTON ROAD
 LOS ALTOS, CA 94022
 APN: 175-19-042

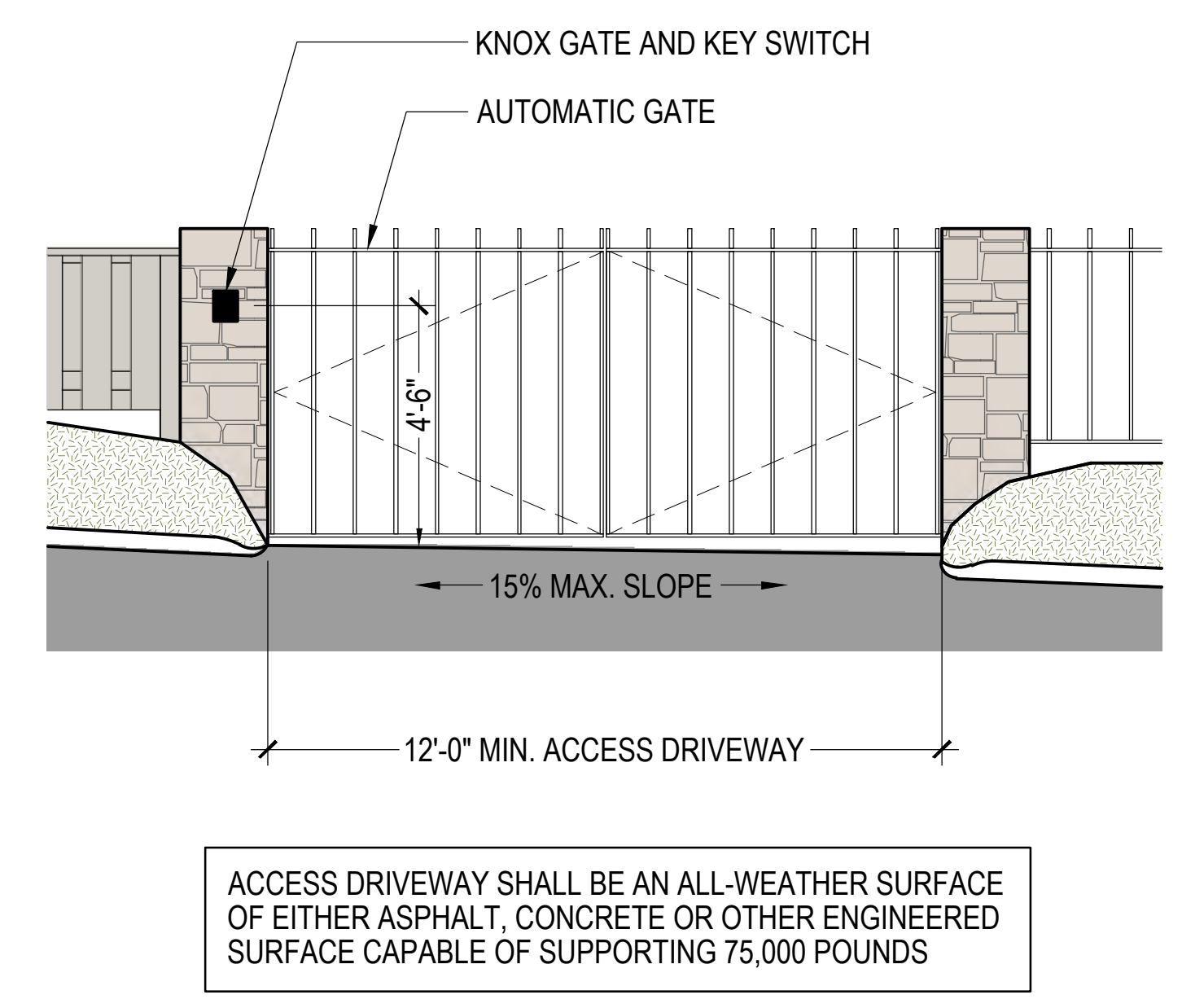
Project No.	Revisions	Mark	Date	Description
1	10/10/22			Design Review Comments
	06/15/23			Design Review Comments

Issue	Date	Description
DESIGN REVIEW		

Sheet Title
SCCFD ROADWAY AND DRIVEWAY REQUIREMENTS

Drawing No.
C4.0

1 FIRE DEPARTMENT NOTES



2 AUTOMATIC GATE REQUIREMENTS

KNOX KNOX GATE & KEY SWITCH™

Eliminate perimeter barriers that delay emergency response with the Knox Gate & Key Switch. Override electronic gates and lower voltage equipment to allow emergency access into communities, apartment complexes, parking garages, pedestrian areas, industrial receiving areas and much more.

FEATURES

- One position, two position or momentary switch
- Face plate and lock cover ensure weather resistant operation
- Dual locks enable shared access with other agencies

BENEFITS

- Gain rapid access through electronic gates without forced entry
- Overrides electronic gates, motorized doors, electrical switches
- Can share access with multiple agencies
- Utilizes Knox Master Key solution

OPTIONS

- Single or dual key switch
- Fire, EMS, security or law enforcement identification labels

ELECTRICAL DATA

- Switch: SPDT or DPDT
- 7 A resistive, 4 A inductive, (sea level), 28 VDC
- 7 A resistive, 2.5 A inductive, (50,000 ft.), 28 VDC
- 7 A resistive or inductive, 115 VAC, 60 Hz
- UL® and CSA listed: 7 A, 250 VAC
- Temperature tolerance up to +180° F

ORDERING SPECIFICATIONS

To insure procurement and delivery of the Knox Gate & Key Switch, it is suggested that the following specification paragraph be used:

Dimensions: Requires 2 1/4" recessed depth x 3/4" diameter
 Switch: SPDT or DPDT; 7 A resistive, 4 A inductive, key removable two position
 Mounting: Key switch is designed to be recess mounted
 P/N: 3500 Series Knox Gate & Key Switch (mfr's cat. ID)
 Mfr's Name: KNOX COMPANY

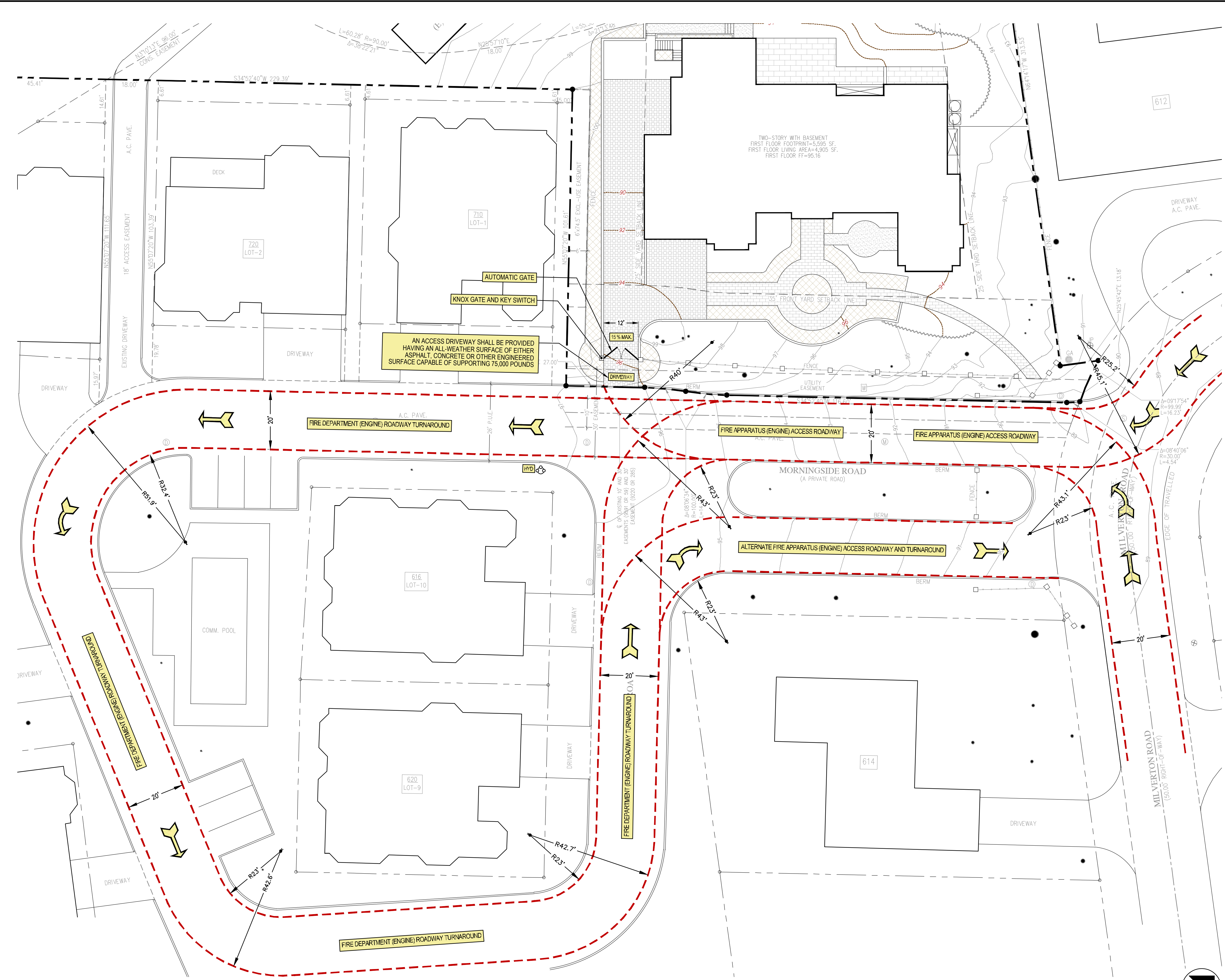
ABOUT KNOX COMPANY

Over forty years ago, a unique concept in rapid access for emergency response was born. The KnoxBox®, a high-security key lock box, was designed to provide rapid access for emergency responders to reduce response times, minimize injuries and protect property from forced entry.

Today, one revolutionary lock box has grown into a complete system providing rapid access for public safety agencies, industries, military, and property owners across the world. The Knox Company is trusted by over 14,000 fire departments, law enforcement agencies, and governmental entities.

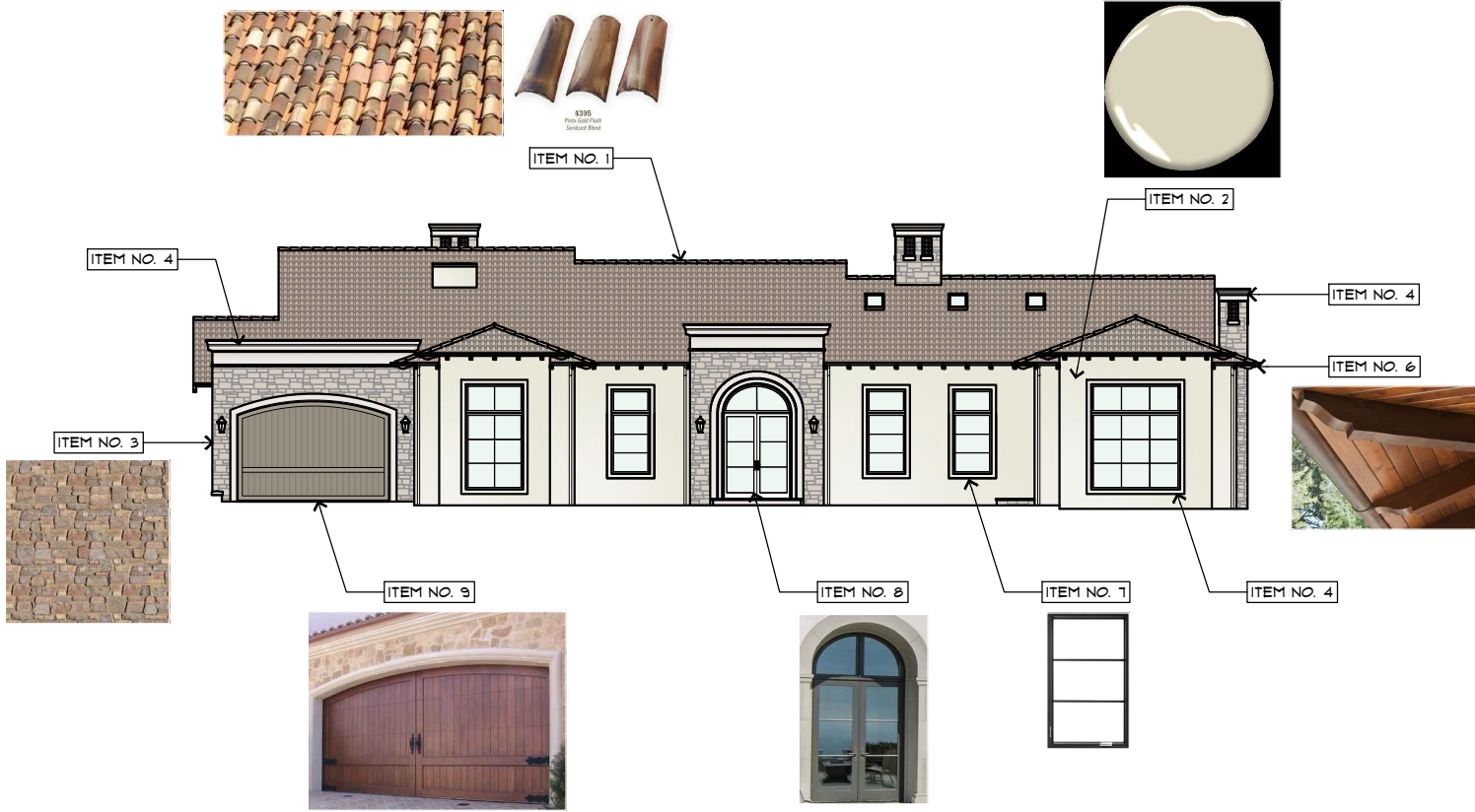
1601 W. DEER VALLEY RD, PHOENIX, AZ 85027 | T: 800-552-5669 | F: 623-687-2290 | INFO@KNOXBOX.COM | KNOXBOX.COM
 ©Knox Company. All rights reserved.

3 KNOX GATE & KEY SWITCH SPECIFICATION SHEET



4 ACCESS ROADWAY AND TURNAROUND PLAN

SCALE: 1/16"=1'-0"



ITEM NO.	FINISH MATERIAL	DESCRIPTION
1	ROOF TILE	REDLAND CLAY TILE 4300 SERIES BAJA-MISSION "SANDCAST BLEND" OR SIMILAR
2	STUCCO WALLS	3-COAT SMOOTH FINISH TEXTURE IN "BENJAMIN MOORE MANCHESTER TAN HC-81" (L.R.V. 64.41)
3	STONE CLAD	ELDORADO STONE "FIELDLEDGE MASETA PROFILE" OR SIMILAR
4	ARCHITECTURAL TRIMS	CUSTOM "GFRC" GLASS FIBER REINFORCED CONCRETE PANELS FINISHED IN CAST STONE OR LIMESTONE
5	FASCIA BOARD	SOLID WOOD FINISHED IN SEMI-TRANSPARENT BROWN STAIN AND SEALER
6	RAFTER TAIL	CUSTOM "RUSTIC MEDITERRANEAN" MOLDED SOLID WOOD FINISHED IN SEMI-TRANSPARENT BROWN STAIN AND SEALER
7	WINDOWS AND DOORS	MARVIN SIGNATURE "ULTIMATE" COLLECTION WOOD-CLAD, EXTRUDED ALUMINUM EXTERIOR FINISHED IN BRONZE, CLEAR GLAZING
8	ENTRY DOOR	METRO STEEL "METRO-200" SERIES, NARROW PROFILES, BAKED-ON PAINT FINISHED IN BRONZE, CLEAR GLAZING
9	GARAGE DOORS	CLOPAY "RESERVE WOOD CUSTOM" COLLECTION OVERHEAD DOOR, CLEAR CEDAR, 5/8" STILES/RAILS, 5/8" TONGUE & GROOVE FACING IN "PROVINCIAL" UV STAIN FINISH
10	GUTTERS, DOWNSPOUTS AND CONDUCTOR HEADS	26 GAUGE GALVANIZED STEEL FINISHED IN DARK BRONZE
11	GUARD RAILS AND WALL LIGHT FIXTURES	METAL FINISHED IN LOW SHEEN BLACK



MORNINGSIDE RD ENTRANCE FROM MILVERTON RD



MORNINGSIDE RD GATE



MORNINGSIDE RD



604 MILVERTON DRIVEWAY



720 AND 710 MORNINGSIDE RD

604 MILVERTON RD



604 MILVERTON RD



710 MORNINGSIDE RD



710 MORNINGSIDE RD AND 604 MILVERTON RD



720 AND 710 MORNINGSIDE RD



614 MILVERTON RD



612 MILVERTON RD



607 MILVERTON RD

**MINUTES OF THE SPECIAL MEETING OF THE HISTORICAL COMMISSION OF
THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, SEPTEMBER 25, 2023, AT 7:00
P.M AT LOS ALTOS CITY HALL, ONE NORTH SAN ANTONIO ROAD, LOS ALTOS,
CALIFORNIA**

ESTABLISH QUORUM

PRESENT: Commissioners Adams, Bartlett, Coe, Lang, and Paige

ABSENT:

PUBLIC COMMENTS

Resident, Jon Baer provided comment supporting historic preservation.

ITEMS FOR CONSIDERATION/ACTION

DISCUSSION

1. H21-0002 and SC21-0021– Dino Garcia – 604 Milverton Road

Request for Historic Advisory Review and Design Review for a new two-story house with a 5,414 square-foot first story and a 2,831 square-foot second story, and the conversion of an existing historic house into a historic accessory building. This project is categorically exempt from environmental review under Section 15303 (“New Construction or Conversion of Small Structures”) and Section 15331 (“Historical Resource Restoration/Rehabilitation”) of the California Environmental Quality Act (CEQA). Project Planner: Gallegos.

Project Planner Sean Gallegos presented the staff report.

The property owner, Michael Giovannotto, provided a presentation and responded to commission questions.

Public Comment: No public comments

The Commission discussed the application.

Action: Upon a motion by Commissioner Coe, seconded by Commissioner Bartlett, the Commission moved to recommend approval of H21-0002 and SC21-0021 subject to the findings and conditions listed in the staff report.

AYES: Adams, Bartlett, Coe, Lang, and Paige; NOES: None; ABSENT: None.

2. HPA23-0001 – Sreenivas Tallam – 41 Hawthorne Avenue

Request to execute a Mills Act agreement for the property located at 41 Hawthorne Avenue. This project is categorically exempt from environmental review under Section 15331 (“Historical Resource Restoration/Rehabilitation”) of the California Environmental Quality Act (CEQA). Project Planner: Gallegos.

Project Planner Sean Gallegos presented the staff report.

Project Planner Sean Gallegos presented the staff report.

The property owner, Sreenivas Tallam, provided a presentation and responded to commission questions.

Public Comment: No public comments

The Commission discussed the application.

Action: Upon a motion by Commissioner Paige, seconded by Commissioner Bartlett, the Commission moved to recommend approval of H23-0001 subject to the findings and conditions listed in the staff report.

Chair Lang stated for the record that the Historical Commission urges the Planning Commission to have an open mind and to give consideration to facilitating the need to work with the existing structure and preserve its historic status.

AYES: Adams, Bartlett, Coe, Lang, and Paige; NOES: None; ABSENT: None.

INFORMATIONAL ITEMS

3. Historic Apricot Orchard
Receive an update from the Los Altos History Museum Orchard Commons Committee regarding the preservation and status of the Historic Apricot Orchard.

Jane Packard, Volunteer Chair of the Orchard Commons Committee for the Los Altos History Museum provided a presentation on the condition and future of the Los Altos Apricot Orchard, which is a City Landmark.

COMMISSIONERS' REPORTS AND COMMENTS

The Commission requested an update regarding the Halsey House.

ADJOURNMENT

Chair Lang adjourned the meeting at 8:50 p.m.

Sean Gallegos
Staff Liaison

CITY OF LOS ALTOS
1 N. SAN ANTONIO RD
LOS ALTOS, CA. 94022
ATTN: CAROL HOFFMAN

9031095

1924 PAGE 1369

PREAMBLE

This is an irrevocable offer of grant of a conservation easement for protection and preservation of Adobe Creek.

RECITALS

WHEREAS, the City of Los Altos has granted approval to a certain development known as Trojan Properties, Inc. "Tract No. 7822", for the purpose of a planned residential development consisting of 11 residential units, together with certain common area subject to certain conditions under File No. 85-PUD/Cluster I.

WHEREAS, pursuant to Condition 5 of 85-PUD/Cluster I and Ordinance 86-155, an offer of dedication for a conservation easement is required;

NOW, THEREFORE, the undersigned property owner (Grantor) hereby tenders an offer of grant of conservation easement to the City of Los Altos for the protection of the health and safety of the residents of the City of Los Altos, State of California, over that certain property depicted as Lot 12 in Exhibit "A" and described in Exhibit "B" attached hereto.

1. Irrevocable Offer of Grant. Grantor hereby tenders an irrevocable offer of grant of conservation easement for the protection and preservation of Adobe Creek in accord with the terms of Ordinance Number 86-155 of the City of Los Altos, State of California. Said grant shall become effective upon acceptance by the City of Los Altos.
2. Location and Description of Easement. The subject conservation easement is located and described as follows: See Exhibits "A" and "B" attached hereto.
3. Covenants and Restrictions. Said offer of grant of conservation easement shall impose upon the land the following covenants and restrictions which shall be binding on its owners, successors, and assigns as follows: **No structures, grading, paved areas, water containing facilities, fences disturbance of subsoil, or any other man-made construction nor any dumping use of herbicides or pesticides or removal of vegetation, except as permitted by Ordinance 86-155 of the City of Los Altos, shall be permitted within Adobe Creek and the easement of 80 feet as described on Exhibits "A" and "B" except pathways, access roads, utilities, bridges, and fire and flood control measures. Further, all construction within Adobe Creek and the conservation area shall be subject to Section 10-2.2725 of the Los Altos Municipal Code. Any structures existing on the effective date of the Ordinance, which is July 24, 1986, shall be deemed lawful, nonconfirming structures.**
4. Rights of Access. Upon dedication to and acceptance by the City of Los Altos, the Grantor's rights of access to, over, and across said property by this document shall be no different than those of the general public except for specific utilities serving Tract 7822.
5. Offer Binding Upon Owners, Successors and Assigns. This offer of grant and each and every term, condition, restriction and covenant contained herein shall bind Grantor and its successors and assigns, and each and all of them, and shall run with the land.

AMERICAN TITLE INSURANCE COMPANY
8500678

REC FEE	4
DATE	2
AMOUNT	1
LIEN NOT	
SMPF	
PCBR	

8759486

Recorded at the request of
American Title Insurance Company

APR 23 1986 8:00 A.M.

Laurie Kane, Recorder
Santa Clara County, Official Records

J668 PAGE 13-10

RECORDING REQUESTED
BY AND WHEN RECORDED
MAIL TO:

TROJAN PROPERTIES
P.O. Box 806
Rancho Mirage, CA 92270

DECLARATION OF RESTRICTION

This Declaration of Restriction is made this
22nd day of April 1986, by Trojan Properties,
Inc., a corporation ("Declarant").

The purpose of this document is to restrict the
use and development of Lot 12 of Tract No. 7822 as per Map
recorded in Book 558, Pages 45, 46, 47 inclusive of
Miscellaneous Maps in the office of the County Recorder of
Santa Clara County, California ("Property").

Declarant hereby covenants and agrees that the
Property shall be restricted to one single family residence,
as provided in the applicable law(s) and regulations(s) of
the City of Los Altos.

Declarant, as the owner of the Property, hereby
covenants and declares that the Property shall be held,
sold and otherwise conveyed subject to the covenant(s) and
restrictions(s) herein, which shall bind the Property and
be binding on all parties having any right, title or interest
therein, or in any part thereof, their heirs, successors
and assigns.

Each and every conveyance of the Property and/or
portion thereof is hereby deemed to incorporate by this
reference, the provisions of this Declaration.

The covenant(s) and restriction(s) herein shall
be in perpetuity, and shall run in favor of the City of Los
Altos.

Dated: April 22, 1986

TROJAN PROPERTIES, INC.
a California Corporation

By: 
Its: 



DATE: September 24, 2013

AGENDA ITEM # 5

TO: City Council

FROM: David Kornfield, Planning Services Manager

SUBJECT: Morningside Planned Unit Development Plan Amendment for Lot 12

RECOMMENDATION:

Approve PUD/R1 Cluster use permit application 13-UP-01 subject to recommended findings and conditions

SUMMARY:

Estimated Fiscal Impact:

Amount: None

Budgeted: Not applicable

Public Hearing Notice: August 15, 2013

Previous Council Consideration: Not applicable

CEQA Status: Categorically Exempt pursuant to CEQA Section 15305

Attachments:

1. Minutes of the August 15, 2013 Planning and Transportation Commission Meeting
2. Memorandum to the Planning and Transportation Commission, dated August 15, 2013
3. Correspondence

BACKGROUND

This use permit amends the development plan for Lot 12 of the Morningside Planned Unit Development. The Morningside Planned Unit Development of single-family dwellings was created in 1985 with the addition of 10, townhouse style condominiums to a large creekside property that contained the original farmhouse and accessory structures. The farmhouse and accessory structures remained on what became Lot 12 of the subdivision within designated conservation and flood control easements along the Adobe Creek bank area. The City's approval of the development restricted Lot 12 to a single-family dwelling as allowed by the City's regulations. Subsequently, the City designated the subject property as a Historic Resource.

The existing development plan allows the structures on Lot 12 to remain as nonconforming and to replace the single-family dwelling on the upper part of the property. This amendment would allow for the conversion of the historic residence to an accessory structure and allow the development of a new single-family dwelling on the upper part of the property subject to certain requirements including defined setbacks, design character and review process.

On August 15, 2013, the Planning and Transportation Commission held a public hearing on the proposal. The public comment included descriptions of the property's history and relationship to the historic barn of the adjacent Creekside Oaks development, concerns about the increased development potential without considering a house design at the same time, questions about converting a dwelling to an accessory structure, a desire to retain the existing grade along the site's northerly border, and maintenance of the property within the conservation easement.

The Planning and Transportation Commission discussed the relationship of the subject property within the development, the preservation of the historic property, the definition of accessory structure and accessory uses, the provisions to allow accessory structures in planned unit developments, the desire to maintain the distinctive oak tree, the balance of a property owner's development rights within the context of a historic designation, and appropriate design limits.

Ultimately, the Commission unanimously recommended approval of the application, as recommended by staff, with the following amendments that:

1. Revise Condition No. 5 to clarify the intent to protect the 30-inch diameter oak tree;
2. Any new development should appear to be single-story and have no more than 6,000 square feet of lot coverage;
3. The driveway for any new development should use the existing driveway apron on Morningside Drive;
4. Amend Condition No. 3 to specify that any new development should be compatible in style with the existing planned unit development style;

5. Amend Condition No. 7 to state that the property owner should maintain the conservation easement area including removal of any abandoned septic systems, water wells, drains and other structures as required by the Santa Clara Valley Water District; and
6. The property owner should remove any eucalyptus and non-native trees creating a fire hazard within the conservation easement only near the historic structures as recommended by the City Arborist.

The attached memorandum to the Planning and Transportation Commission describes the project in greater detail.

DISCUSSION

Subsequent to the Planning and Transportation Commission's review, the City received three letters (Attachment 3). Two letters are from the property owners at 612 Milverton Road expressing concerns about the grade and the potential privacy and visual impacts along the northerly side of the subject property. One letter is from the Morningside Homeowners Association President stating concerns about increasing density within the development and the time limits for speaking.

Staff notes that any development of the subject property requires consideration of a grading and drainage plan that would address such site- and design-specific concerns related to the appearance, privacy and runoff potential of the existing and any proposed grades. While this is perfunctory, staff affirmed the intent of Condition No. 6 by adding a reference to grade changes and water runoff.

FISCAL IMPACT

None

PUBLIC CONTACT

A notice was posted on-site, mailed to the property owners within 500 feet and advertised in the Town Crier for the public hearing before the Planning and Transportation Commission.

A notice was posted on-site and mailed to the property owners within 500 feet of the subject property for the City Council hearing.

Posting of the meeting agenda serves as notice to the general public.

FINDINGS

PUD/R1 Cluster, 13-UP-01—604 Milverton Road

With regard to modifying the development plan for Lot 12 in the Morningside Planned Unit Development, the Planning and Transportation Commission finds in accordance with Section 14.62.200 (B) (16) of the Municipal Code that:

- a. The proposed location of the conditional use is desirable or essential to the public health, safety, comfort, convenience, prosperity, or welfare;
- b. The proposed location of the conditional use is in accordance with the objectives of the zoning plan;
- 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; and
- d. The proposed conditional use will comply with the regulations prescribed for the district in which the site is located and the general provisions.

CONDITIONS

PUD/R1 Cluster, 13-UP-01—604 Milverton Road

The development of Lot 12 within the Morningside planned unit development is subject to the following conditions:

1. Any new dwelling shall be subject to a Historical Commission recommendation, if necessary, and Design Review Commission review and approval. Prior to submittal to the City, the property owner should provide evidence of architectural review by the Morningside of Los Altos Community Association if required by the property's Covenants, Conditions and Restrictions;
2. If a new dwelling is developed, then the nonconforming dwelling must be removed or converted to an accessory building. Removal of the nonconforming dwelling shall be subject to the recommendation of the Historical Commission;
3. Any new dwelling shall be compatible with the architectural style of the Morningside planned unit development subject to the City's Single-Family Residential Design Review Guidelines;
4. Any new structures shall be subject to the following building setbacks:
 - a. Front yard – 35 feet;
 - b. Side yard – 25 feet; and
 - c. Rear yard – conservation easement line;
5. Any new development should maintain the 30-inch diameter oak tree. Any new structures must be located outside of the dripline of the oak tree unless recommended by a certified arborist;
6. Any development must include a landscape and grading plan that includes appropriate landscaping in the front yard and side yards to preserve the privacy of adjacent structures and to buffer any new construction. Such plans should retain soil along the northern property line, if necessary, and minimize water runoff;
7. Any development must convert the existing structure, if remaining, to the sanitary sewer as required by the City Engineer. Additionally, the property owner should maintain the conservation easement area including removal of any abandoned septic systems, water wells, drains and other structures as required by the Santa Clara Valley Water District;
8. Any new development should appear to be a single-story and have no more than 6,000 square feet of lot coverage;

9. Any new development should use the existing driveway apron on Morningside Road;
10. The property owner should remove any eucalyptus and non-native trees creating a fire hazard within the conservation easement only near the historic structures as recommended by the City Arborist; and
11. The grading and excavation activities for any development shall be supervised by a qualified archeologist as approved by the Community Development Director, and as follows:
 - a. In the event that archeological resources are encountered during site grading and/or excavation, land altering work in the general vicinity of the find shall be modified in order to allow the evaluation of the find by a qualified archeologist;
 - b. If it appears that additional construction related earthmoving will affect a potentially significant resource, then the archaeologist shall submit a plan for the evaluation of the resource to the Community Development Director for approval. Evaluation normally takes the form of limited hand excavation of the suspected cultural deposit to determine if it contains information and/or materials that make it eligible for placement on the California Register of Historic Resources;
 - c. If it is determined that construction activity will impact an eligible resource, the property owner shall prepare a plan for mitigation of impacts to the resource before work is allowed to recommence in the zone designated as archaeologically sensitive. Mitigation can take the form of additional hand excavation coupled with limited hand excavation to ensure that significant archaeological materials and information are retrieved for analysis and report preparation as required by the California Environmental Quality Act; and
 - d. If human remains are discovered during construction, construction activities that could disturb the remains and any associated artifacts shall halt and the property owner shall contact the local Coroner's Office and the Native American Heritage Commission (NAHC) and a member of the Muwekma Ohlone Tribe if possible. The NAHC should name a most likely descendant to advise the property owner on the manner of exposure and removal of burials and associated grave goods, and to help designate a place for the reburial of these materials.

PUBLIC HEARING

2. 13-UP-01 – A. Ahrens – 604 Milverton Road

Development plan modification to increase the lot coverage for the subject property, where the lot coverage increase would allow for the future construction of a single-family dwelling and the conversion of the existing single-family dwelling to an accessory structure on a lot within the Morningside Planned Unit Development. *Project Planner: Kornfield*

Planning Services Manager KORNFIELD presented the staff report recommending approval of a modification to the development plan for the Morningside Planned Unit Development regarding 604 Milverton Road (Lot 12) subject to the listed findings and conditions.

Applicant Abby Ahrens presented a Costello family history and stated that she had tried to meet with the Morningside neighbors, who showed a sense of entitlement to “open space”. Gregg Ann Herrern spoke in support of her mother and business partner, Abby Ahrens, and property development rights.

Resident Jan Truitt spoke in opposition to the project stating that the Morningside deal was to leave two acres of “green belt”, and this proposal would circumvent the original agreement. Attorney John Hanna (speaking on behalf of ten Morningside owners) stated that lot 12 is a member of the homeowner’s association and is bound by the CC&R’s, that the accessory building is a loophole by removing the kitchen, and that this cannot be segmented under CEQA and would allow increased development potential with project development later.

Project civil engineer, John Berry, complimented staff, stated that the CC&R’s allow for the development of lot 12, the Historic Designation is important, the accessory structure solves/satisfies concerns, and there is approximately 140 feet between the historic house and lot 12. Property owner, Mark Costello, stated that the application was to clarify development potential, still only allows one dwelling, the HOA contentions relationship of development potential over the years and their actions deny his family the use of their land, and the HOA amended the CC&R’s to limit their development. Brother John Costello stated that the original intent of his dad was to help his children. Neighbor Carla Hickman stated that the Costello family is generous, lot 12 is private property and the family has the right to develop, and that the new house should not conform to the 1980’s design of the PUD, but look to the historic design. Resident and friend of Mark Costello, Rod Incerpi, spoke in support of the project and said that the Costello family wants to preserve their and the City’s heritage.

Resident Jim Wing noted that at the time of Creekside Oaks, the barn was a dwelling and the City Council deemed the barn and accessory structure. He further commented that he did not see the notice posted, that condition #2 should be amended to clarify one dwelling, the non conforming uses should be removed, the conservation easement area should be cleaned up, the existing driveway cut should be used, and supported maintaining the historic house as an accessory unit. Neighbor LaDon Detto stated that she did see the notice posted, that 604 Milverton has a mailbox in front of her lot at 614 Milverton, and the elevation change at the property line should be looked at. There was no other public comment.

The Commission's discussion included:

- The reason the Commission was not reviewing the house design now, was because the rules for developing the PUD needed to be established, then the design would be reviewed by the Design Review Commission.
- Lot 12 should conform to new development and should clean-up the fire hazard trees.
- The definition of an accessory structure, access to the accessory building, and the driveway.
- Property owner's right to develop the lot and balance with the Morningside HOA.
- Preserving the Oak tree on Lot 12.
- Cleaning up and conforming lot lines (Jim Wing's letter).
- Maintaining and preserving the Historic Structure in perpetuity.
- The existing driveway is integral to the look of the historic structure.
- The upper pad was always part of the development and the accessory use of historic structure is legitimate.
- Possible condition for the new house design to be single-story, compatible with the Morningside character, and not to exceed 6,000 square feet of lot coverage.
- Whether the greater good would be to preserve the historic structure or respect the original intent.
- The need to allow for the maintenance of the historic house.
- Removal of the nonconforming dwelling should not be permitted.
- Clean up the conservation easement with wells, septic tank, and trees that are a fire hazard.

MOTION by Commissioner BRESSACK, seconded by Commissioner BAER, to recommend approval to the City Council of use permit application 13-UP-01 to modify the development plan for the Morningside Planned Unit Development regarding 604 Milverton Road (Lot 12), with the following amendments:

- Clarify the intent to save the 30-inch diameter oak tree on Lot 12;
- That any new development should appear to be single-story and equal or less than 6,000 square feet of lot coverage;
- That any new development should use the existing driveway apron on Morningside Drive;
- That any new development should be compatible in style with the existing Morningside design style;
- That the property owner should maintain the conservation easement area including removal of any abandoned septic systems, water wells, drains and other structures as required by the Santa Clara Valley Water District; and
- That the property owner should remove any eucalyptus and non-native trees creating a fire hazard within the conservation easement only near the historic structures as recommended by the City Arborist.

THE MOTION PASSED UNANIMOUSLY.

DISCUSSION

3. 12-D-12 and 12-SD-01 – D. Luedtke – 86 Third Street

Commercial Design Review and Subdivision for a new three-story mixed-use building with one level of underground parking. The project includes 5,525 square feet of office space and 20 residential units. *Project Planner: Dahl*



DATE: August 15, 2013

AGENDA ITEM # 2

TO: Planning and Transportation Commission
FROM: David Kornfield, Planning Services Manager
SUBJECT: 13-UP-01 – Morningside Planned Unit Development – 604 Milverton Road

RECOMMENDATION:

Approve a modification to the development plan for the Morningside Planned Unit Development regarding 604 Milverton Road (Lot 12) subject to the listed findings and conditions.

BACKGROUND

Morningside Planned Unit Development

The property at 604 Milverton Road is a parcel within the Morningside planned unit development. The Morningside planned unit development has 11 single-family dwellings in approximately 5.2 acres. The development is split into two sections with 10 units on approximately 3.1 acres and one unit (the subject property) on approximately 2.1 acres (see Attachment C). The total gross site area of the Morningside development is 226,740 square feet with a net site area of 181,392 square feet.

In 1971 the City determined the overall density for Creekside Oaks and what became the Morningside development when approving the 76 dwellings for the Creekside Oaks development. The City limited the Morningside development density to 10 single-family dwellings in addition to the existing single-family dwelling on the subject property (see Attachment D). In 1985 the City approved the Morningside development subject to requirements for a conservation easement and dwelling limit on the subject property (Attachment E) which are discussed below.

Lot 12

The subject property, Lot 12 in the subdivision, is the home site of the original property owner and remains in the family's ownership to date. The property has a single-family residence and an accessory building. The structures are accessed via a private driveway between the units at 720 and 730 Morningside Road. As part of the development the City created a conservation easement and restricted Lot 12 to a single-family residence as provided in the applicable laws and regulations of the City (Attachment F).

Also at the time of development, the City established a conservation easement on the subject property within 80 feet of the creek bank as a result of the City's watercourse protection regulations (Municipal Code 6.32.040). The conservation easement allows the structures to remain as nonconforming structures (see Attachment G).

Although the City does not enforce private covenants and restrictions on properties, there are special restrictions on the development of Lot 12 that are worth noting (see Attachment H) including: a minimum front yard setback of 35 feet, a minimum side yard setback of 25 feet, and a minimum living area of 2,600 square feet.

More recently, in 2011, the City designated the subject property as a Historic Resource during update of the Historic Resources Inventory (see Attachment I). According to the historic inventory the house was built in 1916 and is associated with a barn that is located along the creek bank within the Creekside Oaks development. According to the historic inventory the house, barn and the mature vegetation and land between them constitute one of the last intact agricultural properties in Los Altos. The removal of or an exterior alteration of the historic residence would require a review by the Historical Commission (Section 12.44.110 of the Code). Interior alterations such as removing the kitchen are not subject to a Historical Commission recommendation. A future development of the property might be considered an alteration in the historic context and would require the Historical Commission's recommendation.

Planned Unit Developments

The intent of the City's planned unit development regulations allow for the flexibility in the development of larger properties in order to conserve natural features that could be harmed in a traditional subdivision. Section 14.62.200 of the Code outlines that purpose and the development standards for the cluster type of planned unit developments such Morningside. The relevant planned unit development regulations allow:

- Single-family land uses;
- Development up to 30 percent of the net site area;
- Two-story structures up to 30 feet high;
- Accessory structures not exceeding one story or 12 feet in height;
- A requirement of two covered parking spaces per unit; and
- Setbacks as required by the Commission and the Council.

The density in cluster planned unit developments is based on the net site area, which subtracts 20 percent of the gross area for roads. The permitted density is based on one dwelling per 10,000 square feet of net site area and has already been set for this development.

Since this proposal would technically increase the lot coverage in the development the Code requires Planning and Transportation Commission and City Council review and approval of use permit findings (Section 14.62.200 (B) (16) of the Code).

DISCUSSION

Development Potential

The development potential of the subject property is for one, single-family residence as regulated by the City. The nonconforming dwelling and accessory structure can remain in the conservation

easement; however, to develop a new single-family residence the nonconforming house and accessory structure would either need to be removed or changed in use. The applicant wants to establish a development alternative to convert the existing dwelling into an accessory structure and build a new single-family dwelling in the future. Building a new house and converting the existing dwelling to an accessory structure would increase the lot coverage for the development and thus require an amendment to the development plan.

A conversion of the subject dwelling into an accessory structure (by removing the kitchen) would comply with the deed restriction to allow only one, single-family residence on the property if a new dwelling unit was created. By definition, accessory structures are permitted if they are associated with a principle structure. Single-family dwellings and accessory structures are permitted in planned unit developments. This application would not increase the density of dwelling units within the development.

The lot coverage of the structures in the Morningside development is approximately 21 percent of the net site area. There is approximately 37,900 square feet of building coverage including the structures on Lot 12. The Code allows 30 percent lot coverage of the net site area, which leaves an additional coverage potential of approximately nine percent (or approximately 16,000 square feet).

Development Conditions

The applicant worked with staff to establish an appropriate building envelope for the subject property. This building envelope is based on the following setback requirements as outlined in the private Morningside covenants and restrictions and by the property's conservation easement:

- Front yard – 35 feet;
- Side yard – 25 feet; and
- Rear yard – conservation easement setback line.

The proposed building envelope respects the rural appearance of the property and the setback limitations within the development. There is an Oak tree in the middle of the parcel that provides a minor constraint to a future development; however, the building envelope is large and would accommodate an appropriately designed house in the development and in the context of the surrounding single-family neighborhood. Even discounting the area within the dripline of the oak tree the defined building envelope on Lot 12 is in excess of 6,000 square feet.

Based on the Code and our analysis, staff recommends the following conditions of approval for the development of Lot 12:

1. A requirement for Historical Commission review and Design Review Commission approval of any new structures;
2. A requirement of design compatibility with the Morningside development and application of the City's Single-Family Residential Design Review Guidelines;
3. Conformance with minimum building setbacks shown on the site plan;

- 4. Preservation of the significant Oak tree; and
- 5. Landscape buffering.

Additionally, there are archeological requirements recommended by staff based in our analysis of the environmental report for the Morningside development (see Environmental Review, below).

Use Permit Findings

Based on this report staff recommends positive use permit findings. The proposed location of the use is desirable in that it is a building site permitted by the original planned unit development. The proposed location of the use is in accordance with the objectives of the zoning code in that the conditions of approval ensure a harmonious and convenient relationship among land uses; protect and enhance property values; and conserve the City’s natural beauty by maintaining the conservation easement and enhance the City’s distinctive physical character such as by helping to preserve an identified historical resource. The conditions of approval and design review requirements will ensure that the location of the development will not be detrimental to persons or property in the vicinity such as by maintaining a reasonable degree of privacy and an appropriate relationship to surrounding properties. And, the proposed conditional use will comply with the planned unit development regulations and general provisions of the code.

ENVIRONMENTAL REVIEW

The project is categorically exempt from environmental review under Section 15305 of the Environmental Quality Act since it involves a minor change in land use limitations. A future development could be subject to further environmental review as it may affect a historic resource.

The original Morningside planned unit development included an Environmental Impact Report. Based on finding archeological artifacts on the adjacent Creekside Oaks development, the Morningside development was required to implement a plan to test for archeological artifacts and appropriately handle such finds. Staff carried this requirement through to the future development of the subject parcel with more contemporary wording as a condition of approval since the subject property was not tested or substantially disturbed by the original development.

Based on City records, the subject property is not connected to the sanitary sewer. To implement the City’s requirement for connecting to the sanitary sewer, it is the City’s practice to require new development or substantial redevelopment to connect to the sanitary sewer. Staff added a condition to address this.

CORRESPONDENCE

Staff received two e-mail messages with regard to this project (Attachment J). One message questions the opinion that the subject property should be limited as open space. The other message refers to a petition opposing any additional housing units or housing density on the subject property.

Cc: Abigail Ahrens, Applicant
Mark Costello, Property Owner

Attachments

- A. Application and Letter from Applicant
- B. Area Map and Vicinity Map
- C. Subdivision Tract No. 7822
- D. Letter Dated April 16, 1971, Morningside Density Limit
- E. Letter Dated October 9, 1985, Morningside Conditions of Approval
- F. Declaration of Restriction dated April 22, 1986 for Lot 12
- G. Conservation Easement on Lot 12
- H. Special Restrictions on Lot 12, Morningside CC&R Excerpt
- I. Historic Resources Inventory, 604 Milverton Road
- J. Correspondence

FINDINGS

13-UP-01—640 Milverton Road

With regard to modifying the development plan for Lot 12 in the Morningside Planned Unit Development, the Planning and Transportation Commission finds in accordance with Section 14.62.200 (B) (16) of the Municipal Code that:

- a. The proposed location of the conditional use is desirable or essential to the public health, safety, comfort, convenience, prosperity, or welfare;
- b. The proposed location of the conditional use is in accordance with the objectives of the zoning plan;
- 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; and
- d. The proposed conditional use will comply with the regulations prescribed for the district in which the site is located and the general provisions.

CONDITIONS

13-UP-01 – 604 Milverton Road

The development of Lot 12 within the Morningside planned unit development is subject to the following conditions:

1. Any new dwelling shall be subject to a historical Commission recommendation, if necessary, and Design Review Commission review and approval. Prior to submittal to the City, the property owner should provide evidence of architectural review by the Morningside of Los Altos Community Association, if required, by the property's Covenants, Conditions and Restrictions;
2. If a new dwelling is developed, then the nonconforming dwelling must be removed or converted to an accessory building. Removal of the nonconforming dwelling shall be subject to the recommendation of the Historical Commission;
3. Any new dwelling shall be compatible with the architecture of the Morningside planned unit development and immediately surrounding area and subject to the City's Single-Family Residential Design Review Guidelines;
4. Any new structures shall be subject to the following building setbacks:
 - a. Front yard – 35 feet;
 - b. Side yard – 25 feet; and
 - c. Rear yard – conservation easement line;
5. Any new structures must be located outside of the dripline of the oak tree unless recommended by a certified arborist;
6. Any development must include a landscape plan including appropriate landscaping in the front yard and side yards to preserve the privacy of adjacent structures and to buffer any new construction;
7. Any development must convert the existing structure, if remaining, to the sanitary sewer as required by the City Engineer; and
8. The grading and excavation activities for any development shall be supervised by a qualified archeologist as approved by the Community Development Director, and as follows:
 - a. In the event that archeological resources are encountered during site grading and/or excavation, land altering work in the general vicinity of the find shall be modified in order to allow the evaluation of the find by a qualified archeologist;

- b. If it appears that additional construction related earthmoving will affect a potentially significant resource, then the archaeologist shall submit a plan for the evaluation of the resource to the Community Development Director for approval. Evaluation normally takes the form of limited hand excavation of the suspected cultural deposit to determine if it contains information and/or materials that make it eligible for placement on the California Register of Historic Resources;
- c. If it is determined that construction activity will impact an eligible resource, the property owner shall prepare a plan for mitigation of impacts to the resource before work is allowed to recommence in the zone designated as archaeologically sensitive. Mitigation can take the form of additional hand excavation coupled with limited hand excavation to ensure that significant archaeological materials and information are retrieved for analysis and report preparation as required by the California Environmental Quality Act; and
- d. If human remains are discovered during construction, construction activities that could disturb the remains and any associated artifacts shall halt and the property owner shall contact the local Coroner's Office and the Native American Heritage Commission (NAHC) and a member of the Muwekma people if possible. The NAHC should name a most likely descendant to advise the property owner on the manner of exposure and removal of burials and associated grave goods, and to help designate a place for the reburial of these materials.



CITY OF LOS ALTOS
GENERAL APPLICATION

Type of Review Requested: (Check all boxes that apply) Permit # 1105694

<input type="checkbox"/> One-Story Design Review	<input type="checkbox"/> Sign Review	<input type="checkbox"/> Multiple-Family Review
<input type="checkbox"/> Two-Story Design Review	<input type="checkbox"/> Sidewalk Display Permit	<input type="checkbox"/> Rezoning
<input type="checkbox"/> Variance(s)	<input type="checkbox"/> Use Permit	<input type="checkbox"/> RI-S Overlay
<input type="checkbox"/> Lot Line Adjustment	<input type="checkbox"/> Tenant Improvement	<input type="checkbox"/> General Plan/Code Amendment
<input type="checkbox"/> Tentative Map/Division of Land	<input type="checkbox"/> Preliminary Project Review	<input type="checkbox"/> Appeal
<input type="checkbox"/> Subdivision Map Review	<input type="checkbox"/> Commercial Design Review	<input type="checkbox"/> Other: PUD Modification

Project Address/Location: 604 MILVERTON ROAD

Project Proposal/Use: PUD WITH RIGHT TO BUILD NEW HOUSE

Current Use of Property: PUD WITH HISTORIC HOUSE W LIMITED USE

Assessor Parcel Number(s) 175-19-042 Site Area: 2.33 ACRES

New Sq. Ft.: _____ Remodeled Sq. Ft.: _____ Existing Sq. Ft. to Remain: _____

Total Existing Sq. Ft.: _____ Total Proposed Sq. Ft. (including basement): _____

Applicant's Name: ABIGAIL (ABBY) AHRENS

Home Telephone #: ^{CELL} (650) 303-6773 Business Telephone #: (650) 949-1909

Mailing Address: 329 SO. SAN ANTONIO ROAD #6

City/State/Zip Code: LOS ALTOS, CA 94022

Property Owner's Name: ROBERT MARK COSTELLO, et al CO-TRUSTEE

Home Telephone #: _____ Business Telephone #: _____

Mailing Address: 40 ABIGAIL ABOVE

City/State/Zip Code: _____

Architect/Designer's Name: _____ Telephone #: _____

*** If your project includes complete or partial demolition of an existing residence or commercial building, a demolition permit must be issued and finalized prior to obtaining your building permit. Please contact the Building Division for a demolition package. ***



Proposed Development Plan
604 Milverton Road
Los Altos

The property is currently zoned PUD which per code would allow at least three dwelling units on their 2+acres but for a restriction placed in 1985.

At issue the of a one dwelling restriction on the remainder/reversionary parcel .

This has been further complicated by the listing of the Costello home as a Historic Resource. While I personally believe that there is more than sufficient reason to retain it as the treasure it is and the stories that can be told to future generations of a family whose connection to this community begins in the 1800's alone would most likely rank it highly.

The location within the flood plane limits its' useful life and has restrictions far beyond what would normally be required. There is no opportunity to remodel and expend this small cottage home

Would then the property owner have to wait until its' demise to build a new home?

There is no evidence that this be the only home on this property in perpetuity

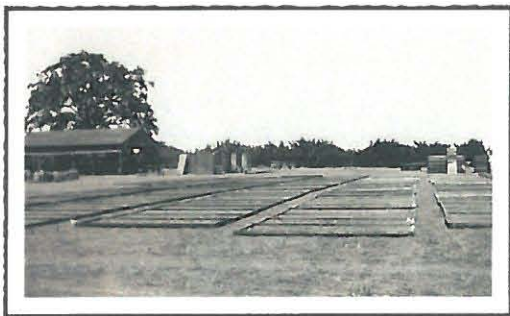
Open space easements have been granted and do not include the more than half acre at the street

This application requests that the City allow, at a minimum, the construction of a new home.

Retaining the historic home as a second living unit we understand is not allowed in a PUD zoning district regardless the lot size.... and so respectfully request the retention of this historic asset during its useful life.

In the Beginning

Starting in the mid 1800's they brought their knowledge of the mercantile industry to their new home in San Francisco. 70 years of commerce later resulted in the Macy's we know today. Although Great Grandfather Frank Costello was the Secretary Treasurer, his love of the land led him to the country, coming south from the City where he became the "gentleman farmer" of the family. In 1896 he purchased land from the original Hale Ranch and added to it Lots #2,3,4,5 Other parcels followed giving us both Costello and Covington Roads.



Looking towards the Barn at Creekside Oaks where trays of apricots dried in the sun. At the time of development artifacts were unearthed and preserved by the Foothill College anthropology department.



Relaxing outdoors in front of the garage



An apricot carving made by an orchard worker remains a prized gift at the entry

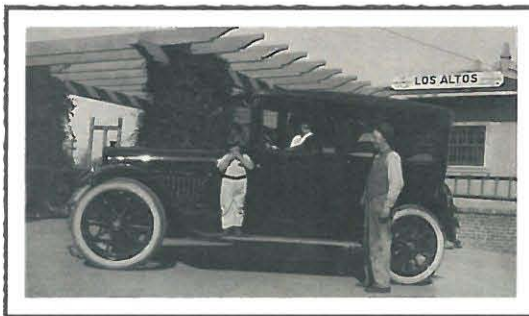


A Family Story

Agenda Item 2.



Being met at the Los Altos Train Station by horse and buggy gave way to the automobile later.



Frank with Duke & Topsy



Looking towards El Monte from the property

Milverton Road



Their beloved Adobe Creek

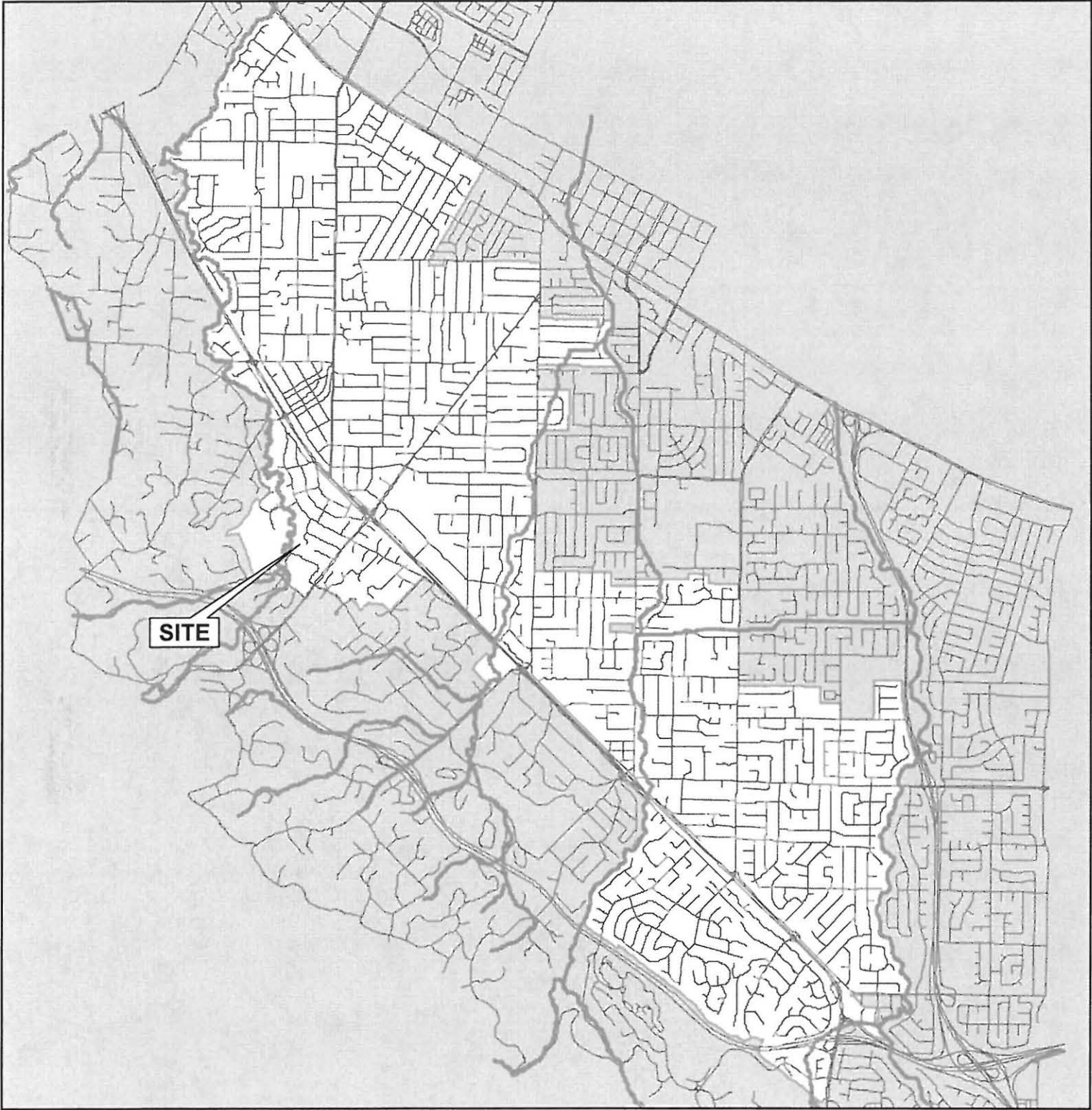


The Original House

The land was left to son Frank. He moved this bachelor home back to the bank of the Adobe Creek, where he and his sister Alice lived until his marriage in 1916 to his Los Altos Sweetheart who had grown up nearby. They added two front bedrooms for the growing family.

Their 6 children rode horses and helped nurture his beloved small farms giving meticulous care to his orchards with over 100 varieties of trees. After their passing it was left to son Frank who with his wife raised 4 children here during their early years, returning to live out their lives at this, the last Costello home and land.

AREA MAP



CITY OF LOS ALTOS

APPLICATION: 13-UP-01
APPLICANT: A. Ahrens/R. Costello, Et Al
SITE ADDRESS: 604 Milverton Road

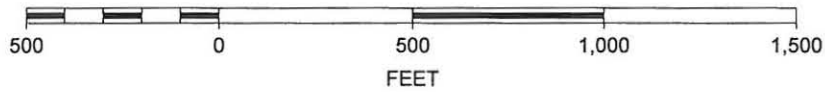


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



CITY OF LOS ALTOS

APPLICATION: 13-UP-01
APPLICANT: A. Ahrens/R. Costello, Et Al
SITE ADDRESS: 604 Milverton Road

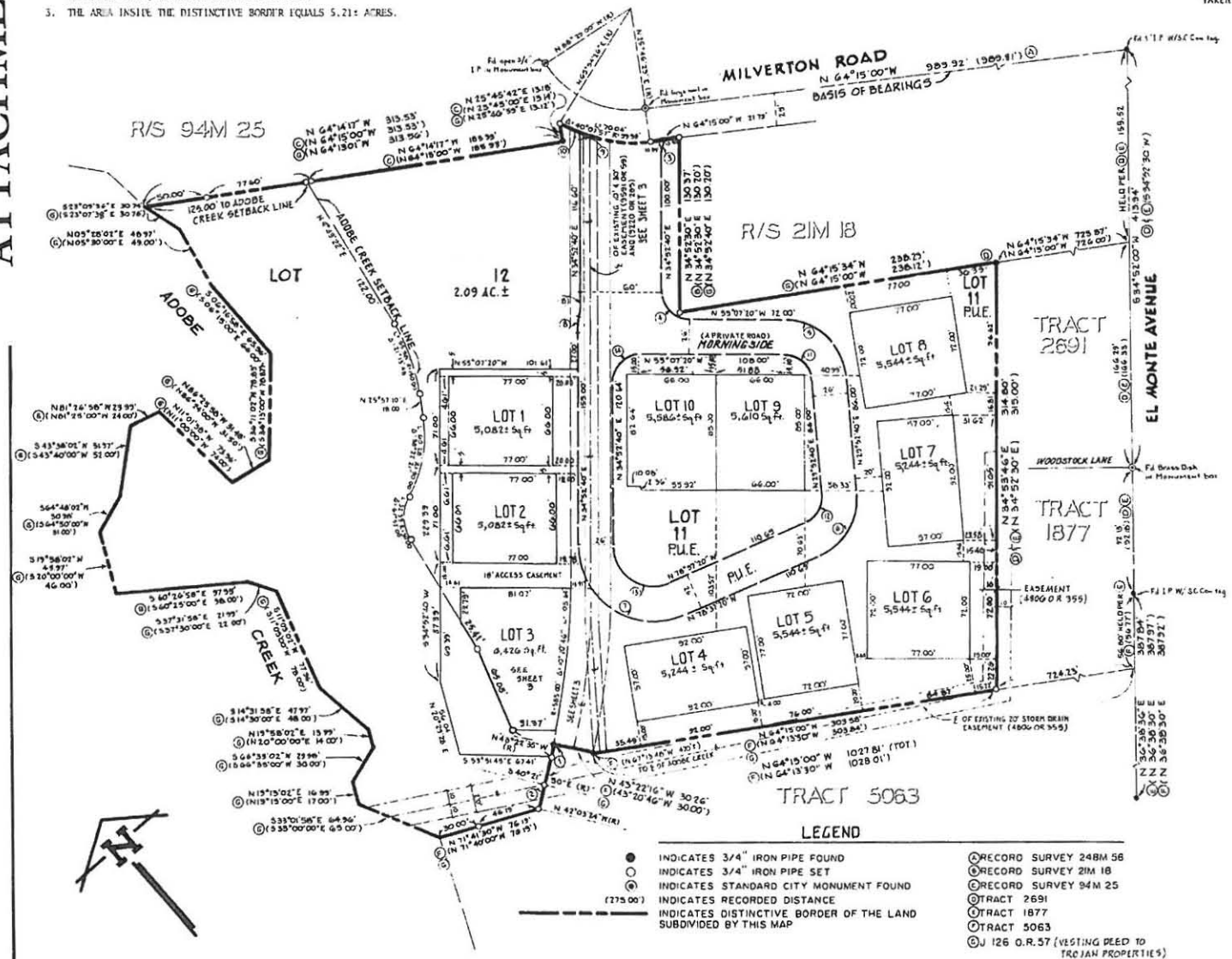
- NOTES
1. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
 2. ALL LOT LINES ARE EITHER PARALLEL WITH OR AT RIGHT ANGLES TO THE BEARINGS SHOWN, UNLESS OTHERWISE INDICATED.
 3. THE AREA INSIDE THE DISTINCTIVE BORDER EQUALS 5.21± ACRES.

BASIS OF BEARING

THE BEARING OF N 64°15' W OF THE CENTERLINE OF MILVERTON ROAD AS SHOWN ON THAT RECORD OF SURVEY FILED FOR RECORDATION IN BOOK 746 OF MAPS ON PAGE 69, SANTA CLARA COUNTY RECORDS, HAS TAKEN AS THE BASIS OF BEARING SHOWN ON THIS MAP.

CURVE DATA

CURVE NO.	RADIUS	DELTA	CHORD
1.	585.00'	3°00'26"	30.70'
2.	615.00'	1°41'34"	18.17'
3.	30.00'	26°54'28"	14.09'
4.	20.00'	90°00'00"	31.42'
5.	46.00'	85°00'00"	68.24'
6.	46.00'	11°30'00"	57.40'
7.	56.00'	115°50'00"	110.93'
8.	100.00'	8°06'54"	14.15'
9.	30.00'	8°40'00"	4.54'
10.	99.99'	9°17'54"	16.23'
11.	20.00'	85°00'00"	29.67'
12.	20.00'	71°30'00"	24.96'
13.	30.00'	113°36'00"	59.43'
14.	20.00'	90°00'00"	31.42'
15.	585.00'	0°58'46"	10.00'
16.	585.00'	2°01'40"	20.70'
17.	585.00'	1°02'11"	10.58'
18.	585.00'	0°21'48"	3.71'



LEGEND

- INDICATES 3/4" IRON PIPE FOUND
- INDICATES 3/4" IRON PIPE SET
- INDICATES STANDARD CITY MONUMENT FOUND
- INDICATES RECORDED DISTANCE
- - - INDICATES DISTINCTIVE BORDER OF THE LAND SUBDIVIDED BY THIS MAP
- RECORD SURVEY 248M 58
- RECORD SURVEY 21M 18
- RECORD SURVEY 94M 25
- TRACT 2691
- TRACT 1877
- TRACT 5063
- J 126 O.R. 57 (VESTING DEED TO TROJAN PROPERTIES)

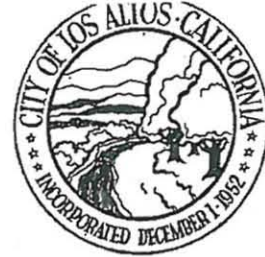
TRACT NO. 7822

CONSISTING OF (3) SHEETS
 BEING A PORTION OF LOTS 48, 5 OF MAP OF THE SUBDIVISION OF THE HALE RANCH RECORDED IN THE BOOK "I" OF MAPS AT PAGES 48 & 49, SANTA CLARA COUNTY RECORDS, AND LYING WITHIN THE
CITY OF LOS ALTOS
 SANTA CLARA COUNTY, CALIFORNIA
 NOVEMBER 1985 SCALE 1"=50'
VAUGHN SHAHINIEN ASSOCIATES
 CIVIL ENGINEERS & PLANNERS
 SAN JOSE, CALIFORNIA

258
558
46

CITY OF LOS ALTOS

ONE NORTH SAN ANTONIO ROAD LOS ALTOS, CALIFORNIA 94022
TELEPHONE (415) 948-1491



CITY COUNCIL

PETER B. LEWIS, Mayor
LEE H. TOOLE, Mayor pro tem
AUDREY H. FISHER
RICHARD G. HANSEN
LEE LYNCH

April 16, 1971

Mr. Edwin C. Johnsen
Creekside Oaks, Box 159
Los Altos, California 94022

Re: Creekside Oaks of Los Altos
Tract 4964, Unit No. 1

Dear Mr. Johnsen:

The City Council, at their meeting of April 13, 1971, approved the revised tentative map of Creekside Oaks and the Final Map for Unit 1.

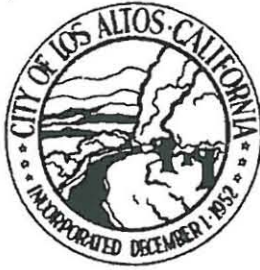
As a condition of approval of the revised tentative map, you are to furnish the City Attorney with a covenant deed executed by the Costellos that will insure that **no more than ten units will be constructed on the lands owned by the Costellos.** This covenant must be **provided in satisfactory form** prior to consideration of the Final Map for Unit 2 of your development.

Very truly yours,

RONALD D. GRUENWALD
City Engineer

jw

cc: Vernon Gomes, City Planner
Anthony Lagorio, City Attorney



CITY OF LOS ALTOS

ONE NORTH SAN ANTONIO ROAD LOS ALTOS, CALIFORNIA 94022

TELEPHONE (415) 948-1491

October 9, 1985

Mr. Edwin Johnsen
Trojan Properties
80 Mayfair Drive
Rancho Mirage, CA 92270

Re: 85-PUD/Cluster-1 - Trojan
Properties, Tentative Map -
Costello/Trojan Properties
604 Milverton Road

Dear Mr. Johnsen:

At its meeting of October 8, 1985, the City Council approved your cluster planned unit development application subject to the following conditions:

1. The tentative map shall indicate which of the existing trees are to remain, and detailed plans of the trees as required by staff shall be provided. The developer shall provide appropriate barriers around trees designated for preservation during construction activity. During the development of the project, a request for the removal of any of these trees, including the 42-inch oak located near Unit No. 8, shall be subject to approval by the Architectural and Site Control Committee.
2. The applicant shall submit a plan to be approved by staff detailing the implementation program for archeological testing as recommended in the environmental impact report.
3. Landscaping shall be provided in accordance with a detailed plan approved by the Architectural and Site Control Committee.
4. The applicant shall post a performance bond with the City in an amount necessary to carry out the approved landscaping plan, and upon the installation of the approved landscaping, the applicant shall provide the City with a one-year bond guaranteeing maintenance of the landscaping to the satisfaction of the Planning Department.
5. Exterior color chips and material samples shall be submitted to the Architectural and Site Control Committee for approval.

Mr. Edwin Johnsen
 October 9, 1985
 Page Two

6. The applicant shall install tree feeding and irrigation systems and shall construct tree wells where necessary around existing on-site trees as directed by the City staff.
7. The buildings shall meet applicable City and State Building and Fire Code requirements.
8. Two fire hydrants shall be installed at locations selected by the Fire Department.
9. A street name shall be approved by the City (Milverton Circle is acceptable to the Fire Department).
10. An emergency vehicle access from Milverton Circle to Deep Well Lane shall be provided.

The City Council also approved your tentative map subject to the following conditions:

1. The existing residence on Parcel B shall be brought up to Minimum Housing Code standards within 180 days of the recording of the Final Map.
2. The subdivider shall post a bond prior to the recording of the Final Map to guarantee the completion of the work specified in Condition 1 above. The amount of the bond shall be determined by the Building Inspector.
3. A 12-foot-wide, all-weather surfaced driveway shall be constructed to serve Parcel B.
4. The subdivider shall comply with the recommendations of the Santa Clara Valley Water District that are concurred in by the City.
5. A conservation easement with a minimum width of 80 feet from the top of bank shall overlay the outermost limits of any Santa Clara Valley Water District easement or setback line. Prior to the issuance of a building permit, detailed wording of the conservation easement shall be approved by the City Attorney.
6. A covenant deed, as approved by the City Attorney, shall be executed by the property owner that will ensure that no more than one dwelling unit shall be permitted on Parcel B.
7. Reciprocal ingress and egress easements for Parcels A and B shall be submitted for approval by the City.
8. The subdivider shall pay a fee in lieu of park land dedication in accordance with Section 10-3.49 of the Los Altos Municipal Code.
9. The subdivider shall deposit with the City \$4,656.00 towards the cost of future street improvements along Milverton Road.
10. The subdivider shall pay an "in lieu of sanitary sewer assessment" fee.
11. The subdivider shall pay a sewer capacity rights charge in accordance with Resolution No. 84-52.

Mr. Edwin Johnsen
October 9, 1985
Page Three

12. The subdivider shall pay a storm drainage fee in accordance with Resolution 84-39.
13. The subdivider shall remove all the existing overhead utilities from Parcel A.
14. The proposed street and storm drain system shall be privately owned, and a Homeowners Association shall be responsible for its maintenance and repair.
15. The subdivider shall provide for the disposal of all onsite drainage as approved by the City Engineer.
16. The subdivider shall coordinate the installation of cable television facilities with United Cable Television Inc.
17. The subdivider shall submit soil tests sufficient to insure that the lots are buildable.
18. The subdivider shall contact California Water Service Company regarding the extension of water service to the site.
19. The subdivider shall submit onsite grading, drainage, and erosion control plans for approval by the City Engineer.
20. All work within the public right of way shall be done in accordance with plans to be approved by the City Engineer.

In order to continue the processing of this subdivision, it is required that you file with the City Engineer, within eighteen (18) months three (3) preliminary prints of a Final Map of the subdivision together with the fees, etc., shown on the enclosed schedule.

If you should desire any further information, please contact the Planning Department.

Very truly yours,



Vernon Gomes
City Planner

VG/mhg

cc: Vaughn Shahinian Associates
Fire Department
Harold Bakke

AMERICAN TITLE INSURANCE COMPANY
8500678

REC FEE	4
DATE	2
AMOUNT	1
LIEN NOT	
SMPF	
PCUR	

8759486

Recorded at the request of
American Title Insurance Company

APR 23 1986 8:00
A.M.

Laurie Kane, Recorder
Santa Clara County, Official Records

J668 PAGE 13-10

RECORDING REQUESTED
BY AND WHEN RECORDED
MAIL TO:

TROJAN PROPERTIES
P.O. Box 806
Rancho Mirage, CA 92270

DECLARATION OF RESTRICTION

This Declaration of Restriction is made this 22nd day of April, 1986, by Trojan Properties, Inc., a corporation ("Declarant").

The purpose of this document is to restrict the use and development of Lot 12 of Tract No. 7822 as per Map recorded in Book 558, Pages 45, 46, 47 inclusive of Miscellaneous Maps in the office of the County Recorder of Santa Clara County, California ("Property").

Declarant hereby covenants and agrees that the Property shall be restricted to one single family residence, as provided in the applicable law(s) and regulations(s) of the City of Los Altos.

Declarant, as the owner of the Property, hereby covenants and declares that the Property shall be held, sold and otherwise conveyed subject to the covenant(s) and restrictions(s) herein, which shall bind the Property and be binding on all parties having any right, title or interest therein, or in any part thereof, their heirs, successors and assigns.

Each and every conveyance of the Property and/or portion thereof is hereby deemed to incorporate by this reference, the provisions of this Declaration.

The covenant(s) and restriction(s) herein shall be in perpetuity, and shall run in favor of the City of Los Altos.

Dated: April 22, 1986

TROJAN PROPERTIES, INC.
a California Corporation

By: 

Its: 

CITY OF LOS ALTOS
 100 SAN ANTONIO RD
 LOS ALTOS, CA 94022

9031095

ATTN: CAROL HOFFMAN IRREVOCABLE OFFER OF GRANT OF CONSERVATION EASEMENT

J924 PAGE 1369

PREAMBLE

This is an irrevocable offer of grant of a conservation easement for protection and preservation of Adobe Creek.

RECITALS

WHEREAS, the City of Los Altos has granted approval to a certain development known as Trojan Properties, Inc. "Tract No. 7822", for the purpose of a planned residential development consisting of 11 residential units, together with certain common area subject to certain conditions under File No. 85-PUD/Cluster 1.

WHEREAS, pursuant to Condition 5 of 85-PUD/Cluster 1 and Ordinance 86-155, an offer of dedication for a conservation easement is required;

NOW, THEREFORE, the undersigned property owner (Grantor) hereby tenders an offer of grant of conservation easement to the City of Los Altos for the protection of the health and safety of the residents of the City of Los Altos, State of California, over that certain property depicted as Lot 12 in Exhibit "A" and described in Exhibit "B" attached hereto.

1. Irrevocable Offer of Grant. Grantor hereby tenders an irrevocable offer of grant of conservation easement for the protection and preservation of Adobe Creek in accord with the terms of Ordinance Number 86-155 of the City of Los Altos, State of California. Said grant shall become effective upon acceptance by the City of Los Altos.
2. Location and Description of Easement. The subject conservation easement is located and described as follows: See Exhibits "A" and "B" attached hereto.
3. Covenants and Restrictions. Said offer of grant of conservation easement shall impose upon the land the following covenants and restrictions which shall be binding on its owners, successors, and assigns as follows: **No structures, grading, paved areas, water containing facilities, fences disturbance of subsoil, or any other man-made construction nor any dumping use of herbicides or pesticides or removal of vegetation, except as permitted by Ordinance 86-155 of the City of Los Altos, shall be permitted within Adobe Creek and the easement of 80 feet as described on Exhibits "A" and "B" except pathways, access roads, utilities, bridges, and fire and flood control measures. Further, all construction within Adobe Creek and the conservation area shall be subject to Section 10-2.2725 of the Los Altos Municipal Code. Any structures existing on the effective date of the Ordinance, which is July 24, 1986, shall be deemed lawful, nonconfirming structures.**
4. Rights of Access. Upon dedication to and acceptance by the City of Los Altos, the Grantor's rights of access to, over, and across said property by this document shall be no different than those of the general public except for specific utilities serving Tract 7822.
5. Offer Binding Upon Owners, Successors and Assigns. This offer of grant and each and every term, condition, restriction and covenant contained herein shall bind Grantor and its successors and assigns, and each and all of them, and shall run with the land.

7.16 Owner's Right and Obligation to Maintain and Repair: Except for those portions of the Project which the Association is required to maintain and repair, each Owner shall, at his sole cost and expense, maintain and repair his Lot and all landscaping thereon, keeping the same in good condition.

In the event an Owner of any Lot shall fail to maintain his Lot and the improvements thereon as required herein, the Association's agents may, after notice and a hearing as provided in the Bylaws, enter the Lot and perform the necessary maintenance. The cost of such maintenance shall immediately be paid to the Association by the Owner of such Lot, together with interest at the rate of twelve percent (12%) per annum (but not to exceed the maximum interest rate authorized by law) from the date the cost was incurred by the Association until the date the cost is paid by the Owner.

7.17 Water Softeners. No Owner shall deposit or dispose of, or permit to be deposited or disposed of, any salts or other chemicals from water softeners in the Property's sewage systems.

7.18 Special Restrictions on Lot 12. Any new residence on Lot 12 shall comply with a 35 foot front yard set back and a 25 foot side yard set back, and shall contain at least 2,600 square feet of interior living space, exclusive of garage. The Owner(s) and occupant(s) of Lot 12 are not entitled to use the pool unless and until the Declaration is amended to permit such use and to submit Lot 12 to full assessments. Lot 12 is subject to a ten foot (10') easement over the front yard, in favor of the Association, for landscaping purposes only. A copy of the description of the ten foot (10') maintenance area within Lot 12 is attached hereto as Exhibit "A." Lot 12 is further restricted as to use by a Declaration recorded April 23, 1986, as Instrument No. 8759486 (restricting the use and development of Lot 12 to one single family residence).

7.19 Restrictions on Further Subdivision. No Lot shall be further subdivided without the prior written approval of the Board.

**ARTICLE VIII
INSURANCE; DAMAGE OR DESTRUCTION; CONDEMNATION**

8.1 Insurance: The Association shall obtain and maintain the following insurance:

(1) a hazard policy insuring all improvements, equipment, and fixtures owned by the Association, unless the Board determines, in its sole discretion, that such insurance is not necessary.

(2) if obtainable, an occurrence version comprehensive general liability policy insuring the Association, its agents, the Owners and their respective family members, against liability incident to the ownership or use of the Common Area or any other Association owned or maintained real or personal property; the amount of general liability insurance which the Association shall carry at all times shall be not less than the minimum amounts required by California Civil Code §§ 1365.7 and 1365.9;

State of California The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code _____

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 604 Milverton Road

P1. Other Identifier: Costello Residence

*P2. Location: Not for Publication Unrestricted

- *a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- *b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ of _____ of Sec _____; _____ B.M.
- c. Address 604 Milverton Road City Los Altos Zip 94022
- d. UTM: (Give more than one for large and/or linear resources) Zone _____, _____ mE/ _____ mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
 APN: 175 19 042

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 The one-story residence at 604 Milverton Road is set on an extensive wooded lot that borders Adobe Creek to the east. Generally square in plan, the residence is topped by a complex intersecting gable roof. Three distinctive gables project at the front elevation, the central rounded gable flanked by two bowed gables with curved bargeboard and broad, open eaves. The central round gable features a distinctive carved bargeboard with an apricot and leaf motif. Set beneath each of the other gables are bands of three wood windows with rectangular, seven-lite upper sash over larger single-pane sash windows. The central multi-pane entry door with sidelights is set beneath the rounded gable. A modern wood deck attaches to the south elevation and two mature palms are planted in the front yard. According to Mark Costello, whose father Frank Costello grew up at this residence, the decorative bargeboard with apricot ornament was carved by one of his father's favorite ranch hands. Mark Costello also noted that the house was remodeled in 1985-86 and the original screened-in front porch was enclosed. This house appears to retain a high degree of integrity and is in excellent condition.

*P3b. **Resource Attributes:** (List attributes and codes) HP2. Single family property HP4. Ancillary Building

*P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo: _____

Primary Elevation _____
 June-08

*P6. **Date Constructed/Age and Source:** Historic Prehistoric
 Both

Built c. 1916
 (Mark Costello)

*P7. **Owner and Address:**
Kim N. Bakke Trust.
1736 Isabel Drive San Jose, CA
95125

*P8. **Recorded by:**
Circa: Historic Property Development
1 Sutter St., Ste. 910
San Francisco, CA 94104

*P9. **Date Recorded:** _____
 June-08

*P10. **Survey Type:**
 Intensive

*P11. **Report Citation:**
Los Altos Historic Resources Inventory Update & Evaluation Report (Circa: Historic Property Development, 2008).

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

State of California The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code CA Reg. 5S3

Page 2 of 3 *Resource Name or # (Assigned by recorder) 604 Milverton Road

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Residence B4. Present Use: Residence

*B5. Architectural Style: Craftsman Bungalow (residence)

*B6. Construction History: (Construction date, alterations, and date of alterations)
Residence built 1918. Demolished condemned garage 2.5.2004 (Permit #69877).

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:
Costello Barn (Deep Well Lane), open space, mature plantings

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Agriculture Area Los Altos

Period of Significance c.1916-1961 (50 year mark) Property Type Residence/Barn Applicable Criteria CR/Los Altos

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Present day Los Altos became part of Santa Clara County in 1851. Associated with the Fremont Township, the area remained largely rural through the latter half of the 19th century, with much of the land devoted to cultivation of wheat crops, orchards and vineyards. By the end of the century, the larger ranches began to give way to a number of smaller farms and orchards. The initial establishment of Los Altos is attributed to Paul Shoup, a Southern Pacific Railroad executive who proposed it as a stop on a commuter rail line between Palo Alto and Los Gatos. Shoup formed the Los Altos Land Company in 1907 and, with the help of his business partners, purchased and laid out the original townsite along the east side of what is now Foothill Expressway, then the future rail line. The Land Company began selling lots for development in 1907 and many of the early houses were used as summer homes for wealthy San Francisco families while others served as year-round residences for commuters. The first steam train service from Los Altos to San Francisco began in 1908 and by 1911, some fifty residences had been constructed and a number of commercial office buildings had been built in the small downtown core. The rail line brought prosperity and growth to Los Altos and existing farms and orchards gradually gave way to residential subdivisions. Better roads and the availability of the automobile continued this development through the through the 1920s and 1930s when a number of (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) _____

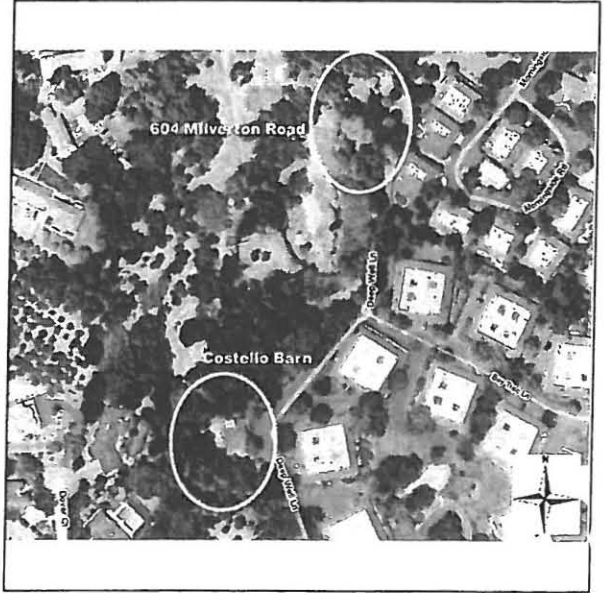
*B12. References:
Los Altos Historical Commission: Los Altos HRI (9.28.1997); McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 2002; Building permit records; Chamber of Commerce (www.losaltoschamber.org/history_two_cities.html); phone conversation with Mark Costello 3.4.2009; Los Altos: Portrait of a Community, Paul D. Nyberg, Ed (1992); U.S. Federal Census records.

B13. Remarks:

Sketch map created by Circa using Google aerial base map.

*B14. Evaluator: Circa: Historic Property Development
*Date of Evaluation: April 2011

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3 *Resource Name or # (Assigned by recorder) 604 Milverton Road
*Recorded by: Circa: Historic Property Development *Date April 2011 Continuation Update

B10. Significance (cont.)

automobile suburbs were developed. The post-World War II population boom led to increased residential and commercial development for the community and the city officially incorporated on December 1, 1952.

According to Mark Costello, son of Frank Costello Jr. who was raised on the property, the residence at 604 Milverton Road was constructed c.1916 . Mark Costello estimates that Frank Costello Sr. purchased the land, formerly part of the Hale Ranch, in the 1920s; however, the stated construction date for the residence suggests that the land might have been purchased earlier (c.1915). The 1920 U.S. Federal Census shows Frank Costello Sr. residing in San Francisco with his wife Lucille and two daughters, Lucille and Helen. The family was renting a residence at 4200 Balboa Street at that time and Frank Sr. was employed as a secretary at a dry goods business. By 1930, census records indicate that the family had relocated to El Monte Avenue in Fremont Township, Santa Clara County (now Los Altos) and had three additional children, Frank Jr., Lorraine C. and David; Frank Sr. is listed as a fruit farmer. Of note: Frank Jr.'s uncle, William Costello, was one of a line of Costellos that owned and operated O'Connor-Moffatt & Company, a major San Francisco department store, which is now Macy's.

Located just south of the Orange/University Historic District, this former agricultural property originally included apricot orchards and the "Costello Barn" on Deep Well Lane, which is now located on Santa Clara Valley Water Department land. The residence is in excellent condition and displays unique architectural detailing and references to the area's historical link to apricot cultivation. The residence and barn are today encroached by new residential development, however some of the historical setting is retained by the open space that links the two buildings (SCVWD easement land).

Character Defining Features: one-story form, extensive wooded bordering Adobe Creek; square plan; intersecting gable roof; distinctive gables with curved bargeboard and open eaves at front elevation; central round gable with carved bargeboard, apricot and leaf motif; bands of three wood windows with rectangular, seven-lite upper sash over larger single-pane sash windows; central multi-pane entry door with sidelights beneath the rounded gable; two mature palms in front yard.

Evaluation:

Taken as a grouping, the residence, barn, mature vegetation and undeveloped land linking the two buildings (house and barn) constitute one of the last intact agricultural properties in Los Altos. Together, the buildings and associated landscape retain enough integrity to convey their historic significance as an early agricultural property. The residence at 604 Millverton Road and the Costello Barn retain a good degree of integrity and are eligible for listing on the Los Altos Historic Resources Inventory for association with early farming and agricultural development in Los Altos. It is therefore assigned the California Register Status Code 5S3: "appears to be individually eligible for local listing or designation through survey evaluation."

David Kornfield

From: roger heyder [mrheyderus@yahoo.com]
Sent: Tuesday, August 06, 2013 4:49 PM
To: City Council
Cc: Phoebe Bressack; jerrymoison@moison.com; David Kornfield
Subject: Milverton Road Resident Petition on 604 Milverton Road Development
Attachments: 604 Milverton petition.pdf

Hello City Council Members,

The residents of Milverton have circulated a petition relative to 604 Milverton Road development plans. The petition reads :

"I, a resident of Milverton Road, Los Altos, am opposed to any development of 604 Milverton Road which results in additional housing units or housing density, whatever they may be called and whatever their planned immediate use might be.

In addition, I fully expect the Planning Commission and the City Council to review and respect any and all legally binding agreements covering the use and development of 604 Milverton Road. This should happen prior to any public meeting on the plans, and certainly prior to any approval of the plans by the Planning Commission."

Attached is a PDF file with the petition signatures. A large majority of the residents, 16 households, have signed the petition, and there are several residents currently away on holiday. The original of the petition is available if you would like to see it.

Please review the petition, and direct the Planning Commission and Planning Department to adhere to the positions of the petition.

Regards -- Roger Heyder
650 Milverton Road
917-9826

"Original"

604 Milverton Road Development

I, a resident of Milverton Road or Morningside Circle, Los Altos, am opposed to any development of 604 Milverton Road which results in additional housing units or housing density, whatever they may be called and whatever their planned immediate use might be.

In addition, I fully expect the Planning Commission and the City Council to review and respect any and all legally binding agreements covering the use and development of 604 Milverton Road. This should happen prior to any public meeting on the plans, and certainly prior to any approval of the plans by the Planning Commission.

Regards

	(PRINT) Name	(SIGNATURE)	Address	Date
HEYDER 1	ROGER HEYDER	<i>Roger Heyder</i>	650 MILVERTON ROAD	8/3/13
RICHARDS 2	KATHLEEN RICHARDS	<i>K. Richards</i>	650 MILVERTON ROAD	8/3/13
ORANDI 3	Mahli Orandi	<i>Mahli Orandi</i>	660 Milverton Rd	8/3/13
NEIMAN 4	DIANA NEIMAN	<i>Diana Neiman</i>	661 MILVERTON RD	8/4/13
HEFFELBERG 5	LAUREE HEFFELBERG	<i>Lauree Heffelfinger</i>	643 MILVERTON ROAD	8/4/13
DADOK 6	Debra Dadok	<i>Debra Dadok</i>	625 Milverton Rd.	8/4/13
7				
8				

604 Milverton Road Development

I, a resident of Milverton Road ~~or Morningside Circle~~, Los Altos, am opposed to any development of 604 Milverton Road which results in additional housing units or housing density, whatever they may be called and whatever their planned immediate use might be.

In addition, I fully expect the Planning Commission and the City Council to review and respect any and all legally binding agreements covering the use and development of 604 Milverton Road. This should happen prior to any public meeting on the plans, and certainly prior to any approval of the plans by the Planning Commission.

Regards


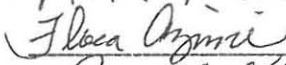

	Name	Address	Date
1	<i>Jim & Janet Collinson</i>	612 Milverton Rd	8/2/13
2	<i>DAVID & JANE DUPERRAULT</i>	608 MILVERTON RD	8-2-13
3	<i>Loretta</i>	614 Milverton	8-2-13 650 948 9722
4	<i>LARRY AIRZAK</i>	590 Milverton	8/2/13
5	<i>Michael E Kah</i>	607 Milverton	8/3/13
6	<i>Carol Beattie</i>	600 Milverton	8/3/13
7	<i>Pat Buhler</i>	601 Milverton Rd.	8-3-13
8	<i>San Trinit</i>	633 Milverton Rd	8-3-13

604 Milverton Road Development

I, a resident of Milverton Road ~~or Morningside Circle~~, Los Altos, am opposed to any development of 604 Milverton Road which results in additional housing units or housing density, whatever they may be called and whatever their planned immediate use might be.

In addition, I fully expect the Planning Commission and the City Council to review and respect any and all legally binding agreements covering the use and development of 604 Milverton Road. This should happen prior to any public meeting on the plans, and certainly prior to any approval of the plans by the Planning Commission.

Regards

	Name	Address	Date
1	 MOHAMMED & ZAITUN PEONJA	630 MILVERTON ROAD LOS ALTOS, CA 94022	8/4/13
2	Flora Azimi 	651 Milverton Rd LOS ALTOS, CA 94022	8/6/13
3	Judy C. Ifflain 	671 MILVERTON ROAD LOS ALTOS, CA 94022	8/6/13
4			
5			
6			
7			
8			

David Kornfield

From: BRADEN BECK [bradybeck@msn.com]
Sent: Saturday, August 03, 2013 10:02 PM
To: James Walgren; David Kornfield
Cc: cmc1777@gmail.com; abby@teamabigail.com
Subject: 604 Milverton Rd, Los Altos, Ca.

Dear Mr. Walgren and Mr. Kornfield,

I am writing to you about the property at 604 Milverton Road that is before the City on August 15, 2013. Unfortunately I will be out of the state at that time and will be unable to attend the meeting. I am a resident of the City of Los Altos and have resided at 691 Milverton Road for forty years.

Our family has enjoyed viewing the beautiful Costello property for all these years. Awhile back the homes on Morningside, like those at Creekside Oaks before them added to the housing here in our community. These homeowners as well as others in the neighborhood have shared their demand that the Costello's two acres be kept as open space and essentially not be developed without destroying the historic house on the creek. I feel certain that had that been the intent of Frank Costello it would have been provided for at the time of the developments. I don't feel that any of these property owners would likely give up their homesites for open space and not receive full value for their property. If they are so concerned why don't they as a group buy the property at full market value and preserve it as such. Sadly people don't value what others have as they do their own possessions.

The legacy we leave behind us is often real estate. Certainly the heirs deserve to use their own two acres or sell for fair market value just like everyone else in the neighborhood especially if it's developed according to existing regulations. Otherwise property rights don't exist anymore. I ask you to treat this founding family fairly as you and your families would wish to be treated under the present circumstances.

Sincerely,

Dr. Braden W. Beck

Sent from my iPad

David Kornfield

From: JMCQVH@aol.com
Sent: Sunday, August 25, 2013 6:15 PM
To: David Kornfield
Subject: 604 Milverton Road
Follow Up Flag: Follow up
Flag Status: Red
Attachments: 604MIL~1.DOC

August 21, 2013

Los Altos Planning and Transportation Commission:

Dear David Kornfield,

Please review the following information. We have also included the document as an attachment for your convenience. Thank you for taking the time to talk with us last Wednesday.

We are concerned with the development of the 604 Milverton Road. We have lived at 612 Milverton for over 30 years which was prior to Morningside development of cluster homes. We were present for the entire initial development of 604 Milverton when 10 cluster homes were constructed. Over the years elevation changes have taken place on 604 Milverton.

Dirt was added to the 604 Milverton over the years and caused an increased elevation and shifting of dirt onto our property (612 Milverton). We had to install a four foot retaining wall to keep soil from encroaching on our property. There is a very significant immediate grade variation of over four feet between 604 Milverton (the new proposed building site) and 612 Milverton. This is a major concern for land stability and privacy with new construction. If a new home is inevitable then please limit the house to one story due to the significant grade change.

We are also concerned about drainage and water run-off from 604 Milverton once it is developed and request that proper drainage is required to protect our home due to the significant grade variation of over 4 feet. A new block and concrete retaining wall and appropriate drainage should be installed prior construction to prohibit further soil movement.

Pictures have been enclosed to illustrate.

We have solar heating for our pool and a photovoltaic system to generate electricity located on our roof which cannot be impinged upon by future construction or landscape.

Major Concerns: privacy (limit house to one story), grade change exceeding 4 feet,

soil instability, drainage and run off and impinging on solar systems

Once again, we request that you come out and visualize our concerns. We will be happy to meet with you and show you in person what we have discussed in this letter. We can be reached via e-mail jmcqvh@aol.com

Thank you for your time, effort and review of our requests and pictures.

Sincerely, Janet and Jim Collinson

612 Milverton Road Los Altos







wall

Side yard and retaining
Page 2 of 5





From 604 Northeast toward 612

Page 3 of 5



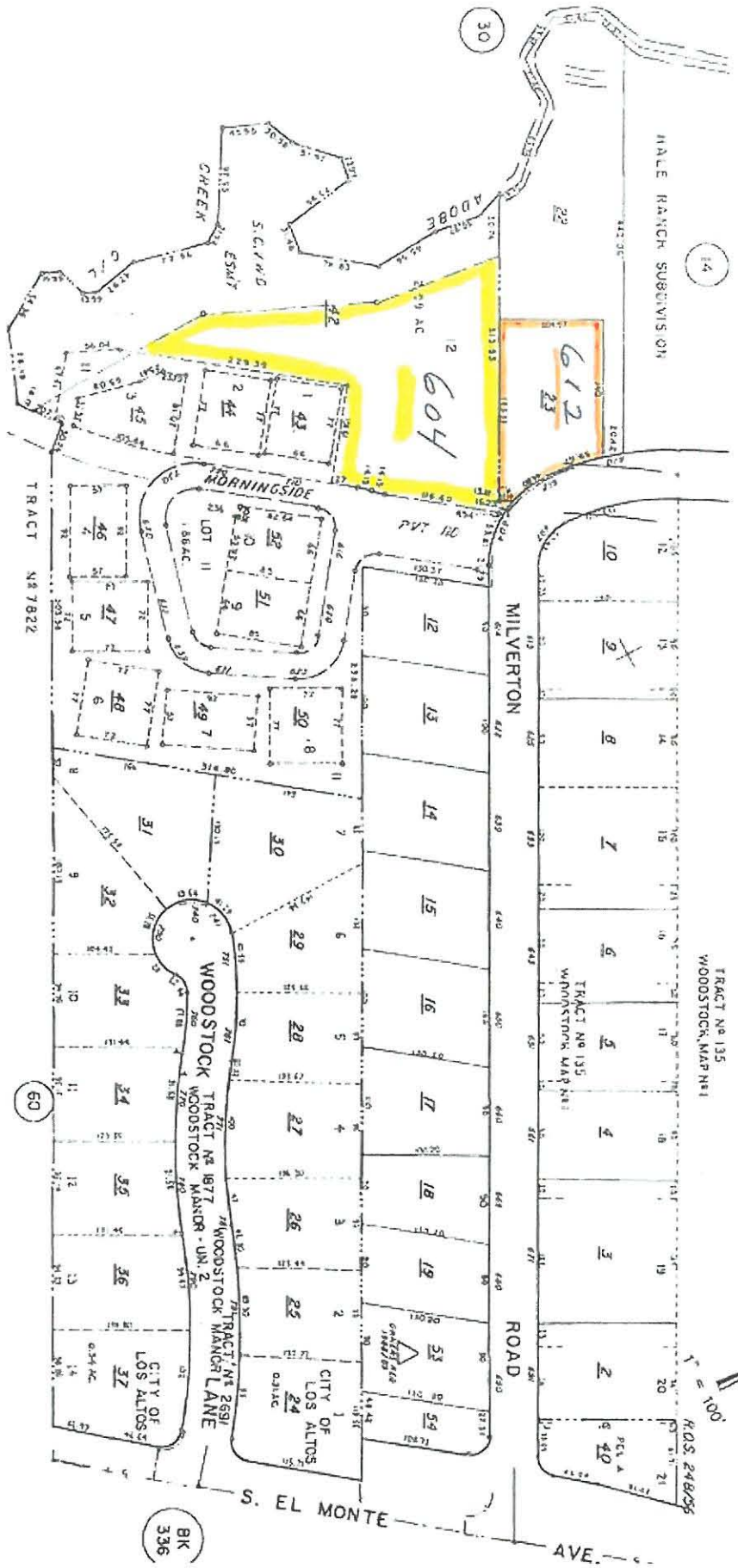


612 driveway toward 604 lot and Heritage Oak trunk in background Morningside driveway toward 604 lot

4 of 5

Page

OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA



BOOK	PAGE
175	19

2014 OCT NOV 23 24
 LAWRENCE E STONE - ASSESSOR
 Caddis not for placement purposes only
 Computer Aided Map
 Effective Roll Year 2013-2014

David Kornfield

From: JMCQVH@aol.com
Sent: Sunday, September 15, 2013 6:19 PM
To: David Kornfield
Subject: 604 Milverton Road
Attachments: contour map 604 Milverton Road.pdf

Dear David,

We are writing again to express our concerns about development of 604 Milverton Road. We have discussed concerns with you in person and also sent an e-mail and pictures on August 25, 2013. We showed you pictures and also sent the e-mail with pictures showing the change in elevation between our property located at 612 Milverton Road and 604 Milverton Road - our property is adjacent to 604 Milverton Road.

Jim Wing was kind enough to use a laser level to document the change in elevation from the middle of 604 Milverton Road and to the top of our 4 foot retaining wall.

I have attached the plot map that Jim Wing noted elevation changes. His explanation of the plot map, measurements and e-mail to us is below:

*Sent: 9/7/2013 9:04:19 P.M. Pacific Daylight Time
Subj: Survey Data*

Hi Jim and Janet,

Attached plot map of 604 Milverton has been marked-up to show elevation data Janet and I collected today. I only showed elevation drop in "rounded down" feet with laser level being zero. Total elevation drop from approximate center of possible new home [laser location] to top of your retaining wall is 6 feet. Three feet of drop is within 5 feet of your retaining wall and that sharp drop causes soil to move when wet [gravity induced hydraulics]. The original contours noted on plot map show total drop of 4 feet in a constant slope.

When I first [8/5/2013] went to city hall, the full sized blueprint did not have a date on it. When staff report was posted online [8/9/2013] it had a date written on it. In my opinion plot map with contours was done before Morningside construction and does not show current conditions.

It appears you have two concerns, one is soil stability during rain season at your property line, other is privacy from a new two story home. You can use city codes and public review process to have these items mitigated. If David Kornfield modifies his staff report for Council or you request Council to add conditions addressing soil stability and updated contour map, staff then has authorization to require developer to take corrective action. This can be done later when and if at new home is developed but by adding conditions now it will happen automatically. Normally items like this are part of Design Review Commission public review [last step in process]. In the long run it is easier to get conditions added now.

I will let you know when 604 Milverton is on Council agenda.

Thanks, Jim

Our major concerns are:

1. the grade/elevation change was misrepresented at the last meeting and not accurate on the map
2. request that you add conditions addressing the grade change, establish a contour map that is current and reflects the 4 foot retaining wall and the elevation changes that are present at this time
3. restrict to one story house if one is built, because of the elevation change and privacy issue
4. require that soil stability, drainage and secure retaining wall be addressed and remedied

Please let me know if I should send this information to the council members.

Could we receive a copy of the staff report? We would appreciate the information.

Thank you for your time and effort in reviewing and addressing our concerns.

Sincerely,

Janet and Jim Collinson

CITY CLERK'S OFFICE

2013 SEP -3 A 11: 03

Ms. Jan Pepper
Council Member
Los Altos City Council
One North San Antonio Road
Los Altos, CA 94022

September 1, 2013
Re: Morningside HOA Assn.

Dear Council Member Bruins:

I am on the Board of Directors of Morningside Circle Homeowners Association as the Current President. We are in opposition to the application that is being submitted by Abigail Ahrens to increase the density on the property located at 604 Milverton, Los Altos, and also identified as Lot 12 of our planned community.

At the recent Planning Commission meeting, held on August 15, we were allowed two minutes to state our opposition. Our attorney, John Hanna, appealed the two minute ruling because he was speaking for our entire group of ten homes. This was denied.

During the presentation of Ms. Ahrens', which lasted longer than ten minutes, we were aware of some statements that were at best misunderstandings. In addition, the meeting went far beyond the density on the lot and could be considered adversely affecting our CC&R's.

I am asking that you meet with me and two members of our Board, at our location and allow us to show you the property from our point of view. If you would meet with us, the best time would be during the day, preferably mid-morning to mid-afternoon and during the first part of the week of the 9th of September.

Please call me (at: 650-941-5575) or email me (at: dhill1068@gmail.com) for any further information you may need.

Sincerely,



Dawn Hill
670 Morningside Circle
Los Altos, CA 94022

**MINUTES OF THE MEETING OF THE CITY COUNCIL OF THE CITY OF
LOS ALTOS, HELD ON TUESDAY, SEPTEMBER 24, 2013, BEGINNING AT
7:00 P.M. AT LOS ALTOS CITY HALL, 1 NORTH SAN ANTONIO ROAD,
LOS ALTOS, CALIFORNIA**

ESTABLISH QUORUM

PRESENT: Mayor Fishpaw, Mayor Pro Tem Satterlee, Councilmembers Bruins, Carpenter and Pepper

ABSENT: None

PLEDGE OF ALLEGIANCE

Junior Girl Scout Troop 60477 led the Pledge of Allegiance to the flag.

CLOSED SESSION ANNOUNCEMENT

1. Public Employment: City Manager Performance Review and Labor Negotiations
Pursuant to Government Code Sections 54957(b) and 54957.6
2. Conference with Legal Counsel – Anticipated Litigation
Pursuant to Government Code Section 54956.9(d)(2) – Two Cases

Mayor Fishpaw reported that the Council unanimously approved a release with Mission Trail Waste Systems and that no other action was taken during the Closed Session.

CHANGES TO THE ORDER OF THE AGENDA

There were no changes to the order of the agenda.

PUBLIC COMMENTS

Michelle Lindeman and Kathleen King, representing the Silicon Valley Leadership Group, invited Council members to participate in the Silicon Valley Turkey Trot and Mayor's Cup on November 28, 2013.

Los Altos residents Chris Hansen and Ross Lappin requested Council schedule a future agenda item to discuss the proposed Stevens Creek Trail.

CONSENT CALENDAR

Mayor Pro Tem Satterlee pulled item number 2.

Action: Upon a motion by Councilmember Carpenter, seconded by Councilmember Bruins, the Council unanimously approved the Consent Calendar, with the exception of item number 2, as follows:

1. Council Minutes

Approved the minutes of the September 10, 2013 regular meeting.

2. Proposed creek signs

Pulled for discussion (see page 4).

3. Freeway directional signs for downtown

Approved Resolution No. 2013-30, requesting installation of downtown Los Altos directional signs for the northbound and southbound approaches to the El Monte exit on Interstate 280.

4. Wayfinding sign construction design

Approved a contract with Explore Creative for an amount not to exceed \$25,000 to complete the construction design for the commercial wayfinding sign project.

DISCUSSION ITEMS

5. Morningside Planned Unit Development Plan Amendment for Lot 12

Planning Services Manager Kornfield presented the report. Abby Ahrens, representing the applicant, presented the application.

Public Comments:

Los Altos resident Walter Muir supported development of the property according to previously approved conditions.

Los Altos residents Howard Neff and Braden Beck supported the application.

Los Altos resident Dawn Hill requested that the access easement be converted to a fire lane.

Los Altos resident LaDon Detro requested clarification on what constitutes a two-story home.

Los Altos resident Jim Collinson opposed a two-story home on the property.

Los Altos resident Gregg Ann Horan opposed restricting the property to a one-story home.

Abby Ahrens and Mark Costello, applicant, responded to public comments.

Mayor Pro Tem Satterlee disclosed ex parte communications with members of the Morningside Home Owners Association and the property manager for 604 Milverton Road. Councilmember Pepper disclosed ex parte communications with Dawn Hill, Walter Muir, Howard Kneff, and the renter currently occupying the structure at 604 Milverton Road.

Mayor Fishpaw opposed limiting any new development to one-story at this point.

Action: Motion made by Mayor Pro Tem Satterlee, seconded by Councilmember Carpenter, to approve PUD/R1 Cluster use permit application 13-UP-01 subject to recommended findings and conditions, with the following changes: A) modify Condition No. 1 to read that any new dwelling shall be reviewed by the Design Review Commission, even if it is single-story; B) modify Condition No. 2 to add “If retained, conversion must be complete prior to final occupancy and accessory units shall not be rented;” C) modify Condition No. 3 to add “and adjacent properties” following the word development; D) change “should” and “must” to “shall” in Conditions No. 5 through 10; E) modify Condition No. 7 to read “Any development that converts the existing structure shall remove the septic system and convert the unit to sanitary sewer as required by the City Engineer. Any other modifications shall be in a manner consistent with the Santa Clara Valley Water District; F) modify Condition No. 10 to read that “at the time of a new home proposal to the Design Review Commission, the property owner shall provide an evaluation of any eucalyptus and non-native trees creating a fire hazard within the conservation easement only near the historic structure;” and G) add a new Condition stating the applicant shall indemnify and hold harmless the City using the City’s standard language. Councilmember Carpenter offered an amendment, which was accepted, to modify Condition No. 2 to add that accessory units shall not be used or rented as an independent living unit.

The motion, as amended, passed 4-1, with Mayor Fishpaw dissenting.

Mayor Fishpaw called for a recess at 9:20 p.m. The meeting resumed at 9:27 p.m.

6. Los Altos Climate Action Plan

Senior Planner Dahl and Jeff Henderson of PMC presented the report.

Public Comments:

Margaret Suozzo, representing GreenTown Los Altos, and Los Altos resident Gary Hedden supported the Climate Action Plan.

Paula Wallis commented on reduced Greenhouse Gas emissions from Lehigh Quarry.

Council members provided feedback on the draft Climate Action Plan.

Action: Upon a motion by Councilmember Pepper, seconded by Councilmember Carpenter, the Council unanimously directed staff to initiate environmental review and prepare the final Climate Action Plan for adoption and appropriated an additional \$11,865 to Capital Improvement Project CD-01004 for additional work to be performed.

7. Bay Area Clean Environment amicus brief

Public Comments:

Paula Wallis, representing Bay Area Clean Environment (BACE), availed herself to answer Council questions.

Los Altos Hills Mayor Gary Waldeck encouraged the Council to contribute an amount equal to other cities.

Tim Brand, representing BACE, thanked the Council for their support.

Stuart Flashman, representing BACE, encouraged the Council to not limit the City's contribution to be equal to other cities as there may be more distant cities that wish to join but may not contribute a similar amount of money.

Action: Upon a motion by Councilmember Pepper, seconded by Councilmember Carpenter, the Council voted unanimously to continue to join a viable amicus brief, at the discretion of the City Attorney, with Mid-Peninsula Regional Open Space District for an amount not to exceed \$7,500 and to be equal to the amounts contributed by the Cities of Los Altos Hills and Cupertino.

8. Solid Waste Franchise Amendment

Action: Upon a motion by Mayor Pro Tem Satterlee, seconded by Councilmember Carpenter, the Council unanimously adopted Resolution No. 2013-31, approving Amendment No. 1 to the Collection Service Agreement of March 23, 2010.

9. City/Schools Issues Standing Committee: Future agenda items

This item was continued to a future meeting.

ITEM PULLED FROM CONSENT CALENDAR

2. Proposed creek signs

Mayor Pro Tem Satterlee and Councilmember Carpenter provided comments.

Action: Upon a motion by Councilmember Bruins, seconded by Councilmember Pepper, the Council unanimously directed staff to proceed with the installation of Los Altos creek signs.

COUNCIL AND STAFF REPORTS AND DIRECTIONS ON FUTURE AGENDA ITEMS

Council Reports

Councilmember Bruins provided an update on the Stevens Creek Joint Cities Forum.

Councilmembers Bruins and Pepper reported they attended the League of California Cities Annual Conference September 19-20, 2013.

Councilmember Pepper reported she attended a meeting of the Los Altos/Los Altos Hills Joint Community Volunteer Service Awards Committee on September 9, 2013.

Future Agenda Items

Councilmembers Pepper and Carpenter and Mayor Pro Tem Satterlee requested an informational item regarding the timing of the Stevens Creek Trail agenda item.

Councilmembers Carpenter and Bruins and Mayor Fishpaw requested an informational item regarding the City's Complete Streets Policy.

ADJOURNMENT

Mayor Fishpaw adjourned the meeting at 11:12 p.m.

Jarrett Fishpaw, MAYOR

Jon Maginot, CMC, CITY CLERK



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MEMORANDUM

Date: September 22, 2023

To: Mike Giovannotto
604 Milverton Road
Los Altos, CA 94022

From: Kathleen McDonald, Conditions Assessment Specialist/ Architectural Historian

Project: 604 Milverton Road, Los Altos, CA
GA Job #2022011

Re: Standards Compliance Review - 604 Milverton Road - New Single-Family Home

Via: mikegiovannotto@gmail.com

Dear Mr. Giovannotto,

You contacted Garavaglia Architecture, Inc. (GA) to provide preservation consulting services for a Secretary of the Interior's Standards (SOIS) Compliance Review for the property located at 604 Milverton Road in Los Altos, CA. This report is part of a design review application for a new two-story single-family house and the conversion of an existing non-conforming single-family house into an accessory structure. Because the property is listed on the City of Los Altos Historic Resource Inventory, and is considered a historic resource under the California Environmental Quality Act (CEQA), review for conformance with the SOIS is required. Proposed project drawings and plans by DG Design, dated June 15, 2023 were provided to GA for review.

In November of 2022, GA finalized a Historic Resource Evaluation (HRE) and an updated Department of Parks and Recreation (DPR) 523 form for the property at 604 Milverton Road, which included the main house and a carport. In the HRE, GA concluded:

In summary, the subject property at 604 Milverton Road, historically called the Costello House, was built in 1916 as a residential farm property does display a level of historical significance and integrity that would qualify it for listing as a historic resource on the National Register of Historic Places, on the California Register of Historical Places, as a local City of Los Altos Landmark at the local level. The Costello House is significant for its architecture, as a fine example of vernacular California Bungalow with a mixture of Craftsman and Arts and Crafts design elements. It is also significant for its association with the overall development pattern of Los Altos and the South Bay region for its transition from a large apricot farming property to single family residential suburban properties.

The HRE also concluded that the Costello House at 604 Milverton Road retains five aspects of integrity – Location, Design, Materials, Workmanship, Feeling, but lacks integrity of Setting and

Innovating Tradition

in a mostly wooded area and includes a segment Adobe Creek, to the east of the house. A clearing or small agricultural lot is located on the northeast side of the property. The Los Altos Water Department owns undeveloped land along Adobe Creek to the north and south of the subject property, preserving a rural feeling to the view shed surrounding the house.



Figure 2. Looking southwest at the house from the north corner of the parcel at street level. Both mature and recently planted trees obscure the view of the house. (Garavaglia Architecture, 2022)

The “H” shaped building is a one story, residential wood framed structure constructed in the Craftsman Bungalow architectural style. The house is approximately 1,637 sq. ft. with two bedrooms, and one bathroom. The walls are made of wood clapboard siding painted an ochre color with white trim. Asphalt shingles cover the unique intersecting gable roof forms. The house is built on an elevated foundation and the primary facade faces north.



Figure 3: Looking west at the front facade with apricot carved motif above the front door (Garavaglia Architecture, 2022)



Figure 4: Looking north at the house in the distance, with the creek to the left of the house and the garage to the right. (Garavaglia Architecture, 2022)

Character-Defining Features:

The Costello House was found to be potentially significant under criteria C/3 for Design. As such, individual features of the building have been identified that define the historic character of the building and property. Assessment of various features is done according to a prioritized evaluation system. Once the character-defining features have been identified, each is assigned a priority rating to create a sense of the relative historical importance of these spaces and features. A rating scale of “*Premier-Important-Contributing-Non-Contributing*” is used. In general, this system allows for the analysis of the structure as a whole to guide what types of work should be done, and where such work could be completed with the least damage to the historic integrity of the resource.

The character-defining features of the residence and property, the Costello House at 604 Milverton Road, Los Altos, include:

Premier

- Intersecting gable roof forms
- Center rounded gable flanked by two bowed gables at the front facade
- Original window groupings of three on front facade with multiple lites over one
- French style entry door with sidelites
- Apricot carving on bargeboard

Important

- Open eaves at roof edges
- Wood clapboard siding
- Historic oak trees
- Wooded creek side setting

Contributing

- Long driveway approach to the house
- SCVWD land easement connecting the house property to the Costello barn property

Non-Contributing

- Carport/garage
- Modern wood deck addition on south façade
- Additional sheds and outbuildings on property
- Adjacent homes on Morningside Drive

Project Summary

The project under review proposes a new two-story single-family house and the conversion of an existing non-conforming single-family house into an accessory structure on the property at 604 Milverton Road in Los Altos.

Details about the proposed project include:

- New two-story single-family house
 - 5,414 square feet on the first floor, 2,831 square feet on the second floor, and 4,543 square feet on the basement floor
 - Simplified Mediterranean architectural style
 - Exterior materials finished in earth colors
 - Designed to appear to be a single-story when viewed from Morningside Road
 - Rear is not visible due to wooded areas
- Conversion of existing single-family house into accessory structure
 - Removing the kitchen prior to final occupancy of the new dwelling
 - No exterior modifications

APPLYING THE STANDARDS FOR REHABILITATION TO 604 MILVERTON ROAD

Compliance

The Secretary of the Interior's Standards for Rehabilitation lists 10 key elements to consider when new uses or architectural modifications are undertaken within historic resources. The following presents these 10 standards and briefly discusses the level of compliance of the proposed project at 604 Milverton Road in Los Altos. For each Standard, a level of compliance is given: Compliant, Marginally Compliant, or Not Compliant. A *compliant* rating indicates that the alteration has little or no impact on the resource. A *marginally compliant* rating indicates that the overall historical significance of the resources is not impacted enough to warrant re-evaluation, but modifications to the proposed design are strongly recommended. *Not compliant* indicates that the proposed design would severely negatively impact the resource and its eligibility for formal listing on a local, state, or national inventory.

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

The existing historic single-family house on the property is being converted from a "dwelling" to an "accessory structure" with the removal of the kitchen. The rest of the rooms on the interior will remain unchanged, as will the exterior of the building. No changes to the defining characteristic of the historic building are proposed as part of its conversion to an accessory structure.

The proposed project is compliant with Standard 1.

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

As stated earlier in this report, GA's HRE from 2022 concluded that the existing historic house on the property—the Costello House—is significant for its architecture, as well as for its association with the overall development pattern of Los Altos and the South Bay region. In terms of architecture, the significant features that characterize the property include the roof forms, original window groupings, the French entry door, the apricot carving on the bargeboard, open eaves, and wood clapboard siding. None of these architectural aspects are to be affected by the proposed project, so the property's architectural significance will be retained.

In terms of the property's association with development patterns, it is significant for its transition from a large apricot farming property to single family residential suburban properties. The Costello House is one of the few remaining properties that convey the agricultural origins of Los Altos prior to its development into a primarily residential suburban community. The apricot and leaf carving above the front door symbolize this agricultural association, and the historic oak trees and wooded creek side location reflect some of the house's historic setting. Further, the story of the Costello Family is integrated into the conversion of Los Altos from an apricot-farming region to a suburban community. None of these aspects are to be affected by the proposed project; if anything, the construction of the new house is an extension of the suburban community development that the property is significant for representing.

The proposed project is compliant with Standard 2.

- Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

No changes that create a false sense of historical development are proposed as part of this project. The proposed new house will be on the far corner of the lot, away from the historic house, and it will be differentiated as new construction. The conversion of the existing historic house from a "dwelling" to an "accessory structure" does not involve any changes to the exterior of the house, and only minimal changes to the interior with the demolition of the kitchen.

The proposed project is compliant with Standard 3.

- Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

No changes that have acquired historic significance are to be affected by the proposed project. The existing historic house is constructed around an older, smaller cottage at its core, where the two wings were constructed around the smaller cottage. However, the current configuration dates to a 1910's Craftsman cottage, which has acquired historic significance in its own right. No alterations to this building's exterior are proposed, and the only change to the interior is the removal of the kitchen, which has been previously remodeled.

The proposed project is compliant with Standard 4.

- Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

The distinctive features, finishes, and examples of craftsmanship at the existing historic house, such as the building form, wood clapboard siding, and the apricot carving on the bargeboard will not be affected by the proposed project.

The proposed project is compliant with Standard 5.

- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

No deteriorated historic features at the existing historic house have been identified, so none are proposed to be repaired or replaced as part of this proposed project.

The proposed project is compliant with Standard 6.

- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

Protection of existing historic finishes should be undertaken during demolition of the kitchen in the existing historic house. No surface cleaning of the historic structure is currently proposed as part of this project.

The proposed project is compliant with Standard 7.

- 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

No known archeological finds have been made in the area. However, should materials be found during construction, a qualified archeologist should be consulted for assessment and mitigation recommendations.

Based on available information, the proposed project is compliant with Standard 8.

- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

As detailed under Standards 2, 3, 5, 6, and 7 above, this project will not destroy any historic materials that characterize the property. The proposed house is a simplified Mediterranean architectural style, which will differentiate it from the existing historic house, and it will be located on the far corner of the lot, away from the existing historic house. Furthermore, its proposed exterior materials—stucco walls and stone cladding—are similar and compatible with houses in the surrounding neighborhood, including 607 Milverton Road and 720 Morningside Road.

Although the proposed house is larger in scale than the houses in the immediate neighborhood, it sits on a much larger parcel, making the house proportionate to its lot area. In order to minimize the appearance of its proportion and scale, the proposed house is designed to appear as a single-story when viewed from Morningside Road; this

is achieved through the sunken basement design and the use of alternating roof forms on the elevation facing Morningside Road, which break up the massing and proportion of the facade. The new house will not be very visible from Milverton Road, due to the large trees located at the northeast of the property, while the rear of the new house will not be visible due to wooded areas at the back of the lot.

GA's 2022 HRE found that the Costello House did not retain integrity of Setting or Association because "The lot has been reduced from its original size and the neighborhood has changed as well. The property's former apricot orchards are no longer extant with new residential lots. The open space just off of Milverton Road was never a part of the active orcharding area." The referenced "open space" is the portion of the lot where the new house is proposed to be sited. The wooded creek side location of the existing historic house would remain as-is, as would the exterior of the existing house. Due to these reasons, as well as those outlined under the above Standards 1-8, the property at 604 Milverton will continue to retain the remaining five aspects of integrity: Location, Design, Materials, Workmanship, and Feeling.

The proposed project is compliant with Standard 9.

10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

If the proposed new construction were to be removed from the property in the future, the essential form and integrity of the historic property would not be affected. The new house is proposed to be sited on the far corner of the lot, away from the existing historic house, which is currently a relatively open area in terms of trees, vegetation, and site features. No additions or alterations are proposed for the existing historic house.

For these reasons, and those outlined under Standard 9 above, the property at 604 Milverton will continue to retain the remaining five aspects of integrity: Location, Design, Materials, Workmanship, and Feeling. The property's integrity of Setting and integrity of Association have already been compromised.

The proposed project is compliant with Standard 10.

Project Compliance Summary

The proposed project at 604 Milverton Road is compliant with Standards 1 through 10. Overall compliance is not necessarily a direct sum of the level of compliance with each individual standard, however that information is weighed with the overall impact on both the design and historical significance of the resource. Depending on the reasons for significance and the level of importance of the resource, different levels of overall compliance may result. For 604 Milverton Road, Garavaglia Architecture, Inc. finds the proposed project to be compliant overall.

Conclusion

Garavaglia Architecture, Inc. concludes that the proposed project at 604 Milverton Road is compliant with the Secretary of the Interior's Standards for Rehabilitation. The character-defining features of the existing historic house, such as the building form and massing, fenestration, bargeboard detailing, roof forms, wood siding, and the building's wooded creek side setting would not be affected by the proposed project. The new house proposed for construction is designed in a way that minimizes its scale and proportion in relation to its

surroundings; the new house is proposed to be sited on the far corner of the lot, away from the existing historic house; and if the proposed new construction were to be removed from the property in the future, the essential form and integrity of the historic property would not be affected.

Professional Qualifications

Kathleen McDonald

Ms. McDonald meets or exceeds the Secretary of the Interior's Professional Qualifications Standards for Architectural History. She has over 5 years of experience in the field of historic preservation, and she has completed a wide variety of projects ranging from large-scale surveys and community outreach down to standards compliance review for individual buildings.

Ms. McDonald's specific project expertise includes major involvement and direction in the projects listed, contributing expertise in historic and archival research, identification and documentation of historic resources, existing condition analysis and treatment recommendations, and compliance with the Secretary of the Interior's Standards.

Recent projects in which she has managed or had major research or technical involvement with include:

- Travis Air Force Base Historic Preservation Treatment Plan for Hangar 810, Fairfield, CA
- Pond Farm Condition Assessment Report for the Marguerite Wildenhain Residence, Guerneville, CA
- Alcatraz Wharf Rehabilitation Historic Preservation Treatment Plan, San Francisco, CA
- 50 UN Plaza Courtyard Masonry Conditions Survey and Treatment Recommendations, San Francisco, CA
- Five Wounds Historic Resource Survey, San José, CA
- Don Fernando Pacheco Adobe Historic Structure Report, Concord, CA
- Odello Creamery Historic Structure Report, Carmel, CA
- 637 Alvarado Row National Register Nomination, Stanford, CA
- 44 Sunnyside Avenue Historic Resource Evaluation, Campbell, CA
- Geneva Office Building Standards Compliance Review, San Francisco, CA
- 201 Baden Avenue Standards Compliance Review, South San Francisco, CA
- 47 Madrone Avenue Standards Compliance Review, Larkspur, CA
- 923-925 4th Street Standards Compliance Review, San Rafael, CA
- Vintage Tower Standards Compliance Review, San José, CA

Ms. McDonald received her Master of Historic Preservation and Bachelor of Design in Architecture from the University of Florida. Ms. McDonald then interned with the Preservation Foundation of Palm Beach, Florida, before working for the City of Key West, Florida, as a historic preservation planner. Her current position at Garavaglia Architecture is that of Conditions Assessment Specialist/ Architectural Historian.

From: Dino Garcia <dino@dgdesignplan.com>
Sent: Thursday, September 21, 2023 2:52 PM
To: Sean Gallegos <sgallegos@losaltosca.gov>
Cc: Mike Giovannotto <mike@vrent.com>
Subject: Re: 604 Milverton Road -

Hi Sean,

See below for the outline of community outreach conducted for this project.

Outline of Community Outreach Conducted

HOA Outreach:

The Morningside ARB unanimously approved the proposed project. All of the homeowners have reviewed the plans and approved by a vote of 10 to 0 without any objections. A letter of review and approval dated July 1, 2021 was sent by Ken Orvick of Orvick Management Group, Inc as instructed by Mark Voll, the HOA president. I am friends with the community and homeowners, and appreciate all the warm support they have provided!

The Notice of the Development Proposal board with the public meeting notice is up in the HOA entrance road (Morningside) as well.

In-Person Outreach:

- **600 Milverton** - Spoke to 'Ram' and discussed the project scope. No concerns received to date.
- **607 Milverton** - Had conversation regarding building of my new home during last winter's storm when the neighborhood came together due to trees falling on the road. No concerns received to date. There is a large wood fence and significant landscape screening between our properties.
- **610 Milverton** - Spoke to 'Eric' and discussed the project scope in detail. He and I walked my development site on September 21, 2023. Eric has viewed the Site Plan and I texted him a copy during our site walkthrough on 9/21. I replaced the good neighbor fence between our properties at my cost last month. No concerns received to date. He asked my long term plans for the property and I told him I was going to live in the new house. I have left the attached notice on his gate today and texted him to inform.
- **612 Milverton** - I have spoken regularly with Janet and Jim Collinson regarding the project scope in detail. I consider them friends. We have in the past (before plans were drafted) discussed elevations, grading, and fencing. We have incorporated these features into the plans (except a light permeable section of fence we mutually agreed to but not on plans). They both seem to like the project. No concerns received to date.
- **614 Milverton** - Spoke to 'LaDawn' and discussed the project scope. No concerns received to date.
-

Printed Outreach:

- **600 Milverton** - Posted the notice of public hearing on front door.
- **601 Milverton** - Posted the notice of public hearing on front door.
- **607 Milverton** - Posted the notice of public hearing on front door.
- **610 Milverton** - Left the notice of public hearing at the gate.
- **612 Milverton** - Posted the notice of public hearing on front door.
- **614 Milverton** - Posted the notice of public hearing on front door.

- **615 Milverton** - Posted the notice of public hearing on front door.

Digital Outreach:

- **600 Milverton** - Sent text message to notify that the notice was posted on the front door.
- **610 Milverton** - Sent text message to notify that the notice was left at the gate.
- **612 Milverton** - Sent text message to notify that the notice was posted on front door. Design Review Plans sent via email on February 14, 2023.
- **614 Milverton** - Sent text message to notify that the notice was posted on the front door.

A copy of the notice sent to the neighbors is attached for your reference.

Thanks,

Dino Garcia

[DG Design](#)

Tel: 510-579-2004

Email: dino@dgdsgnplan.com

From: [Sean Gallegos](#)
To: [Public Comment - ZA](#)
Cc: [Yvonne Dupont](#)
Subject: FW: Zoning Administrator 11/04/2023 Meeting 604 Milverton
Date: Monday, October 30, 2023 8:32:02 AM

From: Jim Wing <jameswing@msn.com>
Sent: Saturday, October 28, 2023 7:04 PM
To: Sean Gallegos <sgallegos@losaltosca.gov>
Subject: Zoning Administrator 11/04/2023 Meeting 604 Milverton

Zoning Administrator

Subject: ZA 11/04/2023 Meeting Agenda Item 02 604 Milverton

I support design of this new home and recommend approval with the following changes:

1. Home center fireplace chimney should be reduced in height to insure it is slightly below top of roof line. Home has very good articulated roof line and center chimney is a distraction. Fireplace is natural gas or electric and vent to roof only needs to be 2 or 3 inches diameter. Smaller fireplace chimneys on both sides of home are already short and add to roof articulation.
2. Wood slat fence that runs along 604 and 612 Milverton property should stop just prior to property line "jog" at Milverton / Morningside corner. Jog should be completely enclosed with "wrought iron" fence to match existing gate. After completing "jog" fence should make short run to existing Morningside gate. This continuity of fence is needed to keep nighttime deer from entering Milverton where they eat and destroy landscaping.
3. Existing water well and pump house should be sealed / removed. Federal Clean Water Act / EPA regulations do not allow water wells within flood plain of ephemeral creeks like Adobe. Recent US Supreme Court Maui decision added "underground" water to Clean Water Act and EPA regulations have also been revised. In my opinion Federal Regulations over ride State Regulations. California regulations may now be in process of updating and should not be used by Los Altos on this project.
4. Creekside historic house has a septic tank / drain field next to Adobe Creek. I have seen "green algae" Adobe Creek flow that starts near septic tank drain field. New Clean Water Act / EPA regulations should be used to remove septic tank and decontaminate drain field creekbank soil.

Thank you for your consideration, Jim Wing Milverton Road, Los Altos, Ca



TO: Nick Zornes, Zoning Administrator

FROM: Sean Gallegos, Senior Planner

SUBJECT: SC23-0008 – 1014 Seena Avenue

RECOMMENDATION

Approve design review application SC23-0008 for the construction of a new 3,876 square foot, two-story house subject to the listed findings and conditions of approval and find the project categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15303 (“New Construction or Conversion of Small Structures”).

BACKGROUND

Project Description

- Project Location: 1014 Seena Avenue, on the southwest corner of Seena Avenue and Covington Road
- Lot Size: 11,282 square feet
- General Plan Designation: Single-Family, Medium Lot (SF4)
- Zoning Designation: R1-10
- Current Site Conditions: One-story house

The proposed project includes the demolition of an existing one-story house and replacement with a new two-story house with 2,337 square feet on the first story and 1,539 square feet on the second story (see Attachment A – Project Plans).

The new residence uses a Contemporary inspired architectural design with shed roof elements and simple modern forms. The house is consistent with the identifying features of a modern style that include low slope roofs, large fiberglass frame windows, horizontal cedar, and stucco siding surfaces, and unornamented wall surfaces with no decorative detailing at the doors or windows. A recessed covered porch is proposed at the front entry and a covered pergola is proposed at the rear portion of the residence. The proposed building materials, which include composition shingle roof, smooth stucco siding, stained cedar siding, wood doors and black fiberglass windows, reflect a high level of quality. Overall, the project’s detailing and materials maintain an appropriate relationship to the rustic qualities of the area and are compatible with the character of the surrounding neighborhood.

The proposed design of the residence maintains the front façade facing Seena Avenue as well as the vehicular access to the garage.

ANALYSIS

Design Review

The proposed house complies with the R1-10 district development standards found in Los Altos Municipal Code (LAMC) Chapter 14.06, as demonstrated by the following table:

	Existing	Proposed	Allowed/Required
COVERAGE:	1,840 square feet	2,614 square feet	3,385 square feet
FLOOR AREA:			
1st Floor	1,840 square feet	1,920 square feet	
2nd Floor	-	1,539 square feet	
Total	1,840 square feet	3,876 square feet	3,878 square feet
SETBACKS:			
Front	25 feet	25 feet	25 feet
Rear	25 feet	25 feet	25 feet
Right Exterior side (Covington Rd)	16.5 feet/- 10 feet/-	16.5 feet/27 feet 10 feet/19.9 feet	16.5 feet 10 feet/17.5 feet
Left side (1 st /2 nd)			
HEIGHT:	15 feet	25.4 feet	27 feet

The 82-foot-wide lot is considered a narrow lot due to its width being less than 90 feet on a corner lot. As per Section 14.06.08.E.1, narrow lots are subject to specific setback requirements. The exterior side yard setback for narrow lots should be twenty percent of the average lot width, with a minimum of ten feet. The interior side yard setback for lots greater than 80 feet comply with subsection A of the section, which requires a minimum setback of ten feet. Consequently, the project is permitted to have a first story and second story exterior side yard setback of 16.5 feet.

As per Chapter 14.76 of the LAMC, new two-story residences must comply with the Single-Family Residential Design Guidelines. The guidelines suggest that designs in a Diverse Character neighborhood should incorporate some design elements, materials, and scale that are present in the neighborhood while maintaining its own unique design integrity. The proposed design follows this recommendation and will be compatible with the surrounding properties.

The neighborhood context map, depicted on Sheet A-2 of the plan set, provides a visual representation of the physical characteristics of the neighborhood, including its boundaries, streets, buildings, and natural features.

The overall bulk and scale of the front elevation is broken up with multiple shed roof forms, horizontal eaves lines, and porch entry. The series of shed roof forms results in a layered appearance and a structure that is well articulated, which helps to break up the horizontal and vertical planes. The second story is softened due to being recessed into the roof form along the front elevation and centered over the first-story massing at the sides of the house and large second-story setbacks. The architect has worked with staff to soften the two-story verticality through the use of different materials

on the exterior of the building. The proposed use of stucco and wood siding material on the first story also helps to visually break down the massing of the first story and create a more visually interesting façade.

The proposed wall plate heights for this structure are set at 10 feet for the first story and nine feet for the second story. Although a ten-foot first-story plate exceeds the standard plate heights observed in the neighborhood, the applicant has made an effort to mitigate this by maintaining a low finished floor height of just eight inches. This strategic choice effectively reduces the visual bulk of the house. As a result, the new construction remains consistent with the scale of the neighboring residences, which typically feature plate heights ranging from eight to nine feet. This approach ensures that the building's appearance is consistent with its surroundings and does not appear overly large or incongruous when viewed from the street.

The low-pitched roof and roof form contribute to reducing the perceived bulk of the structure. The first-story roof form and horizontal eave line breaks up the wall plane, while the building's articulation and roof forms at the second story break down the massing into smaller portions, making the building visually interesting and less bulky.

The subject property includes a total of nine protected trees as outlined in the city's Tree Protection Regulations. Tree Nos. 3, 10, and 11 are designated to be retained, while tree numbers 4 through 9 are scheduled for removal. The arborist report recommends removing six trees (No. 4, 5, 6, 7, 8, and 9) within the house or improvement area, in line with criterion No. 3 for property enjoyment, involving economic and aesthetic factors. New trees will be planted on the property for privacy, and existing trees (Nos. 3, 10 and 11) will be kept. The landscaping plan will comply with the Water Efficient Landscape Ordinance, which requires water-efficient landscaping for new residences with landscaping over 500 square feet.

Staff recommends the inclusion of condition No. 3 which calls for the planting of four new Class I or II street trees from the City's Street Tree Planting List with a minimum size of 15-gallon or 24-inch box consistent with Section 11.08.90 of the Tree Protection Ordinance, which permits one or more replacement trees for each protected tree removed from a site. Consistent with the Residential Guidelines, replacement trees are necessary to soften the impact and view of new construction and shall be 15 gallon in size or larger.

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

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15303 (“New Construction or Conversion of Small Structures”) of the California Environmental Quality Act (CEQA) because it involves the construction of a single-family dwelling in a residential zone.

PUBLIC NOTIFICATION AND CORRESPONDENCE

A public meeting notice was posted on the property, mailed to property owners within 300 feet of the subject site, and published in the Town Crier. The applicant also posted the public notice sign (24" x 36") in conformance with the Planning Division posting requirements.

The applicant sent out letters to ten neighbors in the immediate area by certified mail. No comments from neighbors have been received by staff as of the writing of this report.

Attachment:

A. Project Plans

Cc: Mohammad Kasirossafar, Applicant/Architect
Guy Kramarski, Property Owner

FINDINGS

SC23-0008 1014 Seena Avenue

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

- A. The proposed residence complies with all provision of this chapter because the proposed residence is consistent with the development standards of the R1-10 zoning district and policies and implementation techniques described in the Single-Family Residential Design Guidelines.
- B. The height, elevations and placement on the site of the proposed main or accessory structure or addition, when considered with reference to the nature and location of residential structures on adjacent lots, and will consider the topographic and geologic constraints imposed by particular building site conditions as the proposed house maintains a similar finished floor elevation and orientation on the lot as the existing house and complies with the allowable floor area, lot coverage, and height maximums as well as the daylight plane requirement pursuant to LAMC Chapter 14.06.
- C. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized because the trees on the property protected by city ordinance are proposed to remain and there will not be any substantial grade changes nor soil removal to construct the residence. The subject property includes a total of nine protected trees as outlined in the city's Tree Protection Regulations. Tree Nos. 3, 10, and 11 are designated to be retained, while tree numbers 4 through 9 are scheduled for removal. The arborist report recommends removing six trees (No. 4, 5, 6, 7, 8, and 9) within the house or improvement area, in line with criterion No. 3 for property enjoyment, involving economic and aesthetic factors. The proposed landscaping including new trees, shrubs, and ground cover will be in keeping with the surrounding neighborhood.
- D. The orientation of the proposed new residence in relation to the immediate neighborhood will minimize the perception of excessive bulk because the proposed structure incorporates architectural design features such as low scale, horizontal eave lines, smooth stucco and horizontal siding, building articulation, and roof forms that break up the massing and minimize excessive bulk. The series of shed roof forms results in a layered appearance and a structure that is well articulated, which helps to break up the horizontal and vertical planes. The second story is softened due to being recessed into the roof form along the front elevation and centered over the first-story massing at the sides of the house and large second-story setbacks.
- E. General architectural considerations, including the size and scale, the architectural relationship with the site and other buildings, building materials and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings on the same project site. The design incorporates durability, high-quality and architecturally integrated composition shingle roof, smooth stucco siding, stained cedar siding, wood doors and black fiberglass windows. The size and scale of the building also fits well with buildings on the same site, based on overall building height and height of each story.

- F. The proposed residence has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection because the site is relatively flat and has incorporated softscape and hardscape surfaces into the plan and proposes a drainage plan to minimize off-site stormwater drainage.

CONDITIONS OF APPROVAL

SC23-0008 1014 Seena Avenue

GENERAL

1. Expiration

The Design Review Approval will expire on November 1, 2025 unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

2. Approved Plans

The approval is based on the plans and materials received on September 27, 2023 except as may be modified by these conditions.

3. Replacement Trees

The project plans shall be revised to show the planting of four new Class I or II street trees from the City's Street Tree list. These trees should have a minimum size of 15-gallon or 24-inch box .

4. Encroachment Permit

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

5. Protected Trees

Tree Nos. 3, 10 and 11 as shown on Sheet A-5 shall be protected under this application and cannot be removed without a tree removal permit from the Development Services Director. The tree protection plan outlined in the arborist report (Monarch Consulting Arborists, dated 8/8/2023) shall be incorporated into the building permit plans and implemented before and during construction.

6. Tree Removal Approved

Trees Nos. 4 to 9 shown to be removed on plan Sheet A-5 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 the issuance of a demolition permit or building permit. Exceptions to this condition may be granted by the Development Services Director upon submitting written justification.

7. Encroachment Permit

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

8. Landscaping

The project shall be subject to the City's Water Efficient Landscape Ordinance (WELO) pursuant to Chapter 12.36 of the Municipal Code if over 500 square feet or more of new landscape area, including irrigated planting areas, turf areas, and water features is proposed.

9. Underground Utility and Fire Sprinkler Requirements

Additions exceeding fifty (50) percent of the existing living area (existing square footage calculations shall not include existing basements) and/or additions of 750 square feet or more shall trigger the undergrounding of utilities and new fire sprinklers. Additional square footage calculations shall include existing removed exterior footings and foundations being replaced and rebuilt. Any new utility service drops are pursuant to Chapter 12.68 of the Municipal Code.

10. Indemnity and Hold Harmless

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

INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

11. Conditions of Approval

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

12. Tree Protection Note

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

13. Water Efficient Landscape Plan

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

14. 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.

15. 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.

16. Green Building Standards

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

17. Underground Utility Location

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

18. Mechanical Equipment

The plans shall show the location of any mechanical equipment (including air conditioning units) on the site plan. All equipment must be located to comply with the City’s Noise Control Ordinance (Chapter 6.16) and Mechanical Equipment Ordinance (Chapter 11.14).

19. Storm Water Management

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

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

20. Tree Protection

Tree protection fencing shall be installed around the driplines, or as required by the project arborist, of trees Nos. 3, 10 and 11as shown on the site plan. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.

21. 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.

PRIOR TO FINAL INSPECTION

22. Landscaping Installation and Verification

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

23. Green Building Verification

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



PROFESSIONAL ENGINEERS
PROPERTY DEVELOPMENT & PROJECT ENGINEERING

D: 650.644.7674 | www.proengs.com
O: 650.720.7674 | info@proengs.com

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE DESIGNER AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE DESIGNER.

DESIGNER SIGNATURE

Kasrosafar

PROJECT:

SEENA RESIDENCE
1014 SEENA AVENUE,
LOS ALTOS, CA, 94024

REVISION TABLE:

COMMENT BY CITY 06/12/2023

SHEET TITLE:

COVER SHEET

PROJECT ID: 0617

DATE: 04/22/2023

SCALE: AS NOTED

DRAWN BY: S.M.H

SHEET NO.:

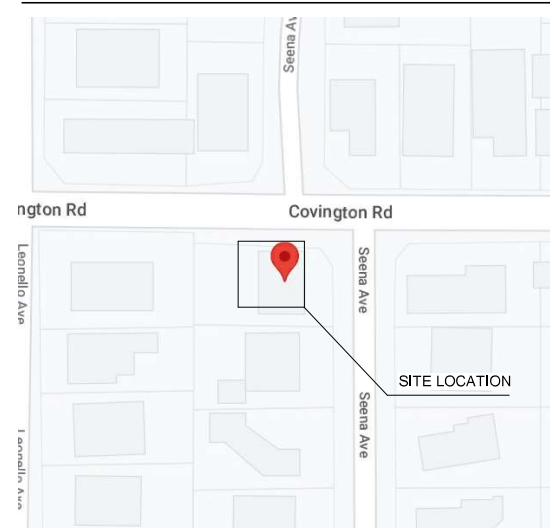
A-1

CITY STAMP PLACE

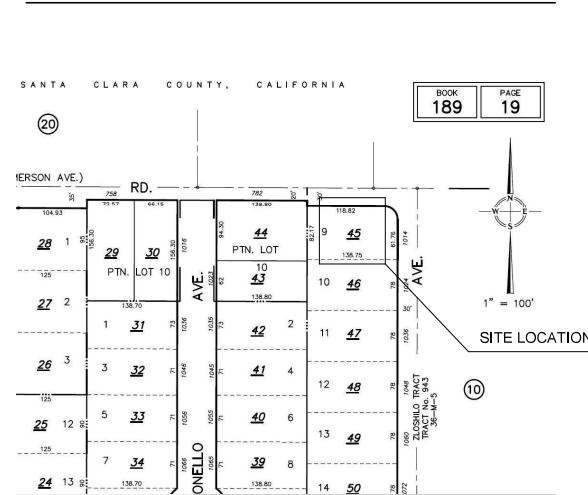
SEENA RESIDENCE

1014 SEENA AVENUE, LOS ALTOS, CA, 94024

VICINITY MAP:



APN MAP:



PROJECT CONTACT:

DESIGNER & STRUCTURAL DRAWINGS: PROFESSIONAL ENGINEERS
TEL: 650-844-7674
500 W HAMILTON AVE., #110246
CAMPBELL, CA 95008-0246
EMAIL: INFO@PROENG.S.COM
WWW.PROENG.S.COM

LANDSCAPE DRAWINGS: REED ASSOCIATES
LANDSCAPE ARCHITECTURE
1345 PAULINE DR.
SUNNYVALE, CA 94087
TEL: 408-481-9020

CIVIL DRAWINGS: OSUNA ENGINEERING
6920 SANTA TERESA BLVD,
SUITE 206, SAN JOSE, CA

SOIL REPORTS: CAPEX ENGINEERING INC.
14198, FREMONT, CA 94539
TEL: 408-609-1115
E-MAIL: CAPEXINC888@GMAIL.COM

TITLE 24: CARSTAIRS ENERGY INC.
2238 BAYVIEW HEIGHTS
DRIVE, SUITE E
LOS OSOS, CA 93402

ARBORIST: MONARCH CONSULTING
ARBORISTS LLC
1010 FELTON CA, 95018

SCOPE OF WORK:

-THE EXISTING MAIN HOUSE AND GARAGE TO BE FULLY DEMOLISHED.
-CONSTRUCTION OF 3459 SQFT TWO STORY MAIN HOUSE, 417 SQFT GARAGE, 777 SQFT A,D,U,
-POOL WILL BE CONSTRUCTED UNDER SEPARATE PERMIT.

OWNER: GUY KRAMARSKI
GUY@DECOR-BUILDERS.COM
1014 SEENA AVENUE, LOS
ALTOS, CA, 94024

PROJECT DATA:

APN: 189-19-045
OCCUPANY GROUP: R3 & U
CONSTRUCTION TYPE: VB - AUTOMATIC FIRE SPRINKLERS FOR NEW HOUSES
NUMBER OF FLOORS: 2 (TWO)
FLOOD HAZZARD ZONE: X
FIRE PROTECTION: FIRE SPRINKLER PLANS TO BE SUBMITTED AS A DEFERRED SUBMISSION
BEDROOM/BATHROOM:
PROPOSED MAIN HOUSE: 5/5,5
PROPOSED A.D.U.: 1/2

REQUIRED CITY NOTES:

- BUILDER MOST PROVIDE THE HOME OWNER WITH THE LUMINARIES SCHEDULE (AS REQUIRED IN TITLE 24 CALIFORNIA CODES OF REGULATIONS, PART 1, 10-103(B)) THAT INCLUDES A LIST OF LAMP INSTALLED THE LUMINARIES.
- ALL SINK FAUCETS, SHOWER HEADS, TOILETS AND URINALS SHALL COMPLY WITH CALIFORNIA CIVIL CODE SECTION 111.1 THROUGH 1101.8. (KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALS/MIN. LAVATORY FAUCETS SHALL NOT EXCEED 1.2GALS/MIN. SHOWER HEADS SHALL NOT EXCEED 1.8 GALS/MIN. TOILETS SHALL NOT EXCEED 1.28 GALS/MIN AND URINALS SHALL NOT EXCEED 0.5 GALS/FLUSH.

CODE EDITIONS:

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
LOS ALTOS CITY MUNICIPAL CODE
ALL APPLICABLE COUNTY OF SANTA CLARA CODES & REGULATIONS

PROJECT SUMMARY TABLE:

ZONING COMPLIANCE			
	EXISTING	PROPOSED	ALLOWED
LOT COVERAGE:	1840 SQFT. (16%)	2614 SQFT. (23%)	3385 SQFT. (30%)
FLOOR AREA:	1ST FLR: 1440 SQFT. 2ND FLR: 0 SQFT. TOTAL: 1840 SQFT.	1ST FLR: 1920 SQFT. 2ND FLR: 1539 SQFT. TOTAL: 3878 SQFT.	3878 SQFT. (35%)
SETBACKS:			
FRONT	25 FT.	25 FT.	25 FT.
REAR	25 FT.	57.9 FT.	25 FT.
RIGHT SIDE (1ST/2ND)	16.5 FT. / 20 FT.	16.5 FT. / 27 FT.	16.5 FT. / 20 FT.
LEFT SIDE (1ST/2ND)	10 FT. / 17.5 FT.	10 FT. / 19.9 FT.	10 FT. / 17.5 FT.
HEIGHT:	15 FEET	25 FEET 5 INCH	27 FEET
SQUARE FOOTAGE BREAKDOWN			
	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA:	1440 SQFT.	2019 SQFT.	3459 SQFT.
NON-HABITABLE AREA:	400 SQFT.	17 SQFT.	417 SQFT.
LOT CALCULATIONS			
NET LOT AREA:	11282 SQUARE FEET		
FRONT YARD HARDSCAPE AREA:	1057 SQUARE FEET (9.5%)		
LANDSCAPING BREAKDOWN:	TOTAL HARDSCAPE AREA (EXISTING AND PROPOSED): 4414 SQ FT EXISTING SOFTSCAPE (UNDISTURBED) AREA: 0 SQ FT NEW SOFTSCAPE (NEW OR REPLACED LANDSCAPING) AREA: 4447 SQ FT		

DRAWING INDEX:

- ARCHITECTURAL**
- A-1 COVER SHEET
 - A-2 STREETScape DIAGRAM
 - A-3 NEIGHBORHOOD DIAGRAM
 - A-4 EXISTING SITE/DEMO PLAN
 - A-5 PROPOSED SITE PLAN
 - A-6 PROPOSED HARDSCAPE PLAN
 - A-7 PROPOSED FIRST FLOOR PLAN
 - A-8 PROPOSED SECOND FLOOR PLAN
 - A-9 AREA CALCULATION PLANS
 - A-10 PROPOSED ROOF PLAN
 - A-11 PROPOSED ELEVATIONS
 - A-12 PROPOSED ELEVATIONS
 - A-13 PROPOSED SECTIONS
 - A-14 MATERIAL BOARD & 3D VIEWS
 - A-15 ARCHITECTURAL NOTES
- SURVEY**
- BT-1 TOPOGRAPHIC SURVEY MAP
 - BT-2 TOPOGRAPHIC SURVEY MAP
- ARBORIST REPORT**
- AR-1 ARBORIST REPORT
 - AR-2 ARBORIST REPORT
 - AR-3 ARBORIST REPORT
- LANDSCAPE**
- L-1 LANDSCAPE PLANTING PLAN
 - L-1,1 EXISTING TREE RETENTION/REMOVAL PLAN
 - L-2 LANDSCAPE HYDROZONE PLAN
- CIVIL**
- C-0 COVER SHEET
 - C-1 GRADING PLAN
 - C-2 CONSTRUCTION DETAILS
 - C-3 EROSION CONTROL
 - C-4 BEST MANAGEMENT PRACTICES

GENERAL NOTES:

ALL WORK DESCRIBED IN THE DRAWING SHALL BE VERIFIED FOR DIMENSIONS, GRADE, EXTENT AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED THAT AFFECT OR CHANGE THE WORK THAT DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE DESIGNER ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PRECEDING AT HIS OWN RISK.

OMISSIONS FROM DRAWING AND SPECIFICATIONS OR THE MIS-DESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARIY REFORMED, SHALL NOT RELIEVE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MIS-DESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

SITE CONDITIONS: ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELEASE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK. IF ANR VARIATION, DISCREPANCY OR OMISSION BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND, THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY DESIGNER IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM DESIGNER PRIOR TO PROCEED WITH ANY RELATED WORK.



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DESIGNER SIGNATURE

Kasrosafar

PROJECT:
SEENA RESIDENCE
1014 SEENA AVENUE,
LOS ALTOS, CA, 94024

REVISION TABLE:



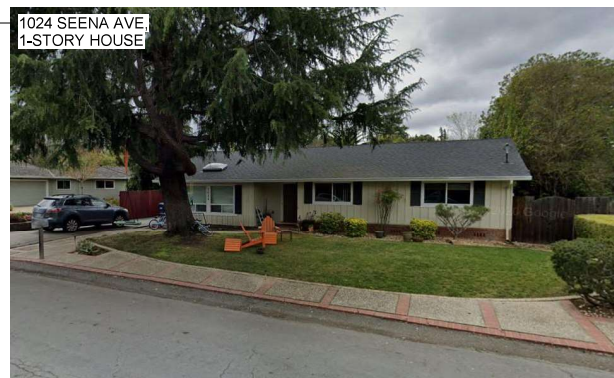
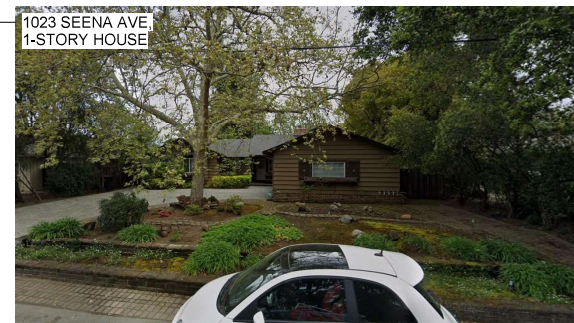
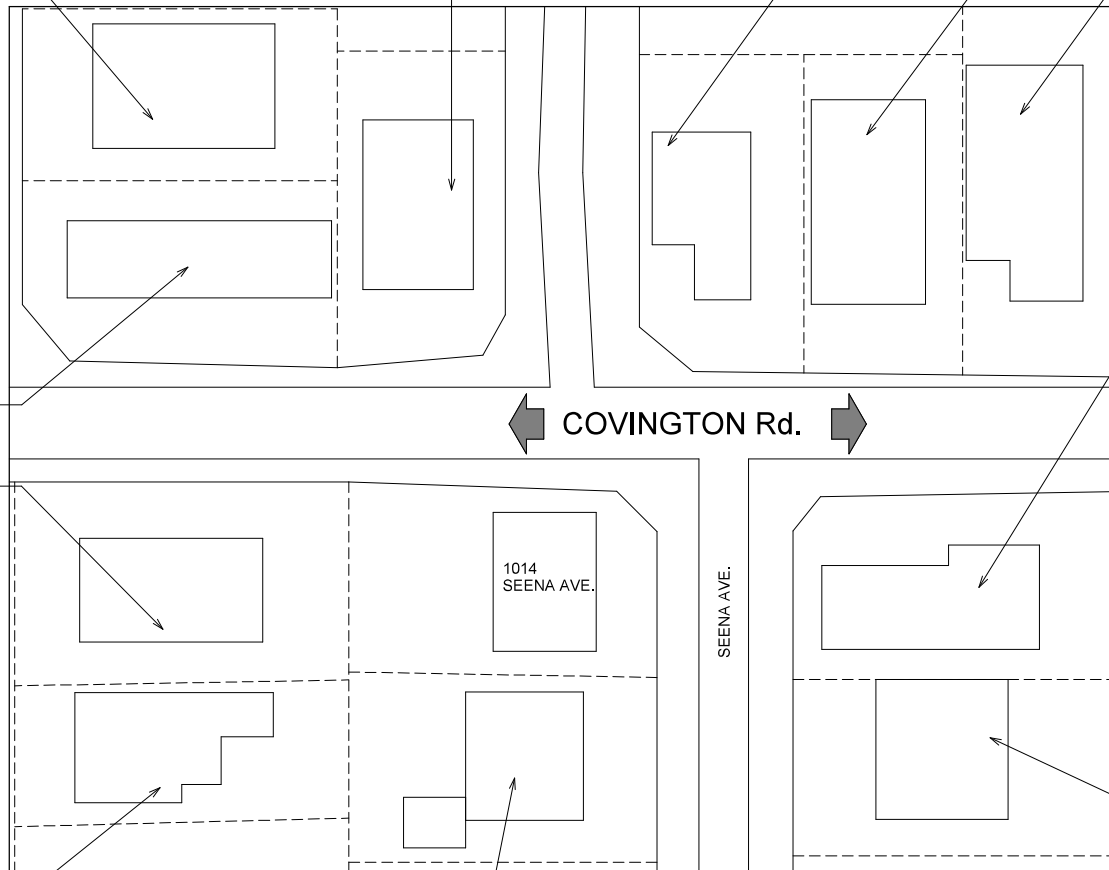
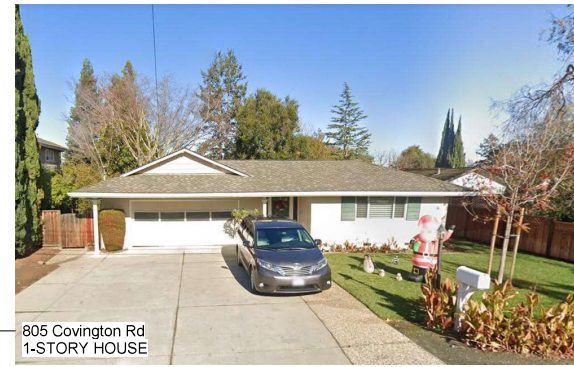
SHEET TITLE:

STREETSCAPE DIAGRAM

PROJECT ID:	0617
DATE:	04/22/2023
SCALE:	AS NOTED
DRAWN BY:	S.M.H

SHEET NO.:

A-2



CITY STAMP PLACE



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PROJECT:

SEENA RESIDENCE

1014 SEENA AVENUE,
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SHEET TITLE:

NEIGHBORHOOD
CONTEXT MAP

PROJECT ID: 0617

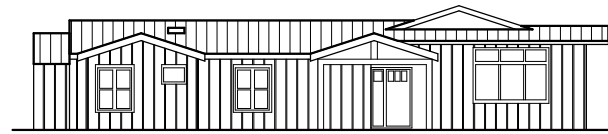
DATE: 04/22/2023

SCALE: AS NOTED

DRAWN BY: S.M.H

SHEET NO.:

A-3



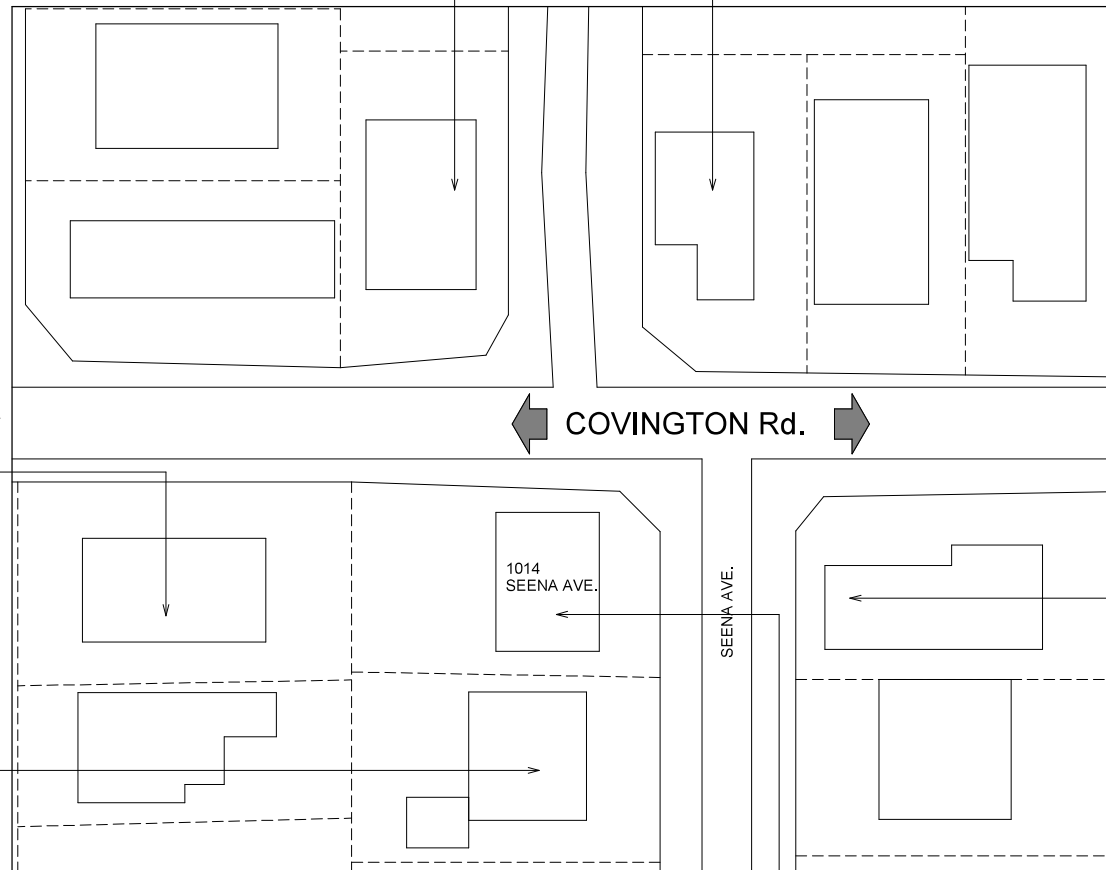
986 SEENA AVE.
1-STORY HOUSE



981 Covington Rd
2-STORY HOUSE



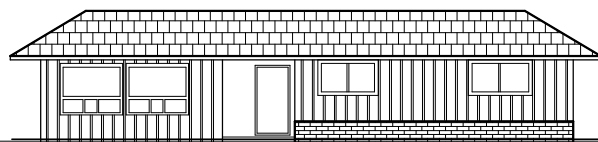
782 Covington Rd
2-STORY HOUSE



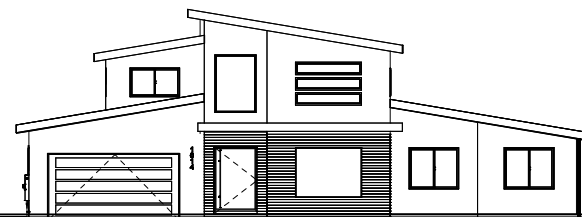
COVINGTON Rd.

1014
SEENA AVE.

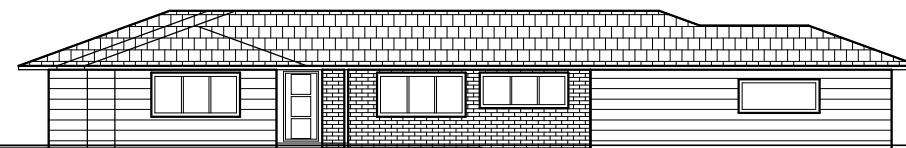
SEENA AVE.



1024 SEENA AVE.
1-STORY HOUSE



1014 SEENA AVE.
2-STORY HOUSE



814 Covington Rd
1-STORY HOUSE

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SHEET TITLE:

**EXISTING SITE / DEMOLITION
PLAN**

PROJECT ID: 0617

DATE: 04/22/2023

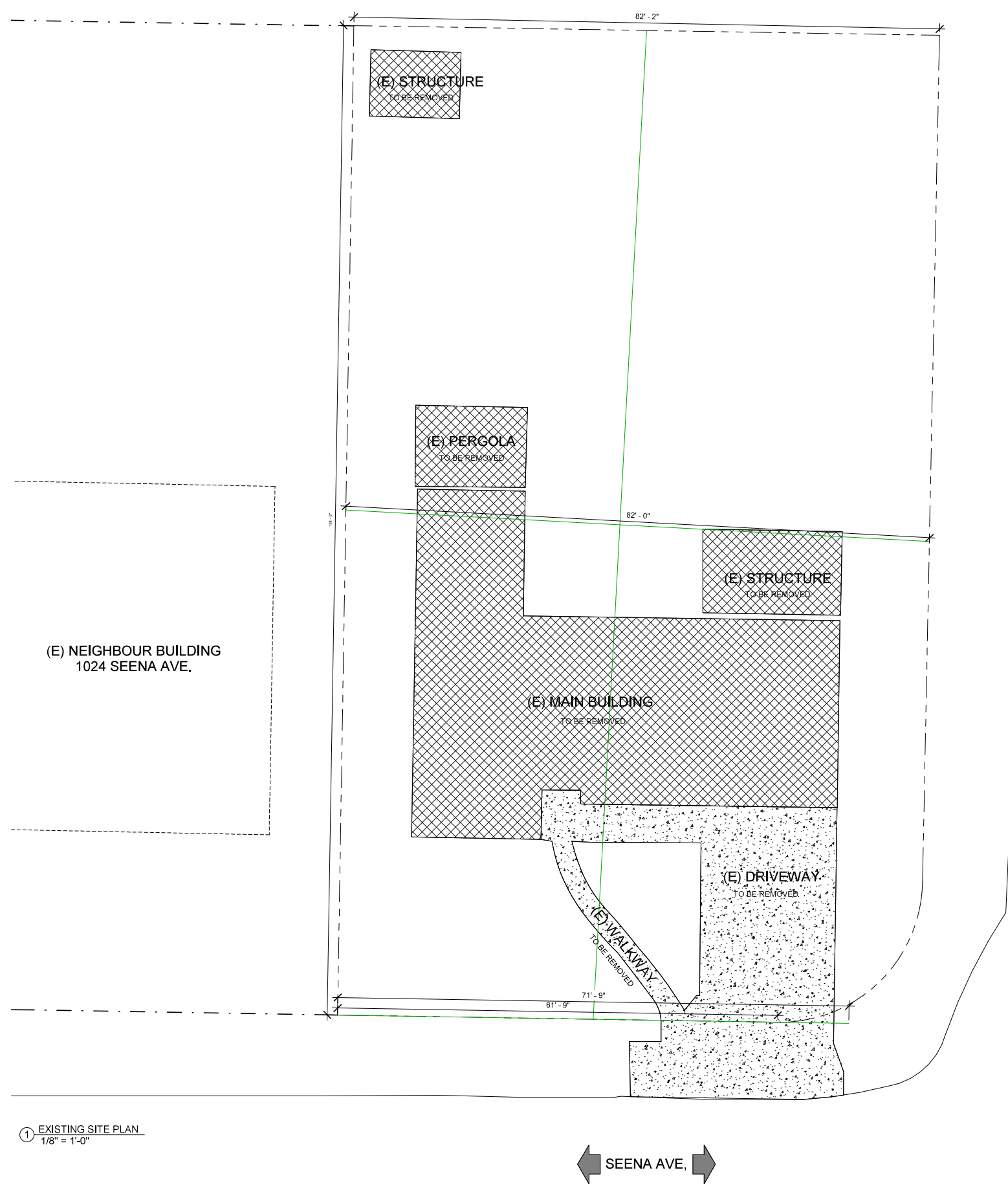
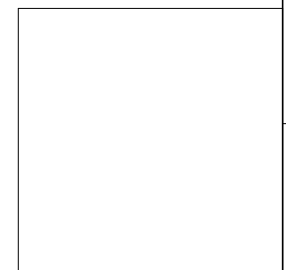
SCALE: AS NOTED

DRAWN BY: S.M.H

SHEET NO.:

A-4

CITY STAMP PLACE



① EXISTING SITE PLAN
1/8" = 1'-0"

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PROJECT:
SEENA RESIDENCE
 1014 SEENA AVENUE,
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REVISION TABLE:
 COMMENT BY CITY 06/12/2023

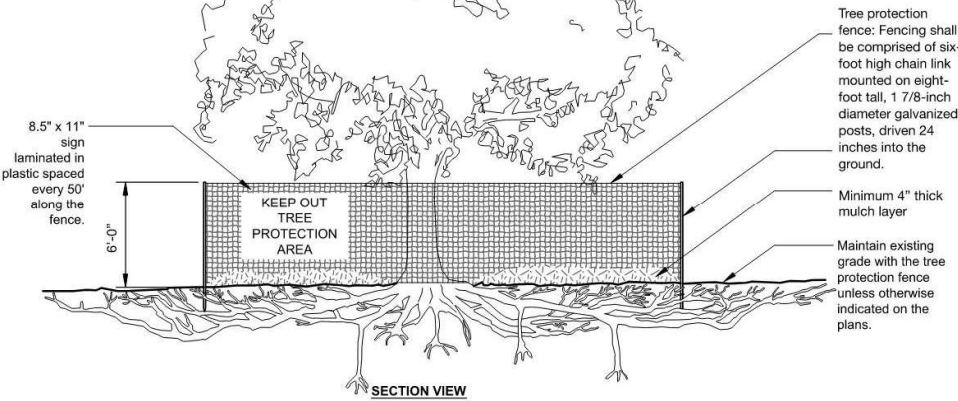
SHEET TITLE:
PROPOSE SITE PLAN

PROJECT ID: 0617
 DATE: 04/22/2023
 SCALE: AS NOTED
 DRAWN BY: S.M.H

SHEET NO.:
A-5

Notes:
 The Tree Protection Zone (TPZ) may vary in radius from the trunk and may or may not be established at the drip line distance. See arborist's report and plan sheet for specifications of TPZ radii.

Notes:
 All tree maintenance and care shall be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree maintenance and care shall be specified in writing according to American National Standard for Tree Care Operations: Tree, Shrub and Other Woody Plant Management: Standard Practices parts 1 through 10 and adhere to ANSI Z133.1 safety standards and local regulations.
 All maintenance is to be performed according to ISA Best Management Practices.



EXISTING TREE LEGEND

KEY	BOTANICAL NAME	COMMON NAME	DIA.	HERITAGE	STATUS
1	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	24"		SAVE
2	LIQUIDAMBAR STYRACFLUA	SWEETGUM	24"		SAVE
3	OLEA EUROPAEA	OLIVE	18,19"		SAVE
4	LIGUSTRUM LUCIDUM	PRIVET	8,6,6,6"		TO BE REMOVED
5	SCHINUS MOLLE	PEPPER	18"		TO BE REMOVED
6	CALOCEDRUS DECURRENS	INCENSE CEDAR	16"		TO BE REMOVED
7	CALOCEDRUS DECURRENS	INCENSE CEDAR	26"		TO BE REMOVED
8	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	20"		TO BE REMOVED
9	OLEA EUROPAEA	OLIVE	7,5,3,8"		TO BE REMOVED
10	LIGUSTRUM LUCIDUM	PRIVET	7,11"		SAVE
11	SCHINUS MOLLE	PEPPER	10,18"		TO BE REMOVED
12	CALOCEDRUS DECURRENS	INCENSE CEDAR	9,4"		SAVE
13	CALOCEDRUS DECURRENS	INCENSE CEDAR	12"		SAVE
14	CALOCEDRUS DECURRENS	INCENSE CEDAR	28"		SAVE

- GENERAL NOTES:**
- 1) FINISH GRADE WITHIN 12' OF THE HOUSE SHALL HAVE A MIN. 5% SLOPE AWAY FROM FOUNDATION FOR PERVIOUS SURFACE AND MIN. 2% SLOPE FOR IMPERVIOUS SURFACE (CBC 1804.3).
 - 2) ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT A POINT OF DISCHARGE (OR THE INLET OF AN APPROVED DRAINAGE DEVICE), A MIN. OF 12 INCHES PLUS 2%.
 - 3) EXISTING DRAINAGE SHALL REMAIN THROUGH OUT CONSTRUCTION.
 - 4) NO CONCENTRATED FLOW ACROSS THE RIGHT-OF-WAY. NO DRAINAGE ONTO NEIGHBORING PROPERTIES. ALL DRAINAGE TO LAWNLANDSCAPE.
 - 5) ALL SITE SETBACKS SHALL BE FIELD VERIFIED BY A LICENSED LAND SURVEYOR RETAINED BY PROPERTY OWNER PRIOR TO EXCAVATION.
 - 6) ALL PUBLIC IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE LATEST ADOPTED CITY STANDARDS. THE STORING OF GOODS AND MATERIALS ON SIDEWALK AND/OR STREET WILL NOT BE ALLOWED UNLESS THE CONTRACTOR HAS APPLIED AND SECURED A SPECIAL PERMIT WHICH ALLOWS SUCH STORAGE TO BE PLACED.
 - 7) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO THOROUGHLY EXAMINE THE SITE AND SATISFY THEMSELVES AS OF THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED.

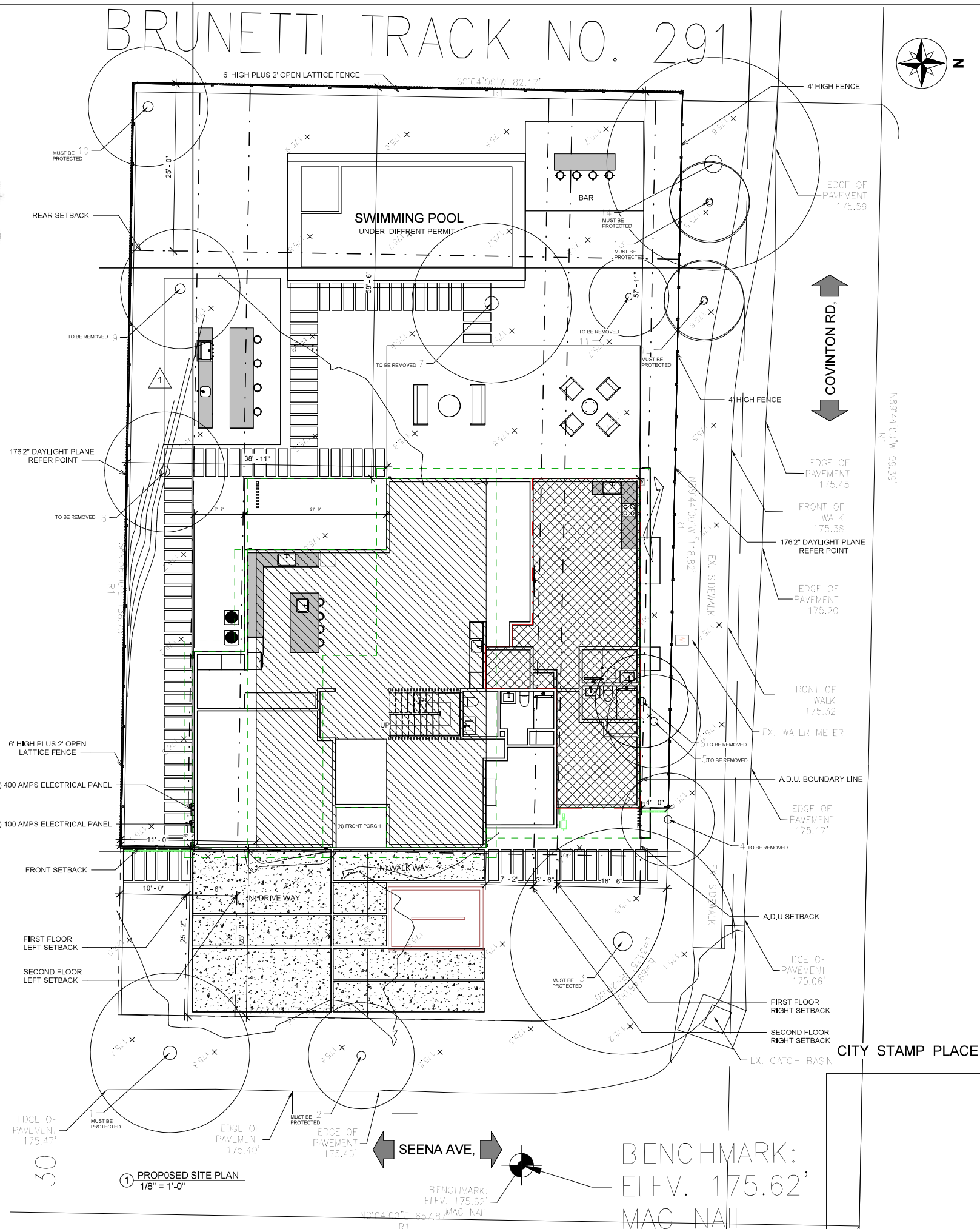
LOT COVERAGE CALCULATION

ADU IS EXEMPT FROM THIS CALCULATION

	SQUARE FOOTAGE
MAIN FLOOR	1920 SF
2-CAR GARAGE	417 SF
COVERED PORCH	46 SF
COVERED PATIO	226 SF
TOTAL SQUARE FOOTAGE:	2613 SF
LOT AREA:	11282 SF
LOT COVERAGE:	2613/11282=23%
MAX LOT COVERAGE:	3385/11282=30%

LEGEND

[Symbol]	ROOF
[Symbol]	PROPERTY LINES
[Symbol]	ROOF EDGES
[Symbol]	ATTACHED A.D.U.
[Symbol]	SETBACKS
[Symbol]	SECOND FLOOR FOOTPRINT





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DESIGNER SIGNATURE

Kasrosafar

PROJECT:
SEENA RESIDENCE
**1014 SEENA AVENUE,
LOS ALTOS, CA, 94024**

REVISION TABLE:	
COMMENT BY CITY 06/12/2023	1
COMMENT BY CITY 09/12/2023	2

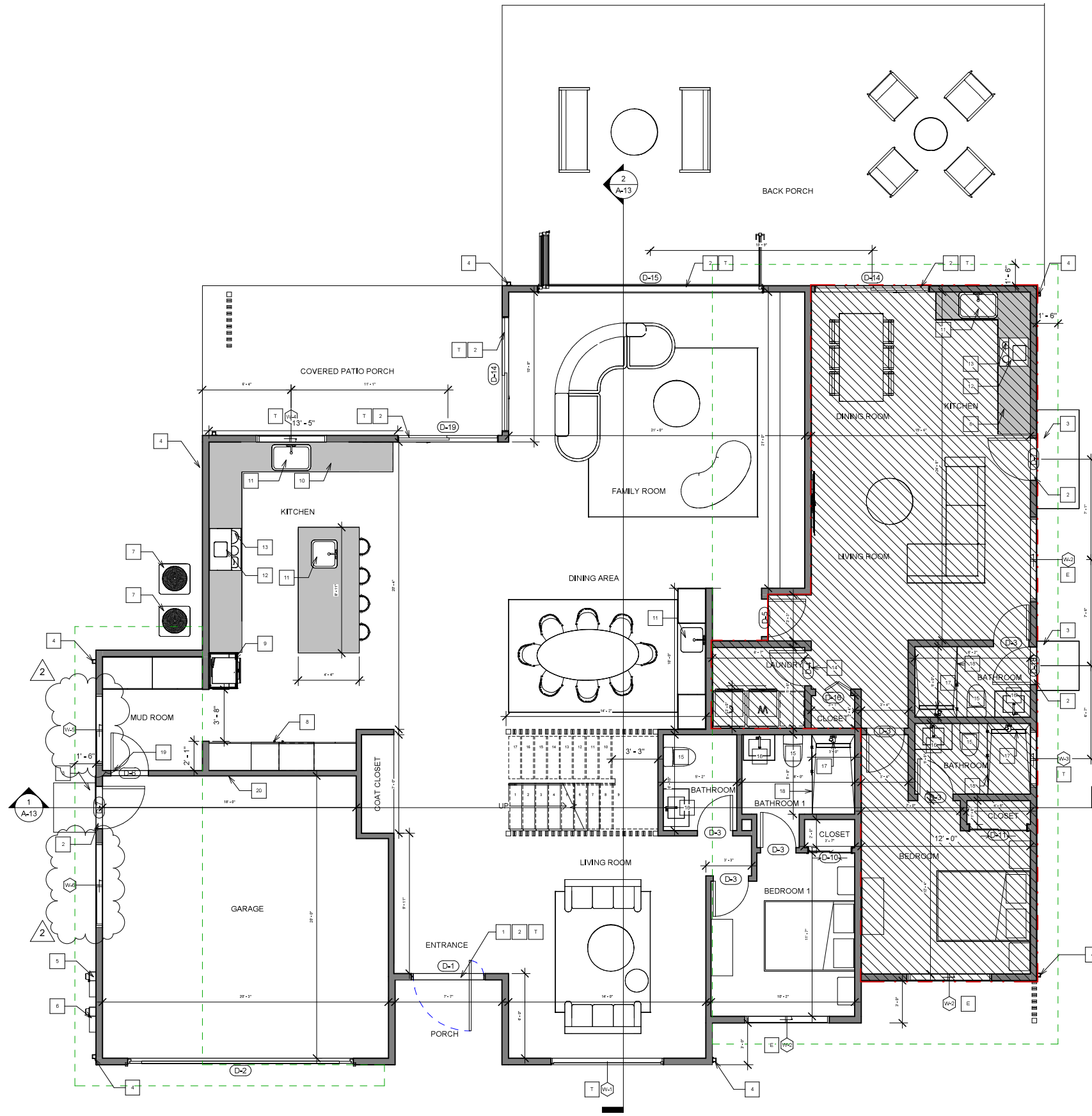
SHEET TITLE:
PROPOSED FIRST FLOOR PLAN

PROJECT ID:	0617
DATE:	04/22/2023
SCALE:	AS NOTED
DRAWN BY:	S.M.H

SHEET NO.:

A-7

KEY NOTES:	
1	MAIN ENTRY TEMPERED GLASS DOOR 54"x80" TO BE OPENABLE FROM INSIDE W/O USE OF KEY, SPECIAL KNOWLEDGE, OR EFFORT, WITH MIN. 32" CLEAR WIDTH & MIN. 78" CLEAR HEIGHT (CRC R.311.2.)
2	PROVIDE WEATHER STRIPPING
3	DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7.75" INCHES BELOW THE TOP OF THE THRESHOLD. (CRC R311.3.2) (CRC R311.3.2) SEE EXTERIOR STEP NOTES & DETAIL SHEET A-14/15
4	4" X 4" DOWNSPOUT PIPE
5	(N) 400 AMP ELECTRIC PANEL FOR MAIN HOUSE
6	(N) 100 AMP ELECTRIC PANEL FOR A.D.U.
7	(N) A/C CONDENSER UNIT LOCATION
8	36"-48" CLEAR REFRIGERATOR SPACE; PLUMB FOR WATER SUPPLY
9	(N) ELECTRIC OVEN
10	(N) DISHWASHER
11	(N) SINK W/ GARBAGE DISPOSAL
12	(N) ELECTRIC RANGE
13	(N) HOOD WITH MIN. 100 CFM TO EXHAUST TO OUTSIDE OF THE BUILDING
14	PROVIDE 100 SQ.IN LOUVER AT IN THE DOOR SHUTTER. THE LOUVERED OPENING TO BE MIN. 12" ABOVE THE DOOR BOTTOM LEVEL. (CMC 504.4.1)
15	(N) WATER CLOSET W/ MIN. 24"(DEPTH) X 30"(WIDTH) ACCESS AREA (CPC 402.5)
16	(N) LAVATORY SINK W/ A MAX. FLOW OF 1.2 GPM AT 60 PSI FOR FAUCET (CGBC 4.303.1.4.1)
17	(N) CONTROL VALVE & SHOWER HEAD W/ A MAX. FLOW OF 1.8 GPM AT 80 PSI (CGBC 4.303.1.3.1)
18	PROVIDE TEMPERED DOUBLE SLIDING GLASS SHOWER DOOR ENCLOSURE W/ A MIN. CLEAR UNOBSTRUCTED FINISHED WIDTH OF 22 INCHES SEE TUB/SHOWER REQUIREMENTS SHEET A-7
19	SOLID WOOD DOOR NOT LESS THAN 1-3/8" IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1-3/8" THICK, OR 20-MINUTE FIRE-RATED DOOR, EQUIPPED WITH A SELF-CLOSING AND SELF-LATCHING DEVICE. (CRC R302.5.1.)
20	PROVIDE 5/8" TYPE X SHEETROCK FROM FLOOR TO ROOF PLYWOOD (CRC SEC. R302.6 & TABLE R302.6)



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

NOTE: PLEASE REFER TO SHEET A-7 FOR DOORS AND WINDOWS SCHEDULE.

LEGEND

	ROOF
	PROPOSED WALLS WITH 2"x6" STUDS
	ATTACHED A.D.U. BOUNDARIES
	ATTACHED A.D.U.
	PROVIDE TEMPERED GLASS
	EGRESS WINDOW TO COMPLY WITH FLOOR PLAN NOTES

CITY STAMP PLACE

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PROJECT:
SEENA RESIDENCE
1014 SEENA AVENUE,
LOS ALTOS, CA, 94024

REVISION TABLE:

COMMENT BY CITY 09/12/2023	2
----------------------------	---

SHEET TITLE:
PROPOSED SECOND FLOOR PLAN

PROJECT ID: 0617
DATE: 04/22/2023
SCALE: AS NOTED
DRAWN BY: S.M.H

SHEET NO.:
A-8

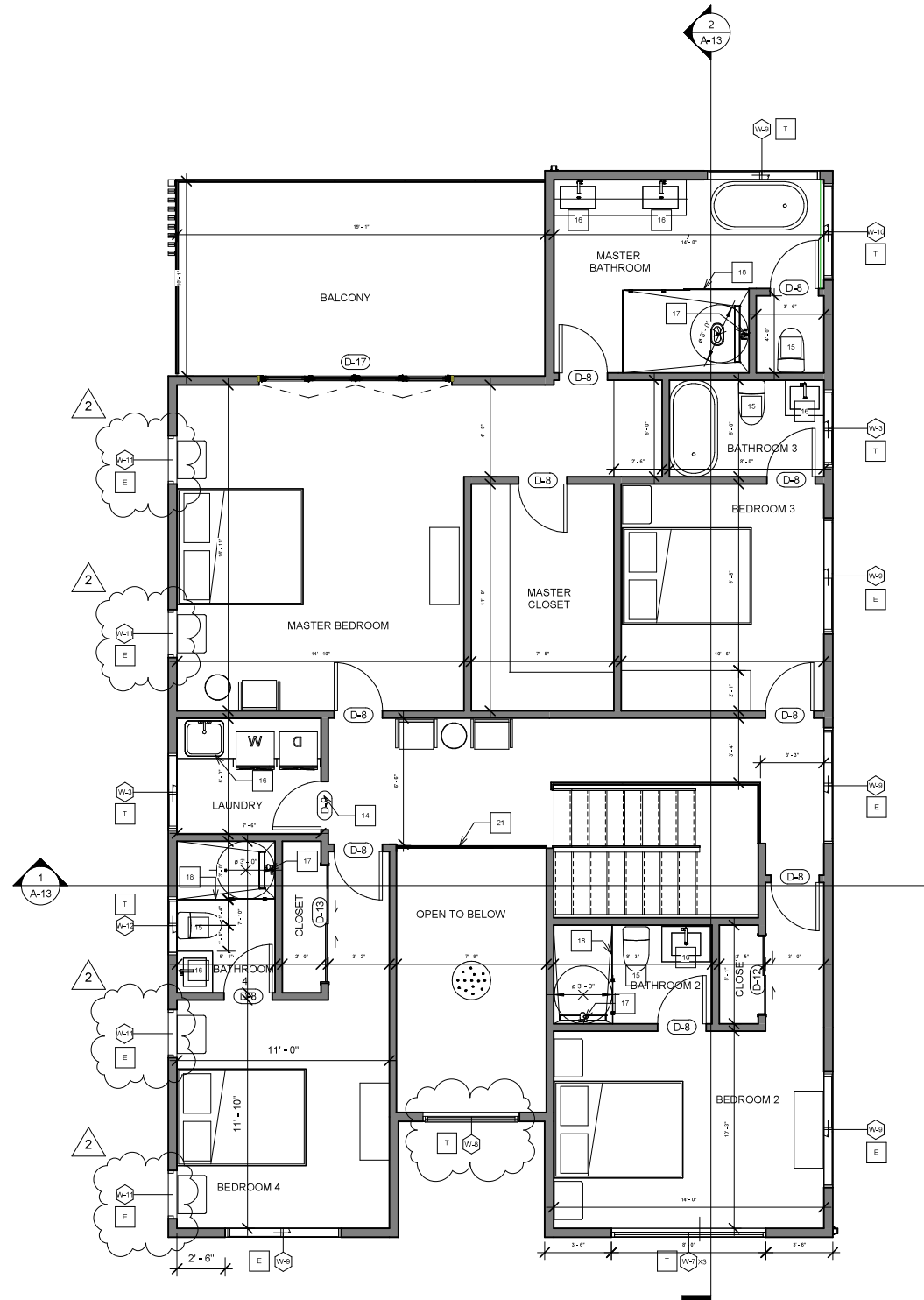
CITY STAMP PLACE

KEY NOTES:

- 1 MAIN ENTRY TEMPERED GLASS DOOR 54"x80" TO BE OPENABLE FROM INSIDE W/O USE OF KEY, SPECIAL KNOWLEDGE, OR EFFORT, WITH MIN. 32" CLEAR WIDTH & MIN. 78" CLEAR HEIGHT (CRC R.311.2.)
- 2 PROVIDE WEATHER STRIPPING
- 3 DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7.75" INCHES BELOW THE TOP OF THE THRESHOLD. (CRC R311.3.2) (CRC R311.3.2) SEE EXTERIOR STEP NOTES & DETAIL SHEET A-14/15
- 4 4" X 4" DOWNSPOUT PIPE
- 5 (N) 300 AMP ELECTRIC PANEL FOR MAIN HOUSE
- 6 (N) 100 AMP ELECTRIC PANEL FOR A.D.U.
- 7 (N) A/C CONDENSER UNIT LOCATION
- 8 36"- 48" CLEAR REFRIGERATOR SPACE; PLUMB FOR WATER SUPPLY
- 9 (N) ELECTRIC OVEN
- 10 (N) DISHWASHER
- 11 (N) SINK W/ GARBAGE DISPOSAL
- 12 (N) ELECTRIC RANGE
- 13 (N) HOOD WITH MIN. 100 CFM TO EXHAUST TO OUTSIDE OF THE BUILDING
- 14 PROVIDE 100 SQ.IN LOUVER AT IN THE DOOR SHUTTER. THE LOUVERED OPENING TO BE MIN. 12" ABOVE THE DOOR BOTTOM LEVEL. (CMC 504.4.1)
- 15 (N) WATER CLOSET W/ MIN. 24"(DEPTH) X 30"(WIDTH) ACCESS AREA (CPC 402.5)
- 16 (N) LAVATORY SINK W/ A MAX. FLOW OF 1.2 GPM AT 60 PSI FOR FAUCET (CGBC 4.303.1.4.1)
- 17 (N) CONTROL VALVE & SHOWER HEAD W/ A MAX. FLOW OF 1.8 GPM AT 80 PSI (CGBC 4.303.1.3.1)
- 18 PROVIDE TEMPERED DOUBLE SLIDING GLASS SHOWER DOOR ENCLOSURE W/ A MIN. CLEAR UNOBSTRUCTED FINISHED WIDTH OF 22 INCHES SEE TUB/SHOWER REQUIREMENTS SHEET A-7
- 19 SOLID WOOD DOOR NOT LESS THAN 1-3/8" IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1-3/8" THICK, OR 20-MINUTE FIRE-RATED DOOR, EQUIPPED WITH A SELF-CLOSING AND SELF-LATCHING DEVICE. (CRC R302.5.1.)
- 20 PROVIDE 5/8" TYPE X SHEETROCK FROM FLOOR TO ROOF PLYWOOD (CRC SEC. R302.6 & TABLE R302.6)
- 21 BOTTOM FILL GLASS PANEL RAILING

LEGEND

	ROOF
	PROPOSED WALLS WITH 2"x6"
T	PROVIDE TEMPERED GLASS
E	EGRESS WINDOW TO COMPLY WITH FLOOR PLAN NOTES



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

DOORS SCHEDULE

MARK	DOOR TYPE	QTY.	HEIGHT	WIDTH	FUNCTION	DESCRIPTION
D-1	PIVOT	1	8' 0"	5' 0"	EXTERIOR	METAL ENTRANCE DOOR WITH GLASS FILL
D-2	GARAGE DOOR	1	8' 0"	16' 0"	EXTERIOR	WITH HORIZONTAL WINDOW PANE
D-3	SINGLE-FLUSH	5	8' 0"	2' 6"	INTERIOR	
D-4	SINGLE-LOUVERED	1	8' 0"	2' 6"	INTERIOR	WITH 100 SQ.IN LOUVER
D-5	SINGLE	2	8' 0"	2' 8"	INTERIOR	
D-6	SINGLE-FLUSH	1	8' 0"	2' 8"	INTERIOR	1 HOUR FIRE RATED
D-7	SINGLE	2	8' 0"	3' 0"	EXTERIOR	
D-8	SINGLE	10	6' 8"	2' 6"	INTERIOR	
D-9	SINGLE	1	6' 8"	2' 6"	INTERIOR	
D-10	FOLDING	1	8' 0"	3' 0"	INTERIOR	
D-11	FOLDING	1	8' 0"	4' 0"	INTERIOR	
D-12	FOLDING	1	6' 8"	4' 0"	INTERIOR	
D-13	SLIDING-DOUBLE	1	6' 8"	6' 0"	INTERIOR	
D-14	SLIDING-DOUBLE	2	8' 0"	8' 0"	EXTERIOR	TEMPRED GLASS DOOR
D-15	SLIDING-DOUBLE	1	8' 0"	16' 0"	EXTERIOR	TEMPRED GLASS STACKABLE DOOR
D-16	BI-FOLD	1	8' 0"	2' 6"	INTERIOR	
D-17	FOLDING	1	6' 8"	10' 0"	EXTERIOR	TEMPRED GLASS DOOR
D-18	SINGLE	1	8' 0"	2' 8"	EXTERIOR	
D-19	SLIDING-DOUBLE	1	8' 0"	7' 0"	EXTERIOR	TEMPRED GLASS DOOR

WINDOWS SCHEDULE

MARK	WINDOW TYPE	QTY.	HEIGHT	WIDTH	EGRESS	TEMPERED	DESCRIPTION
W-1	FIXED	1	6' 0"	8' 0"	NO	YES	
W-2	SLIDING	3	5' 0"	6' 0"	YES	YES	
W-3	SLIDING	3	2' 0"	4' 0"	NO	NO	
W-4	SLIDING	1	4' 0"	5' 0"	YES	YES	
W-5	SLIDING	1	4' 0"	5' 0"	YES	YES	
W-6	SLIDING	1	4' 0"	6' 0"	NO	YES	
W-7	FIXED	3	2' 0"	8' 0"	NO	YES	
W-8	FIXED	1	7' 0"	5' 0"	NO	YES	
W-9	SLIDING	4	3' 6"	6' 0"	YES	YES	
W-10	SLIDING	1	3' 6"	5' 0"	NO	YES	
W-11	SINGLE CASEMENT	4	3' 6"	2' 6"	YES	YES	
W-12	SLIDING	1	3' 0"	2' 0"	NO	YES	



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REVISION TABLE:



SHEET TITLE:

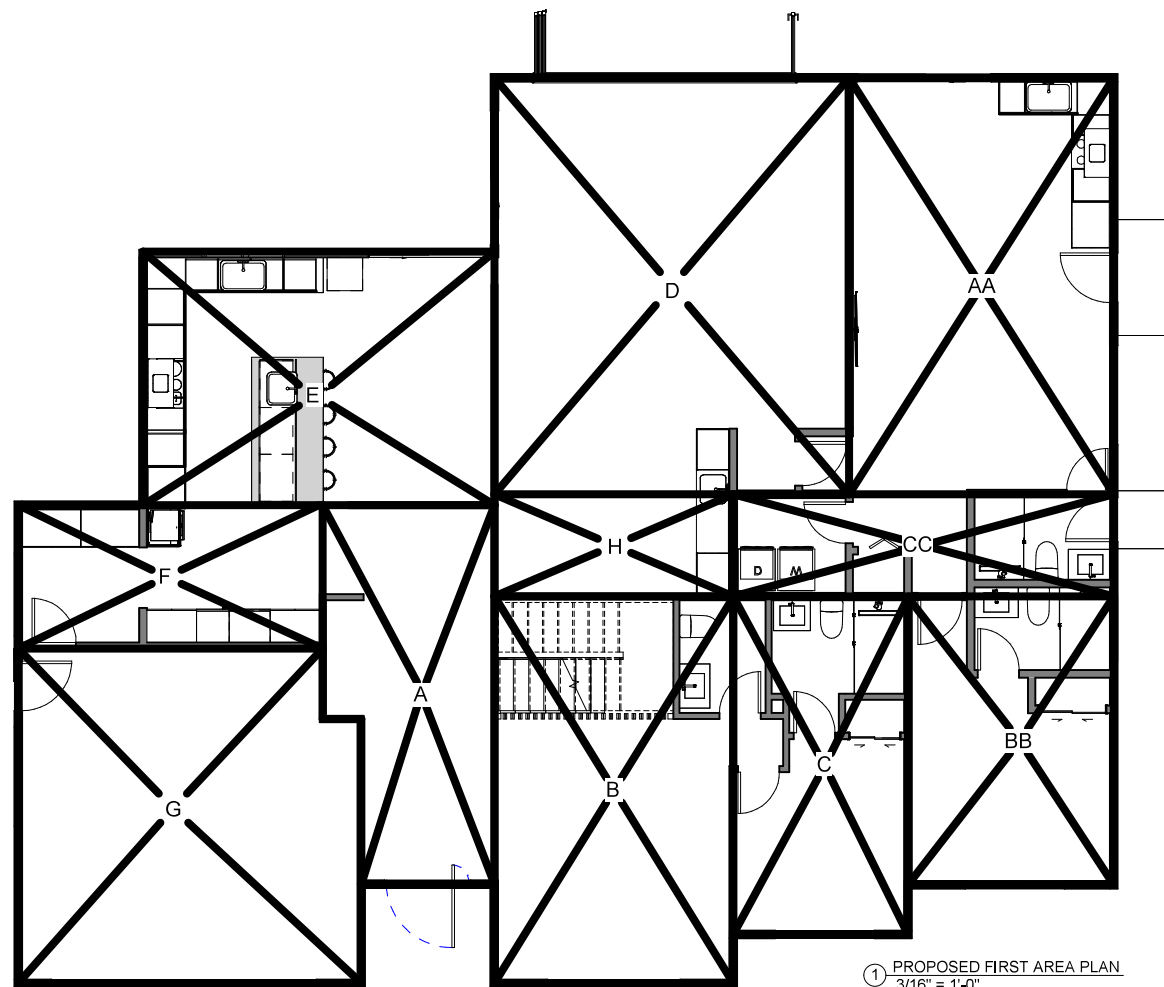
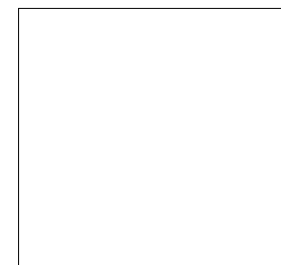
AREA CALCULATION PLANS

PROJECT ID: 0617
DATE: 04/22/2023
SCALE: AS NOTED
DRAWN BY: S.M.H

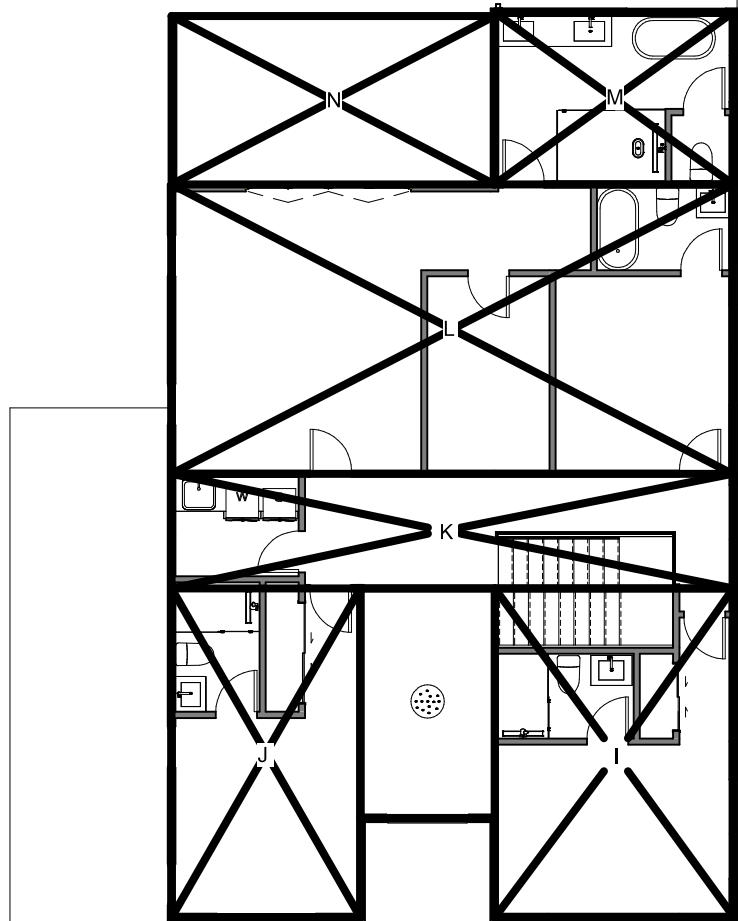
SHEET NO.:

A-9

CITY STAMP PLACE



1 PROPOSED FIRST AREA PLAN
3/16" = 1'-0"



2 PROPOSED SECOND AREA PLAN
3/16" = 1'-0"

FLOOR AREA CALCULATIONS	
COVERED PORCH, COVERED PATIO, AND ADU ARE EXEMPT FROM THIS CALCULATION	
	SQUARE FOOTAGE
MAIN FLOOR	1920 SF
UPPER FLOOR	1539 SF
2-CAR GARAGE	417 SF
TOTAL SQUARE FOOTAGE:	3459 SF
LOT AREA:	11282 SF
FLOOR AREA RATIO:	3469/11282=30.7%
MAX FLOOR AREA RATIO:	3878/11282=34%

LOT COVERAGE CALCULATION	
ADU IS EXEMPT FROM THIS CALCULATION	
	SQUARE FOOTAGE
MAIN FLOOR	1920 SF
2-CAR GARAGE	417 SF
COVERED PORCH	45 SF
COVERED PATIO	226 SF
TOTAL SQUARE FOOTAGE:	2616 SF
LOT AREA:	11282 SF
LOT COVERAGE:	2616/11282=24%
MAX LOT COVERAGE:	3385/11282=30%

AREA SCHEDULE - STANDARD		
AREA KEY	AREA NAME	AREA
AA	MAIN FLOOR-ADU-LIVING ROOM & KITCHEN	417 SF
BB	MAIN FLOOR-ADU-BED ROOM & BATH	220 SF
CC	MAIN FLOOR-ADU-LAUNDRY & BATH	140 SF
A	MAIN FLOOR-ENTRANCE & HALL	215 SF
B	MAIN FLOOR-LIVING ROOM	337 SF
C	MAIN FLOOR-BEDROOM & BATHROOMS	217 SF
D	MAIN FLOOR-FAMILY ROOM	540 SF
E	MAIN FLOOR-KITCHEN	331 SF
F	MAIN FLOOR-MUD ROOM	163 SF
G	MAIN FLOOR-GARAGE	417 SF
H	MAIN FLOOR-DINING AREA	90 SF
I	SECOND FLOOR-BEDROOM	300 SF
J	SECOND FLOOR-BEDROOM	239 SF
K	SECOND FLOOR-HALLWAY & LAUNDRY	237 SF
L	SECOND FLOOR-MASTER BEDROOM	603 SF
M	SECOND FLOOR-MASTER BATHROOM	159 SF
N	SECOND FLOOR-BALCONY	196 SF



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Kasrosafar

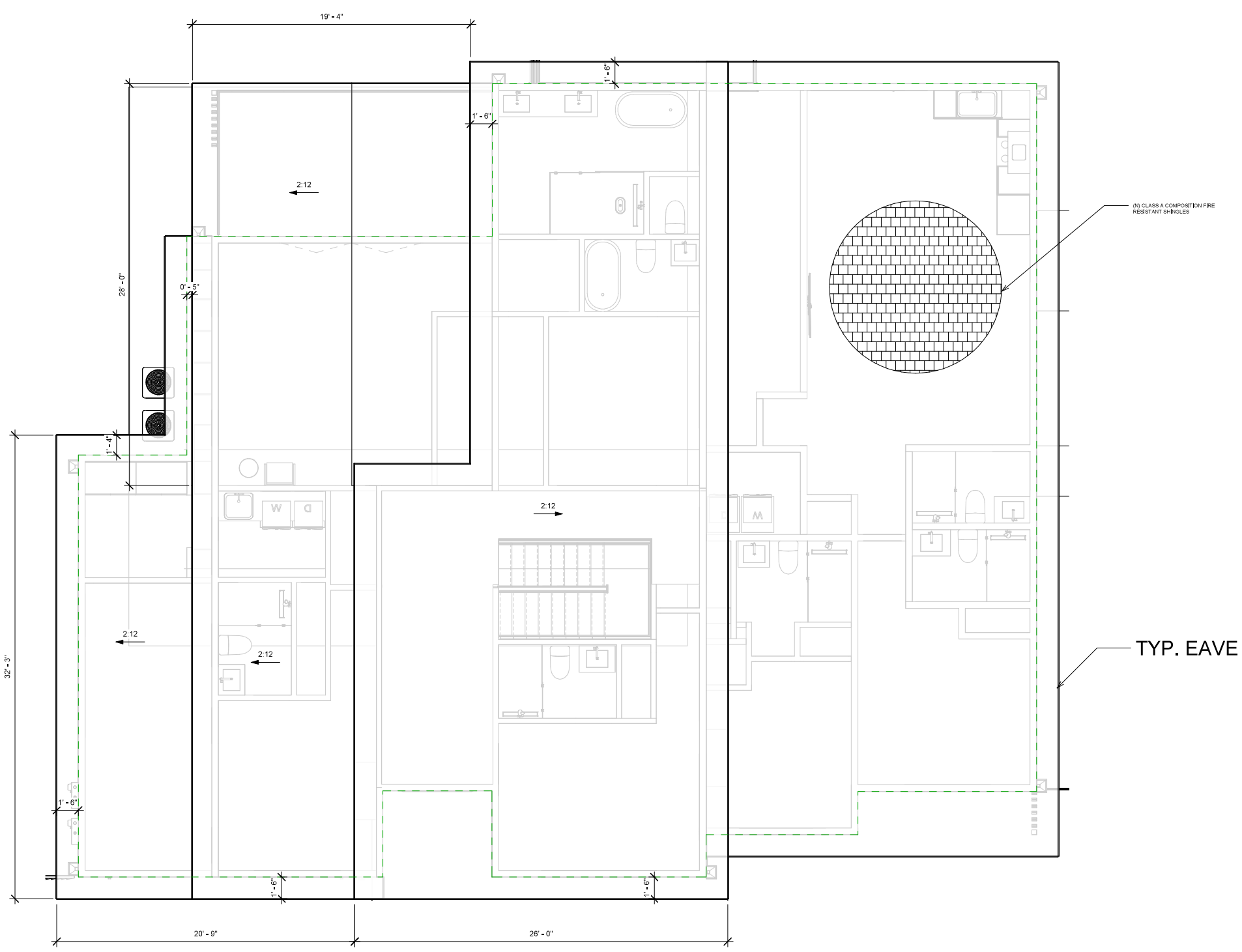
PROJECT:
SEENA RESIDENCE
 1014 SEENA AVENUE,
 LOS ALTOS, CA, 94024

REVISION TABLE:

SHEET TITLE:
PROPOSED ROOF PLAN

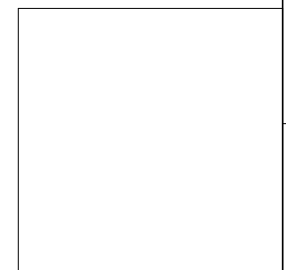
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SCALE:	AS NOTED
DRAWN BY:	S.M.H

SHEET NO.:
A-10



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

CITY STAMP PLACE



LEGEND	
	ROOF LINE
	EXTERIOR WALLS



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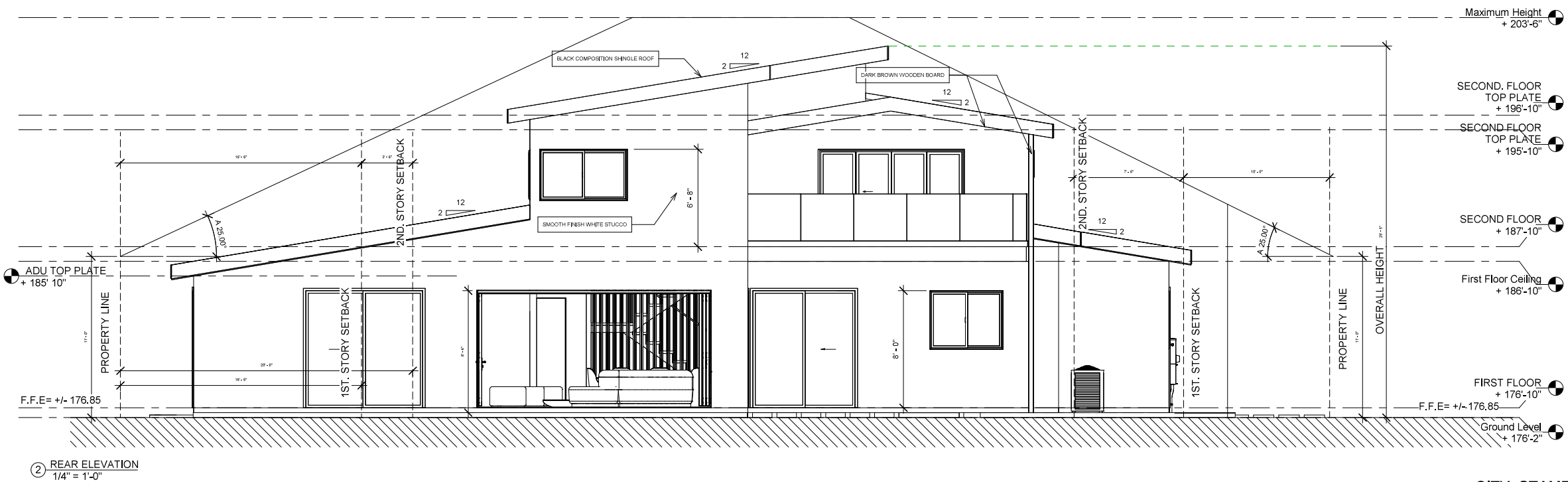
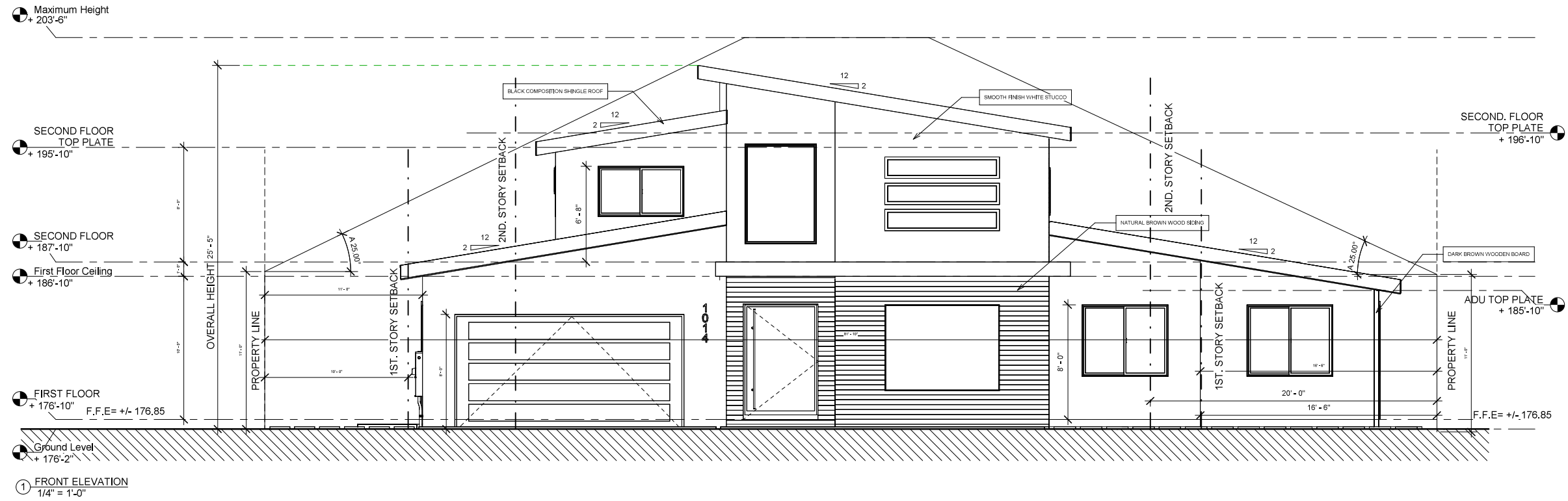
SHEET TITLE:
PROPOSED ELEVATIONS

PROJECT ID:	0617
DATE:	04/22/2023
SCALE:	AS NOTED
DRAWN BY:	S.M.H

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REVISION TABLE:	
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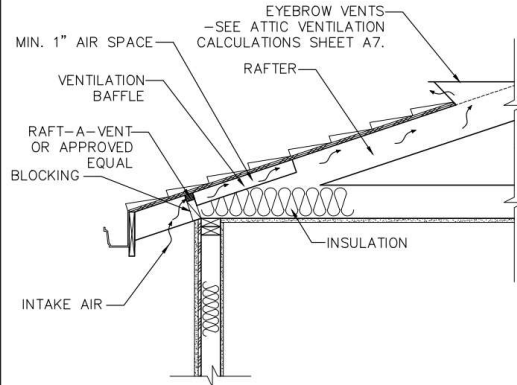
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PROJECT ID:	0617
DATE:	04/22/2023
SCALE:	AS NOTED
DRAWN BY:	S.M.H

SHEET NO.:
A-12

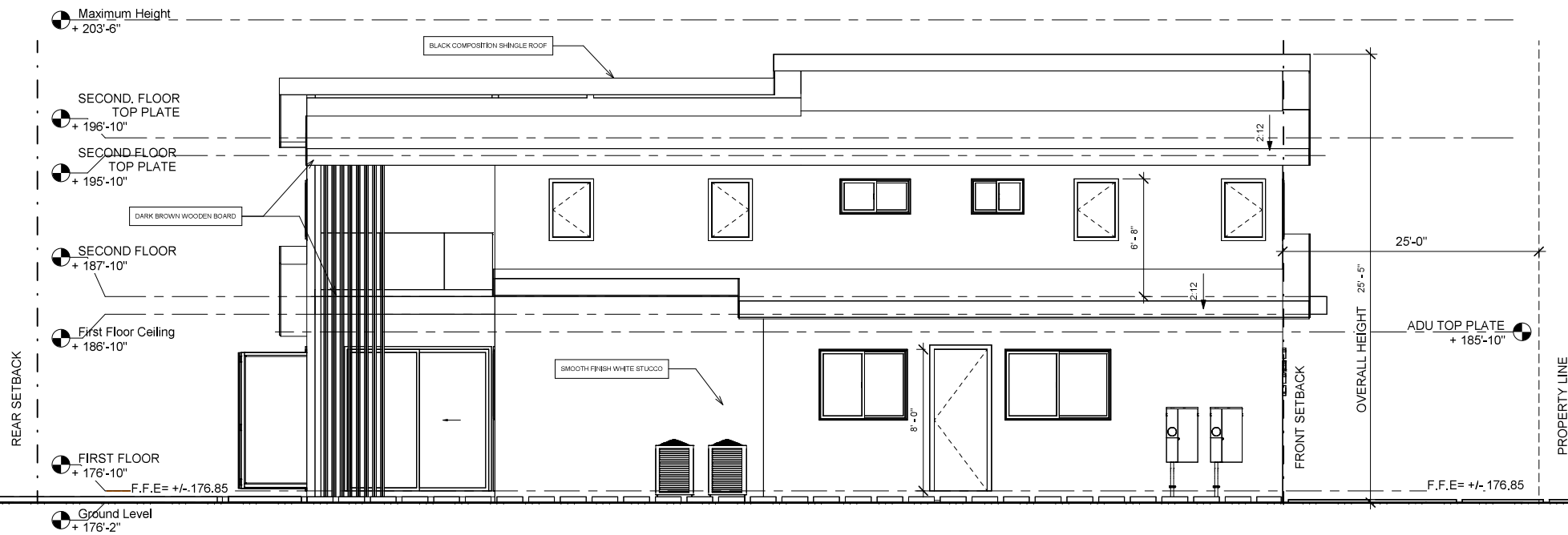
CITY STAMP PLACE

EXTERIOR WALLS DETAIL

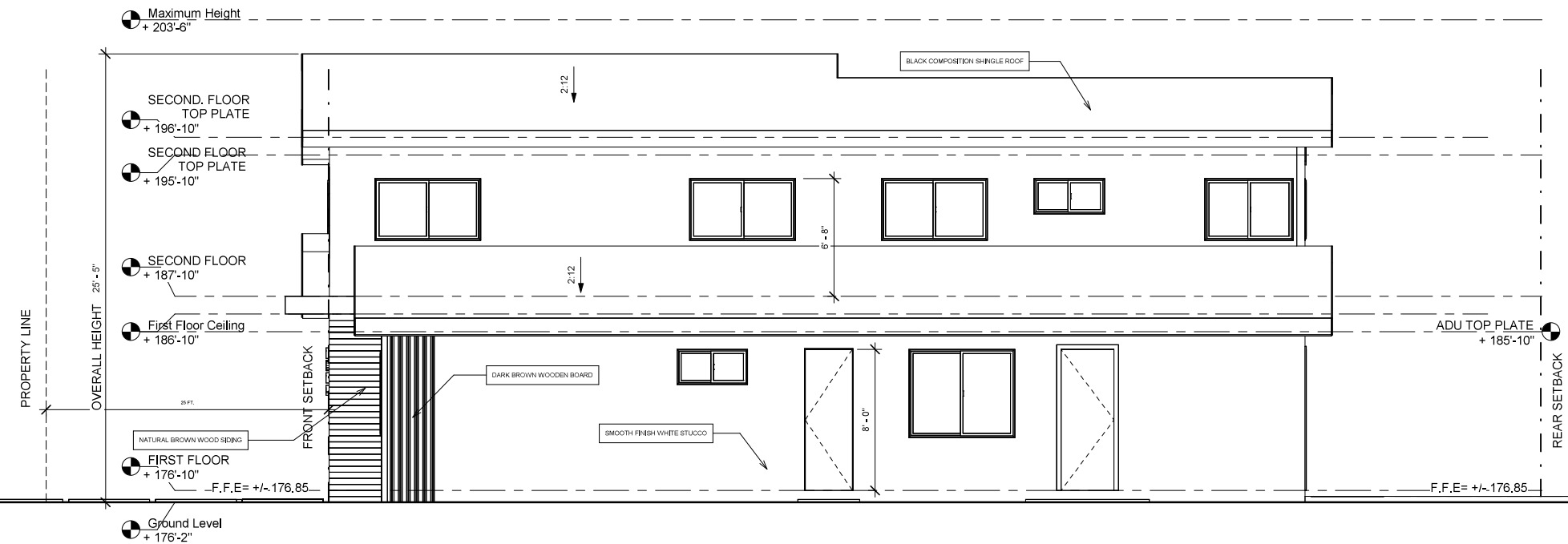


GENERAL NOTES:

- 1) FINISH GRADE WITHIN 10' OF THE HOUSE SHALL HAVE A MIN. 5% SLOPE AWAY FROM FOUNDATION FOR PERVIOUS SURFACE AND MIN. 2% SLOPE FOR IMPERVIOUS SURFACE (CBC 1804.3).
- 2) ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT A POINT OF DISCHARGE (OR THE INLET OF AN APPROVED DRAINAGE DEVICE), A MIN. OF 12 INCHES PLUS 2%.
- 3) EXISTING DRAINAGE SHALL REMAIN THROUGHOUT CONSTRUCTION.
- 4) ROOFING MATERIAL SHALL HAVE 2-LAYERS OF #30 FELT AS UNDERLAY AND FASTENED TO ROOF SHEATHING WITH CORROSION RESISTANT FASTENERS, TYPICAL (CRC R905.2.5.)
- 5) FLASHING (CBC 1507 AND CRC R905.2.8-R905.2.8.4) PROVIDE ROOF FLASHING AT ALL WALL AND ROOF INTERSECTIONS, GUTTERS, AND WHERE THERE IS A CHANGE IN THE ROOF SLOPE OR DIRECTION AROUND ROOF OPENINGS. FLASHING SHALL BE A MINIMUM 26 GAUGE CORROSION-RESISTANT GALVANIZED METAL.
- 6) DRIP EDGE (CBC 1507.2.8.3 AND CRC R905.2.8.5) PROVIDE A DRIP EDGE AT EAVES AND GABLES OF ASPHALT SHINGLE ROOFS. ADJACENT PIECES OF THE DRIP EDGE SHALL BE OVERLAPPED A MINIMUM OF 2 INCHES. THE DRIP EDGE SHALL EXTEND 1/4 INCH BELOW THE ROOF SHEATHING AND A MINIMUM OF 2 INCHES UP THE ROOF DECK. THE DRIP EDGE SHALL BE MECHANICALLY FASTENED TO THE ROOF DECK AT A MAXIMUM OF 12 INCHES WITH APPROVED FASTENERS. THE UNDERLAYMENT SHALL BE INSTALLED OVER THE DRIP EDGE ALONG THE EAVES, AND UNDER THE DRIP EDGE AT GABLES (RAKE EDGES). SHINGLES CAN BE FLUSH WITH THE DRIP EDGE IF ALLOWED BY THE MANUFACTURER.
- 7) WEATHER RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER (R703.6.3)
- 8) PLASTERING WITH PORTLAND CEMENT PLASTER SHALL NOT BE LESS THAN THREE COATS WHEN APPLIED OVER METAL LATH OR WIRE LATH AND SHALL BE NOT LESS THAN TWO COATS WHEN APPLIED OVER MASONRY, CONCRETE, PRESSURE-PRESERVATIVE TREATED WOOD OR DECAY-RESISTANT WOOD AS SPECIFIED IN SECTION R317.1 OR GYPSUM BACKING (R703.6.2).
- 9) A MINIMUM 26 GA. GALVANIZED CORROSION-RESISTANT WEEP SCREED WITH (R703.6.2.1): A) A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE AT ALL EXTERIOR WALLS. B) THE SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE EARTH OR 2 INCHES ABOVE PAVED AREA.
- 10) WINDOWS AND GLAZED DOORS MUST HAVE LABELS FOR "U-FACTOR" & "SHGC" AS REQUIRED PER ENERGY CODE. SEE ENERGY COMPLIANCE INFORMATION ON SHEET T-24.
- 11) CRAWL SPACE VENTS SHALL NOT OCCUR AT SHEAR WALLS.
- 12) PROVIDE ADDITIONAL CRAWL SPACE VENTS PER (E) VENTS BLOCKED BY NEW ADDITION.
- 13) MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER-FLOOR AREA (R408.2).
- 14) ONE VENTILATION OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING (R408.2).
- 15) 50% TO 70% OF EYEBROW VENTS SHALL BE IN THE UPPER 1/3 OF ROOF STRUCTURE.
- 16) PROVIDE ADDITIONAL ATTIC VENTS PER (E) VENTS BLOCKED BY NEW ROOF.



① LEFT ELEVATION
 1/4" = 1'-0"



② RIGHT ELEVATION
 1/4" = 1'-0"



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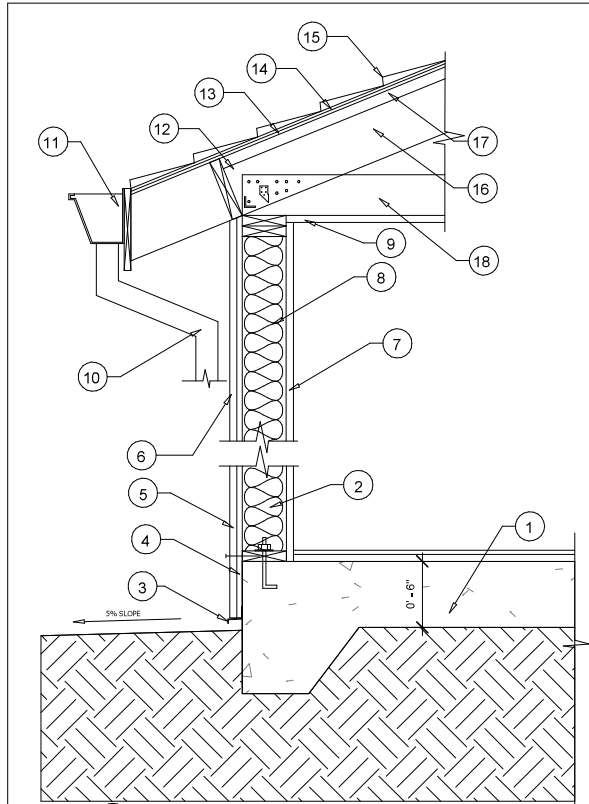
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REVISION TABLE:	
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SHEET TITLE:
PROPOSED SECTIONS

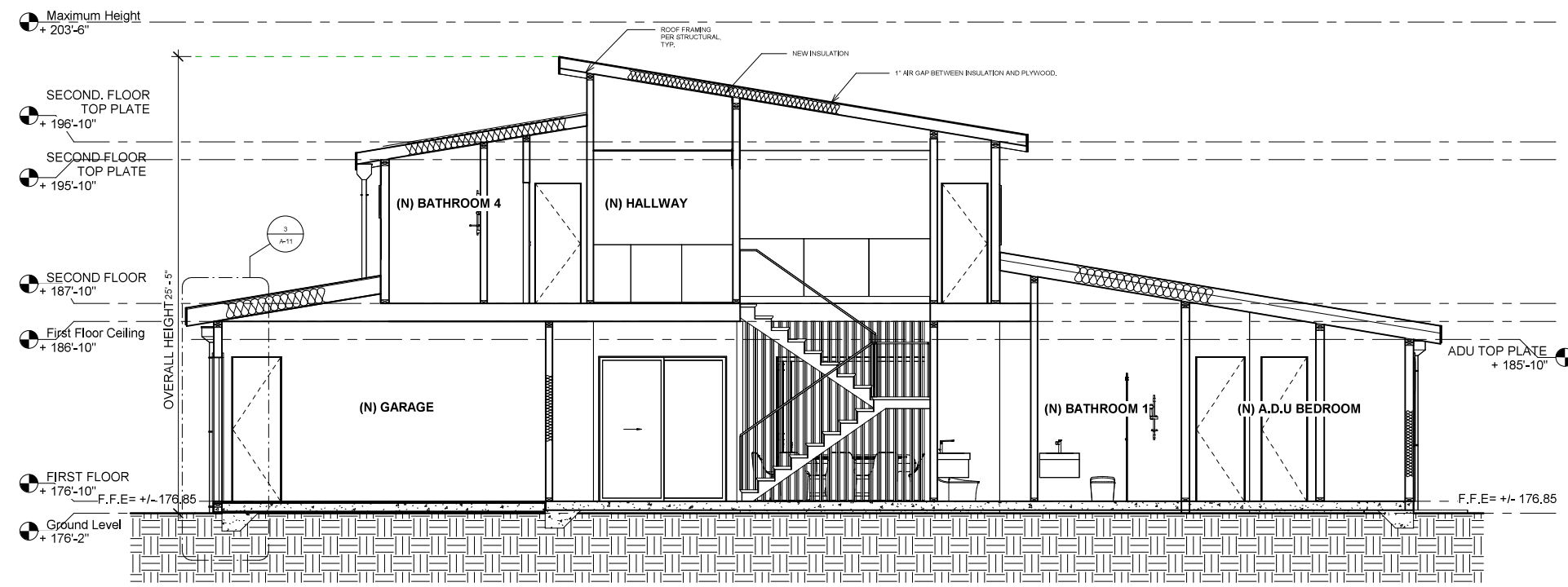
PROJECT ID:	0617
DATE:	04/22/2023
SCALE:	AS NOTED
DRAWN BY:	S.M.H

SHEET NO.:
A-13

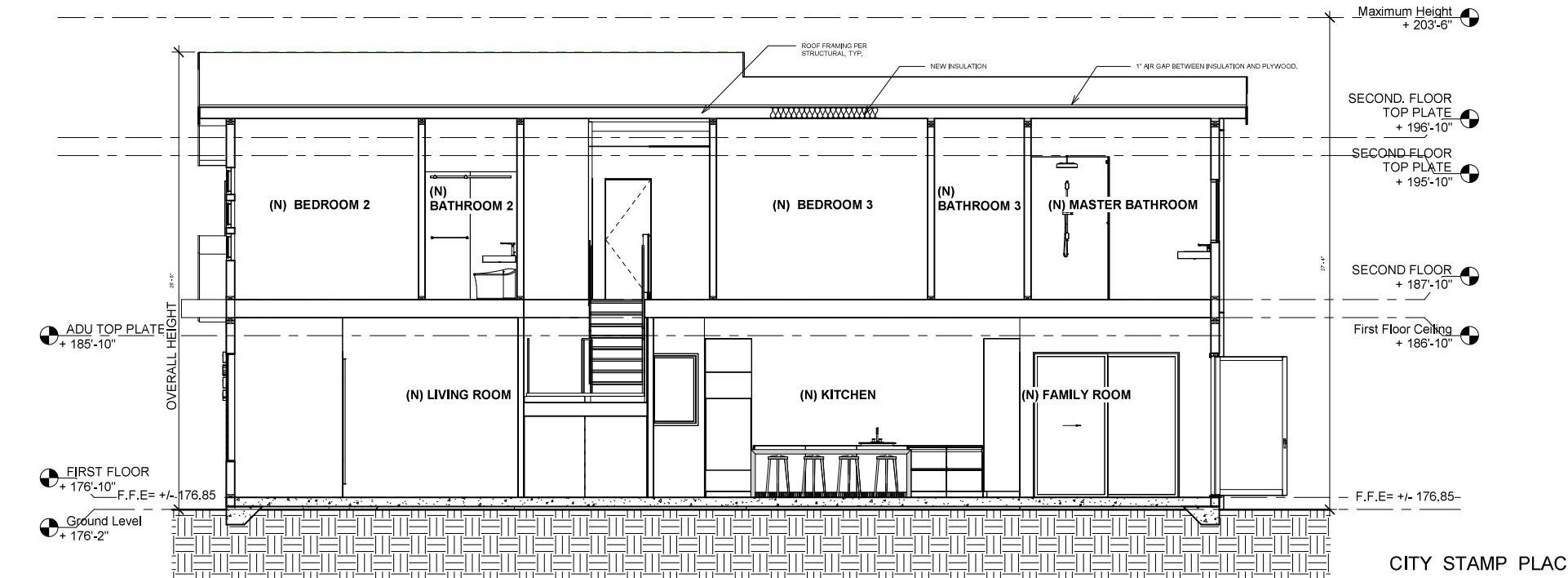


3 WALL SECTION TYP. ON SLAB

KEY NOTES:	
1	FOUNDATION PER PLAN
2	STUD WALL PER PLAN
3	STUCCO WEEP SCREED @ FOUNDATION PLATE LINE. 4" MIN. ABOVE PAVED AREAS, TYP.
4	WALL SHEATHING PER PLAN
5	2-LAYERS OF GRADE D PAPER AS WATER-RESISTIVE BARRIER
6	3-COAT OF 7/8" STUCCO APPLIED OVER METAL LATH OR WOOD SIDING
7	1/2" SHEETROCK
8	WALL INSULATION
9	5/8" SHEETROCK
10	NONCOMBUSTIBLE OR A MIN. OF SCHEDULE 40 PLASTIC PIPE DOWNSPOUT, TYP.
11	CORROSION RESISTANT GUTTER
12	ROOF FRAMING PER PLAN
13	ROOF SHEATHING PER PLAN
14	#30 FELT UNDERLAYMENT
15	ROOFING PER PLAN
16	INSULATION AT VAULTED AREA
17	1" AIR GAP BETWEEN INSULATION & PLYWOOD.
18	ATTIC INSULATION



1 SECTION A
1/4" = 1'-0"



2 SECTION B
1/4" = 1'-0"

NOTES:
1. BUILDING SECTIONS ARE PROVIDED FOR SPATIAL REFERENCE ONLY. FOR ROOF/CEILING FRAMING, FLOOR FRAMING, AND FOUNDATION PLAN DETAILS, SEE STRUCTURAL SHEETS, TYPICAL.
2. FOR INSULATION R-VALUES, SEE T24 ENERGY CALCULATIONS.
3. WOOD FRAMING MEMBERS, INCLUDING WOOD SHEATHING, THAT INCLUDING WOOD SHEATHING, THAT, THAT REST ON EXTERIOR FOUNDATION WALL AND ARE LESS THAN 8" FROM LESS THAN 8" FROM EXPOSED EARTH SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD, PER CRC R317.1(2).

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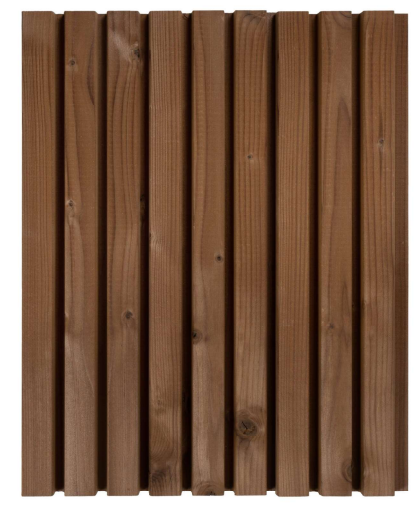
SHEET TITLE:
MATERIAL BOARD & 3D VIEWS

PROJECT ID:	0617
DATE:	04/22/2023
SCALE:	AS NOTED
DRAWN BY:	S.M.H

SHEET NO.:
A-14



1 COMPOSITION SHINGLE ROOF



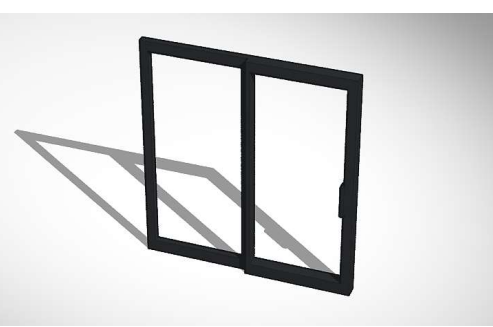
4 WOOD SIDING



2 WOODEN BOARD

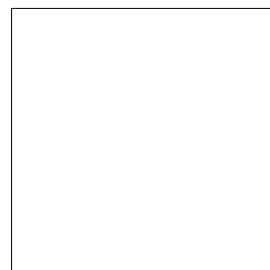


5 SMOOTH FINISH WHITE STUCCO



3 WINDOW - MILGARD

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PROJECT:

SEENA RESIDENCE

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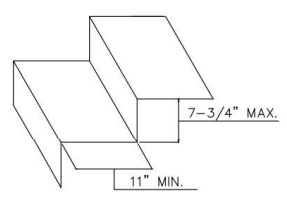
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SHEET TITLE:

ARCHITECTURAL NOTES

PROJECT ID:	0617
DATE:	04/22/2023
SCALE:	AS NOTED
DRAWN BY:	S.M.H
SHEET NO.:	

A-15



SKYLIGHT NOTES:

SEC. 2409.4 SKYLIGHTS SET AT AN ANGLE OF LESS THAN 45 DEGREES FROM THE HORIZONTAL PLANE SHALL BE MOUNTED AT LEAST 4" ABOVE THE PLANE OF THE ROOF ON A CURB CONSTRUCTED OF MATERIALS AS REQUIRED FOR THE FRAME.

SKYLIGHTS MUST BE INSTALLED IN THE PLANE OF THE ROOF WHEN THE ROOF SLOPE IS 45 DEGREES OR GREATER FROM HORIZONTAL.

FOR OPENING SKYLIGHTS: SECTION 506-VENT TERMINATION

A) EACH VENT PIPE OR STACK SHALL EXTEND THROUGH ITS FLASHING AND SHALL TERMINATE VERTICALLY NOT LESS THAN SIX (6) INCHES (152.4 MM.) ABOVE THE ROOF NON LESS THAN ONE (1) FOOT (.3 M.) FROM ANY VERTICAL SURFACE.

B) EACH VENT SHALL TERMINATE NOT LESS THAN TEN (10) FEET (3 M.) FROM, OR AT LEAST THREE (3) FEET (.9 M) ABOVE, ANY OPENABLE WINDOW, DOOR, OPENING, AIR INTAKE OR VENT SHAFT, NOR LESS THAN THREE (3) FEET (.9 M) IN EVERY DIRECTION FROM ANY LOT LINE, ALLEY AND STREET EXCEPTED FOR OIL.

C) TYPE L VENTING SYSTEMS SHALL TERMINATE NOT LESS THAN 2 FEET ABOVE THE ROOF THROUGH WHICH IT PASSES NOT LESS THAN 4 FEET FROM ANA PORTION OF THE BUILDING WHICH EXTENDS AT AN ANGLE OF MORE THAN 45° UPWARD FROM THE HORIZONTAL. FOR GAS.

D) VENT TERMINALS, VENTING SYSTEMS SHALL TERMINATE NOT LESS THAN 4 FEET BELOW OR 4 FEET HORIZONTALLY FROM, NOT LESS THAN 1 FOOT ABOVE, ANY DOOR, WINDOW OR GRAVITY AIR INLET INTO ANY BUILDING.

FLOOR PLAN NOTES:

- 1) TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3FT FROM ANY OPENINGS IN THE BUILDING (I.E., DRYERS, BATH, AND UTILITY FANS, ETC. MUST BE 3FT AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS).
- 2) TUB/SHOWER COMBINATION SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE FOR THE THERMOSTATIC MIXING VALVE TYPE PER CPC 418.
- 3) TUB/SHOWER WALLS SHALL BE WATERPROOFED TO AT LEAST 72" ABOVE DRAIN. TUB AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. (CRC 307.2).
- 4) SHOWER HEADS SHALL HAVE A WATER FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. (CGBC 4.303.1.3.1) MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. (CGBC 4.303.1.4.1) MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. (CGBC 4.303.1.4.4)
- 5) WATER CLOSETS SHALL HAVE A MAXIMUM OF 1.28 GALLONS PER FLUSH. PER CPC 402.2.2
- 6) WATER HEATER PRESSURE RELIEF VALVE SHALL DRAIN TO AN EXTERIOR WALL PER 2, CPC 608
- 7) EMERGENCY EGRESS FROM SLEEPING ROOMS: MINIMUM NET CLEAR OPENABLE DIMENSION OF 24 INCHES IN HEIGHT (R310.1.2). MINIMUM NET CLEAR OPENABLE DIMENSION 20 INCHES IN WIDTH (R310.1.3). MINIMUM NET CLEAR OPENABLE DIMENSION OF 5.7 SF IN AREA. GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQ FT (R310.1.1). BOTTOM OF THE CLEAR OPENING SHALL NOT BE GREATER THAN 44 INCHES MEASURE FROM THE FLOOR. (R310.1) FILED VERIFY ALL EXISTING EGRESS WINDOWS FOR COMPLIANCE.
- 8) WEATHER-EXPOSED LANDINGS, DECKS AND BALCONIES THAT ARE SEALED UNDERNEATH SHALL BE WATERPROOFED AND HAVE A MIN. 2% SLOPE FOR DRAINAGE PER CRC R311.3

GLAZING IN HAZARDOUS LOCATIONS:

- A) FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BI-FOLD DOOR ASSEMBLIES (R308.4.1)
- B) GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE FLOOR OR WALKING SURFACE. (R308.4.2)
- C) GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS (R308.4.3):
 - 1) EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
 - 2) BOTTOM EDGE LESS THAN 18 INCHES ABOVE FLOOR.
 - 3) TOP EDGE GREATER THAN 36 INCHES ABOVE FLOOR.
 - 4) ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.
 - 5) GLAZING IN RAILINGS. (R308.4.4)
- D) GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE. (R308.4.5)

PLUMBING NOTES:

- P1. SHOWERS AND SHOWER-TUBS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION. (408.3 CPC)
- P2. KITCHEN RANGE HOODS ARE REQUIRED WITH A MINIMUM OF 100 CFM AND MUST VENT TO THE EXTERIOR. ANSI/ASHRAE STANDARD 62.2 AND CMC TABLE 403.7. CMC 402.1.2 & 504.5.
- P3. DISHWASHING MACHINES: SHALL DISCHARGE INDIRECTLY THROUGH A LISTED AIR GAP FITTING LOCATED IN THE DISCHARGE SIDE OF THE DISHWASHER. SUCH FITTING SHALL BE LOCATED ABOVE THE FLOOD LEVEL OF THE SINK OR DRAIN BOARD. CPC 414.3 & CPC 808.4
- P4. SHOWER STALLS SHALL HAVE A CLEAR INTERIOR FINISH AREA OF 1024 SQUARE INCHES AND BE ABLE TO ACCOMMODATE A MINIMUM 30 INCH CIRCLE AT THE THRESHOLD LEVEL. THESE CLEARANCES SHALL BE MAINTAINED UP TO A HEIGHT OF 70 INCHES ABOVE SHOWER DRAIN. (CPC 408.6)
- P5. SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN A 22 INCH UNOBSTRUCTED OPENING FOR EGRESS. (CPC 408.5)
- P6. THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM THE BATHTUB, SHOWER AND WHIRLPOOL BATHTUB FILLER SHALL BE LIMITED TO 120 DEGREES FAHRENHEIT. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION. (CPC 408.3)
- P7. NO WATER CLOSET OR BIDET SHALL BE SET CLOSER THAN 15 INCHES FROM ITS CENTER TO A SIDE WALL OR OBSTRUCTION NOR CLOSER THAN 30 INCHES CENTER TO CENTER TO A SIMILAR FIXTURE. THE CLEAR SPACE IN FRONT OF A WATER CLOSET, LAVATORY, OR BIDET SHALL BE NOT LESS THAN 24 INCHES. (CPC402.5)
- P8. TUB/SHOWER COMBINATION SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE FOR THE THERMOSTATIC MIXING VALVE TYPE PER CPC 418.
- P9. TUB/SHOWER WALLS SHALL BE WATERPROOFED TO AT LEAST 72" ABOVE DRAIN.
- P10. SHOWER HEADS SHALL HAVE A WATER FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. (CGBC 4.303.1.3.1) MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. (CGBC 4.303.1.4.1) MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. (CGBC 4.303.1.4.4)
- P11. WATER CLOSETS SHALL HAVE A MAXIMUM OF 1.28 GALLONS PER FLUSH. PER CPC 402.2.2
- P12. WATER HEATER PRESSURE RELIEF VALVE SHALL DRAIN TO AN EXTERIOR WALL PER CPC 608
- P13. WATER HEATER SHALL BE PROVIDED WITH TEMPERATURE AND PRESSURE RELIEF VALVES. [504.4, 504.5 CPC] THE RELIEF VALVES SHALL BE PROVIDED WITH A DRAIN WHICH EXTENDS FROM THE VALVES TO THE OUTSIDE OF THE BUILDING. SHOW THE DRAIN LINE ON THE PLANS. (CPC 608.5)
- P14. PLACE THE WATER HEATER WHICH IS IN THE GARAGE ON TOP OF A PLATFORM WHICH PLACES THE SOURCE OF IGNITION AT LEAST 18" ABOVE THE FLOOR LEVEL. APPLIANCES SUCH AS THE WATER HEATER, INSTALLED IN THE GARAGE WHERE THEY MAY BE SUBJECT TO MECHANICAL DAMAGE, SHALL BE ELEVATED OR INSTALLED BEHIND PROTECTIVE BARRIERS. (CPC 507.13)
- P15. HOSE BIBS SHALL BE FITTED WITH A NON-REMOVABLE BACK-FLOW DEVICE. (CPC 603.5.7)

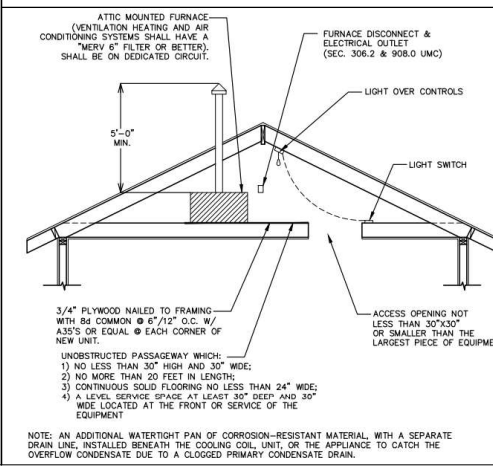
MECHANICAL NOTES:

- M1. HABITABLE SPACE WILL BE PROVIDED WITH A HEATING SYSTEM CAPABLE IS CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68°F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN THE NEW ADDITION. CRC R303.9.
- M2. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FEET FROM ANY OPENINGS INTO THE BUILDING (I.E., DRYERS, BATH AND UTILITY FANS, ETC.) MUST BE 3 FEET AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS, OR ATTIC VENTS AND SHALL TERMINATE A MINIMUM 3 FEET AWAY FROM THE PROPERTY LINE. CMC 504.3.
- M3. WATER HEATER AT GARAGE: APPLIANCES AND RECEPTACLES INSTALLED IN GARAGE GENERATING A GLOW, SPARK OR FLAME SHALL BE LOCATED 18" ABOVE FLOOR UNLESS IT IS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. PROVIDE PROTECTIVE POST OR OTHER IMPACT BARRIER FROM VEHICLES (CMC 308.0).
- M4. DRYER MUST BE EQUIPPED WITH A BACKDRAFT DAMPER WITH NO SCREEN. DUCT IS LIMITED TO 14 FEET IN LENGTH WITH TWO 90 DEGREE ELBOWS FORM CLOTHES DRYER TO TO THE POINT OF TERMINATION PER CMC 504.3.1.2. (DUCT SHALL TERMINATE AT LEAST 36" FROM OPENINGS INTO BUILDING)

FURNACE NOTES:

- ELECTRICAL REQUIREMENTS
- AN APPROVED, INDEPENDENT MEANS OF DISCONNECT FOR THE ELECTRICAL SUPPLY TO EACH PIECE OF EQUIPMENT SHALL BE PROVIDED IN SIGHT OF THE EQUIPMENT SERVED WHEN THE SUPPLY VOLTAGE EXCEEDS 50 VOLTS. [CMC 310, CEC 422.31(B), CEC 422.33(A)]
 - A DEDICATED CIRCUIT SHALL BE PROVIDED FOR THE FURNACE. (CEC 422.12)
 - A 120-VOLT SERVICE RECEPTACLE SHALL BE LOCATED WITHIN 25 FEET OF, AND ON THE SAME LEVEL AS, THE EQUIPMENT FOR MAINTENANCE. THE SERVICE RECEPTACLE SHALL NOT BE CONNECTED ON THE LOAD SIDE OF THE REQUIRED MEANS OF DISCONNECT. (CMC 310.1)
 - A PERMANENT SWITCH CONTROLLED LIGHTING FIXTURE SHALL BE INSTALLED FOR MAINTENANCE OF EQUIPMENT IS REQUIRED AND SHALL BE ACCESSIBLE. SUCH FIXTURE SHALL PROVIDE SUFFICIENT ILLUMINATION TO SAFELY APPROACH THE EQUIPMENT AND PERFORM THE TASKS FOR WHICH ACCESS IS PROVIDED. CONTROL OF THE LIGHTING SHALL BE PROVIDED AT THE ACCESS ENTRANCE. (CEC 210.70)
 - DUCT AIR LEAKAGE TEST (CEES 150.2(B)(1)(E)). AN AIR LEAKAGE TEST, PERFORMED BY A HERS RATER, IS REQUIRED FOR EXISTING DUCTS WHENEVER THE EXISTING FURNACE IS REPLACED. AT THE FINAL INSPECTION, THE CF-3R FORM COMPLETED BY A HERS RATER IS REQUIRED TO BE PROVIDED TO THE BUILDING INSPECTOR. A LISTING OF CERTIFIED HERS RATERS MAYBE FOUND AT: HTTP://WWW.ENERGY.CA.GOV/HERS/PROVIDERS.HTML
 - FURNACE EQUIPMENT EFFICIENCY (CEES 110.2(A))
 - WARM-AIR FURNACES AND UNIT HEATERS RATED AT LESS THAN 225,000 BTU/H SHALL HAVE A MINIMUM EFFICIENCY RATING OF 78% AFUE (ANNUAL FUEL UTILIZATION EFFICIENCY).
 - COMBUSTION AIR (CMC CHAPTER 7)
 - COMBUSTION AIR MUST BE MAINTAINED AS REQUIRED BY THE CALIFORNIA MECHANICAL CODE.
 - CLEARANCE FROM COMBUSTIBLE MATERIALS (CMC 904.2) THE CLEAR SPACE AND DISTANCE TO COMBUSTIBLE MATERIALS AROUND THE FURNACE UNIT SHALL COMPLY WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 - ANCHORAGE OF EQUIPMENT (CMC 303.5)
 - THE FURNACE SHALL BE PROPERLY ANCHORED AND SUPPORTED
 - TO SUSTAIN VERTICAL AND HORIZONTAL LOADS WITHIN THE STRESS LIMITATIONS SPECIFIED IN THE CALIFORNIA BUILDING CODE.
 - PLASTIC VENT PIPING (CMC 802.4.2)
 - PLASTIC PIPE AND FITTINGS USED TO VENT APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLIANCE MANUFACTURER'S INSTALLATION INSTRUCTIONS. WHEN PRIMER IS REQUIRED, IT SHALL BE OF A CONTRASTING COLOR.
 - LOCATED IN AN ATTIC (CMC CHAPTER 9)
 - FURNACES LOCATED IN AN ATTIC AREA SHALL COMPLY WITH THE DIAGRAM AT THE BOTTOM OF THIS PAGE. ADDITIONALLY, IF THE ATTIC AND ROOF IS CONVENTIONALLY FRAMED, CEILING JOIST UNDER THE LOCATION OF THE FURNACE UNIT SHALL BE DOUBLED WITH A MINIMUM 2X6 JOISTS.
 - SEDIMENT TRAP (CPC 1212.8)
 - A SEDIMENT TRAP SHALL BE PROVIDED ON THE GAS LINE DOWNSTREAM OF THE APPLIANCE SHUT-OFF VALVE AND AS CLOSE TO INLET OF THE EQUIPMENT AS PRACTICAL.
 - COOLING UNITS LOCATED IN THE ATTIC SHALL HAVE AN ADDITIONAL METHOD FOR CONDENSATE OVERFLOW SHALL BE PROVIDED IN ACCORDANCE WITH ONE OF THE FOLLOWING (CMC 310.2):
 - A) A WATER LEVEL DETECTING DEVICE THAT WILL SHUT OFF THE EQUIPMENT OR APPLIANCE IN THE EVENT THE PRIMARY DRAIN IS BLOCKED.
 - B) AN ADDITIONAL WATERTIGHT PAN OF CORROSION-RESISTANT MATERIAL, WITH A SEPARATE DRAIN LINE, INSTALLED BENEATH THE COOLING COIL, UNIT, OR THE APPLIANCE TO CATCH THE OVER-FLOW CONDENSATE DUE TO A CLOGGED PRIMARY CONDENSATE DRAIN.
 - C) AN ADDITIONAL DRAIN LINE AT A LEVEL THAT IS HIGHER THAN THE PRIMARY DRAIN LINE CONNECTION OF THE DRAIN PAN.
 - D) AN ADDITIONAL WATERTIGHT PAN OF CORROSION-RESISTANT MATERIALS WITH A WATER LEVEL DETECTION DEVICE INSTALLED BENEATH THE COOLING COIL, UNIT, OR THE APPLIANCE TO CATCH THE OVER-FLOW CONDENSATE DUE TO A CLOGGED PRIMARY CONDENSATE DRAIN AND TO SHUT OFF THE EQUIPMENT.
 - NOTE: THE ADDITIONAL PAN OR THE ADDITIONAL DRAIN LINE CONNECTION SHALL BE PROVIDED WITH A DRAIN PIPE OF NOT LESS THAN ¾ OF AN INCH NOMINAL PIPE SIZE, DISCHARGING AT A POINT THAT IS READILY OBSERVED.

FURNACE NOTES:



TUB/SHOWER REQUIREMENTS:

- THE MIXING VALVE IN A SHOWER (INCLUDING OVER A TUB) SHALL BE PRESSURE BALANCING SET AT A MAXIMUM 120" F. THE WATER-FILLER VALVE IN BATHTUBS/WHIRLPOOLS SHALL HAVE A TEMPERATURE LIMITING DEVICE SET AT A MAXIMUM OF 120° F. THE WATER HEATER THERMOSTAT CANNOT BE USED TO MEET THESE PROVISIONS. (CPC 408.3, 409.4)
- NEW OR RECONFIGURED SHOWER STALLS SHALL BE A MINIMUM FINISHED INTERIOR OF 1,024 SQUARE INCHES, BE CAPABLE OF ENCOMPASSING A 30 INCH DIAMETER CIRCLE. ANY DOORS SHALL SWING OUT OF THE ENCLOSURE HAVE A CLEAR OPENING OF 22 INCHES MINIMUM. (CPC 408.5, 408.6)
- SHOWER STALLS AND BATHTUBS WITH SHOWER HEADS INSTALLED, SHALL HAVE WALLS FINISHED WITH A NONABSORBENT SURFACE FOR A MINIMUM OF 6 FEET ABOVE THE FLOOR. (CBC 1210 AND CRC R307.2)
- HYDRO-MASSAGE TUBS (I.E. JACUZZI TUBS) SHALL HAVE ACCESS TO THE MOTOR, BE SUPPLIED BY A GFCI PROTECTED DEDICATED CIRCUIT, AND BE LISTED BY A RECOGNIZED TESTING AGENCY (I.E. UL). ALL METAL CABLES, FITTINGS, PIPING, OR OTHER METAL SURFACES, WITHIN 5 FEET OF THE INSIDE WALL OF THE HYDRO-MASSAGE TUB SHALL BE PROPERLY BONDED. HYDRO-MASSAGE TUBS SHALL BE BONDED WITH A MINIMUM #8 AWG BARE COPPER WIRE AND THE BONDING SHALL BE ACCESSIBLE. (CEC 680.70)
- UNDERLAYMENT MATERIAL USED AS BACKERS FOR WALL TILE OR SOLID SURFACE MATERIAL IN TUB AND SHOWER ENCLOSURES SHALL BE EITHER GLASS MAT/FIBER-REINFORCED GYPSUM BACKING PANELS (I.E. DENS-SHIELD, DENS ARMOR PLUS), NON-ASBESTOS FIBER-CEMENT/FIBER MAT BACK BOARD (I.E. HARDIBACKER, CEMENT BOARD). ALL MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WATER-RESISTANT GYPSUM BOARD (I.E. PURPLE BOARD) MAY BE USED WHEN ATTACHED DIRECTLY TO STUDS, OVERLAYERED WITH MINIMUM GRADE B BUILDING PAPER AND WIRE LATH. TILE SHALL BE ATTACHED TO THE WIRE LATH. (CBC 2509 AND CRC R702.4)
- SHOWER FLOORS SHALL BE LINED WITH AN APPROVED SHOWER PAN OR AN ON-SITE BUILT WATERTIGHT APPROVED LINING (I.E. HOT MOP). ON-SITE BUILT SHOWER LININGS SHALL EXTEND A MINIMUM OF 3 INCHES VERTICALLY UP THE WALL AND SHALL BE SLOPED ¼" PER FOOT TO WEEP HOLES. (CPC 408.7)
- WHEN A CURB IS PROVIDED AT A SHOWER, IT SHALL BE A MINIMUM OF 1 INCH ABOVE THE SHOWER FLOOR AND BETWEEN 2 INCHES AND 9 INCHES ABOVE THE TOP OF THE DRAIN. A WATERTIGHT NAILING FLANGE THAT EXTENDS A MINIMUM OF 1 INCH HIGH SHALL BE INSTALLED WHERE THE SHOWER FLOOR MEETS THE VERTICAL SURFACE OF THE SHOWER COMPARTMENT. THE FINISHED FLOOR OF THE SHOWER COMPARTMENT SHALL BE UNIFORMLY SLOPED BETWEEN ¼" AND ½" PER FOOT TOWARDS TO THE DRAIN. (CPC 408.5)
- WHERE A CURB IS NOT PROVIDED AT THE SHOWER COMPARTMENT, THE ENTIRE BATHROOM SHALL BE CONSIDERED A WET LOCATION. THE FLOORING IN THE ENTIRE BATHROOM SHALL COMPLY WITH THE WATER PROOFING REQUIREMENTS DESCRIBED ABOVE FOR SHOWER FLOORS (PREVIOUS BULLET) AND ALL LIGHTING FIXTURES SHALL BE APPROVED FOR WET LOCATIONS.
- WATER CLOSET REQUIREMENTS
- THE WATER CLOSET SHALL HAVE A CLEARANCE OF 30 INCHES WIDE (15 INCHES ON CENTER) AND 24 INCHES IN FRONT. (CPC 402.5)
- WHERE THE WATER CLOSET (OR OTHER PLUMBING FIXTURE) COMES INTO CONTACT WITH THE WALL OR FLOOR, THE JOINT SHALL BE CAULKED AND SEALED TO BE WATERTIGHT. (CPC 402.2)
- TEMPERED GLAZING (CBC 2406.4, 2403.1 AND CRC 308.1, R308.4)
- TEMPERED GLAZING SHALL BE INSTALLED IN THE LOCATIONS LISTED BELOW. TEMPERED GLAZING SHALL BE PERMANENTLY IDENTIFIED BY A MANUFACTURER MARKING THAT IS PERMANENTLY APPLIED AND CANNOT BE REMOVED WITHOUT BEING DESTROYED (E.G. SAND BLASTED, ACID ETCHED, CERAMIC FIRED, LASER ETCHED, OR EMBOSSED).
- WITHIN A PORTION OF WALL ENCLOSING A TUB/SHOWER WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE STANDING SURFACE AND DRAIN INLET.
- WITHIN 60 INCHES OF A TUB/SHOWER WHERE THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
- GLAZING ON THE HINGE-SIDE OF AN IN-SWINGING DOOR THAT IS INSTALLED PERPENDICULAR TO A DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE DOOR.
- ELECTRICAL AND LIGHTING REQUIREMENTS
- ALL RECEPTACLES SHALL BE GFCI PROTECTED AND TAMPER-RESISTANT (TR). IF ANY NEW/ADDITIONAL OUTLETS ARE INSTALLED, THE BATHROOM SHALL HAVE A DEDICATED 20-AMP CIRCUIT. (CEC 210.8, 210.11, 406.12)
- EXHAUST FANS WITH A MINIMUM VENTILATION RATE OF 50 CFM ARE REQUIRED IN ALL BATHROOMS, EVEN IF AN OPERABLE WINDOW IS INSTALLED. EXHAUST FANS AND LIGHTING SHALL HAVE SEPARATE CONTROL SWITCHES (EVEN IF A COMBINATION UNIT IS INSTALLED). THE EXHAUST FAN MAY NEED TO BE SUPPLIED BY A GFCI PROTECTED CIRCUIT BASED ON THE MANUFACTURER'S REQUIREMENTS. (CEES 150.0(K), 150.0(O))
- LIGHTING FIXTURES LOCATED WITHIN 3 FEET HORIZONTALLY AND 8 FEET VERTICALLY OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD SHALL BE LISTED FOR A DAMP LOCATION, OR LISTED FOR WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY. (CEC 410.10)

GREEN BUILDING NOTES:

- GB1. THE MANDATORY PROVISIONS OF THE GREEN BUILDING STANDARDS CODE SHALL APPLY TO NEW BUILDINGS AND ADDITIONS OR ALTERATIONS WHERE THE CONDITIONED AREA, VOLUME OR SIZE IS INCREASED. [301.1.1 CGBC]
- GB2. ALL GAS FIREPLACES SHALL BE DIRECT-VENT SEALED COMBUSTION TYPE. [4.503.1 CGBC]
- GB3. PROVIDE A CONSTRUCTION WASTE MANAGEMENT PLAN REDUCING WASTE AT LEAST 65%. [R334.1 CRC]
- GB4. BATHROOM EXHAUST FAN WILL BE CONTROLLED BY A HUMIDISTAT PER THE GREEN BUILDING STANDARDS CODE SECTION 4.506. [R303.3.1 CRC]

AIR CONDITIONING NOTES:

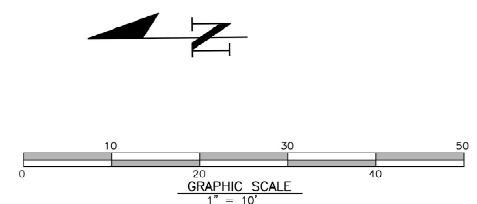
- DUCT AIR LEAKAGE TEST – AN AIR LEAKAGE TEST, PERFORMED BY A HERS RATER, IS REQUIRED FOR EXISTING DUCTS. AT THE FINAL INSPECTION, THE HERS REPORT COMPLETED BY A HERS RATER IS REQUIRED TO BE PROVIDED TO THE BUILDING INSPECTOR. (CEES 150.2(B)(1)(E))
- A LISTING OF CERTIFIED HERS RATERS IS ON-LINE AT: HTTP://WWW.ENERGY.CA.GOV/HERS/PROVIDERS.HTML
- CONDENSING UNIT EFFICIENCY –CONDENSING UNITS RATED UP TO 45,000 BTU/H SHALL HAVE A MINIMUM EFFICIENCY RATING OF 14 SEER AND 12.2 EER.
- DISCONNECT – AN ELECTRICAL DISCONNECT FOR THE UNIT SHALL BE PROVIDED WITHIN SIGHT OF THE UNIT AND READILY ACCESSIBLE (NOT MOUNTED BEHIND THE UNIT). THE MAIN ELECTRICAL PANEL SHALL BE LABELED WITH THE CIRCUIT FOR THE NEW EQUIPMENT. (CEC 440.11, 440.14, AND 408.4(A))
- SLAB OR PLATFORM – THE CONDENSER UNIT SHALL BE LOCATED AND SECURED TO A MINIMUM 3 INCH THICK SLAB OR APPROVED PLATFORM. (CMC 1105.2)
- RECEPTACLE – PROVIDE A 15 OR 20 AMP RECEPTACLE AT AN ACCESSIBLE LOCATION WITHIN 25 FEET OF THE CONDENSER UNIT IF LOCATED OUTSIDE. THE RECEPTACLE SHALL BE GFCI PROTECTED, WATER-RESISTANT, AND IN A WEATHERPROOF COVER (BUBBLE COVER). (CEC 210.63, 210.8, AND 406.9).
- CONDENSATE DRAINAGE – THE CONDENSATE LINE SHALL DRAIN TO A LANDSCAPED AREA OR TO THE TAIL PIECE OF A SANITARY SEWER LINE. (CMC 310.1, 310.6, 1105.7)
- INSULATION – INSULATION ON THE SUCTION LINE (COOLING REFRIGERANT LINE) SHALL BE PROTECTED FROM PHYSICAL DAMAGE OR ULTRAVIOLET DETERIORATION BY AN ALUMINUM OR METAL SHROUD, PAINT, PLASTIC COVER, OR ULTRAVIOLET RESISTANT TAPE. (CEES 150.0(M)9)
- REFRIGERANT PORT PROTECTION – THE REFRIGERANT CIRCUIT ACCESS PORT SHALL BE PROTECTED FROM UNAUTHORIZED ACCESS WITH A LOCKING-TYPE TAMPER RESISTANT CAP. (CMC 1105.11)
- CLEARANCE TO CLOTHES DRYER VENT – WHEN LOCATED OUTDOORS, THE CONDENSING UNIT SHALL BE A MINIMUM OF FIVE FEET FROM THE TERMINATION OF A CLOTHES DRYER VENT. (CEES 150.0(H)3(A))

STAIRS NOTES:

- 1) MAX. 7 ¾" RISE AND MIN. 10" RUN, FROM NOSING TO NOSING. A NOSING MEASURING ¾" MIN. TO 1-1/4" MAX. IS REQUIRED WHERE THE TREAD DEPTH IS LESS THAN 11".
- 2) MIN. 6"-8" VERTICAL HEADROOM MEASURED AT TREAD NOSINGS.
- 3) LANDING DEPTH IN DIRECTION OF TRAVEL: 36" MIN. LANDING WIDTH: EQUAL TO DOOR WIDTH IT IS SERVING.
- 4) WEATHER-EXPOSED LANDINGS, DECKS AND BALCONIES THAT ARE SEALED UNDERNEATH SHALL BE WATERPROOFED AND HAVE A MIN. 2% SLOPE FOR DRAINAGE PER CRC R311.3

LEGEND

- 200--- EXISTING CONTOUR LINE
- 200--- NATURAL GRADE CONTOUR LINE
- FOUND CITY MONUMENT BOX, OR AS NOTED
- BOUNDARY OF PROPERTY SURVEYED
- () RECORD INFORMATION
- CENTRIFUGAL
- △ CURB INLET
- CURB LINE
- DRIVEWAY APRON
- ELECTROLIER
- FENCE
- ◆ FIRE HYDRANT
- FLAT GRADE INLET
- O.H. PWR OVERHEAD POWER LINE
- O.H. TEL OVERHEAD TELEPHONE LINE
- SS SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- SIGN
- SD STORM DRAIN LINE
- STORM DRAIN MANHOLE
- UTILITY BOX
- UTILITY POLE
- W WATER LINE
- WATER METER
- WATER VALVE
- ELECTRIC METER
- WATER HEATER
- GAS



THE BEARING SOUTH 66°08'24" WEST OF THE MONUMENT LINE OF EMERSON AVENUE AND SEENA AVENUE AS CALCULATED ON THAT MAP OF TRACT NO 943 FILED FOR RECORD IN BOOK 36 OF MAPS PAGE 5, SANTA CLARA COUNTY RECORDS, AND AS FOUND MONUMENTED, WAS TAKEN AS THE BASIS OF BEARING FOR THIS SURVEY.

REFERENCES

- R1 TRACT NO. 943 36-M-5
- R2 RECORD OF SURVEY 184-M-33

BENCH MARK

DESCRIPTION: ASSUMED BENCHMARK, MAG NAIL ON STREET, NEAR THE EASTERLY CORNER OF LOT AS SHOWN.
PROJECT BENCHMARK 175.62' (NAVD88 DATUM)

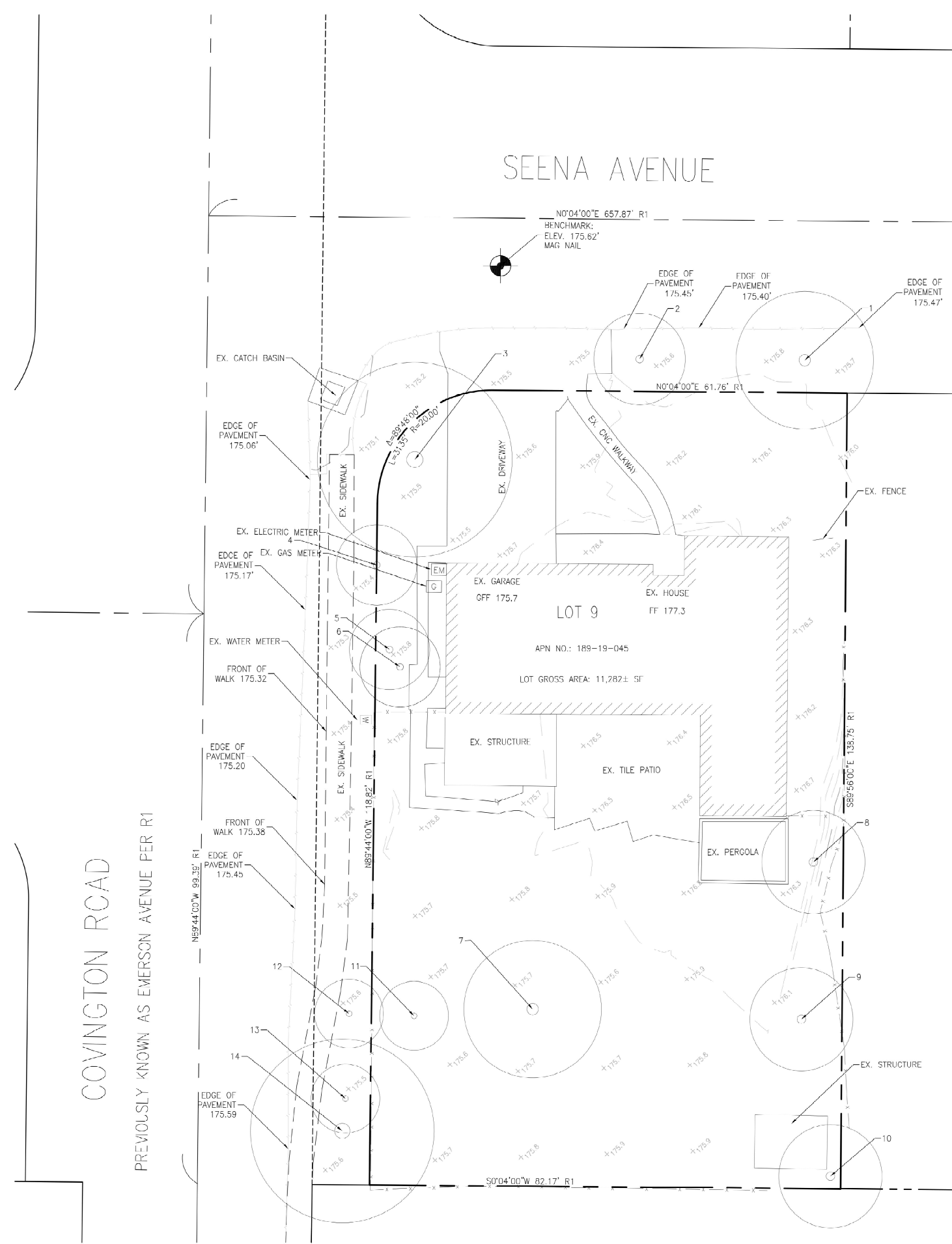
ABBREVIATIONS

APN	ASSESSOR'S PARCEL NUMBER
AE	ANCHOR EASTMENT
BM	BENCH MARK
BSL	BUILDING SETBACK LINE
CATV	CABLE TELEVISION OVERHEAD
D	CURVE DELTA
DRWY	DRIVEWAY
DS	DOWNSPOUT
FI	FINISH FLOOR
FL	FLOW LINE ELEVATION
GIT	GARAGE FINISH FLOOR
IP	IRON PIPE
L	CURVE LENGTH
R#	REFERENCE DOCUMENT
M-M	MONUMENT TO MONUMENT
O.H. PWR	OVERHEAD POWER LINE
O.H. TEL	OVERHEAD TELEPHONE LINE
PCL	PARCEL
P.M.	PARCEL MAP
PIN	PORTION
R	RADIUS
SD	STORM DRAIN
SS	SANITARY SEWER
TC	TOP OF CURB ELEVATION
TEMP.	TEMPORARY
FUE	PUBLIC UTILITY EASEMENT
WLE	WATER LINE EASEMENT
WCE	WIRE CLEARANCE EASEMENT

NOTES:

1. DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY.
3. TREES SPECIES NAMES ARE APPROXIMATE, AND LABELLED BY THEIR COMMON NAME TO THE BEST OF OUR KNOWLEDGE. IT IS NOT BASED ON AN ARBORIST REPORT.
4. TOPOGRAPHY SHOWN ON THIS MAP REPRESENTS THE SURFACE FEATURES ONLY.
5. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND AND OVERHEAD UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2440).
6. BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
7. FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).
8. A TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY OSUNA ENGINEERING, INC. OTHER EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

Tree Species	I.D. #	Trunk Diameter (in.)	Condition	Suitability	Expected Impact	Protected Tree
Mexican fan palm (Washingtonia robusta)	1	24	Good	Fair	Low	Protected
sweetgum (Liquidambar styraciflua)	2	20	Fair	Fair	Low	Protected
olive (Olea europaea)	3	18, 19	Good	Fair	Moderate	Protected
privet (Ligustrum lucidum)	4	8, 6, 6, 6	Fair	Poor	High	Protected
pepper (Schinus molle)	5	18	Good	Poor	High	Protected
incense cedar (Calocedrus decurrens)	6	16	Good	Poor	High	Protected
incense cedar (Calocedrus decurrens)	7	26	Very poor	Poor	High	Protected
southern magnolia (Magnolia grandiflora)	8	20	Fair	Poor	High	Protected
olive (Olea europaea)	9	7, 5, 3, 8	Fair	Fair	High	Protected
privet (Ligustrum lucidum)	10	7, 11	Good	Poor	High	Protected
pepper (Schinus molle)	11	10, 18	Very poor	Poor	High	Protected
incense cedar (Calocedrus decurrens)	12	9, 4	Poor	Poor	Low	Not Protected/ May be in Easement
incense cedar (Calocedrus decurrens)	13	12	Fair	Fair	Low	Not Protected/ May be in Easement
incense cedar (Calocedrus decurrens)	14	28	Fair	Fair	Low	Not Protected/ May be in Easement



COVINGTON ROAD
PREVIOUSLY KNOWN AS EMERSON AVENUE PER R1

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PRELIMINARY BOUNDARY & TOPOGRAPHIC SURVEY

1014 SEENA AVE
APN: 189-19-045

Project No. 2639
Drawn By: AZ
Checked: DD
Date: 1/25/23
CALIFORNIA

SHEET
BT 2
OF 2 SHEETS



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Kasrosafar

PROJECT:

SEENA RESIDENCE

**1014 SEENA AVENUE,
LOS ALTOS, CA, 94024**

REVISION TABLE:

NO.	DESCRIPTION	DATE

SHEET TITLE:

ARBORIST REPORT

PROJECT ID:	0617
DATE:	04/22/2023
SCALE:	AS NOTED
DRAWN BY:	S.M.H
SHEET NO.:	

CITY STAMP PLACE

AR-1

Tree Inventory, Assessment, and Protection Report

**1014 Seena Avenue
Los Altos, CA 94022**

Prepared for:
Decor Builders

April 11, 2023
Revised August 8, 2023

Prepared By:
Richard Gessner

ASCA - Registered Consulting Arborist # 0496
ISA - Board Certified Master Arborist # WE-4341B



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1014 Seena Avenue
Los Altos, CA

Tree Inventory, Assessment, and Protection Report

April 11, 2023
Revised August 8, 2023

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Monarch Consulting Arborists LLC - P.O. Box 1010, Folsom, CA 95018
831.331.8982 - rick@monarcharborist.com

1014 Seena Avenue
Los Altos, CA

Tree Inventory, Assessment, and Protection Report

April 11, 2023
Revised August 8, 2023

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1014 Seena Avenue
Los Altos, CA

Tree Inventory, Assessment, and Protection Report

April 11, 2023
Revised August 8, 2023

Summary

This August 8, 2023 revision reflects the evaluation of the impact of demolition plan, grading and drainage, landscaping plan on all protected trees by reviewing entire plan set.

Decor Builders is planning to demolish the existing structures and build a new residence. The inventory contains fourteen trees comprised of seven different species with twelve having trunk diameters greater than 12 inches (48 inches in circumference). Five trees are in good condition, six fair, one poor and two are in very poor shape. Six trees have fair suitability for preservation while the remaining eight are poorly suited for retention. Eight trees will be highly impacted and caused to be removed. All the trees highly impacted are within the footprint of the proposed improvements. Seven of the eight trees to be removed have poor suitability for retention and two are in very poor condition. The trees indicated for removal could meet the findings as described in sections (A) 1 and 5. Tree protection would consist of fence around those to be retained. Five trees are located along the roadway (two on Seena and three on Covington). There is only one tree that could be retained within the site which is the olive #3.

Introduction

Decor Builders asked me to assess the site, trees, proposed footprint plan, and to provide a report with my findings and recommendations to help satisfy the City of Los Altos planning requirements.

Assignment

1. Provide an arborist's report including an assessment of the trees within the project area. The assessment is to include the species, size (trunk diameter), condition (health, structure, and form), and suitability for preservation ratings.

2. Provide tree protection guidelines, specifications, and impact ratings for those affected by the project.

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1014 Seena Avenue
Los Altos, CA

Tree Inventory, Assessment, and Protection Report

April 11, 2023
Revised August 8, 2023

Limits of the Assignment

1. No tree risk assessments were performed.

2. The information in this report is limited to the condition of the trees during my inspection on April 4, 2023.

3. The plans reviewed for this assignment were as follows:

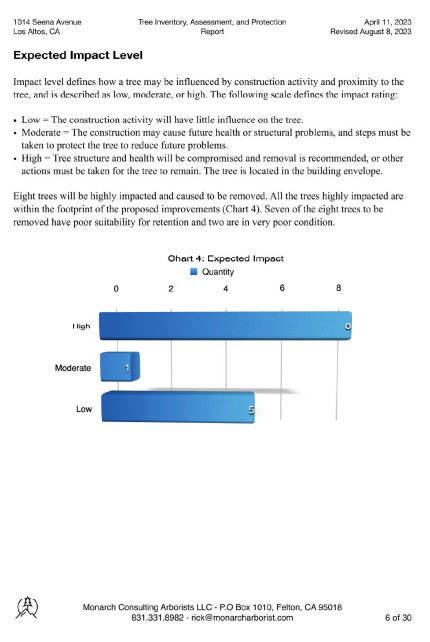
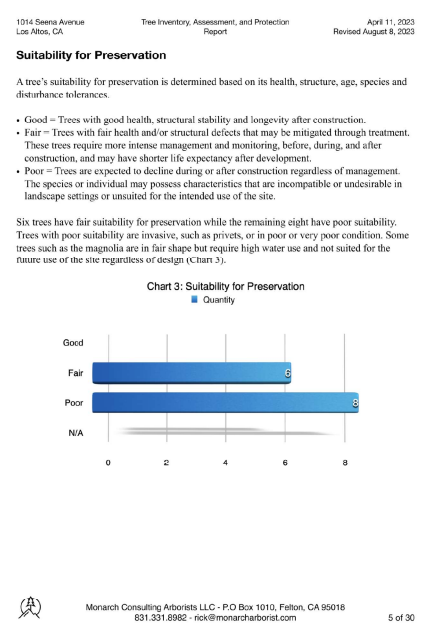
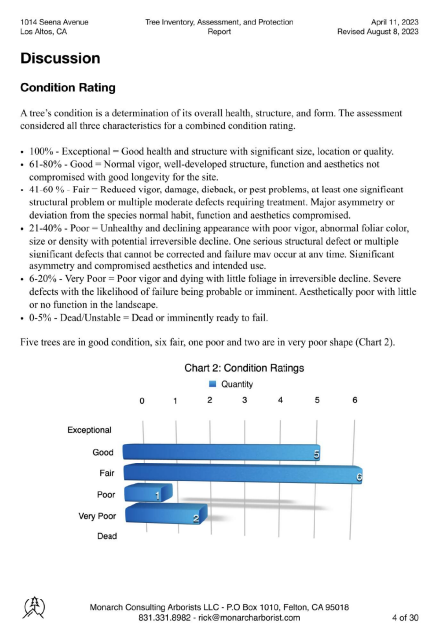
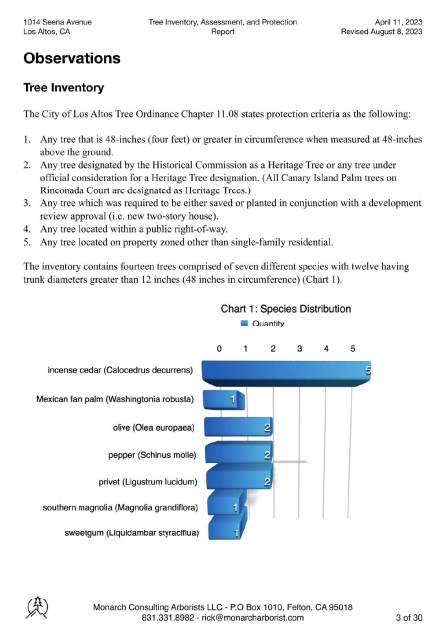
Table 1: Plans Reviewed Checklist

Plan	Date	Sheet	Reviewed	Source
Existing Site Topographic Map or ALTA with tree locations				
Proposed Site Plan	03/28/2023	A3	Yes	Professional Engineers
Demolition Plan				
Construction Staging				
Grading and Drainage	07/24/2023	C1, C2, C3	Yes	Osuna Engineers
Utility Plan and Hook-up locations				
Exterior Elevations	03/28/2023	A-8 to A-11	Yes	Professional Engineers
Landscape Plan	07/20/2023	L1.1, L2.0	Yes	Reed Associates
Irrigation Plan				
T-1 Tree Protection Plan				

Purpose and Use of the Report

The report is intended to identify all the trees within the plan area that could be affected by a project. The report is to be used by the property owners, owner's agents, and the City of Los Altos as a reference for existing tree conditions to help satisfy planning requirements.

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Los Altos, CA

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Tree Removal Justification

"Section 11.08.090 - Determination on permit" provides required criteria for protected tree removal within the city and is stated as follows:

A. Criteria. Each application for a tree removal permit shall be reviewed and determined on the basis of the following criteria:

- The condition of the tree with respect to disease, imminent danger of falling, proximity to existing or proposed structures and interference with utility services; The necessity to remove the tree for economic or other enjoyment of the property;
- The topography of the land and the effect of the tree removal upon erosion, soil retention and the diversion or increased flow of surface waters;
- The number, species, size and location of existing trees in the area and the effect the removal would have upon shade, privacy impact, scenic beauty, property values and any established standards of the area;
- The number of healthy trees the property is able to support according to good forestry practices;
- The approximate age of the tree compared with average life span for that species;
- Whether there are any reasonable and feasible alternatives that would allow for the preservation of the tree.

A. Additional recommendations. The approval authority may refer the application to another department, commission or person for a report and recommendation. The approval authority may also require the applicant to furnish a written report from an independent tree expert acceptable to the approval authority, such report to be obtained at the expense of the applicant.

B. Action. Based on the criteria outlined in subsection A of this section, the approval authority shall either approve, conditionally approve, or deny the application. Conditions of approval may require that one or more replacement trees be planted of a species and size and at locations as designated by the approval authority. When deciding upon replacement trees, the approval authority will take into consideration: (1) the cost of replacement trees; and (2) the wishes of the property owner relative to the species of tree to be planted. Any such replacement trees shall be obtained and planted at the expense of the applicant. (Prior code: § 10-2.26509)

The trees indicated for removal could meet the findings as described in sections (A) 1 and 5.

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Tree Protection

The tree protection zone (TPZ) is the defined area in which certain activities are prohibited to minimize potential injury to the tree. The TPZ can be determined by a formula based on species tolerance, tree age, and diameter at breast height (DBH) (Matheny, N. and Clark, J. 1998) or as the drip line in some instances. Preventing mechanical damage to the main stems from equipment or hand tools can be accomplished by wrapping the trunk with straw wattle or bracing with linkers (Appendix D).

Tree protection would consist of fence around those to be retained. Five trees are located along the roadway (two on Seena and three on Covington). There is only one tree that could be retained within the site which is the olive #3.

Conclusion

The inventory contains fourteen trees comprised of seven different species with twelve having trunk diameters greater than 12 inches (48 inches in circumference). Five trees are in good condition, six fair, one poor and two are in very poor shape. Six trees have fair suitability for preservation while the remaining eight have poor suitability. Trees with poor suitability are invasive, such as privets, or in poor or very poor condition. Some trees such as the magnolia are in fair shape but require high water use and not suited for the future use of the site regardless of design. Eight trees will be highly impacted and caused to be removed. All the trees highly impacted are within the footprint of the proposed improvements. Seven of the eight trees to be removed have poor suitability for retention and two are in very poor condition. The trees indicated for removal could meet the findings as described in sections (A) 1 and 5. Tree protection would consist of fence around those to be retained. Five trees are located along the roadway (two on Seena and three on Covington). There is only one tree that could be retained within the site which is the olive #3.

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Recommendations

- Place tree numbers and protection schemes on all the plans.
- Tree one and two should be protected with fence around them as a group.
- Tree #3 should have fence placed around it at its drip line radius.
- Trees #12, #13, and #14 should have the existing fence maintained adjacent to them.
- Refer to Appendix D for general tree protection guidelines including recommendations for arborist assistance while working under trees, trenching, or excavation within a trees drip line.
- All tree maintenance and care shall be performed by a qualified arborist with a C-61-D-49 California Contractors License. Tree maintenance and care shall be specified in writing according to American National Standard for Tree Care Operations: Tree, Shrub and Other Woody Plant Management - Standard Practices parts 1 through 10 and adhere to ANSI Z133.1 safety standards and local regulations.
- Copy Appendix A, B, and D of the arborist report to the final set of plans, which will serve as part of the Tree Preservation Plan.
- Provide a copy of this report to all contractors and project managers, including the architect, civil engineer, and landscape designer or architect. It is the responsibility of the owner to ensure all parties are familiar with this document.
- Arrange a pre-construction meeting with the project arborist or landscape architect to verify tree protection is in place, with the correct materials, and at the proper distances.

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Glossary of Terms

Defect: An imperfection, weakness, or lack of something necessary. In trees defects are injuries, growth patterns, decay, or other conditions that reduce the tree's structural strength.

Diameter at breast height (DBH): Measures at 1.4 meters (4.5 feet) above ground in the United States, Australia (arboriculture), New Zealand, and when using the Guide for Plant Appraisal, 9th edition; at 1.3 meters (4.3 feet) above ground in Australia (forestry), Canada, the European Union, and in UK forestry; and at 1.5 meters (5 feet) above ground in UK arboriculture.

Drip Lines: Imaginary line defined by the branch spread or a single plant or group of plants.

Form: describes a plant's habit, shape or silhouette defined by its genetics, environment, or management.

Health: Assessment is based on the overall appearance of the tree, its leaf and twig growth, and the presence and severity of insects or disease.

Mechanical damage: Physical damage caused by outside forces such as cutting, chopping or any mechanized device that may strike the tree trunk, roots or branches.

Scaffold branches: Permanent or structural branches that for the scaffold architecture or structure of a tree.

Straw wattle: also known as straw worms, bio-legs, straw noodles, or straw tubes are man made cylinders of compressed, weed free straw (wheat or rice), 8 to 12 inches in diameter and 20 to 25 feet long. They are encased in jute, nylon, or other photo degradable materials, and have an average weight of 35 pounds.

Structural evaluation: focused on the crown, trunk, trunk flare, above ground roots and the site conditions contributing to conditions and/or defects that may contribute to failure.

Tree Protection Zone (TPZ): Defined area within which certain activities are prohibited or restricted to prevent or minimize potential injury to designated trees, especially during construction or development.

Tree Risk Assessment: Process of evaluating what unexpected things could happen, how likely it is, and what the likely outcomes are. In tree management, the systematic process to determine the level of risk posed by a tree, tree part, or group of trees.

Trunks: Stem of a tree.

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Kasrosafar

PROJECT:
SEENA RESIDENCE
1014 SEENA AVENUE,
LOS ALTOS, CA, 94024

REVISION TABLE: 

SHEET TITLE:

ARBORIST REPORT

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DATE: 04/22/2023
SCALE: AS NOTED
DRAWN BY: S.M.H

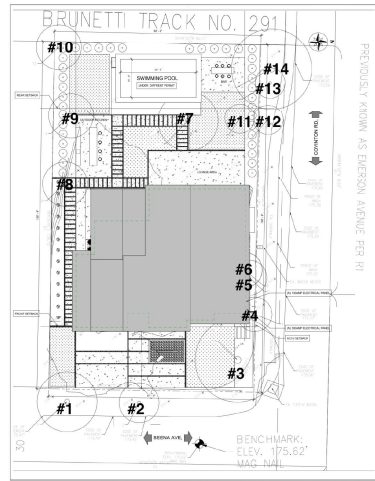
CITY STAMP PLACE

SHEET NO.:

AR-2

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Appendix A: Site Plan and Tree Locations



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Appendix B: Tree Inventory and Assessment Tables

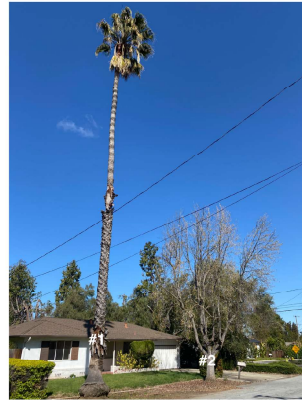
Table 2: Tree Inventory Summary

Tree Species	I.D. #	Trunk Diameter (in.)	Condition	Suitability	Expected Impact	Protected Tree
Mexican fan palm (Washingtonia robusta)	1	24	Good	Fair	Low	Protected
sweetgum (Liquidambar styraciflua)	2	20	Fair	Fair	Low	Protected
olive (Olea europaea)	3	18, 19	Good	Fair	Moderate	Protected
privet (Ligustrum lucidum)	4	8, 6, 6, 6	Fair	Poor	High	Protected
pepper (Schinus molle)	5	18	Good	Poor	High	Protected
invasive cedar (Calocedrus decurrens)	6	16	Poor	Poor	High	Protected
invasive cedar (Calocedrus decurrens)	7	26	Very poor	Poor	High	Protected
southern magnolia (Magnolia grandiflora)	8	20	Fair	Poor	High	Protected
olive (Olea europaea)	9	7, 5, 3, 8	Fair	Fair	High	Protected
privet (Ligustrum lucidum)	10	7, 11	Good	Poor	High	Protected
pepper (Schinus molle)	11	10, 18	Very poor	Poor	High	Protected
invasive cedar (Calocedrus decurrens)	12	9, 4	Poor	Poor	Low	Not Protected/ May be in Easement
invasive cedar (Calocedrus decurrens)	13	12	Fair	Fair	Low	Not Protected/ May be in Easement
invasive cedar (Calocedrus decurrens)	14	28	Fair	Fair	Low	Protected/ May be in Easement

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Appendix C: Photographs
C1: Palm #1 and Sweetgum #2



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C2: Olive #3



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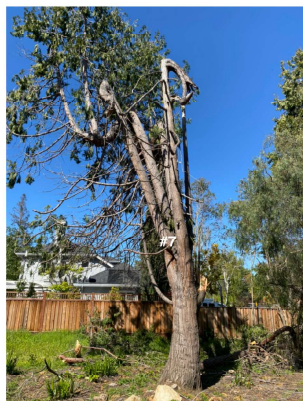
C3: Trees #12, #13, and #14



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C4: Inense Cedar #7



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C5: Magnolia #8



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C6: Pepper #11



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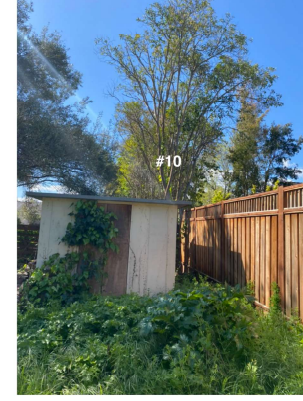
C7: Olive #9



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C8: Privet #10

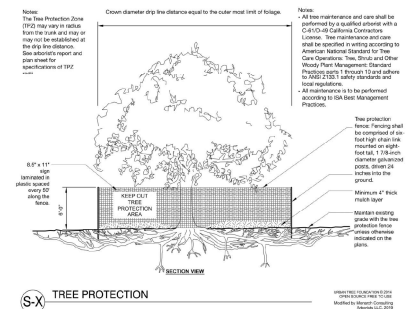


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Appendix D: Tree protection specifications

Plan Sheet Detail S-X

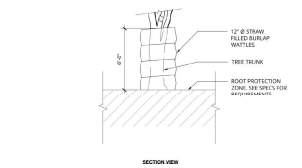


S-X TREE PROTECTION

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Plan Sheet Detail S-Y



S-Y TRUNK PROTECTION WITH WATTLE

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11.08.120 - Tree protection during construction.

Protected trees designated for preservation shall be protected during development of a property by compliance with the following, which may be modified by the planning director:

- Protective fencing shall be installed no closer to the trunk than the dripline, and far enough from the trunk to protect the integrity of the tree. The fence shall be a minimum of four feet in height and shall be set securely in place. The fence shall be of a sturdy but open material (i.e., chainlink), to allow visibility to the trunk for inspections and safety. There shall be no storage of any kind within the protective fencing.
- The existing grade level around a tree shall normally be maintained out to the dripline of the tree. Alternate grade levels may be approved by the planning director.
- Drain wells shall be installed wherever impervious surfaces will be placed over the root system of a tree (the root system generally extends to the outermost edges of the branches).
- Trees that have been damaged by construction shall be repaired in accordance with accepted arboriculture methods.
- No signs, wires, or any other object shall be attached to the tree.

(Ord. 07-314 § 2 (part); prior code § 10.2.26513)

Prohibited Activities

The following are prohibited activities within the TPZ:

- Grade changes (e.g. soil cuts, fills),
- Trenches;
- Root cuts;
- Pedestrian and equipment traffic that could compact the soil or physically damage roots;
- Parking vehicles or equipment;
- Burning of brush and woody debris;
- Storing soil, construction materials, petroleum products, water, or building refuse; and,
- Disposing of wash water, fuel or other potentially damaging liquids.

Pre-Construction Meeting with the Project Arborist

Tree protection locations should be marked before any fencing contractor arrives. Prior to beginning work, all contractors involved with the project should attend a pre construction meeting with the project arborist to review the tree protection guidelines. Access routes, storage areas, and work procedures will be discussed.

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Tree Protection Zones and Fence Specifications

Tree protection fence should be established prior to the arrival of construction equipment or materials on site. Fence should be comprised of six-foot high chain link fence mounted on eight-foot tall, 1 7/8-inch diameter galvanized posts, driven 24 inches into the ground and spaced no more than 10 feet apart. Once established, the fence must remain undisturbed and be maintained throughout the construction process until final inspection.

The fence should be maintained throughout the site during the construction period and should be inspected periodically for damage and proper functions. Fence should be repaired, as necessary, to provide a physical barrier from construction activities.

Monitoring

Any trenching, construction or demolition that is expected to damage or encounter tree roots should be monitored by the project arborist or a qualified ISA Certified Arborist and should be documented.


The site should be evaluated by the project arborist or a qualified ISA Certified Arborist after construction is complete, and any necessary remedial work that needs to be performed should be noted.

Restrictions Within the Tree Protection Zone

No storage of construction materials, debris, or excess soil will be allowed within the Tree Protection Zone. Spoils from the trenching shall not be placed within the tree protection zone either temporarily or permanently. Construction personnel and equipment shall be routed outside the tree protection zones.

Root Pruning

Root pruning shall be supervised by the project arborist. When roots over two inches in diameter are encountered they should be pruned by hand with loppers, hand saw, reciprocating saw, or chain saw rather than left crushed or torn. Roots should be cut beyond sucker roots or outside root branch junctions and be supervised by the project arborist. When completed, exposed roots should be kept moist with burlap or backfilled within one hour.

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Boring or Tunneling
Boring machines should be set up outside the drip line or established Tree Protection Zone. Boring may also be performed by digging a trench on both sides of the tree until roots one inch in diameter are encountered and then hand dug or excavated with an Air Spade® or similar air or water excavation tool. Bore holes should be adjacent to the trunk and never go directly under the main stem to avoid oblique (heart) roots. Bore holes should be a minimum of three feet deep.

Timing
If the construction is to occur during the summer months supplemental watering and bark beetle treatments should be applied to help ensure survival during and after construction.

Tree Pruning and Removal Operations
All tree pruning or removals should be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree pruning should be specified in writing according to ANSI A-300A pruning standards and adhere to ANSI Z133.1 safety standards. Trees that need to be removed or pruned should be identified in the pre-construction walk through.

Tree Protection Signs
All sections of fencing should be clearly marked with signs stating that all areas within the fencing are Tree Protection Zones and that disturbance is prohibited. Text on the signs should be in both English and Spanish (Appendix E).

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Appendix E: Tree Protection Signs
E1: English

WARNING
Tree Protection Zone

This Fence Shall not be moved without approval. Only authorized personnel may enter this area!

Project Arborist

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E2: Spanish

CUIDADO
Zona De Arbol Pretejido

Esta cerca no sera removida sin aprobacion. Solo personal autorizado entrara en esta area!

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E2: Spanish

CUIDADO
Zona De Arbol Pretejido

Esta cerca no sera removida sin aprobacion. Solo personal autorizado entrara en esta area!

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Certification of Performance

I Richard Gessner, Certify:
That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and/or appraisal is stated in the attached report and Terms of Assignment;

That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;

That no one provided significant professional assistance to the consultant, except as indicated within the report.

That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any other subsequent events;

I further certify that I am a Registered Consulting Arborist® with the American Society of Consulting Arborists, and that I acknowledge, accept and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Board Certified Master Arborist®. I have been involved with the practice of Arboriculture and the care and study of trees since 1998.

Richard J. Gessner
ASCA Registered Consulting Arborist® #496
ISA Board Certified Master Arborist® WE-4341B

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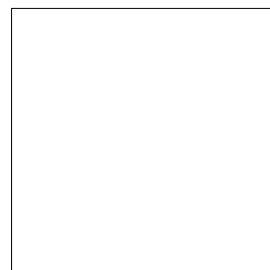
PROJECT:
SEENA RESIDENCE
1014 SEENA AVENUE,
LOS ALTOS, CA, 94024

REVISION TABLE:

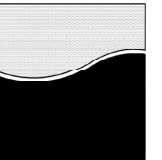
SHEET TITLE:
ARBORIST REPORT

PROJECT ID: 0617
DATE: 04/22/2023
SCALE: AS NOTED
DRAWN BY: S.M.H

CITY STAMP PLACE



SHEET NO.:
AR-3



REED ASSOCIATES
LANDSCAPE ARCHITECTURE
1343 PALM DR. SAN JOSE, CA 95007
408.431.8620 Office / 408.559.1119 Cell
www.reed.net / email: paul@reed.net

1014 Seena Ave.
Los Altos, California

ISSUE	DATE
▲ CITY COMMENTS	7.20.2023



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Approved: pjr
Drawn: DS Reviewed: pjr
Project No. ---
Scale 1"=10' Issue Date 4-24-23

Landscape
Planting Plan

L1.0

Sheet of

PLANT SYMBOLS

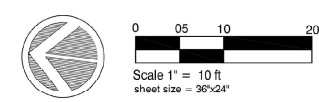
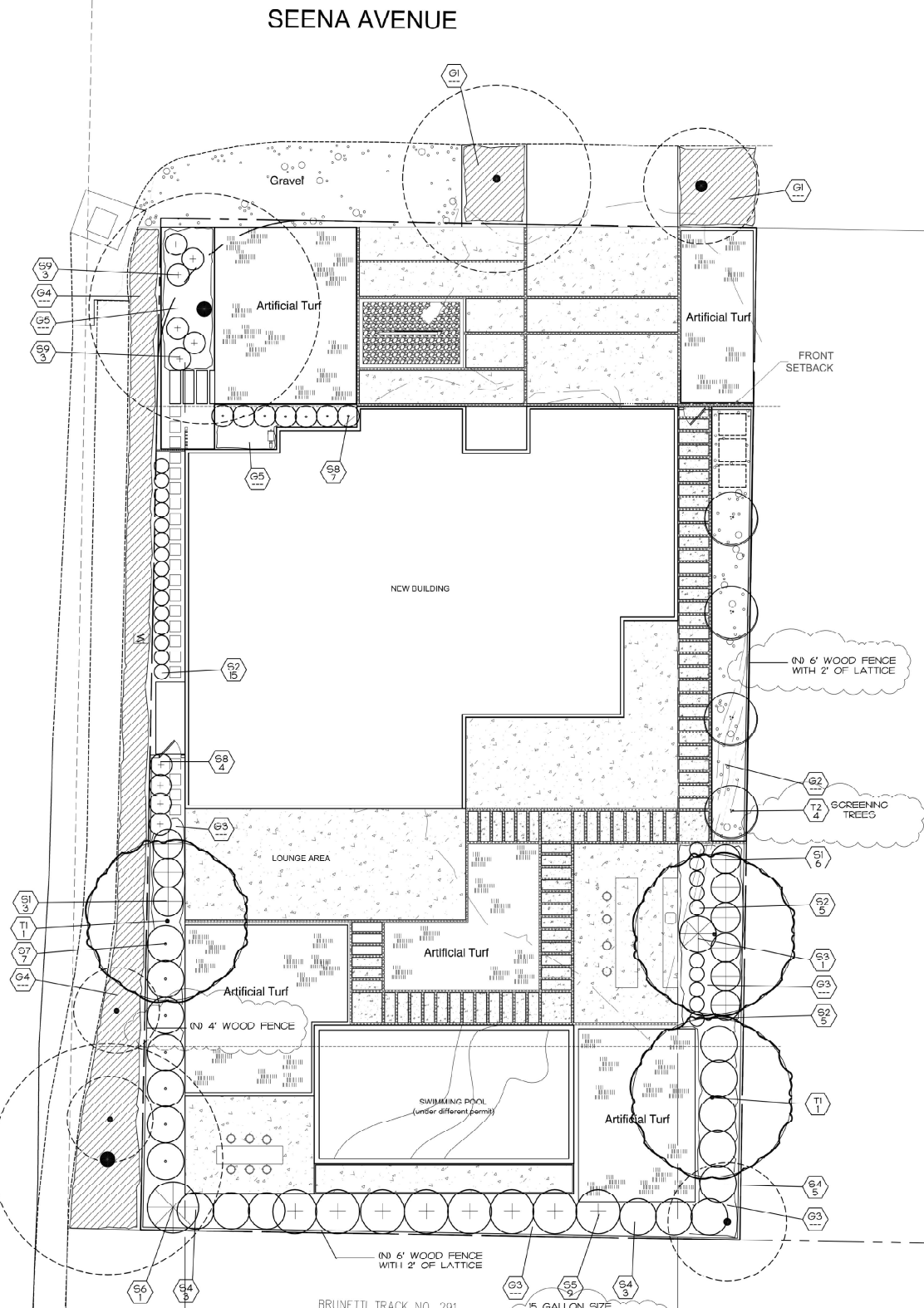
- INDICATES PLANT KEY
- INDICATES PLANT QUANTITY
- EXISTING TREE TO REMAIN

PLANT NOTES:

1. THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES FROM THE PLANTING PLAN. QUANTITIES SHOWN IN THE LEGEND ARE FOR CONVENIENCE ONLY.
2. PLANT GROUND COVER IN SHRUB AREAS AS NOTED. USE TRIANGULAR SPACING. (SEE DETAIL #9 ON SHEET L3.0)
3. SEE DETAIL AND SPECIFICATION SHEETS FOR ADDITIONAL INFORMATION.
4. THERE WILL BE NO MATERIALS OR PLANT MATERIALS SUBSTITUTIONS WITHOUT APPROVAL OF THE OWNER OR THE LANDSCAPE ARCHITECT.
5. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS (24 MIN.)
6. IN THE EVENT OF ANY DISCREPANCIES BETWEEN THIS PLAN AND ACTUAL SITE CONDITIONS, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY.
7. ALL SITE UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION. IN THE EVENT OF CONFLICT BETWEEN THE PLANS AND UTILITIES THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT. ANY DAMAGE TO UTILITIES, STRUCTURES, OR OTHER FEATURES TO REMAIN, AND CAUSED BY THE LANDSCAPE CONTRACTOR SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
8. THE WORK IN THESE DRAWINGS AND SPECIFICATIONS MAY RUN CONCURRENTLY WITH WORK BY OTHERS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE WORK WITH OTHER CONTRACTORS.
9. PRIOR TO ANY DIGGING OR TRENCHING, CALL UNDERGROUND SERVICE ALERT - 1800.227.2600
10. ALL NON-TURF PLANTING AREAS TO RECEIVE 3 INCH LAYER OF BARK MULCH AS SPECIFIED IN THE LANDSCAPE SPECIFICATION NOTES/SHEET.
11. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1000 SQ. FT. OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.
12. EXISTING TREES SHALL NOT BE PRUNED/ROOT CUTS WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT OR ARBORIST

PLANT LIST:

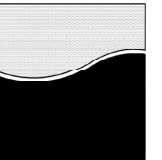
NATIVE KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS	WUCOLS
TREES						
T1	HYTHENOSPORUM FLAVUM	SWEET SHADE	2	24" BOX	STANDARD	LOW
T2	PODOCARPUS MACROPHYLLUS	FERN PINE	4	24" BOX	NATURAL	LOW
SHRUBS						
G1	NANDINA D. 'FLUM PASSION'	FLUM PASSION HEAVENLY BAMBOO	5	5 GAL		LOW
G2	ALOE 'BLUE ELF'	BLUE ELF ALOE	25	5 GAL		LOW
G3	CLANBOROTALIM TECTONUM	AMBI TUFF SHRUB	1	8 GAL		L200
G4	VIBURNUM T. 'SPRING BOUQUET'	SPRING BOUQUET VIBURNUM	11	2 GAL		LOW
G5	DALEUDA H. 'KARL ALPHONDE'	ALPHONSE DA'WOOD	1	10 GAL		LOW
G6	BERBERIS A. 'GOLDEN ABUNDANCE'	GOLDEN ABUNDANCE CREOSOTE GRAPHE	1	9 GAL		LOW
G7	ARCTOSTAPHYLOS D. 'HOWARD McMINN'	HOPE HAZELANTIA	1	5 GAL		LOW
G8	ALOE MACULATA	SOAP ALOE	11	5 GAL		LOW
G9	FENNICETUM ORIENTALE	FOUNTAIN GRASS	6	5 GAL		LOW
GROUND COVERS						
G1	LANTANA C. 'RADIATION'	RADIATION BUSH LANTANA	---	1 GAL	24" O.C.	LOW
G2	PEA GRAVEL	CREEPING MAHONIA	---	3/8" DIA.	3" DEPTH	---
G3	OSTEOSPERMUM F. 'WHITE'	AFRICAN DAISY	---	1 GAL	18" O.C.	LOW
G4	MAHONIA REPENS	CREEPING MAHONIA	---	1 GAL	24" O.C.	LOW
G5	ERIOGONUM G. RUBESCENS	SAN MIGUEL ISLAND BUCKWHEAT	---	1 GAL	18" O.C.	LOW



BEFORE EXCAVATING CALL: 811
48 HOURS BEFORE ALL
PLANNED WORK OPERATIONS



Know what's below.
Call before you dig.



REED ASSOCIATES
LANDSCAPE ARCHITECTURE
1343 PALM DR. SAN JOSE, CA 95007
408.431.8620 Office / 408.559.1119 Cell
web: www.rea.net / email: paul@rea.net

1014 Seena Ave.
Los Altos, California

ISSUE	DATE
△ ---	---



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Approved	pij
Drawn	DS
Reviewed	pij
Project No.	---
Scale	1"=10'
Issue Date	4-24-23

Existing Tree
Retention/Removal
Plan

L1.1

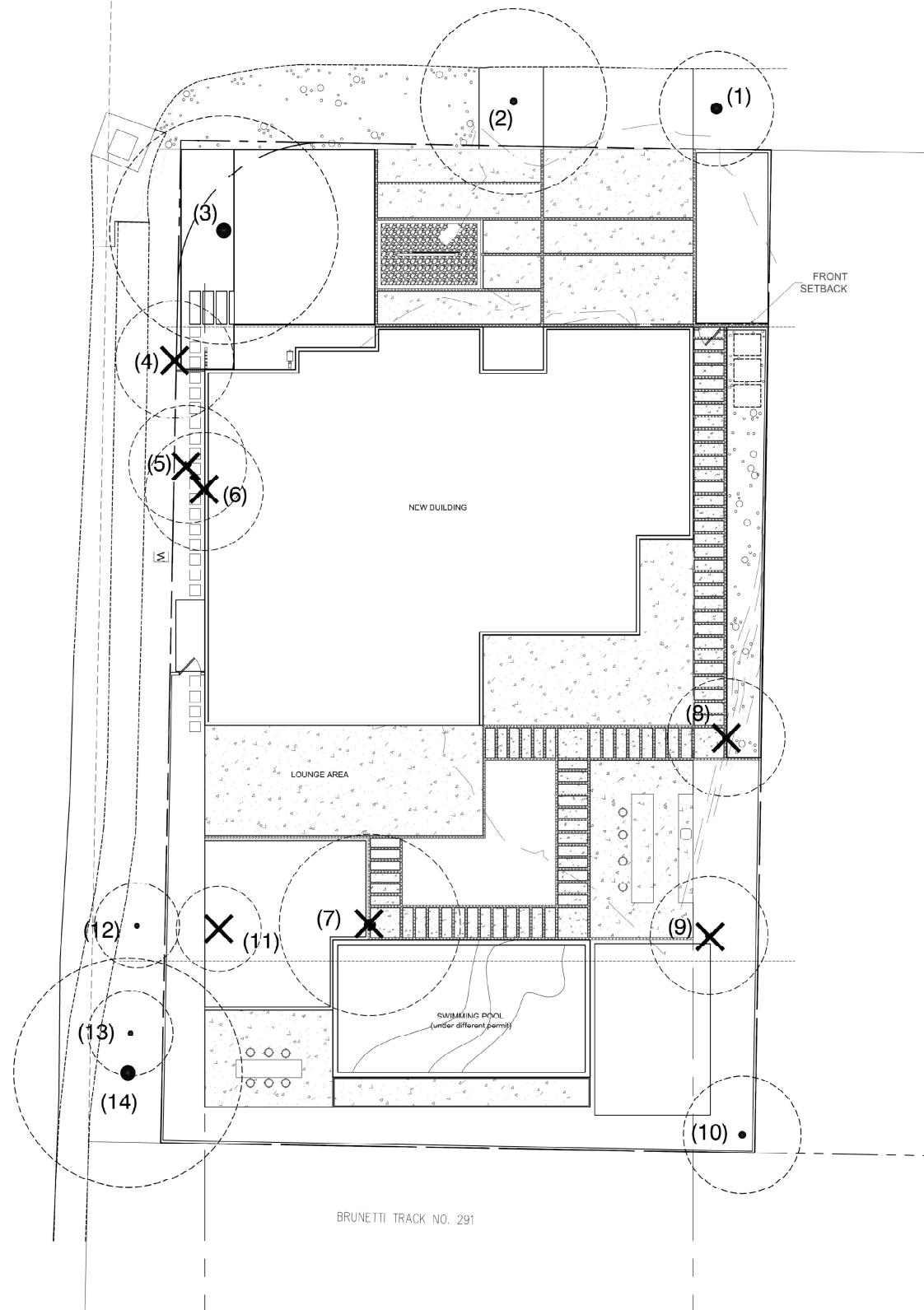
Sheet of

SEENA AVENUE

SEENA AVENUE

COVINGTON ROAD

BRUNETTI TRACK NO. 291



ARBORIST NOTES

- REFER TO ARBORIST REPORT PRIOR TO CONSTRUCTION.
- FOLLOW ALL RECOMMENDATIONS AS OUTLINED IN ARBORIST REPORT.

ARBORIST REPORT PREPARED BY MONARCH CONSULTING ARBORIST
RICHARD GESSNER - (831) 331-8982

EXISTING TREE LEGEND

KEY	BOTANICAL NAME	COMMON NAME	DIA.	HERITAGE	STATUS
1	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	24"		SAVE
2	LIQUIDAMBAR STYRACIFLUA	SWICTGUM	24"		SAVE
3	OLEA FICOPAEA	OLIVE	18.19"		SAVE
4	LIGUSTRUM LUCCIDUM	PRIVET	8.6,6.6"		TO BE REMOVED
5	SCHINUS MOLLE	PEPPER	18"		TO BE REMOVED
6	CALOCEDRUS DECURRENS	INCENSE CEDAR	16"		TO BE REMOVED
7	CALOCEDRUS DECURRENS	INCENSE CEDAR	20"		TO BE REMOVED
8	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	20"		TO BE REMOVED
9	OLEA EUROPAEA	OLIVE	7.5,3.8"		TO BE REMOVED
10	LIGUSTRUM LUCCIDUM	PRIVET	7.1"		SAVE
11	SCHINUS MOLLE	PEPPER	10.18"		TO BE REMOVED
12	CALOCEDRUS DECURRENS	INCENSE CEDAR	9.4"		SAVE
13	CALOCEDRUS DECURRENS	INCENSE CEDAR	12"		SAVE
14	CALOCEDRUS DECURRENS	INCENSE CEDAR	28"		SAVE

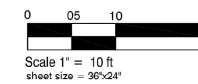
TREE PROTECTION NOTES

PROTECT EXISTING TREES SHOWN ON PLAN TO REMAIN BY FOLLOWING THESE INSTRUCTIONS.

- THE GRADE BETWEEN THE DRIPLINE AND ROOT CROWN OF THE TREES SHALL NOT BE CUT AND CAN BE FILLED BY ONLY 3 INCHES, EXCEPT WITHIN 5'-0" OF THE TRUNK WHERE THE GRADE SHALL NOT BE DISTURBED.
- IRRIGATION AND RAIN WATER SHALL BE ABLE TO DRAIN AWAY FROM THE ROOT CROWN OF THE TREES.
- DO NOT DRIVE OR PARK VEHICLES WITHIN THE DRIPLINE AREA OF THE TREES UNLESS NECESSARY TO DO PAVING CONSTRUCTION. IF THERE HAS BEEN ANY VEHICULAR TRAFFIC WITHIN THE DRIPLINE, THE GROUND SHALL BE SCARIFIED BY HAND TO A DEPTH OF 12 INCHES TO DE-COMPACT.
- DO NOT ALLOW CONTRACTORS TO DUMP WASTE CONCRETE, PLASTER, ETC. UNDER DRIPLINE OF TREES. DO NOT ALLOW PAINTERS OR OTHER TO CLEAN EQUIPMENT UNDER DRIPLINE OR UPDRIPLINE OF EXISTING TREES WHERE NATURAL DRAINAGE WOULD CAUSE WASTE TO RUN WITHIN DRIPLINE. DO NOT ALLOW ANY WASTE TO BE DUMPED IN SOIL ON SITE.
- EXISTING TREES SHALL NOT BE PRUNED/ROOT CUTS WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT OR ARBORIST.
- IF IT IS NECESSARY TO PRUNE OR CUT ANY ROOTS LARGER THAN 1 INCH IN DIAMETER, THE ROOTS SHALL BE CUT CLEANLY AND ROOT SEALED. WHERE EXCAVATION IS REQUIRED AROUND TREES (FOR WALL, PAVING, ETC.) THE REPLACED SOIL SHALL BE 1/3 SOIL AMENDMENT AND 2/3 NATIVE SOIL.
- NO IRRIGATION SHALL BE INSTALLED WITHIN 5'-0" OF THE TRUNK. NO SPRAY SHALL HIT THE TRUNKS OF TREES. ALL TRENCHING WITHIN THE DRIPLINE WILL BE DONE BY HAND. ALL PIPING SHALL RUN PERPENDICULAR TO THE TRUNK WITHIN THE DRIPLINE EXCEPT AT FACE OF CURB, PLANTER OR PAVING.

TREE SYMBOLS

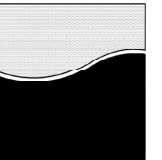
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN



BEFORE EXCAVATING CALL: 811
48 HOURS BEFORE ALL
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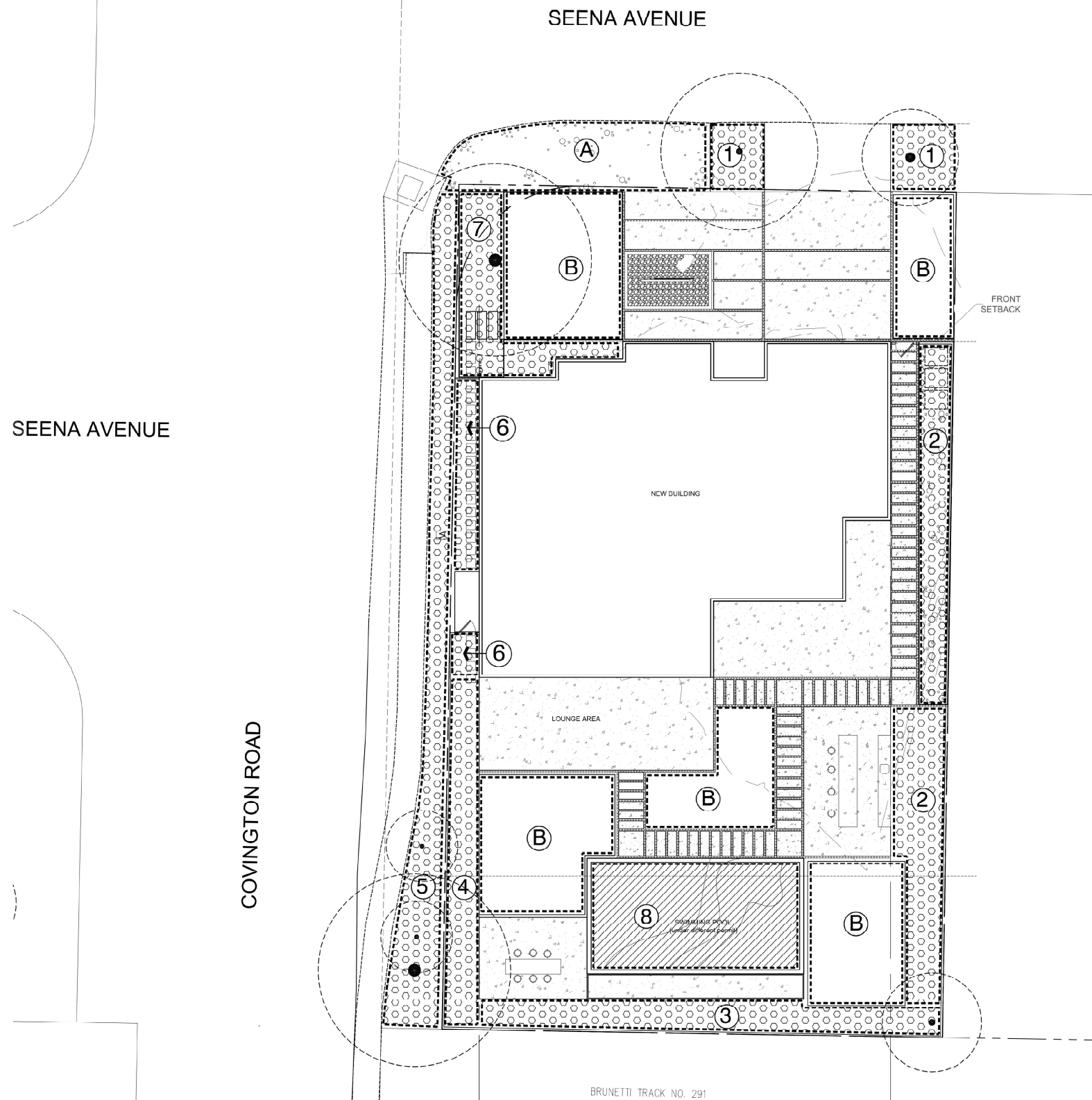
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Los Altos, California

ISSUE	DATE
1	---
2	---
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4	---
5	---
6	---
7	---
8	---



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Approved: pjr
Drawn: DS Reviewed: pjr
Project No.: ---
Scale: 1"=10' Issue Date: 4-24-23



Water Efficient Landscape Budget Calculations

Reference Evapotranspiration (ET₀) 46.2

MAWA - Regular Landscape Areas
MAWA = (ET₀) x (0.82) x ((ETAF x LA) + (1-ETAF x SLA))

landscape area 3,186 s.f.
SLA 0 s.f.
ETAF 0.45 average ETAF for regular landscape areas must be 0.55 residential areas, and 0.45 for non-residential areas
total area with SLA 3,186
MAWA total 41,067 gallons per year

ETWU - Regular Landscape Areas
ETWU = (ET₀) x (0.62) x ((ETAF x LA) + SLA)

hydro-zone number	plant water use	plant factor (PF)	irrigation method	irrigation efficiency	ETAF (PF/ET ₀)	hydro-zone area	ETAF x Area	ETWU	
1	low	0.2	drip	0.81	0.247	222	54.8	1,570	
2	low	0.2	drip	0.81	0.247	642	158.5	4,541	
3	low	0.2	drip	0.81	0.247	373	92	2,638	
4	low	0.2	drip	0.81	0.247	254	63	1,796	
5	low	0.2	drip	0.81	0.247	651	161	4,604	
6	low	0.2	drip	0.81	0.247	164	40	1,160	
7	low	0.2	drip	0.81	0.247	283	70	2,002	
8	high	1.0	---	1.00	1.000	597	597	17,100	
SLA	---	1.0	---	1.00	1.000	0	0	0	
A	pea gravel	0.0	---	---	---	434	---	---	
B	artificial turf	0.0	---	---	---	1,851	---	---	
ETWU totals							3,186	1,236.3	35,411
Total area with all zones and SLA							6,471	---	---

ETAF calculations
total ETAF x area 1,236.3 s.f.
total area 3,186 s.f.
average ETAF 0.390 Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

ETWU calculations
ETWU = (ET₀) x (0.62) x ((PF x HA) / IE) + SLA

ETWU	ET ₀	conv. factor	PF x Area/IE	SLA
35,411	46.20	.62	1,236.3	0

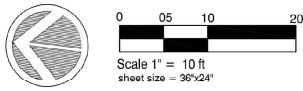
TOTALS
MAWA total 41,067 gallons per year
ETWU total 35,411 gallons per year
13.8 Percentage reduction of Potable Irrigation Water

Note: Zone 'A' and 'B' not included in water calculations

IRRIGATION HYDRO-ZONE LEGEND

PLANTS ARE GROUP TO HAVE MATCHING WATER REQUIREMENTS AND MICRO-CLIMATE CHARACTERISTICS. HYDROZONE DESIGNATION IS DETERMINED BY HIGHEST WATER REQUIREMENT PLANTING IN ZONE.

- HIGH WATER REQUIREMENT (SWIMMING POOL)
- LOW WATER REQUIREMENT (DROUGHT TOLERANT PLANTING)
- EXISTING LANDSCAPE TO REMAIN (AREA NOT TO BE INCLUDED IN WATER BUDGET CALCULATIONS)



BEFORE EXCAVATING CALL: 811
48-HOURS BEFORE ALL PLANNED WORK OPERATIONS



Landscape Hydrozone Plan

L2.0

GRADING & DRAINAGE NOTES:

NOTE: THIS DRAWING IS APPROVED SUBJECT TO:

1. ALL GRADING IS SUBJECT TO OBSERVATION BY THE CITY. PERMITTEE OR REPRESENTATIVE SHALL NOTIFY THE CITY OF LOS ALTOS DEPARTMENT OF PUBLIC WORKS PROJECT INSPECTOR AT LEAST 48 HOURS BEFORE START OF ANY GRADING.
2. APPROVAL OF THIS PLAN APPLIES ONLY TO (A) THE EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS, (B) THE INSTALLATION OF ON-SITE (I.E. PRIVATE PROPERTY) STORM WATER CONVEYANCE AND TREATMENT FACILITIES THAT ARE OUTSIDE OF THE 5-FOOT BUILDING FOOTPRINT, AND (C) THE INSTALLATION OF RETAINING STRUCTURES. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS. APPROVAL OF THIS PLAN ALSO DOES NOT CONSTITUTE APPROVAL OF ANY IMPROVEMENTS WITH THE EXCEPTION OF THOSE LISTED ABOVE. PROPOSED IMPROVEMENTS, WITH THE EXCEPTION OF THOSE LISTED ABOVE, ARE SUBJECT TO REVIEW AND APPROVAL BY THE RESPONSIBLE AUTHORITIES AND ALL OTHER REQUIRED PERMITS SHALL BE OBTAINED.
3. UNLESS OTHERWISE NOTED ON THE PLAN, ANY DEPICTION OF A RETAINING STRUCTURE ON THIS PLAN SHALL NOT CONSTITUTE APPROVAL FOR CONSTRUCTION OF THE RETAINING STRUCTURE UNLESS A SEPARATE STRUCTURAL REVIEW, BY THE DEPARTMENT OF PUBLIC WORKS IS COMPLETED AND APPROVED.
4. IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE OR AGENT TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES.
5. THE PERMITTEE OR AGENT SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
6. ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES.
7. IN THE EVENT THAT HUMAN REMAINS AND/OR CULTURAL MATERIALS ARE FOUND, ALL PROJECT RELATED CONSTRUCTION SHOULD CEASE WITHIN A 100 FOOT RADIUS. THE CONTRACTOR SHALL PURSUANT TO SECTION 7050.5 OF THE HEALTH AND SAFETY CODE, AND SECTION 5097.94 OF THE PUBLIC RESOURCES CODE OF THE STATE OF CALIFORNIA, NOTIFY THE MARIN COUNTY CORONER IMMEDIATELY.
8. THIS PLAN DOES NOT APPROVE THE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS AND METHODS OF TREE PRESERVATION SHOULD BE OBTAINED FROM THE CITY'S PLANNING DEPARTMENT AND THE CITY ARBORIST.
9. FOR NON-RESIDENTIAL PROJECTS, ANY NON-HAZARDOUS EXPORT RESULTING FROM PROJECT RELATED EXCAVATION OR LAND CLEARING SHALL BE 100% REUSED AND RECYCLED PER CALIFORNIA GREEN BUILDING STANDARDS CODE SECTION 5.408.
10. ALL GRADING WORK SHALL CONFORM TO THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL REPORT AND/OR THE PROJECT SOIL ENGINEER. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOIL ENGINEER.
REPORT DATE:
REPORT NUMBER:
SOILS ENGINEERING COMPANY:
CONTACT INFORMATION:
11. THE SOIL ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNOBSERVED AND/OR UNAPPROVED GRADING WORK SHALL BE REMOVED AND REPLACED UNDER OBSERVATION.
12. PERIMETER BUILDING GRADES SHALL SLOPE AWAY FROM BUILDINGS AT LEAST 5% MINIMUM.
13. ALL DOWNSPOUTS SHALL HAVE SPLASH BOXES AS SHOWN ON THE GRADING AND DRAINAGE PLAN. DIRECTION OF THE FLOW SHALL BE AWAY FROM THE BUILDING.

BENCH MARK
DESCRIPTION: ASSUMED BENCHMARK, MAG NAIL ON STREET, NEAR THE EASTERLY CORNER OF LOT AS SHOWN.
PROJECT DENCIMARK 175.52' (NAVD80 DATUM)

EARTH WORK QUANTITIES
CUT: 249 CY
FILL: 33 CY
EXPORT: 216 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.
THE PAD OF THE HOUSE IS NOT INCLUDED

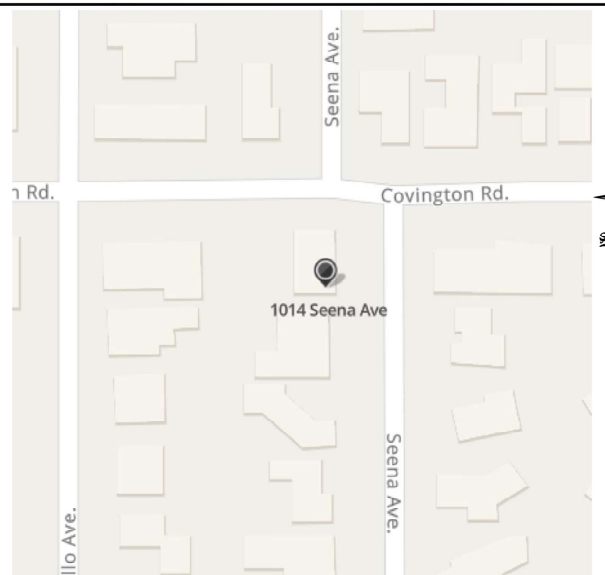
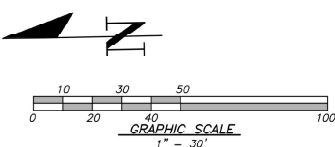
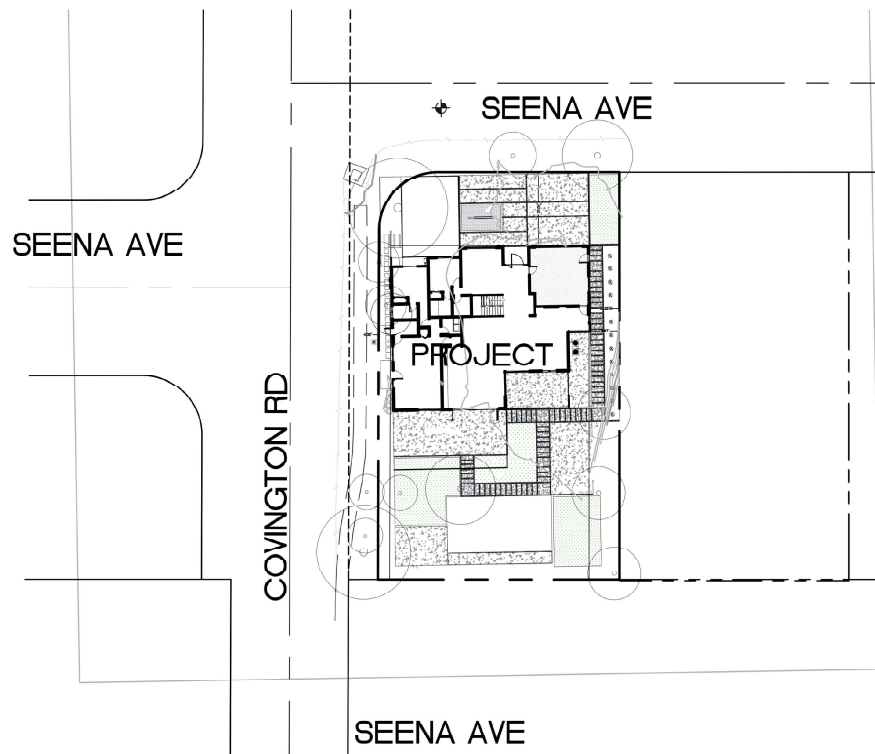
ABBREVIATIONS

- | | |
|--------------------------------|--------------------------------------|
| AC = ASPHALT CONCRETE | LP = LOW POINT |
| AD = AREA DRAIN | PAD = PAD ELEVATION |
| BC = BEGIN CURVE | PCC = PORTLAND CEMENT CONCRETE |
| BS = BOTTOM OF STAIR | PL = PROPERTY LINE |
| BU = BUBBLE UP | PV = PAVEMENT GRADE |
| BVC = BEGIN VERTICAL CURVE | PVC = POLYVINYL CHLORIDE PIPE |
| BRW = BOTTOM OF RETAINING WALL | PVI = POINT OF VERTICAL INTERSECTION |
| CB = CATCH BASIN | RCP = REINFORCED CONCRETE PIPE |
| CL = CENTERLINE | ROW = RIGHT OF WAY |
| CO = CLEANOUT | S=0.04% SLOPE |
| CS = DOWNSPOUT WITH SPLASH BOX | SD = STORM DRAIN |
| FC = END CURVE | SDMH = STORM DRAIN MANHOLE |
| ELEV. = ELEVATION | SG = SUBGRADE ELEVATION |
| EVC = END VERTICAL CURVE | SS = SANITARY SEWER |
| EX = EXISTING | SSMH = SANITARY SEWER MANHOLE |
| F/C = FACE OF CURB | STA = STATION |
| FF = FINISHED FLOOR ELEVATION | TC = TOP OF CURB |
| FH = FIRE HYDRANT | TF = TOP OF FENCE |
| FL = FLOW LINE | TRW = TOP OF RETAINING WALL |
| GB = GARAGE BREAK | TS = TOP OF STAIR |
| GF = GARAGE FINISH FLOOR | TW = TOP OF WALL |
| HP = HIGH POINT | VCP = VITRIFIED CLAY PIPE |
| HC = HANDICAP UNIT | WM = WATER METER |
| INV = INVERT | WV = WATER VALVE |

GRADING AND DRAINAGE PLAN

1014 SEENA AVE
LOS ALTOS, CA 94024

APN: 189-19-045



LOCATION MAP

LEGEND

DESCRIPTION	SYMBOL
BOUNDARY LINE	---
LOT LINE	---
EASEMENT LINE	---
SIDEWALK	---
WOOD FENCE	X-X
CHAIN LINK FENCE	X-X
RETAINING WALL	---
DRAINAGE DRAIN INLET	---
AREA DRAIN	---
DROP INLET	---
MANHOLE	---
FIRE HYDRANT	---
ELECTRICIAN	---
WATER METER	---
AC UNIT	---
SANITARY SEWER LATERAL	---
STORM DRAIN	SD
SANITARY SEWER	SS
STREET LIGHT CONDUITS	SL
WATER	W
JOINT TRENCH	JT
HOUSE SERVICE	HS
SLOPE ARROW	---
EXISTING CONTOUR	100
PROPOSED CONTOUR	100
OVERLAND RELEASE	---
DIRECTION OF SURFACE DRAINAGE	---
DE SLOPE AWAY FROM BUILDING	---
GAS LINE	---
OVERHEAD ELECTRICAL LINE	OE
UNDERGROUND ELECTRICAL LINE	UE
DOWNSPOUT W/ SPLASH BOX	---
TREE TO BE REMOVED	X
ADJACENT GRADE	AG

SHEET INDEX

COVER SHEET	C0
GRADING AND DRAINAGE PLAN	C0
CONSTRUCTION DETAILS	C0
EROSION AND SEDIMENT CONTROL PLAN	C0
BEST MANAGEMENT PRACTICES (BMP SHEET)	C0

NO.	REVISIONS	DATE	CITY	BY

REGISTERED PROFESSIONAL ENGINEER
No. 70829
Exp. 6-30-23
STATE OF CALIFORNIA
OSUNA ENGINEERING INC.
PORFIRIO OSCAR OSUNA
REG 70829 EXP 6-30-23

OSUNA ENGINEERING INC.
Planning | Surveying | Civil Engineering
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
117 BERNAL RD. STE. 7C-336
SAN JOSE, CA 95119
TEL: (408) 772-4381
info@osunacivil.com

CALIFORNIA
06/07/24/2023
Project No.: 20239
Design:
1014 SEENA AVE
COVER SHEET
GRADING & DRAINAGE PLAN
POOL AND LANDSCAPE

SHEET
C0
OF 5 SHEETS



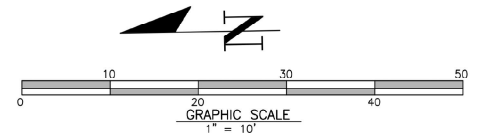
Oscar Osuna
OSCAR OSUNA
REGISTERED CIVIL ENGINEER
No. 88291
Exp. 9-30-18
STATE OF CALIFORNIA

OSUNA ENGINEERING INC.
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CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
TEL: (408) 772-4381
info@osunacivil.com



POOL AND LANDSCAPE GRADING & DRAINAGE PLAN
1014 SEENA AVE
117 BERNAL RD, STE. 7C-336
SAN JOSE, CA 95119
CALIFORNIA
Project No.: 2023-01
Checked: J.C. Osuna
Designed: J.C. Osuna
Date: 07/24/2023

SHEET
C1
OF 5 SHEETS



SEENA AVE

COVINGTON RD

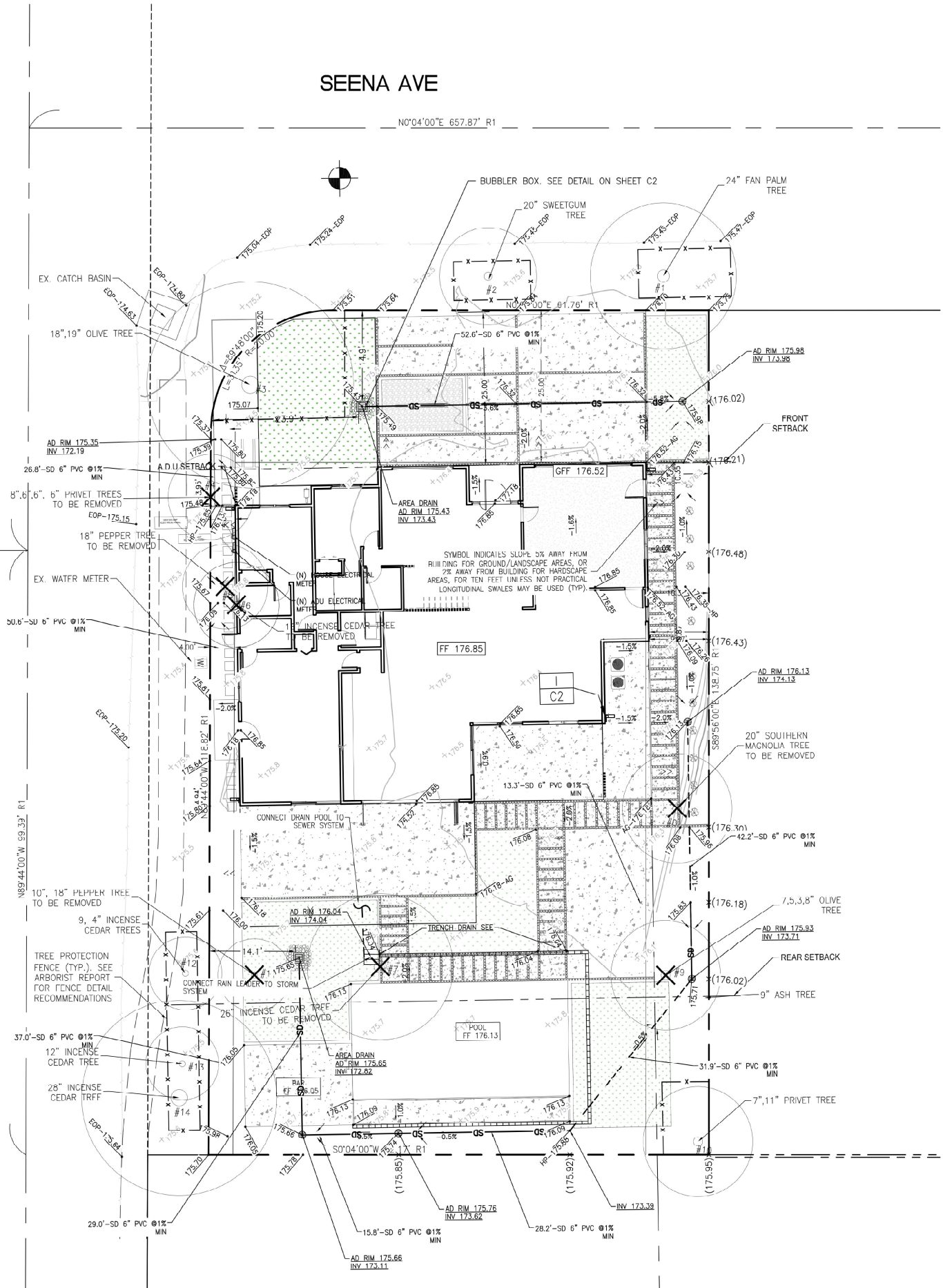
CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING BUT NOT LIMITED TO THE PROTECTION OF ALL UTILITIES, AND SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

LEGEND

DESCRIPTION	SYMBOL
BOUNDARY LINE	---
LOT LINE	---
EASEMENT LINE	---
SEWER	---
WOOD FENCE	---
CHAIN LINK FENCE	---
RETAINING WALL	---
DRAINAGE DRAIN INLET	---
AREA DRAIN	---
DROP INLET	---
MONUMENT	---
FIRE HYDRANT	---
ELECTRIC	---
WATER METER	---
AC UNIT	---
SANITARY SEWER LATERAL	---
STORM DRAIN	---
SANITARY SEWER	---
STREET LIGHT CONDUITS	---
WATER	---
JOINT TRENCH	---
HOUSE GROUND	---
SLOPE ARROW	---
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
OVERLAND RELEASE	---
DIRECTION OF SURFACE DRAINAGE	---
SEE SLOPE AWAY FROM BUILDING	---
GAS LINE	---
OVERHEAD ELECTRICAL LINE	---
UNDERGROUND ELECTRICAL LINE	---
DOWNSPOUT W/ SPLASH BOX	---
TREE TO BE REMOVED	---
ADJACENT GRACE	---

ABBREVIATIONS

AC = ASPHALT CONCRETE	LP = LOW POINT
AD = AREA DRAIN	PAD = PAD ELEVATION
BC = BEGIN CURVE	PCC = PORTLAND CEMENT CONCRETE
BS = BOTTOM OF STAIR	PL = PROPERTY LINE
BU = BUBBLE UP	PV = PAVEMENT GRADE
BVC = BEGIN VERTICAL CURVE	PVC = POLYVINYL CHLORIDE PIPE
BWV = BOTTOM OF RETAINING WALL	PVI = POINT OF VERTICAL INTERSECTION
CB = CATCH BASIN	RCP = REINFORCED CONCRETE PIPE
CL = CENTERLINE	ROW = RIGHT OF WAY
CO = CLEANOUT	S = SLOPE
DS = DOWNSPOUT WITH SPLASH BOX	SD = STORM DRAIN
EC = END CURVE	SDMH = STORM DRAIN MANHOLE
FFV = FINISHED FLOOR ELEVATION	SF = SURFACE FINISH
FL = FLOW LINE	SS = SANITARY SEWER
GB = GRADE BREAK	SSMH = SANITARY SEWER MANHOLE
GP = GARAGE FINISH FLOOR	STA = STATION
HP = HIGH POINT	TC = TOP OF CURB
HC = HANDICAP UNIT	TF = TOP OF FENCE
INV = INVERT	TRW = TOP OF RETAINING WALL
	TS = TOP OF STAIR
	IW = 10" UP WALL
	VCP = VITRIFIED CLAY PIPE
	WM = WATER METER
	WV = WATER VALVE

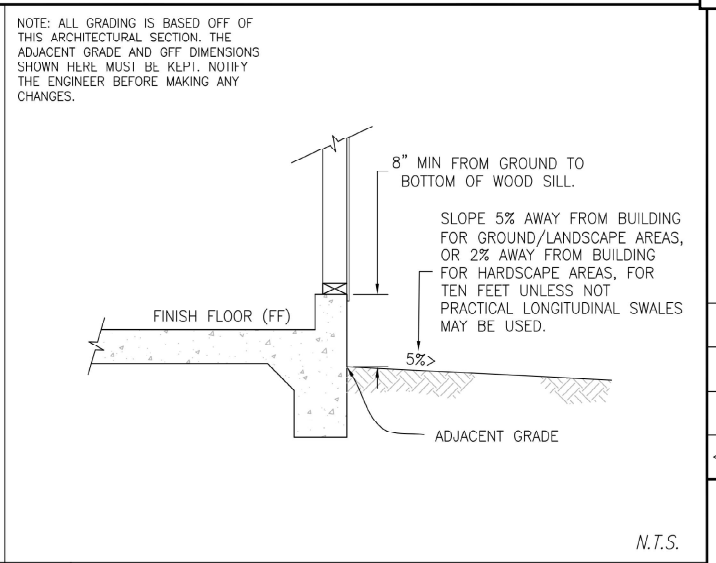
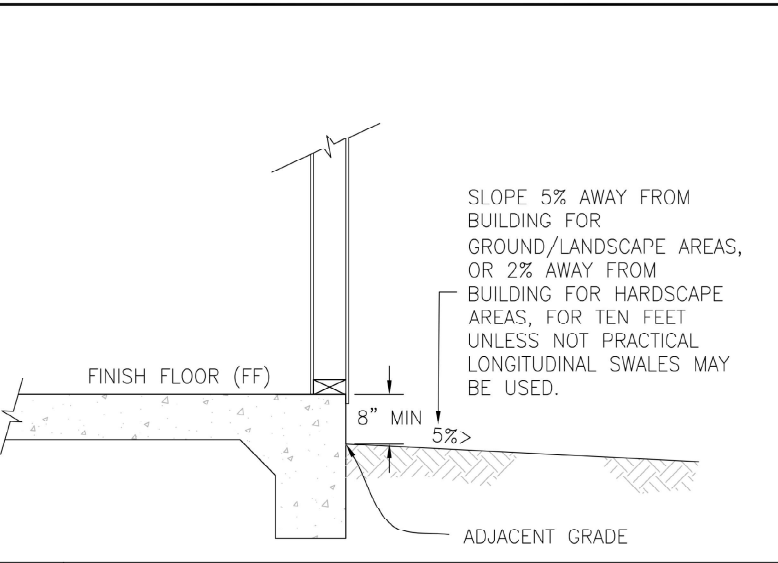
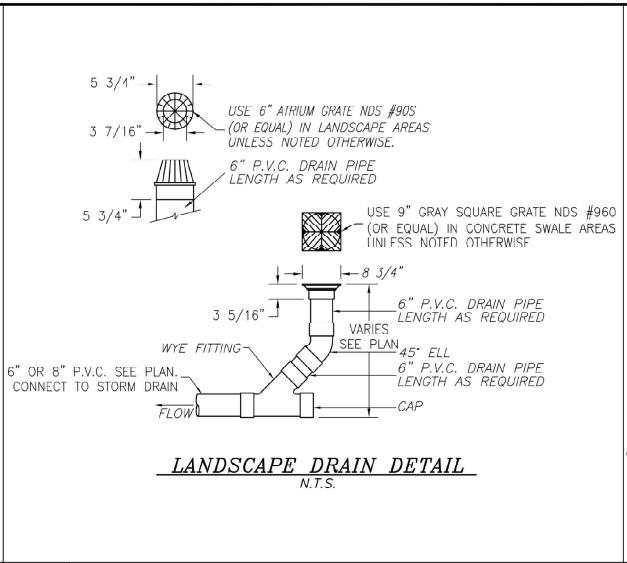
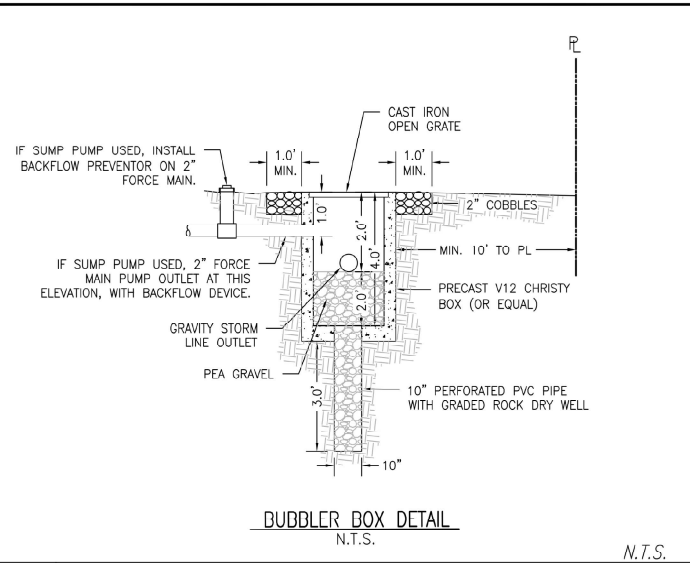


N0°04'00"E 657.87' R1

N89°44'00"W 59.33' R1



CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE PROTECTION OF ALL UTILITIES AND ADJACENT PROPERTIES. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS AND FIELD SURVEYS AND HAS FOUND NO EVIDENCE OF ANY UNLAWFUL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

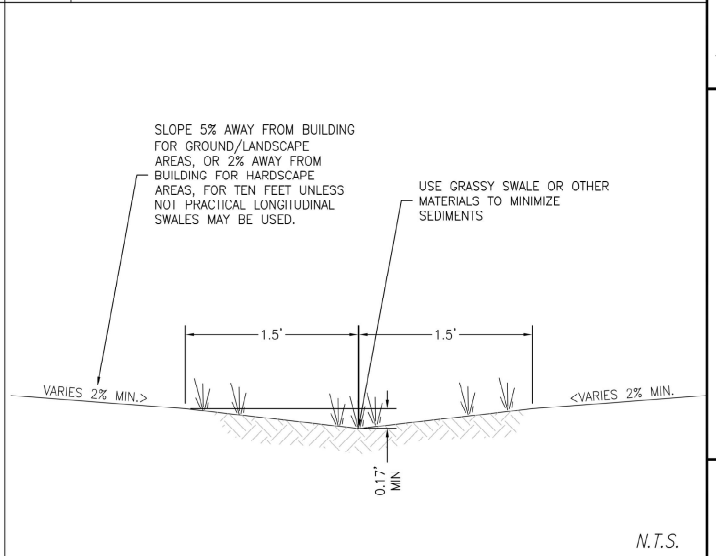
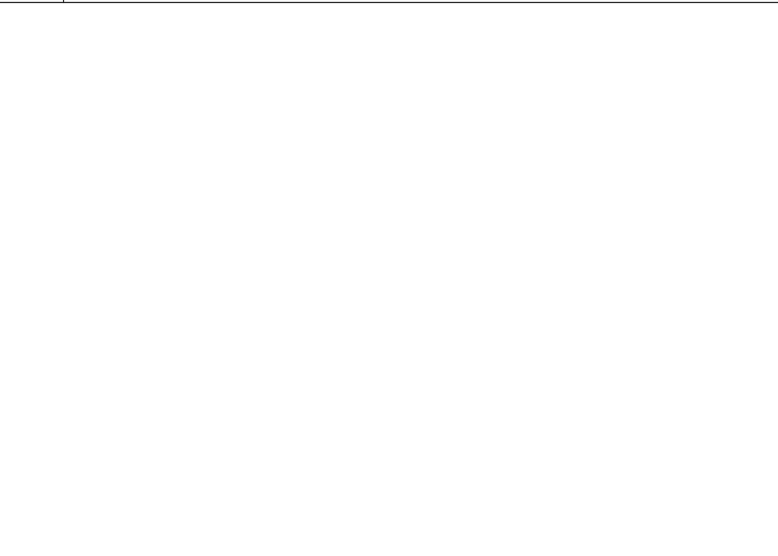
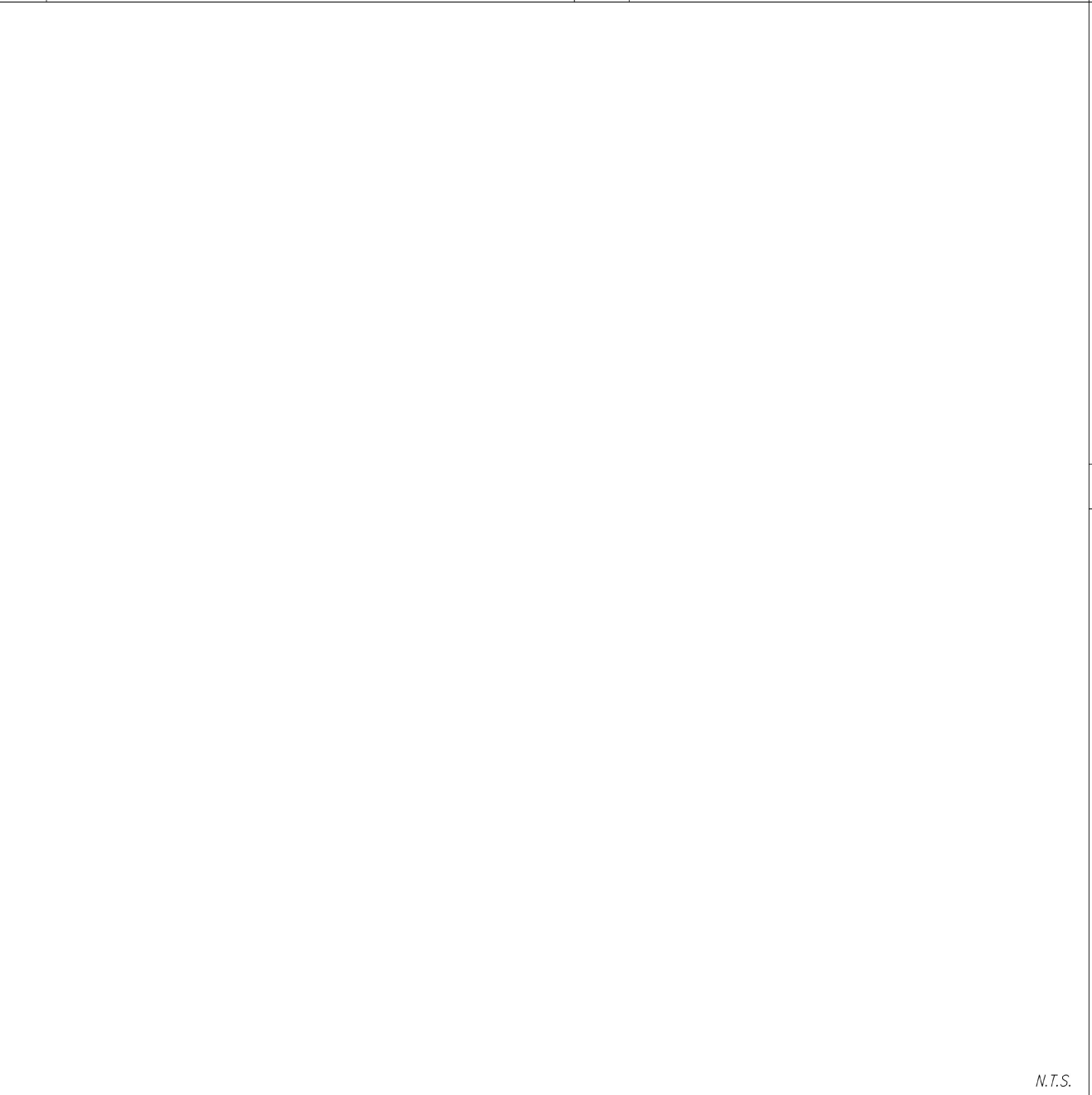


A BUBBLER BOX DETAIL

B AREA DRAIN DETAIL

C TYPICAL FOUNDATION/FF/GROUND SECTION

D TYPICAL FOUNDATION/GFF/GROUND SECTION

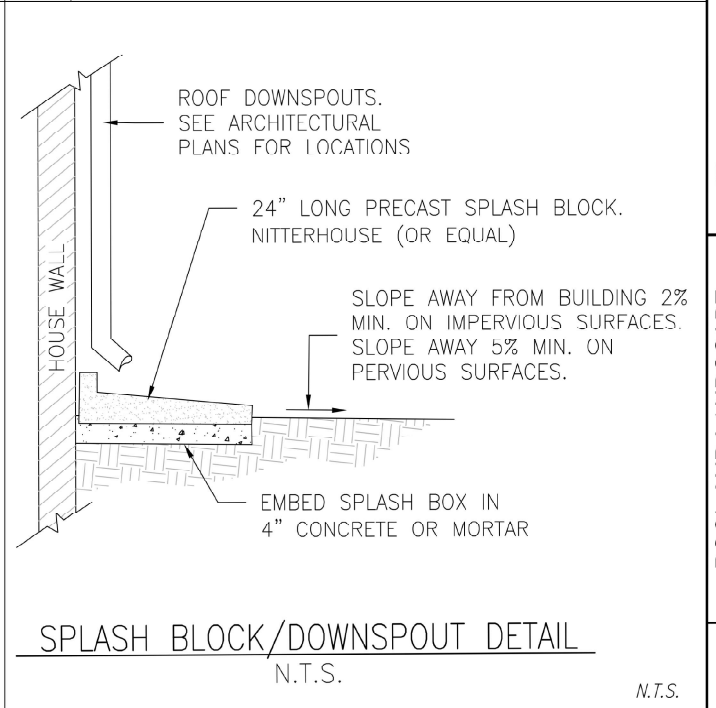


F NOT USED

G EARTHEN SWALE DETAIL

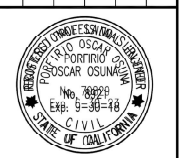
E NOT USED

H NOT USED



I SPLASH BLOCK/DOWNSPOUT DETAIL

NO.	REVISIONS	DATE	CITY	BY



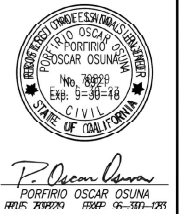
Porfirio Oscar Osuna
 PORFIRIO OSCAR OSUNA
 REG. 86929 EXP. 9-30-18

OSUNA ENGINEERING INC.
 Planning | Surveying | Civil Engineering
 CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
 117 BERNAL RD. STE. 7C-336
 SAN JOSE, CA 95119
 TEL. (408) 772-4381
 info@osunacivil.com

POOL AND LANDSCAPE GRADING & DRAINAGE PLAN CONSTRUCTION DETAILS
 1014 SEENA AVE
 Los Altos, CA 94024
 Project No.: 2639
 Designer: J.C. Cheater, O.C.
 Date: 07/24/2023

SHEET
C2
 OF 5 SHEETS

NO.	REVISIONS	DATE	CITY	BY



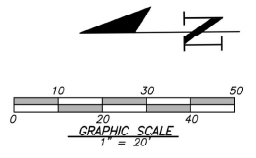
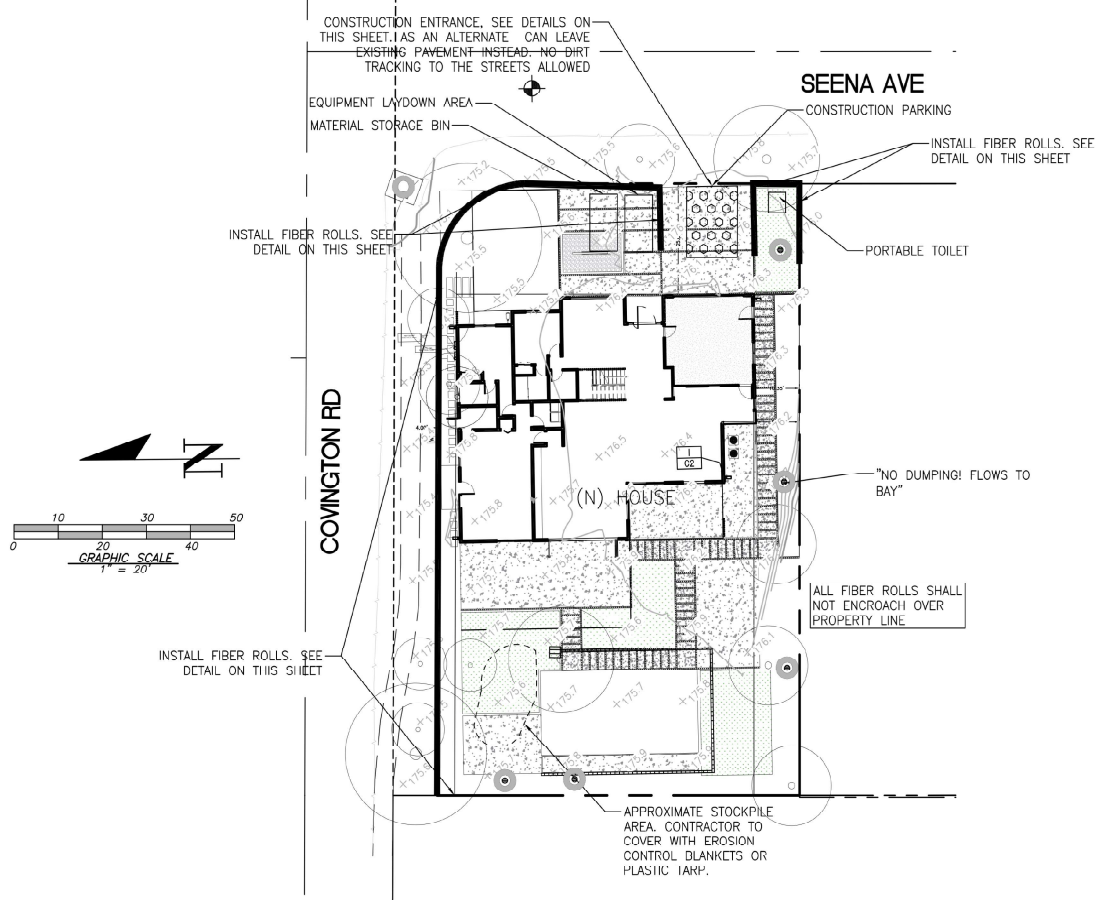
Oscar Osuna
 PORTRINO OSCAR OSUNA
 1115 17th St, San Jose, CA 95131

OSUNA ENGINEERING INC.
 Planning | Surveying | Civil Engineering
 CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
 117 BERNAL RD. STE. 700-336
 SAN JOSE, CA 95119
 TEL: (408) 772-4381
 info@osunaeengineering.com

POOL AND LANDSCAPE GRADING & DRAINAGE PLAN
EROSION CONTROL
1014 SEENA AVE
 CALIFORNIA
 Project No.: 20239
 J.C. [checked] O.O. [checked] 07/24/2023

SHEET
C3
 OF 5 SHEETS

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE PROTECTION OF ALL UTILITIES AND ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.



LEGEND

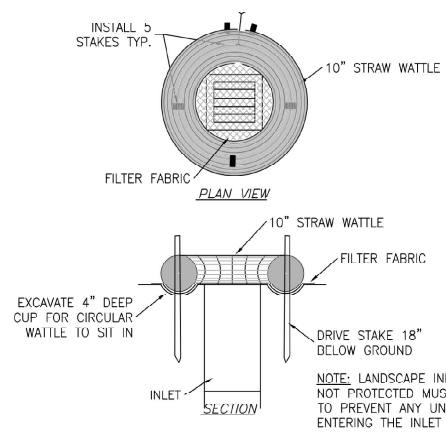
PROPOSED	DESCRIPTION
---	SITE BOUNDARY
○ ○ ○ ○ ○	STABILIZED CONSTRUCTION ENTRANCE 2"-3" ROCK (MIN)
—	FIBER ROLL
○	INLET PROTECTION

- MAINTENANCE NOTES**
- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
- REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
 - SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.
 - SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - RILLS AND GULLIES MUST BE REPAIRED.

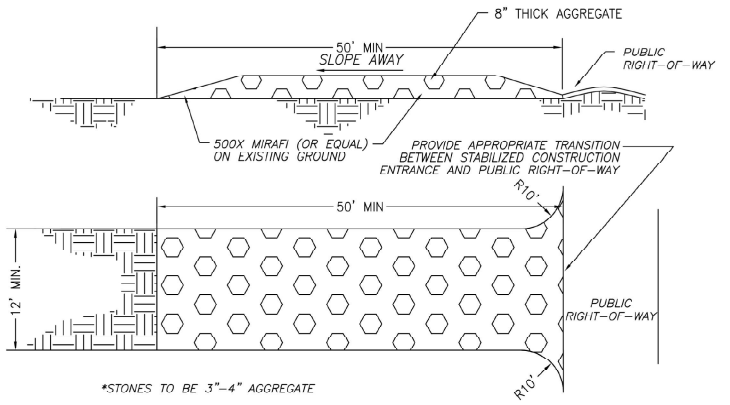
- EROSION & SEDIMENT CONTROL NOTES**
- NOT USED
 - THE DEVELOPER IS RESPONSIBLE FOR ENSURING THAT ALL CONTRACTORS AND SUBCONTRACTORS ARE AWARE OF ALL STORM WATER QUALITY MEASURES AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED CONSTRUCTION BEST MANAGEMENT PRACTICES WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, AND/OR STOP ORDERS.
 - ANY VEHICLE OR EQUIPMENT WASHING/STEAM CLEANING MUST BE DONE AT AN APPROPRIATELY EQUIPPED FACILITY WHICH DRAINS TO THE SANITARY SEWER. OUTDOOR WASHING MUST BE MANAGED IN SUCH A WAY THAT THERE IS NO DISCHARGE OF SOAPS, SOLVENTS, CLEANING AGENTS OR OTHER POLLUTANTS TO THE STORM DRAINS. WASH WATER SHALL DISCHARGE TO THE SANITARY SEWER, SUBJECT TO REVIEW AND APPROVAL OF UNION SANITARY DISTRICT.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR LITTER CONTROL AND SWEEPING OF ALL PAVED SURFACES DURING CONSTRUCTION.
 - THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 15. EROSION CONTROL MEASURES ARE TO BE FUNCTIONAL PRIOR TO OCTOBER 1ST OF ANY YEAR GRADING OPERATIONS HAVE LEFT AREAS UNPROTECTED FROM EROSION.
 - ALL ON-SITE STORM DRAINS SHALL BE CLEANED IMMEDIATELY BEFORE THE START OF THE RAINY SEASON BEGINNING ON OCTOBER 1ST EACH YEAR, SUBJECT TO THE REVIEW OF THE BUILDING/ENGINEERING INSPECTOR.
 - IF RAINY WEATHER BECOMES IMMINENT, GRADING OPERATIONS SHALL BE STOPPED AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PROTECT DISTURBED AREAS.
 - DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.
 - CONSTRUCTION ENTRANCES SHALL CONSIST OF A MINIMUM 8" THICK LAYER OF 3"-4" FRACTURED STONE AGGREGATE UNLAD WITH GEOTEXTILE LINER FOR A MINIMUM DISTANCE OF 50 FEET, AND IS TO BE PROVIDED AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. THE DEPTH AND LENGTH OF AGGREGATE MAY NEED TO BE ADJUSTED IN THE FIELD TO ENSURE NO TRACKING OF SEDIMENT ONTO EXISTING PAVED STREETS. CONSTRUCTION ENTRANCES SHALL SLOPE AWAY FROM EXISTING PAVED STREETS.
 - INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL MEASURES ARE TO BE BLOCKED UNLESS THE AREA DRAINED IS UNDISTURBED OR STABILIZED.
 - BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.
 - NO STORM BALES OR SILT FENCES SHALL BE USED AS EROSION CONTROL MEASURES. SILT FENCES MAY ONLY BE USED AS A PHYSICAL BARRIER TO PREVENT VEHICULAR AND PEDESTRIAN TRAFFIC FROM USING NON-APPROVED ACCESS POINTS (E.G. - ALONG RIGHT-OF-WAY).
 - ALL DISTURBED AREAS INCLUDING FLAT PAVS ARE TO BE IRRIGATED WITH STRAW AND JACKPILR AT A RATE OF 2 TONS PER ACRE APPROXIMATELY 3 INCHES THICK.

- SUPPLEMENTAL EROSION & SEDIMENT CONTROL NOTES**
- SEE STANDARD EROSION & SEDIMENT CONTROL NOTES ABOVE.
 - THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDE SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
 - CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCEWAYS.
 - CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE CITY.
 - INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
 - THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE CITY REPRESENTATIVE OF ANY FIELD CHANGES.

- NOTES:**
- PROTECT ALL INLETS IN THE PUBLIC STREETS SURROUNDING THE SITE.
 - ALL ON-SITE LANDSCAPE AREA DRAINS TO BE CAPPED OR PROTECTED UNTIL LANDSCAPING IS FINISHED.



ALTERNATE FIBER ROLL INLET PROTECTION
 MAY BE USED IN LANDSCAPE AREA DRAINS
 N.T.S.



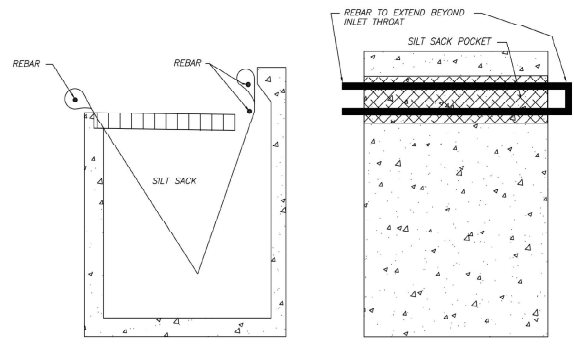
MAINTENANCE:

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT ANY MEASURES USED TO TRAP SEDIMENT.

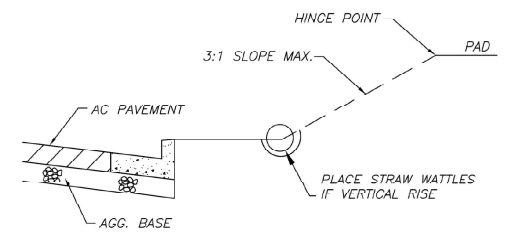
ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.

WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. THIS SHALL BE DONE AT AN AREA STABILIZED WITH CRUSHED STONE, WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

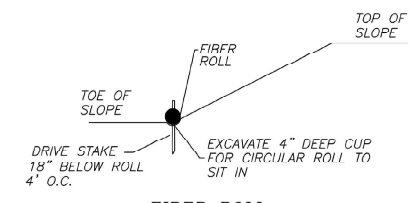
STABILIZED CONSTRUCTION ENTRANCE
 N.T.S.



CALIFORNIA MODIFIED SILT SACK
 REED & GRAHAM, INC. (OR EQUAL)
 BEFORE & AFTER STREETS ARE PAVED
 N.T.S.



FRONT YARD SLOPE DETAIL
 AFTER STREET ARE PAVED
 N.T.S.

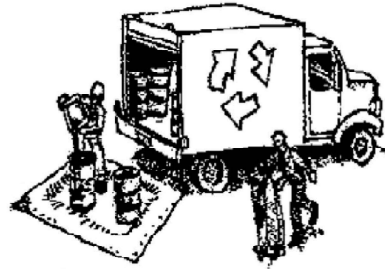


FIBER ROLL INSTALLATION DETAIL
 N.T.S.

Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

Materials & Waste Management



Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
- Use (but don't overuse) reclaimed water for dust control.
- Ensure dust control water doesn't leave site or discharge to storm drains.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- 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. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
- Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
- Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- Keep site free of litter (e.g. lunch items, cigarette butts).
- Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



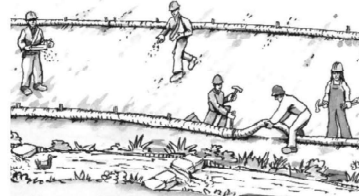
Maintenance and Parking

- Designate an area of the construction site, well away from streams or storm drain inlets and fitted with appropriate BMPs, for auto and equipment parking, and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
- Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- 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 report it to the State Office of Emergency Services, (800) 852-7550 (24 hours).

Earthmoving



Grading and Earthwork

- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and streams by installing and maintaining appropriate BMPs (i.e. silt fences, gravel bags, fiber rolls, temporary swales, etc.).
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

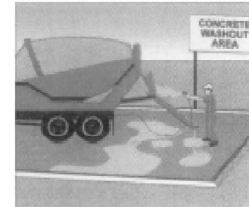
Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.
- If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not disturbed by construction activities.

Landscaping

- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Concrete Management and Dewatering



Concrete Management

- Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
- 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) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
- Wash out concrete equipment/trucks offsite or in a designated washout area onsite, where the water will flow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

Dewatering

- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, call your local wastewater treatment plant.
- Divert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Paving/Asphalt Work



Paving

- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

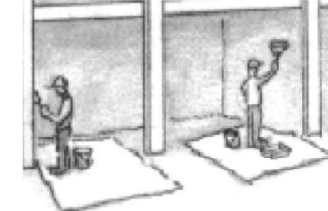
Sawcutting & Asphalt/Concrete Removal

- Protect storm drain inlets during saw cutting.
- If saw cut slurry enters a catch basin, clean it up immediately.
- Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.



**Santa Clara Valley
Urban Runoff
Pollution Prevention Program**

Painting & Paint Removal



Painting Cleanup and Removal

- Never clean brushes or rinse paint containers into a street, gutter, storm 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 as hazardous waste.
- Sweep up or collect paint chips and dust from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

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Storm drain polluters may be liable for fines of up to \$10,000 per day!

NO.	DATE	CITY	BY	REV/ROWS



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 info@osunaeengineering.com

POOL AND LANDSCAPE
 GRADING & DRAINAGE PLAN
 BMP SHEET
 1014 SEENA AVE
 CA/COR/04
 Project No.: 2039
 J.C. Cheater, O.C.
 06/07/24/2023

SHEET
C4
 OF 5 SHEETS

From: [Vicki Levy](#)
To: [Nick Zornes](#); [Public Comment - ZA](#)
Subject: Comments re: Design Review for proposed project at 1014 Seena Avenue submitted prior to Zoning Administrator Meeting 11/1/2023
Date: Friday, October 27, 2023 1:55:24 PM

We would like to add the following to our earlier email as the plans had not yet been posted. After reading the information in the Agenda Packet, we would like to reiterate that we disagree with several of the statements on pages 124 and 125.

The project's detailing and materials do not maintain an appropriate relationship to the rustic qualities of the area and are not compatible with the character of the surrounding neighborhood. When viewed from the street, the building's appearance is incongruous and inconsistent with its surroundings. The sharp angles of the roof do not reduce the perceived bulk of the structure, in fact, they enhance it.

When we look at the drawings of this design next to the surrounding existing structures, it is obvious to us that "one of these things is not like the others," as the saying goes. The more you approved outliers in design like this, the more of a precedent you are setting which makes it increasingly difficult to maintain the character of this neighborhood.

Thank you,

Vicki and Phil Levy

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

Subject: Comments re: Design Review for proposed project at 1014 Seena Avenue submitted prior to Zoning Administrator Meeting 11/1/2023

Date: Thu, 26 Oct 2023 18:11:18 -0700

From: Vicki Levy <vicmom59@gmail.com>

To: ZAPublicComment@losaltosca.gov

Dear Los Altos Zoning Administrator,

We writing to express our concern over the design of the single-family residence proposed for 1014 Seena Avenue. We are not adverse to seeing new construction, but we do not feel that it is compatible with the surrounding neighborhood, nor does it integrate well within the fabric of the community.

We are 40-year residents of Los Altos. As we walk through our neighborhood now, we are dismayed when we see homes being built that are not in keeping with the 'village' feel of Los Altos. As outlined in the City's General Plan, the identity of Los Altos is predicated upon its small-town atmosphere as a mature residential community. Homes that have flat roofs and look like fire stations and homes that have a stark, cubist, sterile look as seen in this current project, are becoming more and more common and feel less and less like the Los Altos which used to value its lack of sidewalks and rural feel. Since a majority of the City was developed between 1950 and 1970, there is consistency in the development

patterns and architectural appearance throughout the residential community. This development embodied a rural atmosphere. It is my hope that the Residential Design Guidelines that were adopted continue to ensure that new development and modifications to existing development are compatible with surrounding neighborhoods and integrate well within the fabric of the community thus encouraging design integrity and respect for the physical qualities and character of the surrounding residential neighborhoods.

I would encourage the architect to design a home that maintains the existing positive physical qualities and character of the residential neighborhoods of Los Altos.

Thank you for your consideration.

Sincerely,

Vicki and Phil Levy