DESIGN REVIEW COMMISSION
MEETING AGENDA

6:00 PM - Wednesday, April 06, 2022

Via Teleconference

Please Note: Per California Executive Order N-29-20, the Commissions will meet via teleconference only. Members of the Public may call (650) 419-1505 to participate in the conference call (Meeting ID: 147 172 8228 or via the web at https://tinyurl.com/47m86y9y). Members of the Public may only comment during times allotted for public comments. Public testimony will be taken at the direction of the Commission Chair and members of the public may only comment during times allotted for public comments. Members of the public are also encouraged to submit written testimony prior to the meeting at DRCpubliccomment@losaltosca.gov. Emails received prior to the meeting will be included in the public record.

ESTABLISH QUORUM FOR STUDY SESSION - 6:00 PM

JOINT STUDY SESSION WITH PLANNING COMMISSION

1. **Review and Update SB9 Objective Standards**
   Review the City's SB9 Objective Standards, conduct Study Session to consider any appropriate modifications to the standards, provide direction to staff and/or recommendations to City Council, and consider possible formation of one or more ad hoc subcommittees to study the issue further.

ADJOURNMENT

ESTABLISH QUORUM FOR REGULAR MEETING - 7:00 PM

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

COMMISSIONERS' REPORTS AND COMMENTS

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.

2. **Design Review Commission Minutes**
Approve minutes of the regular meeting of March 16, 2022.

DISCUSSION

3. **SC21-0027 - Farnaz Khadiv – 2256 Deodara Drive**
Design Review for a two-story addition to an existing two-story house. The project includes a 774 square-foot addition at the first story and an 703 square-foot addition at the second story with a new 469 square-foot basement. This project will be considered categorically exempt from environmental review under Section 15301 of the California Environmental Quality Act. *Project Planner: Gallegos* This item Was continued from the march 17, 2022 DRC meeting**.**

4. **SC21-0035 – Eric Keng – 944 Aura Way**
Design review application for a new 4,010 square-foot two-story single-family residence with 2,692 square feet on the first story and 1,317square feet on the second story. A 798 square-foot detached accessory dwelling unit (ADU) is also proposed, but not subject to design review. A categorical exemption under Section 15303 of the California Environmental Quality Act Guidelines will be considered for this project. *Project Manager: Golden*

5. **SC21-0056 – Walter Chapman - 808 Pico Lane**
Design Review for a two-story addition to an existing one-story house. The development includes a 788 square-foot addition at the first floor and a 779 square-foot addition at the second floor. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. *Project Manager: Liu*

POTENTIAL FUTURE AGENDA ITEMS

ADJOURNMENT

SPECIAL NOTICES TO PUBLIC

In compliance with the Americans with Disabilities Act and California Law, it is the policy of the City of Los Altos to offer its programs, services and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact department staff. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. The City ADA Coordinator can be reached at (650) 947-2607 or by email: *ada@losaltosca.gov*.

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.

STUDY SESSION

Agenda Item #1

JOINT PLANNING COMMISSION AND DESIGN REVIEW COMMISSION AGENDA REPORT

Meeting Date: April 6, 2022

Subject: Review the City's SB9 Objective Standards, conduct Study Session to consider any appropriate modifications to the standards, provide direction to staff and/or recommendations to City Council, consider possible formation of one or more ad hoc subcommittees to study the issue further, and find that the commissions' action in considering proposed changes to the City's objective standards is exempt from review under the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Sections 15378 and 15306.

Prepared by: Jia Liu, Associate Planner
Reviewed by: Steve Golden, Interim Planning Services Manager

Attachments:

A. Resolution No. 2021-57 Objective Standards for Single Family Residences
B. Public Comments Received for SB 9 Objective Standards
C. SB 9 Fact Sheet from HCD (March 2022)

Recommendation:
Review adopted SB 9 Objective Standards and further input provided by Council members, Design Review Commission Subcommittee members, city staff and the community to improve and enhance the SB 9 objective design standards as directed by City Council. The Commissions may wish to consider organizing a subcommittee (or subcommittees) to complete this work. Subcommittee formation could include one or two subcommittees from each commission or a combined subcommittee with members from each commission. Recommended updates and revisions by the subcommittee(s) would first be reviewed by the full commission(s) who in turn would make final recommendations to the City Council.

Environmental Review:
The study session is not a "project" within the meaning of Section 15378 of the CEQA Guidelines in that the purpose of the study session is merely to provide feedback to staff before staff initiates the recommended amendments to the adopted Resolution No. 2021-57 to regulate the objective standards for single-family residence that is subject to SB 9 process. Additionally, a study session comes within the exception to review under the California Environmental Quality (CEQA) Guidelines per Section 15306 (Information Collection) since the purpose of the study session is to obtain public input and to provide feedback.

Subject: SB9 Objective Standards Updates Study Session

Background:

State Senate Bill (SB) 9

On September 16, 2021, Governor Newsom signed Senate Bill 9, which became effective on January 1, 2022. SB 9 mandates any local municipality must ministerially allow an urban lot split and a proposed housing development containing no more than two residential units on a single-family residential zoned parcel if such housing development meets certain requirements. SB 9 authorizes a local agency to impose objective development standards that shall not preclude the construction of two single-family units with four-foot rear and side yard setbacks and 800 square feet each in floor area.

Adoption of Objective Design Standards – Phase I

On December 14, 2021, the City Council adopted Resolution No. 2021-57in response to the State's allowance of authorized objective standards for the development of single-family residences per SB 9. Below is a summary of discussions and meetings that lead to the adoption of the SB 9 objective design standards:

- On October 26, 2021, the City Attorney's Office gave an SB 8 and SB 9 presentation to the City Council. City staff were directed to work with a subcommittee of the Design Review Commission (DRC) as a resource to create single family objective zoning standards and to provide the City Council a project update on November 9th.
- On November 3rd, the City Attorney's Office gave an SB 8 and SB 9 presentation to the Design Review Commission (DRC). At this meeting city staff asked that a DRC Ad Hoc Subcommittee composed of two members be formed so input could be provided on the SB 9 objective design standards.
- On November 9th, City staff met with the DRC Ad Hoc Subcommittee to discuss the draft single-family objective standards. Additionally, at the November 9, 2021 Council meeting, staff provided updates on SB 9 single-family residential objective standards progress to the Council.
- On November 30, 2021, staff presented the recommended objective design standards in a draft resolution to the City Council. The Council continued the item to the December 14, 2021 Council meeting with specific direction for revisions to the resolution.
- On December 14, 2021, Resolution No. 2021-57 was adopted by the Council with the Council's direction to revisit the SB 9 single-family residential objective standards in 2022. Item #3 in the resolution directed staff to hold study sessions with the Planning Commission and Design Review Commission to obtain feedback from the commissions and the public to inform the Council on feedback to the objective design standards. Council also identified specific items needing further examination that are included in the list below.

SB 9 Applications Received

As of the publication of this staff report, the city has received three separate SB 9 applications. Each application was for a new single-family residence on an existing parcel which are authorized under SB

9 regulations that allow for the development of no more than two residential units on one parcel. No approvals have been granted to any of the applications.

SB 9 HCD Fact Sheet

On March 25, 2022, the California Department of Housing and Community Development released the "SB 9 Fact Sheet" (Attachment C) which provides further clarifying information regarding SB 9.

Discussion/Analysis:

In the Council's adoption of the SB 9 Objective Design Standards, staff was directed to hold one or more study sessions with the Planning Commission and Design Review Commission to obtain feedback from the Commissions and the public for any amendments to the design standards. This study session provides the commissions an opportunity to any feedback or determine whether further are necessary for the SB 9 Objective Design Standards and how to best organize themselves and make efficient use of the commissions' time. If there is interest by one or both of the commissions to further study and additional feedback to the standards, a subcommittee or subcommittees be formed to work more efficiently to develop recommendations for the commissions. Two independent subcommittees could be formed by each commission, or a joint commission subcommittee with members from both commissions could be formed.[1] While residential design issues related to single-family residential development are delegated to the Design Review Commission, there are land use related issues as it relates to intensity of development (e.g. floor area and lot coverage maximums, land division, and overall residential land use issues) that may interest the Planning Commission. In the case of any subcommittee(s) that is formed, the subcommittee's recommendations would be brought to their respective commission, which in turn would make a recommendation to the Council.

Potential Discussion Items for Further Examination – Phase II

Staff has summarized below potential design related issues and specific objective design standards recommended for further examination by the direction from the City Council, comments received from the DRC Subcommittee during Phase I, implementation of adopted design standards on SB 9 projects submitted, and other comments provided by the public:

Items Directed by the Council at the December 14, 2021 Council Meeting:

- Whether building colors should be regulated;
- A better definition or requirement regarding the maturity of screening vegetation;
- Definition and requirements for floor area ratio, which would need to be addressed by ordinance;
- Consideration of allowing taller plate heights if larger setbacks are designed;

[1] In either case, the subcommittee cannot constitute a quorum of any one commission. A joint subcommittee would be subject to the Brown Act.

Subject: SB9 Objective Standards Updates Study Session

- Whether affordable housing requirements can be incorporated; and
- Further research and consideration for street access and safety.

Unresolved Items from the Phase I DRC Subcommittee:

- Definition of site coverage – consideration shall be provided toward a paving per open space standard in the rear yard and how it will impact the drainage, stormwater, etc.;
- Definition of floor area – consideration to include tall ceilings (i.e., two-story ceiling heights to be double counted for floor area); and
- Garage door design and materials.

Recommended Items from Staff:

- Revise APPDENDIX 1, 2.D through G excluding E., to include appropriate setbacks for all residential zoning districts (the setbacks for R1-10 is the only one provided);
- Second story step-back requirements;
- Consideration of minimum tree replacement requirements when protected trees will be removed (i.e. A minimum of one, Category II size tree with a minimum size of 15 gallons or 24-inch box shall be planted for each protected tree up to four trees);
- Add an exception note to Objective Design Standard 2.E.a. - Additional tree planting is not required when existing trees meet or exceed the required planting standards.
- Objective Design Standard 3.D, add language to establish that screening is required for two-story residences only.
- Address height/bulk/scale for non-traditional construction methods that do not have a "plate" structure member;
- Establishment of SB 9 review fees on SB 9 housing and urban lot splits;
- Review and/or simplify daylight plane requirements (i.e. including SB9, each structure type has a different daylight plane in the zoning code); and
- Consideration of restricting the percentage of the ceiling height for each story that exceeds the wall plate height limits.

Comments Provided by the Public (Attachment B):

- Concern regarding urban lot splits on double frontage streets;
- Concern regarding urban lot splits on lots taking access from substandard streets; and
- Privacy concern and lighting impacts for development placed on sloping different lots.

RESOLUTION NO. 2021-57

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS ESTABLISHING OBJECTIVE STANDARDS FOR SINGLE FAMILY RESIDENCES TO IMPLEMENT SENATE BILL 9

WHEREAS, on September 16, 2021, the Governor signed Senate Bill 9 (Stats. 2021, Ch. 162) ("SB 9"); and

WHEREAS, SB 9 allows for streamlined ministerial approval for certain residential dwelling units in single-family residential zones; and

WHEREAS, SB 9 requires the City to apply objective design standards to residential dwelling units approved pursuant to the legislation and prohibits discretionary design review for such units; and

WHEREAS, the City of Los Altos has adopted Single-Family Residential Design Guidelines (the "SFRDG") pursuant to Section 14.76.020 of the Los Altos Municipal Code; and

WHEREAS, to implement SB 9, it is necessary or convenient that the City Council amend the SFRDG to specify objective design criteria applicable to new single-family homes; and

WHEREAS, SB 9 allows cities to impose certain standards for projects approved under that legislation, which the City Council desires to adopt; and

WHEREAS, certain ambiguities in SB 9 require resolution pending guidance from the judiciary and the Department of Housing and Community Development.

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

1. Effective January 1, 2022, the SFRDG are hereby amended to include as APPENDIX D-1 thereof the objective single-family design guidelines (the "Objective Standards") attached to this Resolution as **Appendix 1**. After January 1, 2022, applications to remodel existing single-family residences and applications to construct new single-family residences not subject to approval under SB 9 shall continue to be subject to the SFRDG. Applications to construct new dwelling units subject to approval under SB 9 shall comply with the Objective Standards. Applicants for projects subject to approval under SB 9 are strongly encouraged to comply with all provisions of the SFRDG to ensure high quality design and neighborhood compatibility.

2. Nothing in this Resolution or its appendices is intended to preclude the application to SB 9 projects of: building codes, state and local rules with respect to accessory

dwelling units and junior accessory dwelling units, or other laws generally applicable to housing development projects of one to four units.

3. As soon as practicable, Staff is directed to hold one or more study sessions with the Planning Commission and with the Design Review Commission to obtain feedback concerning the Objective Standards from both commissions and from the public. Relying on such feedback and the experience of Staff in implementing SB 9, Staff is hereby directed to return to the City Council no later than May 2022 to report on the implementation of SB 9 and to recommend any amendments to the Objective Standards.

4. SB 9 authorizes local agencies to impose certain standards and requirements outlined in **Appendix 2** to this Resolution. Those standards and requirements are hereby adopted, and the SFRDG is hereby amended to incorporate the standards as APPENDIX D-2 thereof.

5. SB 9 contains certain ambiguities that require interpretation. Pending further guidance from the Department of Housing and Community Development and the judiciary, Staff are hereby directed to follow the guidance included in the interpretive guidance document attached as **Appendix 3** to this Resolution. If guidance from HCD or the judiciary conflicts with anything in **Appendix 3**, then that guidance shall control.

6. The City Council hereby finds that the adoption of this Resolution is exempt from review under the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Sections 15061(b)(3) (Common Sense Exemption) and 15308 (Actions by Regulatory Agencies for the Protection of the Environment), in that the regulations hereby imposed are intended to preserve scenic quality for the City of Los Altos by establishing design guidelines to protect the existing community character, and because it can be seen with certainty that the adoption of the regulations hereby imposed will not have a significant effect on the environment (or that any such effect is wholly speculative), and none of the circumstances in CEQA Guidelines Section 15300.2 applies.

7. In adopting this Resolution, the City Council intends that it be construed to be consistent with the state and federal constitutions and with applicable state housing laws, including SB 9. If any section, sentence, clause, or phrase of this Resolution (including its appendices), is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions hereof.

8. Any person wishing to challenge the validity of any provision of this Resolution (including its appendices), whether facially or as applied, shall, if aggrieved by such provision, appeal to the City Council pursuant to Chapter 1.12 of the Los Altos Municipal Code. As used herein, a person is "aggrieved" if, (a) a provision of this Resolution would prevent the individual from seeking approval of a housing development project for which the individual would like to apply, and (b) in the opinion of the individual, the challenged provision is invalid or unconstitutional. If the City

Council grants an appeal a facial challenge, then it shall direct staff to propose appropriate amendments to this Resolution, consistent with the City Council's decision on the appeal. If the City Council grants an as-applied challenge, then it may allow an exception to standards to the limited extent necessary to avoid the invalidity or unconstitutionality.

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution passed and adopted by the City Council of the City of Los Altos at a meeting thereof on the 14th day of December, 2021 by the following vote:

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

Anita Enander, MAYOR

Attest:

Andrea Chelemengos, MMC, CITY CLERK

APPENDIX 1
OBJECTIVE STANDARDS ADOPTED AS

APPENDIX D-1 TO THE SFRDG

Objective Standards for Single-Family Residential Zone

It is intent that the following standards shall not be applied to preclude a housing development project allowed under SB 9. As used here, a residential dwelling unit includes living space only and not parking or accessory structures.

1. **Definition – any term not defined in this section has the meaning given in the City Municipal Code unless otherwise specified.**

   "Secondary front lot line" means a lot line abutting a street which is not a front lot line.

   "Plate height" means the vertical distance measured from the top of the finished floor to the top of the plates.

   "Exterior finish" refers to the exterior façade of a house, excluding the roofs, trim, windows, doors, and shutters.

   "Exterior trim" refers to the finish materials on the exterior of a building, such as moldings applied around openings (window trim, door trim), siding, windows, exterior doors, attic vents, and crawl space vents.

   "Lines of sight" means with a 60-degree angle beginning at the starting point, 30 degrees to the left and 30 degrees to the right in horizontal perspective.

   "High-quality transit corridor" means corridor with fixed route bus service with service intervals no longer than fifteen minutes during the morning and afternoon peak commute hours.

   "Major transit stop" means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.

2. **SB 9 – Development Standards**

   A. **Lot Split and Minimum Site Area.**

      An existing parcel shall not be subdivided into more than two parcels. The smallest subdivided parcel shall not be less than forty percent (40%) of the original parcel, and both newly subdivided parcels each shall be no smaller than one thousand two hundred (1,200) square feet.

   B. **All development standards under Government Code Section 66411.7 are hereby adopted.**

C. Site Frontage and Site Width.

a. The minimum width of the access corridor for each flag lot shall be twenty (20) feet, and shall provide direct access to a public or private street.

b. Easements for the provision of public services and facilities and egress and ingress are required.

D. Coverage. The following coverage standards apply unless two single-family units with four-foot rear and side-yard setbacks and 800 square feet each in floor area are precluded.

a. The maximum coverage for all structures in excess of six feet in height shall be thirty-five (35) percent of the total area of the site where the height of one-story development does not exceed twenty (20) feet.

b. A minimum of fifty (50) percent of the required front yard area shall be a combination of pervious landscape material and landscaping.

c. On sites where the lot coverage exceeds thirty (30) percent, two-story structures shall not be allowed.

E. Floor Area Ratio. The following coverage standards apply unless two single-family units with four-foot rear and side-yard setbacks and 800 square feet each in floor area are precluded.

a. For lots with a net site area not exceeding eleven thousand (11,000) square feet, the maximum floor area shall be thirty-five (35) percent of the net site area.

b. For lots with a net site area exceeding eleven thousand (11,000) square feet, the maximum floor area shall be three thousand eight hundred fifty (3,850) square feet plus ten (10) percent times the net site area minus eleven thousand (11,000) square feet.

F. Setbacks.

a. Except as noted below, the minimum setbacks shall be as follows:

Front*	
First Story	25 feet
Second Story	30 feet
Secondary Front*	
First Story	10 feet
Second Story	13 feet

Side	
First Story	No less than 4 feet. However, to reduce the privacy impacts to abutting property owners, applicants are encouraged to voluntarily increase the setbacks to be at least 10 feet from the side property lines.
Second Story*	No less than 11.5 feet. However, to reduce the privacy impacts to abutting property owners, applicants are encouraged to voluntarily increase the second story setback to be at least 17.5 feet from the side property lines.
Rear	No less than 4 feet. However, to reduce the privacy impacts to abutting property owners, applicants are encouraged to voluntarily increase the rear setback to be at least 10 feet from the rear property line.

b. No architectural features (i.e. cantilevers, bay windows, and/or any other architectural projections) shall be allowed within the side and rear required setback areas except for 12-inch maximum eaves with four-inch maximum gutters.

c. Notwithstanding these rules, the applicant shall be allowed to construct within the dimensions of an existing legal building.

*Unless two single-family units with four-foot rear- and side-yard setbacks and 800 square are precluded.

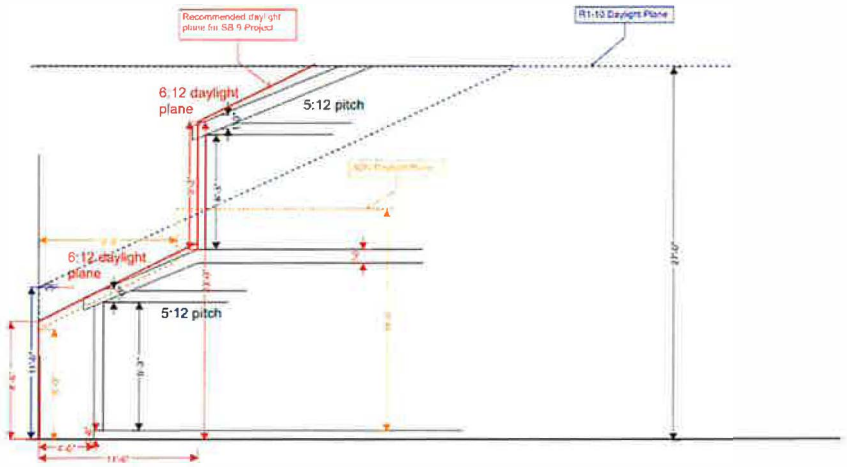
G. Height of Structures.

No structure shall exceed two stories or twenty-seven (27) feet in height from the natural grade. On flag lots the height of structures shall be limited to one story and twenty (20) feet in height. Basements shall not be considered a story. When the lot coverage exceeds or is proposed to exceed thirty (30) percent, the maximum height of structures shall be twenty (20) feet.

H. Daylight Plane.

a. No portion of any residential units shall extend above or beyond a daylight plane unless two single-family units with four-foot rear- and side-yard setbacks and 800 square feet each in floor area are precluded.

b. The daylight plane starts at a height of eight feet and six inches (8'-6") at the property line and proceeds inward at 6:12 slope. At eleven feet and six inches from the property line, the daylight plane increases to twenty-three feet (23') and proceeds inward at 6:12 slope. All appurtenances, including chimneys, vents and antennas, shall be within the daylight plane. The daylight plane is not applied to a side or rear property line when it abuts a public alley or public street. However, the daylight plane shall not be enforced if it prohibits two single-family units with 4-foot rear and side-yard setbacks and 800 square feet each in floor area. Notwithstanding this requirement, the maximum required rear and side yard setback shall be no less than four feet.



The daylight plane starts at a height of eight feet and six inches (8'-6") at the property line and proceeds inward at 6:12 slope. At eleven feet and six inches from the property line, the daylight plane increase to twenty three feet (23') and proceeds inward at 6:12 slope. All appurtenances, including chimneys, vents and antennas, shall be within the daylight plane. The daylight plane is not applied to a side or rear property line when it abuts a public alley or public street. However, the daylight plane shall not be enforced if it prohibits two single-family units with 4-foot rear and side-yard setbacks and 800 square feet each in floor area.

I. Basements.

Basements shall be regulated as follows:

a. Basements shall not extend beyond the floor area of the first floor of the main or accessory structure above;

b. Light wells, ingress and egress wells, patio wells, and other similar elements shall not be permitted within a required setback yards.

c. Light wells, ingress and egress wells, patio wells, and other similar elements shall utilize vertical retaining walls. Contour graded slopes, which expose the basement as a story, are prohibited.

d. Light wells, ingress and egress wells, patio wells, and other similar elements shall be at least seventy-five (75) percent open in area to light and air above.

J. Outdoor Kitchen, Barbeques, Fireplaces, and Swimming Pools.

Outdoor kitchen barbeques, fireplaces, and swimming pools shall be subject to zoning standards of the underlying zoning district.

K. Parking.

a. One covered parking space for each unit with minimum dimensions of nine (9) feet in width and eighteen (18) feet in depth is required. Uncovered parking shall be allowed only to the extent necessary to facilitate the construction of two units that each is 800 square feet in size.

b. No parking is required in either of the following instances:

1) The subject parcel is located within one-half mile walking distance of either a high-quality transit corridor or a major transit stop.

2) A car share vehicle program is located within one block of the parcel.

L. Signs.

Signs shall be subject to zoning standards of the underlying zoning district.

M. Fences.

Fences shall be subject to zoning standards of the underlying zoning district.

N. Nonconforming Use Regulations.

Corrections on nonconforming zoning conditions shall not be required for the ministerial approval of a parcel map application for the creation of a lot split pursuant to SB 9.

O. Accessory Structures.

Accessory structures shall be subject to zoning standards of the underlying zoning district.

3. SB 9 – Objective Design Standards

A. Plate Heights.

a. Plate height is limited to 9'-3" for the first floor except that an entry porch may have a maximum plate height of 12' and a garage may have a maximum plate height of 10'.

b. Plate height is limited to 8'-3" for the second floor.

B. Second Floor Windows.

Second floor windows shall be regulated as follows:

a. On elevations that are facing interior side property lines, a minimum sill height of 4'-6'' is required for all second-floor windows.

b. On elevations that are facing rear property lines adjacent to a neighboring property, a minimum sill height of the California Building Code (CBC) minimum required sill height for egress or light and ventilation shall be provided.

c. For any windows within ten feet of rear or interior side property lines adjacent to a neighboring property, the maximum second story window size shall be no larger than the CBC minimum required size.

C. Balcony and Rooftop Deck.

Balconies and rooftop decks shall be regulated as follows:

a. Balconies and/or roof decks are prohibited when facing interior side yards and rear yard adjacent to a neighboring property.

b. A balcony or a roof deck is allowed only on front elevations facing public and private streets; and a minimum of twenty-five (25) feet side setback shall be provided from the side property lines to the edge of the balcony or roof deck.

c. The maximum depth for any balconies and rooftop decks shall be four (4) feet.

d. The maximum size for any balconies and rooftop decks shall be 25 square feet.

e. Screening devices shall include solid railing walls instead of open railings, and latticework above the required railing height to obscure sight lines from a balcony or a roof deck.

D. Screening Vegetation.

Screening vegetation shall be regulated as follows:

a. Screening vegetation is required in either of the following situations:

1) Within lines of sight for any proposed balcony and roof deck projected to any side property line, screening vegetation shall be planted.

2) Within lines of sight from each jamb of any windows with a sill height of less than 4'-6" at second floor, screening vegetations shall be planted.

b. Any required screening vegetation shall be evergreen species reaching to at least fifteen feet through twenty feet in height at their mature age with permanent irrigation and shall be maintained for the life of the project.

c. At least twenty-four-inch (24-inch) box screening vegetation shall be planted prior to occupancy of the residence.

E. Landscaping.

Onsite landscaping shall be regulated as follows:

a. Trees selected from the Street Tree Planting List are required to be planted on site following the standards below:

   1) For lots five thousand (5,000) square feet in size or greater, at least two, Category II trees shall be planted with at least one, Category II tree planted in the front yard. For each additional five thousand (5,000) square-foot lot size, one more Category II tree shall be planted onsite.

   2) For lots with less than five thousand (5,000) square feet in size, at least one, Category II tree or two Category III trees shall be planted onsite.

   3) If there are existing trees onsite, an arborist report, prepared by an ISA certified arborist, may be required to determine the equivalent value of existing trees compared to the Street Tree Planting List.

b. Water Efficiency Landscape Ordinance (WELO) and its submittal requirements apply to the following projects:

   1) New construction projects with new or rebuilt landscape areas that exceed five hundred (500) square feet.

   2) Remodels and/or additions to existing single-family houses with new or rebuilt landscape areas that exceed two thousand five hundred (2,500) square feet.

F. Construction Materials and Colors.

All construction materials shall be long-term (30 years) durability and appearance, as per manufacture's specifications. Specifically, the construction materials shall be subject to the following:

a. Foam trim with a painted stucco finish is prohibited throughout the structure(s).

b. Mixing roof materials and colors are not allowed except for curved dormers and shed roof structures.

c. Exterior finish including wainscoting used for one structure shall be no greater than three different materials. Each material may be a different color, but every part of exterior finish comprised of a single material shall be a single color.

d. Window and door trims shall be limited to one material and one color. The material and color shall be the same for both windows and door trims.

e. Architectural detailing shall be incorporated such as window and door trim, belly bands, cornices, shutters, column accents to the entry porch, and railings in an integrated composition.

G. Site and Building Design.

The site and building design shall be subject to the following standards to create visual variety and avoid a large-scale appearance:

a. Driveway shall be designed per the following standards:

1) Each property is prohibited from more than one curb cut or driveway accessing a street unless the subject site is fronting a City's Arterial or Collector road.

2) A curb cut or driveway width connecting to a public or private street shall be no greater than twenty-two (22) feet.

3) For corner lots, driveway connections shall be at least thirty (30) feet from the intersecting corner property lines at the street intersection.

4) If the project impacts a street shoulder, then it shall be improved accordingly per City's Street Shoulder Improvement Policy.

b. Façade articulation shall be provided with at least six corners on the first floor.

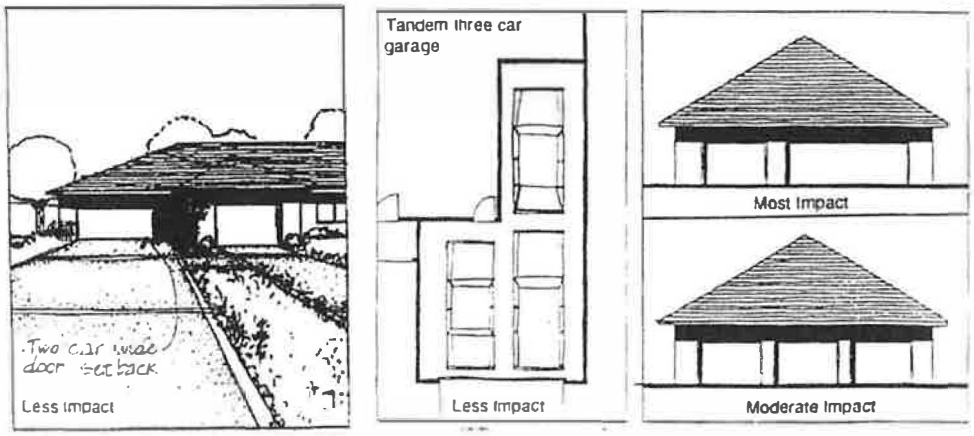
c. Building entrances shall have a roofed projection (such as a porch) or recess with a minimum depth of at least five feet and a minimum horizontal area of thirty (30) square feet. Any corners within the building entrances shall not count as part of the corners as required above.

d. Downspout shall be painted to match or accent the exterior finish color.

e. Attached garage shall be subject to the following standards:

1) Attached garage shall be recessed at least one foot from the front elevation wall plane of the residence.

2) When a three-car attached garage is proposed, visual impact shall be reduced by, (i) using a tandem parking layout inside a two-car-wide garage; (ii) using three single-car-wide garage doors instead of a double and a single garage door; or (iii) setting back one of the doors from the others.



f. Windows and doors shall either be trimmed or recessed.

   1) When trimmed, the trim material shall not be less than 3.5" in width by ¾" in depth when protruding from the wall.

   2) When recessed, the building primary siding material shall cover the recessed edge faces and wrap toward the interior face of the window glazing or door face by not less than 2 inches in depth.

g. The design of roof shall be regulated as follows:

   1) No more than two types of roof forms shall be used.

   2) No more than two roof pitches shall be used.

h. First floor finished elevation shall be no more than twenty-two (22) inches above existing natural grade on a non-hillside lot. In a flood zone or flood way, the first-floor level may be set at the minimum allowed above grade to meet code requirements.

i. For a hillside property, a stepped foundation is required where the average slope beneath the proposed structure is 10% or greater.

j. No permanent noise generating mechanical equipment shall be located in any required side and rear yards. The placement and operation of any such equipment must be consistent with the City's Noise Ordinance.

k. No exterior staircases above grade shall be allowed.

l. Except for pathway lighting, outdoor lighting fixtures shall be downward facing and fully shielded or recessed.

m. All new utility services and relocated existing utility services are placed underground pursuant to Chapter 12.68 of Municipal Code.

APPENDIX 2
STANDARDS ADOPTED PURSUANT TO SB 9 AS APPENDIX D-2 TO THE SFRDG

1) **Objective Zoning/Subdivision/Design Standards**. SB 9 authorizes the City to impose objective zoning standards, objective subdivision standards, and objective design review standards applicable to structures and parcels created by an urban lot split that do not conflict with SB 9 or preclude the construction of two 800 square foot minimum primary dwelling units. Accordingly, all such existing objective City standards shall apply to SB 9 projects, in addition to any additional objective standards that the City may adopt.

2) **Maximum Units and Lots**. The City shall not approve more residential dwelling units or lots for any SB 9 project than required under state law, as set forth in Appendix 3 of City Council Resolution No. 2021-57.

3) **Parking**. SB 9 allows the City to choose to require parking consistent with the terms thereof. Accordingly, the City shall require off-street parking of one space per unit, unless the lot is located within one-half mile walking distance of either a high-quality transit corridor, as defined in subdivision (b) of Section 21155 of the Public Resources Code, or a major transit stop, as defined in Section 21064.3 of the Public Resources Code, or unless there is a car share vehicle located within one block of the parcel.

4) **Setbacks**. SB 9 allows the City to choose to require setbacks consistent with the terms thereof. Accordingly, the City shall require setbacks of not less than four feet from the side and rear lot lines in all SB 9 projects, except as otherwise specified in SB 9.

5) **Applicant Residency; Short-Term Rental**. SB 9 requires every applicant for a ministerial lot split to provide an affidavit confirming that the applicant intends to reside in one of the SB 9 units for three years. The City shall enforce this requirement. All units created under SB 9 shall be subject to the City's short-term rental ordinance, codified at Chapter 14.30 of the Los Altos Municipal Code.

6) **Impact/Development Fees**. Applicants for SB 9 projects shall pay all applicable development impact fees imposed by the City.

7) **Historic Properties**. An SB 9 project may not be located at a property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or at a site that is designated by the City as a historic landmark or listed in the City's historic resource inventory, pursuant to Los Altos Municipal Code Chapter 12.44.

8) **Unavoidable Adverse Impacts**. SB 9 authorizes the Building Official to deny a project upon written findings, based on a preponderance of evidence, that the project will have a specific, adverse impact upon public health and safety or the physical environment for which there is no

feasible method to mitigate or avoid. The Building Official shall assess every SB 9 application for such unavoidable adverse impacts and shall, in consultation with the City Attorney, deny a project if an unavoidable adverse impact is identified. The Building Official's determination shall be final. For greater clarity, a project would have a specific, adverse impact on the physical environment if it would have an unavoidable impact on historic resources, as defined in CEQA Guidelines Section 15064.5.

APPENDIX 3
INTERPRETIVE GUIDANCE DOCUMENT

SB 9 applies in "single-family residential zones." The term "single-family residential zone" as used in Government Code Sections 65852.21(a) and 66411.7(a)(3)(A) is not defined. Within the City of Los Altos, the term "single-family residential zone" shall be construed to mean an R1 zoning designation.

The City's application checklist for single-family homes would require applicants to indicate in writing whether the application is being brought pursuant to SB 9.

SB 9 allows for ministerial approval of certain "new" residential dwelling units. The term "new unit" as used in Government Code Section 65852.21(*i*)(1) is not defined, but provisions of SB 9 appear to assume that a new residential dwelling unit could include a reconstructed residential dwelling unit. Therefore, the term "new unit," as used in SB 9, shall be construed to mean any of the following:

(1) A new residential dwelling unit (other than an accessory dwelling unit)[1] proposed to be constructed on previously vacant ground;
(2) A new residential dwelling unit (other than an accessory dwelling unit) constructed in place of a demolished residential dwelling unit;[2]
(3) A residential dwelling unit (other than an accessory dwelling unit) reconstructed to the substantial equivalence of new.

As used above, a residential dwelling unit is reconstructed to the "substantial equivalence of new" if any of the following three sets of criteria apply:

(1) The residential dwelling unit is stripped to the studs and/or foundation and reconstructed;

(2) A substantial remodel is proposed in connection with a substantial addition so that the home will have the appearance of a new home and a remaining physical and economic life comparable to that of a new home. These criteria shall be deemed to be met if all the following apply:

a. An addition is proposed to an existing residential dwelling unit equal to or greater in size than 50% of the floor area of the existing residential dwelling unit (excluding

[1] Reference to accessory dwelling units here is not meant to exclude construction of such units as allowed under Government Code Sections 65852.2 and 65852.22. Rather, the intent here is merely to define the term "new unit" for purposes of Section 65852.21(*i*)(1).

[2] Nothing herein is intended to exempt an applicant from the requirements of Government Code Section 65852.21(a)(3)-(5).

garages, accessory dwelling units, other accessory structures, crawl spaces, unfinished attics, and basement floor areas);

b. At least 25% (or more, if necessary to bring the structure into compliance with applicable building codes) of the existing roof will be demolished, repaired, or replaced, and the entire roof covering will be replaced;
c. At least 25% (or more, if necessary to bring the structure into compliance with applicable building codes) of the existing façade will be demolished, repaired, or replaced, the entire façade will be repainted or otherwise resurfaced, and the entire façade for the residential dwelling unit in its completed condition is designed to match;
d. All existing floor coverings and plumbing fixtures will be removed and, as applicable, replaced;
e. Sprinklers will be installed if not already provided;
f. At least 25% (or more, if necessary to bring the structure into compliance with applicable building codes) of existing drywall or other wall coverings will be demolished, repaired, or replaced, and all retained wall covering will be repainted or otherwise resurfaced; and
g. All exterior doors and windows will be replaced.

(3) All the major systems of the home are repaired or replaced so that the home will have the appearance of a new home and a remaining physical and economic life comparable to that of a new home. These criteria shall be deemed to be met if all the following apply:

a. All existing plumbing, electrical, and HVAC systems will be replaced or rehabilitated consistent with modern building standards to ensure an estimated remaining physical life of at least 50 years for plumbing and electrical systems and 20 years for HVAC systems; and
b. The circumstances described in Item Nos. 2(b) to 2(g) apply.

For greater clarity, a lot developed under SB 9 may contain no more than four total residential dwelling units. These shall be limited to the following:

(1) On a lot that is not split pursuant to Government Code Section 66411.7 and for which an existing primary residential dwelling unit is retained: one existing primary residential dwelling unit, one new primary residential dwelling unit, one accessory dwelling unit, and one junior accessory dwelling unit, for four units in total.

(2) On a lot that is not split pursuant to Government Code Section 66411.7 and for which an existing primary dwelling unit does not exist or is demolished or reconstructed: two new primary residential dwelling units, one accessory dwelling unit, and one junior accessory dwelling unit, for four units in total.

(3) On a lot that is split pursuant to Government Code section 66411.7: not more than two existing primary and/or accessory residential dwelling units (including junior accessory

dwelling units) per newly created lot and not more than two new primary residential dwelling units per newly created lot, for an ultimate total of not more than two residential dwelling units per newly created lot and four residential dwelling units total. In lieu of two new primary residential dwelling units on each newly created lot, an applicant may propose one new primary residential dwelling unit together with either a new accessory dwelling unit or a new junior accessory dwelling unit, provided that the applicant submits a written statement with the application for the housing development project indicating the applicant's understanding that providing the accessory dwelling unit or junior accessory dwelling unit will prevent the applicant from constructing a second primary residential dwelling unit. It is the intent of this provision that not more than four units may be constructed per original lot.

March 22, 2022
City Council, Planning Commission, Community Development
RE: City response and plan to address SB9

We understand that the City is amending its "Objective Standards for Single Family Residences" to accommodate the mandate of SB9 from Sacramento.

We have lived in Los Altos for over 40 years, and the last 20 years on a single lane privately owned street that used to be the driveway for the historical house located at the end and which now serves a total of eight houses.

Our experience with dealing with the City Planning Department over the last few years has not endeared them to us. Staff appear to accommodate developers at the expense of residents, using the "standards" to allow development by people who do not become residents of the community.

One fact that has become evident and must be considered when looking at revising the standards for SB9: Not all Los Altos streets are standard size. Although you may allow subdivision of a lot or building ADUs with minimal setback, the streets bear the brunt of the increased housing density.

In our case, the size of our street (15 feet wide) should have been used to modify plans, but it was not. When the neighbors of our street and adjacent streets appeared in unison at a meeting regarding a proposed second story/three level project, (6500 square feet of living space), the meeting was abruptly terminated without allowing comment by our group in order to allow the architect "more time". Ultimately the project was approved, and although the Design Review Commission advised conditions be placed on the project due to street size, none were, because it was reviewed by a different process when submitted as a one story with ADU thus by-passing the Design Review Commission with no public discussion.

Our point is that the nature of the street/neighborhood is an important consideration in design and function. There are many "unusual" streets such as our own, (including non-standard size, privately owned, and flag lots), where the nature of the street must be considered with respect to the impact of development along these streets. Our neighborhood feels disenfranchised by the City Planning staff based on their response to us.

We request that you specify that non-standard street size, character, and ownership be considered as factors that would trigger open public discussion between the neighborhood and the developer, that limitations are allowed and that such streets are exempted from the SB9 mandate.
Sincerely
Kathy Beck
Bruce Beck
420 Yerba Santa Ave

Jia Liu

Subject: FW: Invitation to see why we are making our request was Re: Request for an addition to the Objective Standards for Single-Family Residences

From: Monica Waldman <contact.mlw@gmail.com>
Sent: Friday, March 25, 2022 4:32 PM
To: Los Altos Planning Commission <PlanningCommission@losaltosca.gov>
Cc: Peter Mills <peterbmills@me.com>
Subject: Invitation to see why we are making our request was Re: Request for an addition to the Objective Standards for Single-Family Residences

Dear Members of the Los Altos Planning Commission,

Peter and I hope some if not all members of the planning Commission could visit our street to understand our concerns and give us guidance towards making our case in the revised Objective Standards for Single-Family Residences. As a Commissioner myself I know all the Commissioners could not visit at the same time, but we would appreciate a few of you visiting and providing feedback. Please let us know if you have any availability over the next week or two.

Thank you,
Monica

On Tuesday, February 1, 2022, Monica Waldman <contact.mlw@gmail.com> wrote:

> Dear Members of the Los Altos Planning Commission,
>
> I am a resident of the cul-de-sac portion of Solana Drive in Los Altos. I read Bruce Barton's "Prefab home draws neighbors' outcry over design" article in the January 25th, 2022 Los Altos Town Crier and am concerned because the situation described in the piece is similar to a situation on my street. I hope that the City will find a way to alleviate similar situations going forward.
>
> My section of Solana Drive has homes on one side of the street with the backyards of homes on neighboring N. Avalon Drive facing Solana Drive. There is a sloped strip of public land between N. Avalon Drive's backyards and Solana Drive's road surface. This makes N. Avalon Drive's backyards higher than street level on the Solana Drive side, creating a similar situation to the homes mentioned in the Town Crier article.
>
> Recently an ADU was added to 127 N. Avalon Drive that is 10 feet from the back fence. While the addition of an ADU and the distance from the back fence are legal, the ADU looms over Solana Drive due to the difference in street height. 65 N. Avalon Drive was rebuilt with numerous lights on the back of the house that, because of the grade difference of the two streets, illuminates not only their backyard but shines onto Solana Drive. I believe the work was done to code, but no consideration was given to the grade difference between the streets and the effect of one house's lighting on its neighboring street.
>
> With the potential of additional ADUs and SB9-related lot subdivisions on N. Avalon Drive, I would like to request that the City include screening landscaping requirements in the next revision of the Objective Standards for Single-Family Residences for ADUs and SB9-related subdivisions built within 10 feet of a property line when the lot is on an incline to ensure the privacy of neighboring homes.
>
> I am including a link to the Los Altos Town Crier article for those who have not read it:
>
> https://www.losaltosonline.com/news/prefab-home-draws-neighbors-outcry-over-design/article_0b97328e-7e17-11ec-b28f-6baed26d214f.html
>
> Thank you,

California Department of Housing and Community Development

SB 9 Fact Sheet

On the Implementation of Senate Bill 9 (Chapter 162, Statutes of 2021)

Housing Policy Development Division
March 2022

This Fact Sheet is for informational purposes only and is not intended to implement or interpret SB 9. HCD does not have authority to enforce SB 9, although violations of SB 9 may concurrently violate other housing laws where HCD does have enforcement authority, including but not limited to the laws addressed in this document. As local jurisdictions implement SB 9, including adopting local ordinances, it is important to keep these and other housing laws in mind. The Attorney General may also take independent action to enforce SB 9. For a full list of statutes over which HCD has enforcement authority, visit HCD's ***Accountability and Enforcement webpage****.*

Executive Summary of SB 9

Senate Bill (SB) 9 (Chapter 162, Statutes of 2021) requires ministerial approval of a housing development with no more than two primary units in a single-family zone, the subdivision of a parcel in a single-family zone into two parcels, or both. SB 9 facilitates the creation of up to four housing units in the lot area typically used for one single-family home. SB 9 contains eligibility criteria addressing environmental site constraints (e.g., wetlands, wildfire risk, etc.), anti-displacement measures for renters and low-income households, and the protection of historic structures and districts. Key provisions of the law require a local agency to modify or eliminate objective development standards on a project-by-project basis if they would prevent an otherwise eligible lot from being split or prevent the construction of up to two units at least 800 square feet in size. For the purposes of this document, the terms "unit," "housing unit," "residential unit," and "housing development" mean primary unit(s) unless specifically identified as an accessory dwelling unit (ADU) or junior ADU or otherwise defined.

Single-Family Residential Zones Only

(Reference: Gov. Code, §§ 65852.21, subd. (a); 66411.7 subd. (a)(3)(A))

The parcel that will contain the proposed housing development or that will be subject to the lot split must be located in a single-family residential zone. Parcels located in multi-family residential, commercial, agricultural, mixed-use zones, etc., are not subject to SB 9 mandates even if they allow single-family residential uses as a permitted use. While some zones are readily identifiable as single-family residential zones (e.g., R-1 "Single-Family Residential"), others may not be so obvious. Some local agencies have multiple single-family zones with subtle distinctions between them relating to minimum lot sizes or allowable uses. In communities where there may be more than one single-family residential zone, the local agency should carefully review the zone district descriptions in the zoning code and the land use designation descriptions in the Land Use Element of the General Plan. This review will enable the local agency to identify zones whose primary purpose is single-family residential uses and which are therefore subject to SB 9. Considerations such as minimum lot sizes, natural features such as hillsides, or the permissibility of keeping horses should not factor into the determination.

Residential Uses Only

(Reference: Gov. Code, §§ 65852.21, subd. (a))

SB 9 concerns only proposed housing developments containing no more than two residential units (i.e., one or two). The law does not otherwise change the allowable land uses in the local agency's single-family residential zone(s). For example, if the local agency's single-family zone(s) does not currently allow commercial uses such as hotels or restaurants, SB 9 would not allow such uses.

Ministerial Review

(Reference: Gov. Code, §§ 65852.21, subd. (a); 66411.7, subds. (a), (b)(1))

An application made under SB 9 must be considered ministerially, without discretionary review or a hearing. Ministerial review means a process for development approval involving no personal judgment by the public official as to the wisdom of carrying out the project. The public official merely ensures that the proposed development meets all the applicable objective standards for the proposed action but uses no special discretion or judgment in reaching a decision. A ministerial review is nearly always a "staff-level review." This means that a staff person at the local agency reviews the application, often using a checklist, and compares the application materials (e.g., site plan, project description, etc.) with the objective development standards, objective subdivision standards, and objective design standards.

Objective Standards

(Reference: Gov. Code, §§ 65852.21, subd. (b); 66411.7, subd. (c))

The local agency may apply objective development standards (e.g., front setbacks and heights), objective subdivision standards (e.g., minimum lot depths), and objective design standards (e.g., roof pitch, eave projections, façade materials, etc.) as long as they would not physically preclude either of the following:

> **Up to Two Primary Units.** The local agency must allow up to two primary units (i.e., one or two) on the subject parcel or, in the case of a lot split, up to two primary units on each of the resulting parcels.
>
> **Units at least 800 square feet in size.** The local agency must allow each primary unit to be at least 800 square feet in size.

The terms "objective zoning standards," "objective subdivision standards," and "objective design review standards" mean standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal. Any objective standard that would physically preclude either or both of the two objectives noted above must be modified or

waived by the local agency in order to facilitate the development of the project, with the following two exceptions:

Setbacks for Existing Structures. The local agency may not require a setback for an existing structure or for a structure constructed in the same location and to the same dimensions as an existing structure (i.e., a building reconstructed on the same footprint).

Four-Foot Side and Rear Setbacks. SB 9 establishes an across-the-board maximum four-foot side and rear setbacks. The local agency may choose to apply a lesser setback (e.g., 0-4 feet), but it cannot apply a setback greater than four feet. The local agency cannot apply existing side and rear setbacks applicable in the single-family residential zone(s). Additionally, the four-foot side and rear setback standards are not subject to modification. (Gov. Code, §§ 65852.21, subd. (b)(2)(B); 66411.7, subdivision (c)(3).)

One-Unit Development

(Reference: Gov. Code, §§ 65852.21, subd. (a); 65852.21, subd. (b)(2)(A))

SB 9 requires the ministerial approval of either one or two residential units. Government Code section 65852.21 indicates that the development of just one single-family home was indeed contemplated and expected. For example, the terms “no more than two residential units” and “up to two units” appear in the first line of the housing development-related portion of SB 9 (Gov. Code, § 65852.21, subd. (a)) and in the line obligating local agencies to modify development standards to facilitate a housing development. (Gov. Code, § 65852.21, subd. (b)(2)(A).)

Findings of Denial

(Reference: Gov. Code, §§ 65852.21, subd. (d); 66411.7, subd. (d))

SB 9 establishes a high threshold for the denial of a proposed housing development or lot split. Specifically, a local agency’s building official must make a written finding, based upon a preponderance of the evidence, that the proposed housing development would have a specific, adverse impact, as defined in Government Code section 65589.5, subdivision (d)(2), upon public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. “Specific, adverse impact” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete. (Gov. Code, § 65589.5, subd. (d)(2).)

Environmental Site Constraints

(Reference: Gov. Code, §§ 65852.21, subd. (a)(2) and (a)(6); 66411.7, subd. (a)(3)(C) and (a)(3)(E))

A proposed housing development or lot split is not eligible under SB 9 if the parcel contains any of the site conditions listed in Government Code section 65913.4, subdivision (a)(6)(B-K). Examples of conditions that may disqualify a project from using SB 9 include the presence of farmland, wetlands, fire hazard areas, earthquake hazard areas, flood risk areas, conservation areas, wildlife habitat areas, or conservation easements. SB 9 incorporates by reference these environmental site constraint categories that were established with the passing of the Streamlined Ministerial Approval Process (SB 35, Chapter 366, Statutes of 2017). Local agencies may consult HCD's **Streamlined Ministerial Approval Process Guidelines** for additional detail on how to interpret these environmental site constraints.

Additionally, a project is not eligible under SB 9 if it is located in a historic district or property included on the State Historic Resources Inventory or within a site that is designated or listed as a city or county landmark or as a historic property or district pursuant to a city or county ordinance.

California Environmental Quality Act (CEQA)

Reference: Gov. Code, §§ 65852.21, subd. (j); 66411.7, subd. (n))

Because the approval of a qualifying project under SB 9 is deemed a ministerial action, CEQA does not apply to the decision to grant an application for a housing development or a lot split, or both. (Pub. Resources Code, § 21080, subd. (b)(1) [CEQA does not apply to ministerial actions]; CEQA Guidelines, § 15268.) For this reason, a local agency must not require an applicant to perform environmental impact analysis under CEQA for applications made under SB 9. Additionally, if a local agency chooses to adopt a local ordinance to implement SB 9 (instead of implementing the law directly from statute), the preparation and adoption of the ordinance is not considered a project under CEQA. In other words, the preparation and adoption of the ordinance is statutorily exempt from CEQA.

Anti-Displacement Measures

(Reference: Gov. Code, §§ 65852.21, subd. (a)(3); 66411.7, subd. (a)(3)(D))

A site is not eligible for a proposed housing development or lot split if the project would require demolition or alteration of any of the following types of housing: (1) housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income; (2) housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power; or (3) housing that has been occupied by a tenant in the last three years.

Lot Split Requirements

(Reference: Gov. Code, § 66411.7)

SB 9 does not require a local agency to approve a parcel map that would result in the creation of more than two lots and more than two units on a lot resulting from a lot split under Government Code section 66411.7. A local agency may choose to allow more than two units, but it is not required to under the law. A parcel may only be subdivided once under Government Code section 66411.7. This provision prevents an applicant from pursuing multiple lot splits over time for the purpose of creating more than two lots. SB 9 also does not require a local agency to approve a lot split if an adjacent lot has been subject to a lot split in the past by the same property owner or a person working in concert with that same property owner.

Accessory Dwelling Units

(Reference: Gov. Code, §§ 65852.21, subd. (j); 66411.7, subd. (f))

SB 9 and ADU Law (Gov. Code, §§ 65852.2 and 65858.22) are complementary. The requirements of each can be implemented in ways that result in developments with both "SB 9 Units" and ADUs. However, specific provisions of SB 9 typically overlap with State ADU Law only to a limited extent on a relatively small number of topics. Treating the provisions of these two laws as identical or substantially similar may lead a local agency to implement the laws in an overly restrictive or otherwise inaccurate way.

"Units" Defined. The three types of housing units that are described in SB 9 and related ADU Law are presented below to clarify which development scenarios are (and are not) made possible by SB 9. The definitions provided are intended to be read within the context of this document and for the narrow purpose of implementing SB 9.

> *Primary Unit*. A primary unit (also called a residential dwelling unit or residential unit) is typically a single-family residence or a residential unit within a multi-family residential development. A primary unit is distinct from an ADU or a Junior ADU. Examples of primary units include a single-family residence (i.e., one primary unit), a duplex (i.e., two primary units), a four-plex (i.e., four primary units), etc.
>
> *Accessory Dwelling Unit*. An ADU is an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel on which the single-family or multifamily dwelling is or will be situated.
>
> *Junior Accessory Dwelling Unit*. A Junior ADU is a unit that is no more than 500 square feet in size and contained entirely within a single-family residence. A Junior ADU may include separate sanitation facilities or may share sanitation facilities with the existing structure.

The terms “unit,” “housing unit,” “residential unit,” and “housing development” mean primary unit(s) unless specifically identified as an ADU or Junior ADU or otherwise defined. This distinction is critical to successfully implementing SB 9 because state law applies different requirements (and provides certain benefits) to ADUs and Junior ADUs that do not apply to primary units.

Number of ADUs Allowed. ADUs can be combined with primary units in a variety of ways to achieve the maximum unit counts provided for under SB 9. SB 9 allows for up to four units to be built in the same lot area typically used for a single-family home. The calculation varies slightly depending on whether a lot split is involved, but the outcomes regarding total maximum unit counts are identical.

> *Lot Split*. When a lot split occurs, the local agency must allow up to two units on each lot resulting from the lot split. In this situation, all three unit types (i.e., primary unit, ADU, and Junior ADU) count toward this two-unit limit. For example, the limit could be reached on each lot by creating two primary units, or a primary unit and an ADU, or a primary unit and a Junior ADU. By building two units on each lot, the overall maximum of four units required under SB 9 is achieved. (Gov. Code, § 66411.7, subd. (j).) Note that the local agency may choose to allow more than two units per lot if desired.
>
> *No Lot Split*. When a lot split has not occurred, the lot is eligible to receive ADUs and/or Junior ADUs as it ordinarily would under ADU law. Unlike when a project is proposed following a lot split, the local agency must allow, in addition to one or two primary units under SB 9, ADUs and/or JADUs under ADU Law. It is beyond the scope of this document to identify every combination of primary units, ADUs, and Junior ADUs possible under SB 9 and ADU Law. However, in no case does SB 9 require a local agency to allow more than four units on a single lot, in any combination of primary units, ADUs, and Junior ADUs.

See HCD’s **ADU and JADU webpage** for more information and resources.

Relationship to Other State Housing Laws

SB 9 is one housing law among many that have been adopted to encourage the production of homes across California. The following represent some, but not necessarily all, of the housing laws that intersect with SB 9 and that may be impacted as SB 9 is implemented locally.

Housing Element Law. To utilize projections based on SB 9 toward a jurisdiction’s regional housing need allocation, the housing element must: 1) include a site-specific inventory of sites where SB 9 projections are being applied, 2) include a nonvacant sites analysis demonstrating the likelihood of redevelopment and that the existing use will not constitute an impediment for additional residential use, 3) identify any governmental constraints to the use of SB 9 in the creation of units (including land use controls, fees,

and other exactions, as well as locally adopted ordinances that impact the cost and supply of residential development), and 4) include programs and policies that establish zoning and development standards early in the planning period and implement incentives to encourage and facilitate development. The element should support this analysis with local information such as local developer or owner interest to utilize zoning and incentives established through SB 9. Learn more on HCD's **Housing Elements webpage**.

Housing Crisis Act of 2019. An affected city or county is limited in its ability to amend its general plan, specific plans, or zoning code in a way that would improperly reduce the intensity of residential uses. (Gov. Code, § 66300, subd. (b)(1)(A).) This limitation applies to residential uses in all zones, including single-family residential zones. "Reducing the intensity of land use" includes, but is not limited to, reductions to height, density, or floor area ratio, new or increased open space or lot size requirements, new or increased setback requirements, minimum frontage requirements, or maximum lot coverage limitations, or any other action that would individually or cumulatively reduce the site's residential development capacity. (Gov. Code, § 66300, subd. (b)(1)(A).)

A local agency should proceed with caution when adopting a local ordinance that would impose unique development standards on units proposed under SB 9 (but that would not apply to other developments). Any proposed modification to an existing development standard applicable in the single-family residential zone must demonstrate that it would not result in a reduction in the intensity of the use. HCD recommends that local agencies rely on the existing objective development, subdivision, and design standards of its single-family residential zone(s) to the extent possible. Learn more about **Designated Jurisdictions Prohibited from Certain Zoning-Related Actions** on HCD's website.

Housing Accountability Act. Protections contained in the Housing Accountability Act (HAA) and the Permit Streaming Act (PSA) apply to housing developments pursued under SB 9. (Gov. Code, §§ 65589.5; 65905.5; 65913.10; 65940 et seq.) The definition of "housing development project" includes projects that involve no discretionary approvals and projects that include a proposal to construct a single dwelling unit. (Gov. Code, § 65905.5, subd. (b)(3).) For additional information about the HAA and PSA, see HCD's **Housing Accountability Act Technical Assistance Advisory**.

Rental Inclusionary Housing. Government Code section 65850, subdivision (g), authorizes local agencies to adopt an inclusionary housing ordinance that includes residential rental units affordable to lower- and moderate-income households. In certain circumstances, HCD may request the submittal of an economic feasibility study to ensure the ordinance does not unduly constrain housing production. For additional information, see HCD's **Rental Inclusionary Housing Memorandum**.

From: sanjay sathe
To: City Council; Los Altos Planning Commission; Laura Simpson; Jia Liu
Subject: ATTN: concerns with the possibility of new street addresses on my street : autumn lane, Los Altos
Date: Monday, April 04, 2022 7:44:40 PM
Importance: High

Hello

I live on Autumn Lane in Los Altos, a narrow dead-end street with houses on the east side, but just a hedge and back fences on the west side. The fences are the rear lot fences for houses on Holly Lane. I am writing to the city council, planning commission, and community development to consider an important consequence of SB-9 and ask that you incorporate these ideas into the city's objective standards. There are six streets (that I know of) that have the same condition, and the council should implement standards before there are disagreements between neighbors based on someone building houses or ADUs as a result of SB-9. These streets are Solana Dr. (south of Almond Ave.), Westminster Lane, Autumn Lane, Robles Ranch Rd., Marvin Ave. and Yerba Santa Ave. (west of Los Altos Ave.).

SB-9 could result in eight homes and 16 or more cars where there is currently one home and usually two cars. Our street will be lined with parking, like San Francisco, because SB-9 prohibits the city from requiring more than one off street parking space per home (and in some cases none).

1. If SB9 allows subdividing lots that back onto these streets, (on the east side of North Avalon between Edith and Almond, or on the south side of Raquel Lane east of Hacienda Way and backing onto Yerba Santa Ave., or on the east side of Los Altos Ave. south of West Portola that back onto Westminster Lane), the city should require access for both lots and any new structures be from the current street where the current house has access, with no access on Solana Dr. or Yerba Santa Ave. or Westminster Lane. These three streets are too narrow to give emergency vehicles easy and uninhibited access with cars parked on both sides of the street, along with delivery vehicles, garbage trucks, and construction vehicles. The same goes for the homes in Holly lane, where they should have entry and exit only from Holly lane and not from Autumn Lane.

2. ADUs and subdivision are for the convenience and financial benefit of the owners on N. Avalon, Los Altos Ave., and Raquel Lane and they should not burden and disrupt residents of the small narrow streets at the back of their lots with additional congestion and parking that will impede emergency vehicles for these residents. The homeowners who build and benefit from the additional density should bear the burden of any congestion and parking problems, not the residents of these small streets.

3. Gates in back fences between hedges and bushes means egress is a hazard for cars and pedestrians. Children and pets may get hit as they dart out unseen from between parked cars.

4. Garbage trucks and other large vehicles have a difficult time turning around at the end of the cul-de-sac right now. Any additional parking will make this even more difficult and lead to damage to parked cars.

What is now one house with two cars could become four (eight?) houses with eight (16?) or more cars. Parking and traffic and emergency access on these small streets would be a disaster. If you have any doubts about the importance of this issue, please contact me and I would be happy to walk my street with you so you can see firsthand how important such an ordinance would be. If there are other, similar narrow, one-sided streets in Los Altos, please include them in the Objective Standards as well.

Many thanks
Sanjay

Sanjay Sathe
1090 Autumn lane
Los Altos, CA 94024

From: mimi blaurock
To: City Council; Los Altos Planning Commission; Laura Simpson; Jia Liu
Subject: Input on Objective Standards for Single Family Residences to Implement Senate Bill 9
Date: Tuesday, April 05, 2022 2:45:27 PM

Dear Los Altos City Council Members, Planning Commission Members, and Community Development Members:

I live on Westminster Lane, a narrow dead-end street with houses on the east side, and a hedge and back fences on the west side. The fences are the rear lot fences for houses on Los Altos Avenue. I am writing to you all to consider an important consequence of SB-9 and ask that you incorporate these ideas into the city's Objective Standards. There are several streets that I know of that have the same condition, including Westminster Lane, Solana Drive (south of Almond Avenue), Yerba Santa Ave. (west of Los Altos Avenue), and Robles Ranch Road; there may be more. The council needs to implement standards so that access to these narrow streets is maintained for emergency and other service vehicles.

SB-9 could result in multiple homes and cars where there is currently one home and usually two cars; and SB-9 prohibits the city from requiring more than one off street parking space per home (and in some cases none).

1. If SB9 allows subdividing lots that back onto these streets (in my case, the lots on the east side of Los Altos Ave, south of West Portola; for Solana Drive, the lots on the east side of North Avalon between Edith and Almond; for Yerba Santa Ave, the lots on the south side of Raquel Lane east of Hacienda Way; etc,) the city should require access for all lots and any and all new structures be from the current street where the current house has access, with no access on Westminster Lane, Solana Drive, Yerba Santa Avenue, etc. These streets are too narrow to give emergency vehicles access with cars parked on both sides of the street; in event of emergency, EMS and fire would not be able to get down the streets. In addition, on a weekly basis, garbage trucks would not be able to drive down these streets; and delivery and construction vehicles also would not be able to drive down these streets.

2. ADUs and subdivisions are for the convenience and financial benefit of the owners on Los Altos Ave, N. Avalon, Raquel Lane, etc and they should not burden and disrupt residents of the small narrow streets at the back of their lots with congestion.

3. Gates in back fences between hedges and bushes means egress is a hazard for cars and pedestrians. Children and pets would be in danger of being hit by cars coming out of these driveways.

4. Garbage trucks and other large vehicles already have a difficult time turning around at the end of the cul-de-sacs; any additional parking will make this even more difficult and lead to damage to parked cars.

Traffic, parking, emergency access and both city services (garbage, utilities) and private services (delivery trucks, construction, even yard care) would be severely impacted by any access onto these narrow streets from the rear of the adjoining lots.

If you have any doubts about the importance of this issue, please contact me and I would be happy to walk my street with you so you can see firsthand how important such an ordinance would be. If there are other, similar narrow, one-sided streets in Los Altos, please include them in the Objective Standards as well.

Sincerely,

Madeleine Blaurock
741 Westminster Lane

Los Altos, CA 94022

From: Lew Zaretzki
To: City Council; Los Altos Planning Commission; Jia Liu; Laura Simpson
Date: Tuesday, April 05, 2022 4:22:18 PM
Attachments: image.png
image.png

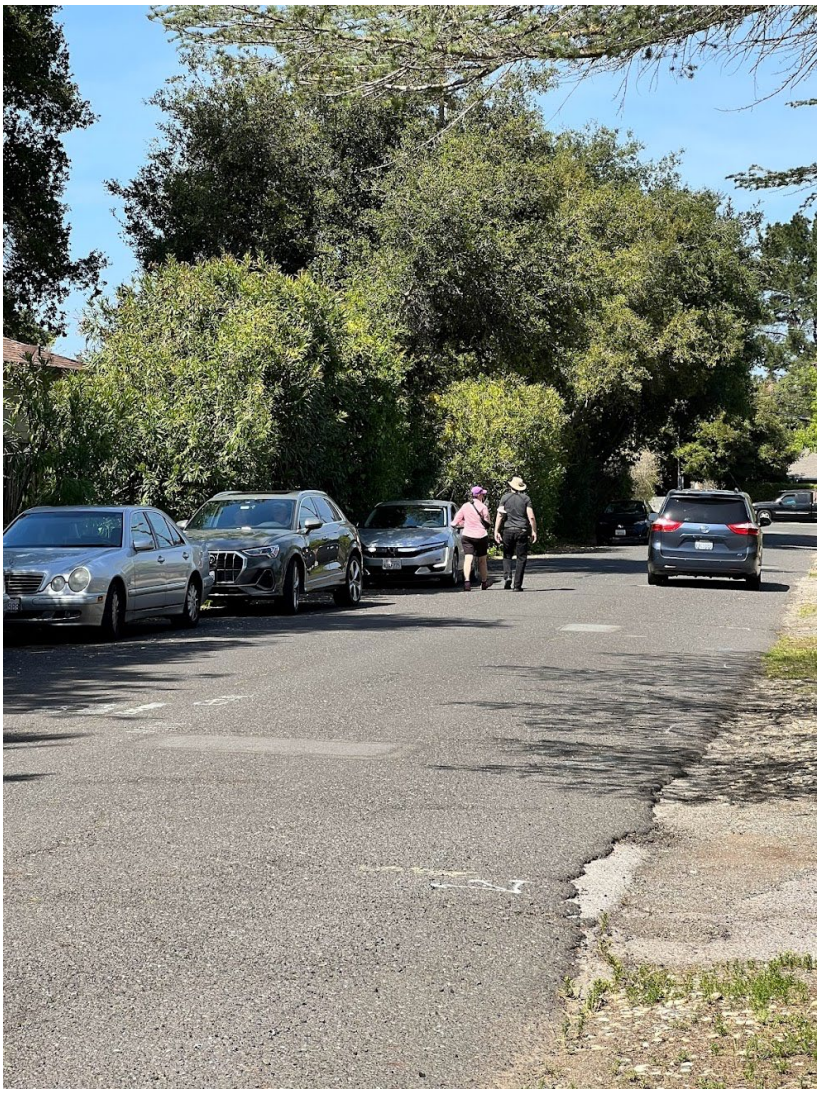
Dear City of Los Altos Executives,

I live on the south end of Solana Dr., a narrow dead-end street with houses on the east side, but just a hedge and back fences on the west side. The fences are the rear lot fences for houses on North Avalon. I am writing to the city council, planning commission, and community development to consider an important consequence of SB-9 and ask that you incorporate these ideas into the city's objective standards. There are six streets (that I know of) that have the same condition, and the council should implement standards before there are disagreements between neighbors based on someone building houses or ADUs as a result of SB-9. These streets are Solana Dr. (south of Almond Ave.), Westminster Lane, Autumn Lane, Robles Ranch Rd., Marvin Ave. and Yerba Santa Ave. (west of Los Altos Ave.).

SB-9 could result in eight homes and 16 or more cars where there is currently one home and usually two cars. Our street will be lined with parking, like San Francisco, because SB-9 prohibits the city from requiring more than one off street parking space per home (and in some cases none).

1. If SB9 allows subdividing lots that back onto these streets, (on the east side of North Avalon between Edith and Almond, or on the south side of Raquel Lane east of Hacienda Way and backing onto Yerba Santa Ave., or on the east side of Los Altos Ave. south of West Portola that back onto Westminster Lane), the city should require access for both lots and any new structures be from the current street where the current house has access, with no access on Solana Dr. or Yerba Santa Ave. or Westminster Lane. These three streets are too narrow to give emergency vehicles easy and uninhibited access with cars parked on both sides of the street, along with delivery vehicles, garbage trucks, and construction vehicles.

Note below the present degree of usage witnessed on the south branch of Solana Drive this past weekend.



2. ADUs and subdivision are for the convenience and financial benefit of the owners on N. Avalon, Los Altos Ave., and Raquel Lane and they should not burden and disrupt residents of the small narrow streets at the back of their lots with additional congestion and parking that will impede emergency vehicles for these residents. The homeowners who build and benefit from the additional density should bear the burden of any congestion and parking problems, not the residents of these small streets. This symmetry will cause residents (perhaps not investors) considering projects from choosing to pursue financial returns while divesting costs to others. Allowing such externalities is a recipe for socially problematic decision makings and future strife. Residents bearing these congestion costs might also be more likely to respect and consult with their direct neighbors, reducing the likelihood of subsequent problems.

3. Gates in back fences between hedges and bushes means egress is a hazard for cars and pedestrians. Children and pets may get hit as they dart out unseen from between parked cars.

4. Garbage trucks and other large vehicles have a difficult time turning around at the end of the cul-de-sac right now. Any additional parking will make this even more difficult and lead to damage to parked cars.

Note the below photo from this morning's garbage truck visit, in which a single truck blocks

the street even with few other parked cars present at that time of day. The same occurs with any large vehicles involved in construction or delivery.

What is now one house with two cars could become four (eight?) houses with eight (16?) or more cars. Parking and traffic congestion and emergency access on these small streets would be a disaster. If you have any doubts about the importance of this issue, please contact me and I would be happy to walk my street with you so you can see firsthand how important such an ordinance would be. If there are other, similar narrow, one-sided streets in Los Altos, please include them in the Objective Standards as well.

Best Regards,

Lew Zaretzki
119 Solana Drive
Los Altos

From: Bob Hirsch
To: council@losaltosco.gov; Los Altos Planning Commission; Isimpson@losaltosca.gov; Jia Liu
Subject: Senate Bill SB-9
Date: Wednesday, April 06, 2022 5:36:32 AM

Hello,
My name is Robert Hirsch and I reside at 1030 Autumn Ln, Los Altos, CA 94024,
I am concerned that some streets like ours would be very adversely affected by splitting the properties that are backing up to streets that are narrow and not currently accessible from their property. If driveways and parking were allowed on both sides of the newly developed properties this would choke the flow on the narrow streets preventing emergency vehicles and garbage trucks from moving freely.
Please consider passing a resolution that would restrict development on properties that back up to streets like Autumn Lane, SolanaDr., Westminster Lane, Marvin Ave, and Yerba Santa Ave.

Thank You for hearing my concern,
Robert Hirsch
email: bobhirsch22@gmail.com

From: John Parkes
To: Los Altos Planning Commission
Subject: Negative Impact of SB 9 Bill on Narrow, One-sided Streets and Provisions for City Objective Standards
Date: Friday, April 08, 2022 12:53:01 PM

I live at 791 Westminster Lane in Los Altos, a narrow dead-end lane with houses on the east side, but just a hedge and back fences on the west side. The fences are the rear lot fences for houses on Los Altos Avenue. I am writing to the city council, planning commission, and community development to consider an important consequence of SB-9 and ask that you incorporate these ideas into the city's objective standards. There are six streets (that I know of) that have the same condition, and the council should implement standards before there are disagreements between neighbors based on someone building houses or ADUs as a result of SB-9. These streets are Solana Dr. (south of Almond Ave.), Westminster Lane, Autumn Lane, Robles Ranch Rd., Marvin Ave. and Yerba Santa Ave. (west of Los Altos Ave.).

SB-9 could result in eight homes and 16 or more cars where there is currently one home and usually two cars. Our street will be lined with parking, like San Francisco, because SB-9 prohibits the city from requiring more than one off street parking space per home (and in some cases none).

1. If SB9 allows subdividing lots that back onto these streets, (on the east side of North Avalon between Edith and Almond, or on the south side of Raquel Lane east of Hacienda Way and backing onto Yerba Santa Ave., or on the east side of Los Altos Ave. south of West Portola that back onto Westminster Lane), the city should require access for both lots and any new structures be from the current street where the current house has access, with no access on Solana Dr. or Yerba Santa Ave. or Westminster Lane. These three streets are too narrow to give emergency vehicles easy and uninhibited access with cars parked on both sides of the street, along with delivery vehicles, garbage trucks, and construction vehicles, that will cause congestion, noise/air pollution and safety issues for residents. This will be especially acute in front of our home where there is an island that narrows the street substantially on both sides of the island.

2. ADUs and subdivision are for the convenience and financial benefit of the owners on N. Avalon, Los Altos Ave., and Raquel Lane and they should not burden and disrupt residents of the small narrow streets at the back of their lots with additional congestion and parking that will impede emergency vehicles for these residents. The homeowners who build and benefit from the additional density should bear the burden of any congestion and parking problems, not the residents of these small streets.

3. Gates in back fences between hedges and bushes means egress is a hazard for cars and pedestrians. Children and pets may get hit as they dart out unseen from between parked cars.

4. Garbage trucks and other large vehicles have a difficult time traversing and turning around at the end of the cul-de-sac even now. Any additional parking will make this much more difficult and lead to damage to parked cars.

What is now one house with two cars could become four (eight?) houses with eight (16?) or more cars. Parking and traffic and emergency access on these small streets would be a disaster. If you

have any doubts about the importance of this issue, please contact me and I would be happy to walk my street with you so you can see firsthand how important such an ordinance would be. If there are other, similar narrow, one-sided streets in Los Altos, please include them in the Objective Standards as well.

Best regards,

Jack Parkes

President
CCS Consulting
P 650-383-5058
M 650-804-5974

From: Dea Burmeister
To: Los Altos Planning Commission
Subject: SB-9 CONCERNS
Date: Sunday, April 10, 2022 4:52:57 PM

We (my husband and I) live at 147 Solana Drive - it is a narrow dead-end street with houses on the east side, but just a hedge and back fences on the west side. The fences are the rear lot fences for houses on North Avalon. I am writing to the city council, planning commission, and community development to consider an important consequence of SB-9 and ask that you incorporate these ideas into the city's objective standards. There are six streets (that I know of) that have the same condition, and the council should implement standards before there are disagreements between neighbors based on someone building houses or ADUs as a result of SB-9. These streets are Solana Dr. (south of Almond Ave.), Westminster Lane, Autumn Lane, Robles Ranch Rd., Marvin Ave. and Yerba Santa Ave. (west of Los Altos Ave.).

SB-9 could result in eight homes and 16 or more cars where there is currently one home and usually two cars. Our street will be lined with parking, like San Francisco, because SB-9 prohibits the city from requiring more than one off street parking space per home (and in some cases none).

1. If SB9 allows subdividing lots that back onto these streets, (on the east side of North Avalon between Edith and Almond, or on the south side of Raquel Lane east of Hacienda Way and backing onto Yerba Santa Ave., or on the east side of Los Altos Ave. south of West Portola that back onto Westminster Lane), the city should require access for both lots and any new structures be from the current street where the current house has access, with no access on Solana Dr. or Yerba Santa Ave. or Westminster Lane. These three streets are too narrow to give emergency vehicles easy and uninhibited access with cars parked on both sides of the street, along with delivery vehicles, garbage trucks, and construction vehicles.

1. ADUs and subdivision are for the convenience and financial benefit of the owners on N. Avalon, Los Altos Ave., and Raquel Lane and they should not burden and disrupt residents of the small narrow streets at the back of their lots with additional congestion and parking that will impede emergency vehicles for these residents. The homeowners who build and benefit from the additional density should bear the burden of any congestion and parking problems, not the residents of these small streets.

1. Gates in back fences between hedges and bushes means egress is a hazard for cars and pedestrians. Children and pets may get hit as they dart out unseen from between parked cars.

1. Garbage trucks and other large vehicles have a difficult time turning around at the end of the cul-de-sac right now. Any additional parking will make this even more difficult and lead to damage to parked cars.

What is now one house with two cars could become four (eight?) houses with eight (16?) or more cars. Parking and traffic and emergency access on these small streets would be a disaster. If you have any doubts about the importance of this issue, please contact me and I would be happy to walk my street with you so you can see firsthand how important such an ordinance would be. If there are other, similar narrow, one-sided streets in Los Altos, please include them in the Objective Standards as well.

Thanks,

Dea Burmeister and David Duff

From:	pbmsv@icloud.com
To:	City Council; Neysa Fligor; Anita Enander; Lynette Lee Eng; Sally Meadows; Jonathan Weinberg; Los Altos Planning Commission; Laura Simpson; Jia Liu
Cc:	Monica Waldman
Subject:	Revising Objective Standards to safely implement SB-9
Date:	Monday, April 11, 2022 2:48:32 PM
Attachments:	SCC Fire Department Road Standards for apparatus access.pdf

Dear Los Altos City Council and Planning Commission and Community Development:

As we implement SB-9 throughout our town, I want to be sure we proactively address important safety issues that arise from the additional housing units that SB-9 allows. I live on the south end of Solana Dr., a narrow dead-end street with houses on the east side, but just a hedge and back fences on the west side. The fences are the rear lot fences for houses on North Avalon. There are four other streets with similar configurations, Westminster Lane, Robles Ranch Rd., and Autumn Lane, along with Yerba Santa Ave. (a private street). There may be others. Santa Clara County fire department Road Standards (see attached, under Road Design, items 6 and 9) prohibit parking on streets less than 28 feet wide, to preserve emergency vehicle access. The standards also require a cul de sac to be a minimum of 36 feet radius. My street is only 24' 8" wide and the cul de sac radius is only 30' 6".

As Los Altans implement SB-9 by subdividing lots and adding housing units, it is imperative that the city's objective standards not impede safe access on these narrow streets. Therefore, I and my neighbors request that the objective standards include a clause, similar to the following: "Access to the housing units cannot be through a back fence where the back fence is adjacent to a road that is less than 36' wide, per Santa Clara County Fire Dept Road Design Standards." SB-9 prohibits on site parking for more than one vehicle per housing unit, so additional cars for residents will be forced onto street parking. Our narrow streets are too narrow for on-street parking and such street parking would violate the fire department safety standards and create dangerous conditions for residents on our and neighboring streets.

Quick reference for FD standards:

Parking: When parking is permitted on streets, in both residential/commercial applications, it shall conform to the following:

• parking is permitted both sides of the street with street widths of 36 feet or more

• parking is permitted on one side of the street with street widths of 28 – 35 feet

• no parking is permitted when street widths are less than 28 feet

Turning Radius (Cul-de-sacs): The minimum outside turning radius is 36 feet.

Our fears about safe access for emergency vehicles are founded on experience: in about 1997, the house on the cul de sac at the end of the street caught fire and burned. It was a complete loss and the owners had to build a new house.

Please do not delay. Add this language to the next approved version of the objective standards so that emergency vehicle access is preserved as the town moves forward with SB-9 and new construction does not lead to unsafe conditions for our residents.

Sincerely,

Peter Mills

105 Solana Dr.

pbmsv@icloud.com

650-302-2513 cell

Attached: FIRE DEPARTMENT SANTA CLARA COUNTY, STANDARD DETAILS & SPECIFICATIONS

<<...>>

MINUTES OF THE REGULAR MEETING OF THE DESIGN REVIEW COMMISSION OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, MARCH 16, 2022, BEGINNING AT 7:00 P.M. HELD VIA VIDEO/TELECONFERENCE PER EXECUTIVE ORDER N-29-20

Please Note: Per California Executive Order N-29-20, the Commissions will meet via teleconference only. Members of the Public may call (650) 419-1505 to participate in the conference call (Meeting ID: 512972175 or via the web at https://tinyurl.com/59ypekfb). Members of the Public may only comment during times allotted for public comments. Public testimony will be taken at the direction of the Commission Chair and members of the public may only comment during times allotted for public comments. Members of the public are also encouraged to submit written testimony prior to the meeting at DesignReviewCommission@losaltosca.gov**. Emails received prior to the meeting will be included in the public record.**

ESTABLISH QUORUM

PRESENT:	Chair Blockhus and Commissioners Bishop, Kirik and Vice-Chair Ma
ABSENT:	Commissioner Harding
STAFF:	Senior Planner Gallegos and Associate Planner Healy

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

1. **Design Review Commission Minutes**
   Approve minutes of the regular meeting of February 16, 2022. ***THIS ITEM WAS CONTINUED FROM THE MARCH 2, 2022 DRC MEETING.***

Action: Upon a motion by Vice-Chair Ma, seconded by Commissioner Kirik, the Commission approved the minutes of the regular meeting of February 16, 2022 with a correction from Commissioner Kirik on continued Item #5 at 1260 Payne Drive to direct the applicant to "specify the garage door style and finish".
The motion was approved (4-0) by the following vote:
AYES: Blockhus, Bishop, Kirik, and Ma
NOES: None
ABSENT: Harding

2. **Design Review Commission Minutes**
   Approve minutes of the regular meeting of March 2, 2022.

Action: Upon a motion by Commissioner Kirik, seconded by Vice-Chair Ma, the Commission approved the minutes of the regular meeting of March 2, 2022 with a correction by Chair Blockhus that Vice-Chair Ma adjourned the meeting.
The motion was approved (4-0) by the following vote:
AYES: Blockhus, Bishop, Kirik, and Ma
NOES: None
ABSENT: Harding

DISCUSSION

3. SC21-0027 - Farnaz Khadiv – 2256 Deodara Drive

Design Review for a two-story addition to an existing two-story house. The project includes a 774 square-foot addition at the first story and an 703 square-foot addition at the second story with a new 469 square-foot basement. This project will be considered categorically exempt from environmental review under Section 15301 of the California Environmental Quality Act. *Project Planner: Gallegos* ***THIS ITEM IS CONTINUED TO THE APRIL 6, 2022 DRC MEETING.***

4. SC21-0039 – Samuel Lee – 217 Pasa Robles Avenue

Design review for a new 3,356 square-foot two-story single-family residence. The project includes 1,959 square feet on the first story and 1,397 square feet on the second story. The project also includes a 682 square-foot detached accessory dwelling unit, which is not part of the design review application. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. *Project Planner: Healy*

No ex parte communication among the Commissioners reported.

STAFF PRESENTATION
Associate Planner Healy presented the staff report recommending approval of design review application SC21-0039 subject to the listed findings and conditions.

DRC QUESTIONS TO STAFF
Associate Planer Healy answered questions from Vice-Chair Ma.

APPLICANT PRESENTATION
Project applicant Samuel Lee introduced the project and provided a presentation.

DRC QUESTIONS TO APPLICANT
The applicant answered questions from Vice-Chair M and Commissioner Kirk

PUBLIC COMMENT
Neighbor Kimberly Becan of 225 Pasa Robles Avenue stated concerns with flooding impacts to her property and the landscape plan appears to address her privacy concerns.

Chair Blockhus closed the public comment period.

APPLICANT REBUTTAL
None.

Commissioner discussion then proceeded.

Action: Upon a motion by Commissioner Kirik, seconded by Commissioner Bishop, the Commission approved design review application SC21-0039 subject to the staff report findings and conditions.
The motion was approved (4-0) by the following vote:
AYES: Bishop, Blockhus, Kirik, and Ma
NOES: None
ABSENT: Harding

COMMISSIONERS' REPORTS AND COMMENTS

None.

POTENTIAL FUTURE AGENDA ITEMS

Senior Planner Gallegos went over the upcoming agenda items.

ADJOURNMENT

Chair Blockhus adjourned the meeting at 7:48 PM.

_____

Sean Gallegos
Senior Planner

DATE: April 6, 2022

AGENDA ITEM # 3

TO: Design Review Commission

FROM: Sean K. Gallegos, Assistant Planner

SUBJECT: SC21-0027, 2256 Deodara Drive

RECOMMENDATION:

Approve design review application SC21-0027 subject to the findings and conditions

---

PROJECT DESCRIPTION

This is a design review application for two-story addition to a two-story house. The project includes a 745 square-foot addition at the first story and a 702 square-foot addition at the second story with a new 462 square-foot basement. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION:	Single-Family, Residential
ZONING:	R1-10
PARCEL SIZE:	11,375 square feet
MATERIALS:	Standing seam metal roof, smooth stucco siding, stone veneer, wood trim, aluminum clad wood windows and doors, and wrought iron railing

	Existing	**Proposed**	**Allowed/Required**
COVERAGE:	1,832 square feet	2,762 square feet	3,412.5 square feet
FLOOR AREA:			
First floor	1,709 square feet	2,482 square feet	
Second floor	699 square feet	1,402 square feet	
Total	2,378 square feet	3,885 square feet	3,888 square feet
SETBACKS:			
Front	25.25 feet	25 feet	25 feet
Rear	53.9 feet	25 feet	25 feet
Right side (1st/2nd)	19.6 feet/59.6 feet	24 feet/17.5 feet	10 feet/17.5 feet
Left side (1st/2nd)	23.6 feet/23.6 feet	23.6 feet/23.6 feet	10 feet/17.5 feet
HEIGHT:	21.3 feet	25 feet	27 feet

BACKGROUND

Design Review Commission Action

At their meeting on November 17, 2021, the Design Review Commission considered the proposed project. Following input from the applicant and public comments, the Commission discussed the proposed project and voted unanimously (3-0), with Commissioners Harding and Ma absent, to continue the project with the following direction:

- Reduce the plate height to nine feet at the first and the second story; and
- Provide an architectural feature over the garage to mitigate the bulk and mass along Deodara Drive.

The November 17, 2021 Design Review Commission agenda meeting minutes and report are attached for reference (Attachments A and B).

DISCUSSION

Design Review

In response to the Commission's direction, the applicant revised the project design as follows.

1. The applicant did not modify the first story ten-foot tall plate heights for the great room, kitchen, dining room, family room, guest bedroom, office, exercise room, hall No. 1 and guestroom proposed at the DRC meeting of November 17, 2021.
2. The applicant reduced the second-story plate height of the master bedroom, master bathroom, walk-in closet, stairwell and loft was reduced from eleven feet, eleven inches to nine-foot tall plate heights.
3. The applicant revised the stucco banding from a stucco band to a precast concrete banding to improve the delineation between the first and second story.
4. The stairwell was changed to reduce its overall area from 210 square feet to 87 square feet to reduce the perceived mass and bulk of the architectural element.
5. The size of the first story addition was increased from 591 square feet to 745 square feet.
6. The size of the second story was reduced from 881 square feet to 702 square feet
7. The height of the two-story addition was reduced from 25 feet to 22 feet.

The applicant requested to be scheduled for the Design Review Commission for consideration of their proposed plan submittal (Attachment G). The applicant's response letter is provided as Attachment C.

Privacy

With regards to privacy, the Residential Design Guidelines are most concerned with second story sight lines having direct line of sight into neighboring yards and residences, especially at the rear elevations. Some visual impacts may occur if they are found to avoid unreasonable interference with views and privacy impacts.

On the left (north) side of the second story, the second story windowsill heights and the potential views are obscured by evergreen screening shrubs, and the windows do not create unreasonable privacy impacts.

On the right (south) side of the second story, there is one window in the stairwell with a four-

foot, six-inch sill height, and a sliding door exiting onto a balcony. The windows potential privacy impacts are minimized due to the tall windowsill heights and views being obscured by the roof form of the first story.

The balcony is between eight feet to 17.6 feet wide and five feet to 11.6 deep and primarily faces the right-side yard. The balcony size does not comply with the four-foot maximum balcony depth recommended in the Residential Design Guidelines, and it is considered active in nature due to its depth. Due to the downward sloping of the lot from rear property line, the balcony does not have any potential privacy impacts toward the rear property line. The balcony has a second story setback between 43.1 to 49.9 feet from the right-side property line, which reduces potential privacy impacts for adjacent properties. Furthermore, the proposed evergreen screening along the right-side property line and the existing trees along the rear and right property line will further contribute to a reasonable degree of privacy for adjacent properties. Therefore, as designed, the project maintains a reasonable degree of privacy.

Along the rear (south) second story elevation, there is one small-sized window in a loft with a four-foot, six-inch sill height and a balcony off a master bedroom. Along the rear elevation, there is also sliding door existing off the master bedroom. Due to the downslope nature of the lot, the master bedroom is located at the first story, and the patio in front of the sliding doors does not create any potential view impacts to the rear or left side of the structure.

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

Public Notification
A public meeting notice was posted on the property and mailed to 14 nearby property owners on Deodara Drive and Honeysuckle Court. The Notification Map is included in Attachment B of the agenda report for November 17, 2021 (Attachment B). The applicant has provided an outreach letter, and it is provided as Attachment D in Attachment B of the agenda report for November 17, 2021 (Attachment B). The applicant also posted the public notice sign (24" x 36") in conformance with the Planning Division posting requirements, as shown in Attachment E.

Public Correspondence
Staff received one letter from a resident who supported the project. Their letter is attached as Attachment E.

CC: Louie Leu, Appliant/Architect
Sam Azar, Property Owners

Attachments:

A. Design Review Commission Minutes, November 17, 2021
B. Design Review Commission Agenda Report, November 17, 2021
C. Applicant Letter

D. Public Correspondence
E. Proof of Public Notice
F. Material Board
G. Design Review Commission Project Plans, November 17, 2021
H. Design Review Commission Project Plans, April 6, 2022

FINDINGS

SC21-0027 – 2256 Deodara Drive

With regard to the first and second story addition to an existing two-story, single-family home, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code that:

a. The proposed addition complies with all provisions of this chapter;

b. The height, elevations, and placement on the site of the propose addition, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;

c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;

d. The orientation of the proposed addition in relation to the immediate neighborhood will minimize the perception of excessive bulk and mass;

e. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and

f. The proposed addition has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

SC21-0027 – 2256 Deodara Drive

GENERAL

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

2. **Approved Plans**
   The approval is based on the plans and materials received on March 16, 2022, except as may be modified by these conditions.

3. **Protected Trees**
   Trees Nos. 3, 5, 6, 11, 12, 18 and 19, and privacy screening shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director. Trees Nos. 1, 2 ,4, 8, 9 and 10 shall be removed as part of this design review permit

4. **Tree Removal Approved**
   Trees Nos. 1, 2 ,4, 8, 9 and 10 shown to be removed on plan Sheet A-1.1 and C1 of the approved set of plans are hereby approved for removal. Tree removal shall not occur until a building permit is submitted and shall only occur after issuance of a demolition permit or building permit. Exceptions to this condition may be granted by the Community Development Director upon submitting written justification.

5. **Landscaping**
   The project shall be subject to the City's Water Efficient Landscape Ordinance (WELO) pursuant to Chapter 12.36 of the Municipal Code if 2,500 square feet or more of new or replaced landscape area, including irrigated planting areas, turf areas, and water features is proposed. Any project with an aggregate landscape area of 2,500 square feet or less may conform to the prescriptive measures contained in Appendix D of the City's Model Water Efficient Landscape Ordinance.

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

7. **Landscaping**
   The project shall be subject to the City's Water Efficient Landscape Ordinance (WELO) pursuant to Chapter 12.36 of the Municipal Code if 2,500 square feet or more of new or replaced landscape area, including irrigated planting areas, turf areas, and water features is proposed. Any project with an aggregate landscape area of 2,500 square feet or less may conform to the prescriptive measures contained in Appendix D of the City's Model Water Efficient Landscape Ordinance.

8. **Underground Utility and Fire Sprinkler Requirements**
   Additions exceeding fifty (50) percent of the existing living area (existing square footage calculations shall not include existing basements) and/or additions of 750 square feet or more shall trigger the undergrounding of utilities and new fire sprinklers. Additional square footage calculations shall include

existing removed exterior footings and foundations being replaced and rebuilt. Any new utility service drops are pursuant to Chapter 12.68 of the Municipal Code.

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

INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

10. **Conditions of Approval**
Incorporate the conditions of approval into the title page of the plans.

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

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."

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

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

14. **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.

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

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

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

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

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

19. **Tree Protection**
Tree protection fencing shall be installed around the driplines, or as required by the project arborist, of trees Nos. 3, 5, 6, 11, 12, 13-15, and 17-19 as shown on the site plan. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.

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

PRIOR TO FINAL INSPECTION

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

22. **Landscaping Installation and Verification**
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. **Landscape Privacy Screening**
The landscape intended to provide privacy screening shall be inspected by the Planning Division and shall be supplemented by additional screening material as required to adequately mitigate potential privacy impacts to surrounding properties.

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).

ATTACHMENT A

MINUTES OF THE REGULAR MEETING OF THE DESIGN REVIEW COMMISSION OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, NOVEMBER 17, 2021, BEGINNING AT 7:00 P.M. HELD VIA VIDEO/TELECONFERENCE PER EXECUTIVE ORDER N-29-20

Please Note: Per California Executive Order N-29-20, the Commissions will meet via teleconference only. Members of the Public may call (650) 242-4929 to participate in the conference call (Meeting ID: 145 072 1614 or via the web at https://tinyurl.com/42enajw with Password: 163755). Members of the Public may only comment during times allotted for public comments. Public testimony will be taken at the direction of the Commission Chair and members of the public may only comment during times allotted for public comments. Members of the public are also encouraged to submit written testimony prior to the meeting at DesignReviewCommission@losaltosca.gov or Planning@losaltosca.gov. Emails received prior to the meeting will be included in the public record.

ESTABLISH QUORUM

PRESENT:	Chair Bishop, Vice-Chair Blockhus and Commissioner Kirik
ABSENT:	Commissioner Harding and Ma
STAFF:	Planning Services Manager Persicone, Senior Planner Golden, Associate Planner Gallegos, and Associate Planner Liu

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

1. **Design Review Commission Minutes**
   Approve minutes of the regular meeting of November 3, 2021.

Action: Upon a motion by Vice-Chair Blockhus, seconded by Commissioner Kirik, the Commission approved the minutes of the regular meeting of November 3, 2021 as written.
The motion was approved (3-0) by the following vote:
AYES: Bishop, Blockhus, Kirik
NOES: None
ABSENT: Harding and Ma

DISCUSSION

This item was pulled from the Consent Calendar for discussion.

2. **SC21-0038 - Nick McCracken - 1396 Marinovich Way**
   Design review for modifications of second story windows. The proposed project includes the modification in the number and size of second story windows at the rear and right elevations. Other improvements include replacing windows and replacing exterior materials. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. *Project Planner: Golden*

Senior Planner Golden presented the staff report recommending approval of design review application SC21-0038 subject to the listed findings and conditions and made himself available to answer Commissioner questions.

Public Comment
Rear neighbor Cecelia Walsh of 1435 Braddale Avenue stated her concerns with the project regarding the rear windows that look into her backyard and asked if there was a variance.

Senior Planner Golden answered Mrs. Walsh question and stated there was no variance being requested.

Chair Bishop closed the public comment period for Commissioner discussion.

Action: Upon a motion by Commissioner Kirik, seconded by Vice-Chair Blockhus, the Commission approved design review application SC21-0038.
The motion was approved (3-0) by the following vote:
AYES: Bishop, Blockhus, Kirik
NOES: None
ABSENT: Harding and Ma

3. SC21-0027 - Farnaz Khadiv - 2256 Deodara Drive

Design Review for a two-story addition to a two-story house. The project includes a 591 square-foot addition at the first story and an 881 square-foot addition at the second story with a new 462 square-foot basement. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. *Project Planner: Gallegos*

No ex parte communications to report, just access given by the property owners.

Associate Planner Gallegos presented the staff report recommending approval of design review application SC21-0027 subject to the listed findings and conditions.

Associate Planner Gallegos answered questions from Commissioner Kirik and Vice-Chair Blockhus.

The project designer Farnaz Khadiv of KDS gave a summary and introduction to the project.

The property owner Rosa Allen provided some project background, presented some slides and spoke in favor of the project.

The property owner answered questions from Commissioner Blockhus regarding the deck and consideration of skylights.

The project designer answered questions from Commissioners Kirik and Chair Bishop about existing and proposed plate heights.

Public Comment
Neighbor Joe Maletti of 1564 Honeysuckle Place spoke to the concerns of height and coverage of landscaping.

Chair Bishop closed the public comment period for Commissioner discussion.

Action: Upon a motion by Commissioner Kirik, seconded by Vice-Chair Blockhus, the Commission continued design review application SC21-0027 subject to the following direction:

- Reduce the plate height to nine feet at the first and the second story; and
- Provide an architectural feature over the garage to mitigate the bulk and mass along Deodara Drive.

The motion was approved (3-0) by the following vote:
AYES: Bishop, Blockhus, Kirik
NOES: None
ABSENT: Harding and Ma

4. SC21-0032 - Jun Zhang - 1850 Capistrano Way

Design review for a new two-story residence. The project includes a 2,268 square-foot at the first story and 1,232 square-foot at the second story. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. *Project Planner: Liu*

No ex parte communication reported.

Associate Planner Liu presented the staff report recommending approval of design review application SC21-0032 subject to the listed findings and conditions.

The Commissioners had no questions for staff.

The project architect Joyce Liu provided a project presentation and made herself available to answer any questions.

Commissioner Kirik asked if the architect considered a different window at the front elevation where the stairway is located.

The project architect replied that she had a different size and shape proposed originally, but staff suggested there were too many different window types so she simplified it.

Public Comment
Neighbor Dan Motsuzuki at 1235 Sandalwood stated his concerns with privacy from the master bedroom window and the new trees being planted in the easement under the powerlines.

Neighbor Roger at 1225 Sandalwood Lane stated concerns over privacy with the bushes being removed and asked if it would be replanted.

Project architect Joyce Liu answered the public comment questions about privacy and landscaping and offered to work with the neighbors to address their privacy concerns.

Chair Bishop closed the public comment period for Commissioner discussion.

Action: Upon a motion by Vice-Chair Blockhus, seconded by Commissioner Kirik, the Commission approved design review application SC21-0032 subject to the staff report findings and conditions and the following additional conditions:

- Applicant shall work with rear and side neighbors to provide a suitable landscaping plan to mitigate privacy impacts;
- A new fence shall be installed along the rear and right-side property lines; and
- Require a minimum 15-gallon size tree species on the revised landscaping plan.

The motion was approved (3-0) by the following vote:
AYES: Bishop, Blockhus, Kirik
NOES: None
ABSENT: Harding and Ma

5. SC21-0034 - William McIntosh - 779 Santa Rita Avenue

Design Review for a new two-story house. The project includes a 2,314 square feet at the first story and 1,684 square feet at the second story with a new 1,810 square-foot basement. The project includes an 849 square-foot detached accessory dwelling unit, which is not part of the design review application. This project is categorically exempt from environmental review under Section 15303 of

the California Environmental Quality Act.
Project Planner: Gallegos

No ex parte communication reported.

Associate Planner Gallegos presented the staff report recommending approval of design review application SC21-0034 subject to the listed findings and conditions.

There were no Commissioner questions of staff.

The project architect Bill McIntosh provided a project presentation and made himself available to answer any questions.

The property owners the Lee and Justin Martin provided some project background and spoke in support of their project.

Project landscape designer, Tom Cliff, spoke about the project landscaping and screening.

There were no Commissioner questions.

Public Comment
None.

Chair Bishop closed the public comment period for Commissioner discussion.

Action: Upon a motion by Commissioner Kirik, seconded by Vice-Chair Blockhus, the Commission approved design review application SC21-0034 subject to the staff report findings and conditions.
The motion was approved (3-0) by the following vote:
AYES: Bishop, Blockhus, Kirik
NOES: None
ABSENT: Harding and Ma

COMMISSIONERS' REPORTS AND COMMENTS

Commissioner Kirik reported on the SB 8 and SB 9 Implementation Subcommittee with Commissioner Ma and staff and the objective standard regulations to be adopted by City Council.

Planning Services Manager Persicone went over the next steps.

Councilmember Enander asked the Commissioners to send in their comments regarding the proposed regulations.

POTENTIAL FUTURE AGENDA ITEMS

Planning Services Manager Persicone went over the upcoming agenda items.

ADJOURNMENT

Chair Bishop adjourned the meeting at 9:36 PM.

_____
Guido Persicone, AICP
Planning Services Manager

DATE: November 17, 2021

AGENDA ITEM # 3

TO: Design Review Commission

FROM: Sean K. Gallegos, Assistant Planner

SUBJECT: SC21-0027, 2256 Deodara Drive

RECOMMENDATION:

Approve design review application SC21-0027 subject to the findings and conditions

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PROJECT DESCRIPTION

This is a design review application for two-story addition to a two-story house. The project includes a 591 square-foot addition at the first story and an 881 square-foot addition at the second story with a new 462 square-foot basement. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION:	Single-Family, Residential
ZONING:	R1-10
PARCEL SIZE:	11,375 square feet
MATERIALS:	Standing seam metal roof, smooth stucco siding, stone veneer, wood trim, aluminum clad wood windows and doors, and wrought iron railing

	Existing	**Proposed**	**Allowed/Required**
COVERAGE:	1,832 square feet	2,762 square feet	3,412.5 square feet
FLOOR AREA:			
First floor	1,709 square feet	1,230 square feet	
Second floor	699 square feet	1,580square feet	
Total	2,378 square feet	3,880 square feet	3,888 square feet
SETBACKS:			
Front	25.25 feet	25 feet	25 feet
Rear	53.9 feet	25 feet	25 feet
Right side (1st/2nd)	19.6 feet/59.6 feet	24 feet/17.5 feet	10 feet/17.5 feet
Left side (1st/2nd)	23.6 feet/23.6 feet	23.6 feet/23.6 feet	10 feet/17.5 feet
HEIGHT:	21.3 feet	25 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located in a Consistent Character Neighborhood, as defined in the City's Residential Design Guidelines. The houses in this neighborhood are a combination of one-story and two-story homes with simple architecture and rustic materials. The landscape along Highlands Circle is varied with no distinct street tree pattern. The property is on a downslope lot in a hillside area.

DISCUSSION

Design Review

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

The proposed project will demolish an existing first story roof form, and it will replace the roof forms with hipped and gable roof forms. The first story addition along the right side of the house will permit a new kitchen and great room, and the addition along the rear of the house will permit a new family room, two bedrooms, an office and one bathroom. The second story addition will permit the new stairwell, a new master bedroom, master bathroom and walk-in closet. The project will include a new front projecting porch.

The proposed two-story addition maintains a traditional style that uses design elements and materials that are compatible with the existing house and neighborhood. The project uses design elements such as a gable roof and hipped roof forms, a projecting front porch with columns, articulated massing, low-pitched roof, and high-quality materials that are compatible with the neighborhood. The project does a good job of integrating the hipped and gable roof forms and projecting entry porch elements from the neighborhood while still establishing its own design integrity. The building materials include standing seam metal roof, smooth stucco siding, stone veneer, wood trim, aluminum clad wood windows and doors, and wrought iron railing are compatible with the design style and relate to the surrounding area.

According to the Residential Design Guidelines, a house should be designed to fit the lot and should not result in a home that stands out in the neighborhood. The proposed project is sensitive to the scale of the neighborhood and incorporates similar massing found within the neighborhood context. The proposed nine-foot, six-inch tall first floor wall is consistent with the eight-foot to nine-foot plate heights of existing residences in the neighborhood.

The eight-foot, six-inch second floor wall plate height found along the front, right and rear elevation for the stairwell is partially concealed within the roof, which minimizes the perception of bulk. However, the proposed eleven-foot, eleven-inch second floor wall plates for the master bedroom, master bathroom, walk-in closet and bathroom are not consistent with the eight- to nine-foot plate heights of existing residences located in the immediate neighborhood context. Staff worked with the applicant to reduce the plate height and soften the second-story height walls, but the applicant has not sufficiently revised the design to mitigate the vertical and bulky emphasis of the second story plate heights of the master

bedroom, master bathroom, walk-in closet and bathroom. As a result, the design contrasts with the immediate neighborhood context, which has simple massing, and lower and consistent plate heights.

The applicant has indicated that due to the downslope nature of the lot, the project minimizes the bulk and scale of the second story's eleven-foot, eleven-inch wall plates along the rear and left (exterior) side property line by maintaining a one-story appearance consistent with adjacent properties. While the taller plate height may be partially concealed along the exterior side property line of Honeysuckle Place, the Residential Design Guidelines recommends that good neighbor design has design elements, material, and scale found within the neighborhood and sizes that are not significantly larger than other homes in the neighborhood. From staff's perspective, the proposed eleven-foot, eleven-inch wall plates are not designed to be compatible with the lower scale of the neighborhood due to the design using higher wall plates when compared to houses in the immediate neighborhood context.

In order to approve this design, the Design Review Commission must make the required design review findings (pg. 5) as outlined in Chapter 14.76 of the Municipal Code. However, based on the excessive bulk and mass of the eleven-foot, eleven-inch second floor wall plates, and the lack of compatibility with the surrounding neighborhood, staff cannot recommend approval based on the following findings without further revisions to the design:

- The orientation of the proposed new house in relation to the immediate neighborhood will NOT minimize the perception of excessive bulk and mass; and

- General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have NOT been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings.

The Residential Design Guidelines include mitigation measures that can help reduce the perception of bulk, which includes changing the size of the house, reducing second story plate heights, avoiding designing from the inside-out, eliminating two-story tall walls, increasing setbacks, and providing large trees or other landscape materials for screening. The goal is to soften the differences between the new construction and the existing houses in the neighborhood structurally, with landscaping used as secondary mitigation to soften bulk and mass. In Consistent Character Neighborhoods a project should be designed to fit in and reflect the scale of the neighborhood. To meet the Design Findings, staff recommends that the Design Review Commission approve the project with the Condition No. 3 as provided below:

- In order to minimize bulk, scale and promote an appropriate relationship to the adjacent house, the project plans shall be revised to reduce the second-floor plate height from eleven feet, eleven inches to nine feet.

The height of the addition is 25 feet, which is in scale with other houses within the surrounding neighborhood. The overall height is minimized by cutting into the natural grade of the lot and lowering the grade approximately 8.3 feet. With a reduction of the plate height for the second story, staff believes the addition will be adequately screened with trees and various landscaping and several mature trees that line the side and the rear of the property. Overall, staff believes the reduced plate combined with the low-

scale roof form and the landscape screening diminishes view impacts to properties from along the left and right property lines.

Privacy
With regards to privacy, the Residential Design Guidelines are most concerned with second story sight lines having direct line of sight into neighboring yards and residences, especially at the rear elevations. Some visual impacts may occur if they are found to avoid unreasonable interference with views and privacy impacts.

On the left (north) side of the second story, there are three windows: one small-sized window in the master bathroom with a six-foot, three-inch sill height, one small-sized window in the water closet with a six-foot, one-inch sill height, and one medium-sized window in bedroom No. 2 with a four-foot, eight-inch sill height. Along the left elevation, there are also two large windows in the master bedroom and one medium-sized window in the master bathroom. These windows are considered to be located at the first story due to the area beneath the floor being considered a basement. According to 14.02070 of the Zoning Code, a basement means that portion of a structure located entirely below grade, with the exception of the top of such basement which may extend for a vertical distance not exceeding two feet from the outside grade to the finished floor above1 As designed, the second story windowsill heights and the potential views are obscured by evergreen screening shrubs, and the windows do not create unreasonable privacy impacts.

On the right (south) side of the second story, there is one window in the stairwell with a four-foot, six-inch sill height, and a sliding door exiting onto a balcony. The balcony is between eight feet to 17.6 feet wide and five feet to 11.6 deep and primarily faces the right-side yard. The balcony size does not comply with the four-foot maximum balcony depth recommended in the Residential Design Guidelines, and it is considered active in nature due to its depth. Due to the downward sloping of the lot from rear property line, the balcony does not have any potential privacy impacts toward the rear property line. Due to the balcony having a second story setback between 43.1 to 49.9 feet from the right-side property line, the potential privacy impacts are reduced for adjacent properties. Furthermore, the proposed evergreen screening along the right-side property line and the existing trees along the rear and right property line will further contribute to a reasonable degree of privacy for the adjacent properties. Therefore, as designed with the recommended condition No. 3, staff finds that the project maintains a reasonable degree of privacy.

Along the rear (south) second story elevation, there is one small-sized window in a loft with a four-foot, six-inch sill height and a balcony off a master bedroom. Along the rear elevation, there is also sliding door existing off the master bedroom. Due to the downslope nature of the lot, the master bedroom is located at the first story, and the patio in front of the sliding doors does not create any potential view impacts to the rear or left side of the structure.

Landscaping
There are 14 trees on the property, and the applicant is requesting to remove seven of the 14 trees with this design review application. The trees to be retained include a Monterey pine tree (No. 3), coast live oak tree (No. 5), coast live oak tree (No. 6), two deodar cedar trees (Nos. 11 and 12) and two green ash trees (Nos. 18 and 19). The applicant proposes to remove seven trees, which includes a deodar cedar tree (No.

1), two toyon trees (Nos. 2 and 4), two privet trees (No. 8), and two deodar cedar trees (No. 9 and 10). A complete list of the on-site trees and immediately adjacent trees on adjacent properties is provided on Sheet A-1.1 and Attachment C.

The proposed landscaping screening plants along the side and rear property line are outlined in Table 1 below.

Table 1: Screening Plant List

Location	Common Name	Size	Description
Right and Rear	Prunus caroliana	15-gallon	16-43' tall x 20-30' wide

The landscape plan also includes a variety of other shrubs and groundcover type plants throughout the site. With the existing and new trees, new landscaping and hardscape, the project meets the City's landscaping regulations and street tree guidelines. Since the project includes new landscaping area that exceeds 500 square feet, it is subject to the City's Water Efficient Landscape regulations. Overall, the existing and proposed landscaping meets the intent of the City's landscape regulations and street tree guidelines.

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

Public Notification
A public meeting notice was posted on the property and mailed to 14 nearby property owners on Deodara Drive and Honeysuckle Court. The Notification Map is included in Attachment B. The applicant has provided an outreach letter, and it is provided as Attachment D. The applicant also posted the public notice sign (24" x 36") in conformance with the Planning Division posting requirements, as shown in Attachment F.

Public Correspondence
Staff received one letter from a resident who raised fence, photovoltaic and tree preservation concerns. Their letter is attached as Attachment D.

Conflict of Interest
Commission members are subject to all aspects of the Political Reform Act. Commission members must not make, participate in making, or attempt to influence in any manner a governmental decision which he/she knows, or should know, may have a material effect on a financial interest. No Commissioner has a principal residence is located within 500 feet of the project site.

CC: Louie Leu, Appliant/Architect
Sam Azar, Property Owners

Attachments:

A. Neighborhood Compatibility Worksheet
B. Notification Maps
C. Arborist Report
D. Outreach Letter
E. Public Correspondence
F. Public Notice Sign

FINDINGS

SC21-0027 – 2256 Deodara Drive

With regard to the first and second story addition to an existing two-story, single-family home, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code that:

a. The proposed addition complies with all provisions of this chapter;

b. The height, elevations, and placement on the site of the propose addition, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;

c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;

d. The orientation of the proposed addition in relation to the immediate neighborhood will minimize the perception of excessive bulk and mass;

e. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and

f. The proposed addition has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

SC21-0027 – 2256 Deodara Drive

GENERAL

1. **Expiration**
   The Design Review Approval will expire on November 17, 2023, 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 November 10, 2021, except as may be modified by these conditions.

3. **Evergreen Screening**
   Evergreen screening, minimum 15-gallon size, shall be provided along the right (south) side property line as approved by the Community Development Director.

4. **Protected Trees**
   Trees Nos. 3, 5, 6, 11, 12, 18 and 19, and privacy screening shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director. Trees Nos. 1, 2 ,4, 8, 9 and 10 shall be removed as part of this design review permit

5. **Tree Removal Approved**
   Trees Nos. 1, 2 ,4, 8, 9 and 10 shown to be removed on plan Sheet A-1.1 and C1 of the approved set of plans are hereby approved for removal. Tree removal shall not occur until a building permit is submitted and shall only occur after issuance of a demolition permit or building permit. Exceptions to this condition may be granted by the Community Development Director upon submitting written justification.

6. **Landscaping**
   The project shall be subject to the City's Water Efficient Landscape Ordinance (WELO) pursuant to Chapter 12.36 of the Municipal Code if 2,500 square feet or more of new or replaced landscape area, including irrigated planting areas, turf areas, and water features is proposed. Any project with an aggregate landscape area of 2,500 square feet or less may conform to the prescriptive measures contained in Appendix D of the City's Model Water Efficient Landscape Ordinance.

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

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.

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

13. **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."

19. 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 26, 2021 shall comply with specific amendments to the 2019 California Green Building Standards for Electric Vehicle Infrastructure and the 2019 California Energy Code as provided in Ordinances Nos. 2020-470A, 2020-470B, 2020-470C, and 2020-471 which amended Chapter 12.22 Energy Code and Chapter 12.26 California Green Building Standards Code of the Los Altos Municipal Code. The building design plans shall comply with the standards and the applicant shall submit supplemental application materials as required by the Building Division to demonstrate compliance.

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 drip-lines of all protected trees unless approved by the project arborist and the Planning Division.

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

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, 5, 6, 11, 12, 13-15, and 17-19 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.

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

23. **Landscaping Installation and Verification**
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. **Landscape Privacy Screening**
    The landscape intended to provide privacy screening shall be inspected by the Planning Division and shall be supplemented by additional screening material as required to adequately mitigate potential privacy impacts to surrounding properties.

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

City of Los Altos
Planning Division
(650) 947-2750
Planning@losaltosca.gov

NEIGHBORHOOD COMPATIBILITY WORKSHEET

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

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

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

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

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

Project Address 2256 DEODARA Dr. LOS ALTOS
Scope of Project: Addition or Remodel ✓ **or New Home** ☐
Age of existing home if this project is to be an addition or remodel? 60
Is the existing house listed on the City's Historic Resources Inventory? No

* See "What constitutes your neighborhood" on page 2.

What constitutes your neighborhood?

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

Streetscape

1. Typical neighborhood lot size*:

Lot area: 10000 to 13000 square feet
Lot dimensions: Length See NC-1.0 feet
Width See NC-1.0 feet
If your lot is significantly different than those in your neighborhood, then note its: area_____, length_____, and width_____.

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

Existing front setback if home is a remodel? Yes
What % of the front facing walls of the neighborhood homes are at the front setback 100 %
Existing front setback for house on left 25(+/-) ft./on right 25 (+/-) ft.
Do the front setbacks of adjacent houses line up? Yes

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

Indicate the relationship of garage locations in your neighborhood* only on your street (count for each type)
Garage facing front projecting from front of house face 7
Garage facing front recessed from front of house face 0
Garage in back yard 0
Garage facing the side 1
Number of 1-car garages 0; 2-car garages 7; 3-car garages 0

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

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:
One-story 80
Two-story 20

5. Roof heights and shapes:

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

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

What siding materials are frequently used in your neighborhood*?

✔ wood shingle ✔ stucco __ board & batten __ clapboard
__ tile __ stone ✔ brick ✔ combination of one or more materials
(if so, describe) Stucco and wood siding combo

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

If no consistency then explain: Asphalt Shingles and Shingle

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

Does your neighborhood* have a consistent identifiable architectural style?
☒ YES ☐ NO

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

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

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

Does your property have a noticeable slope? Yes

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

From rear yard to front yard.

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

9. Landscaping:

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

Front Lawn , Trees in front , no side walk , landscape to street edge

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

The house is visible from street . The project is located on a corner lot.

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

No major landscape .

10. Width of Street:

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

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

11. What characteristics make this neighborhood* cohesive?

Such as roof material and type (hip, gable, flat), siding (board and batten, cement plaster, horizontal wood, brick), deep front yard setbacks, horizontal feel, landscape approach etc.:
Stucco and roof material and form as well as landscape approach

General Study

A. Have major visible streetscape changes occurred in your neighborhood?
☐ YES ☒ NO

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

C. Do the lots in your neighborhood appear to be the same size?
☒ YES ☐ NO

D. Do the lot widths appear to be consistent in the neighborhood?
☒ YES ☐ NO

E. Are the front setbacks of homes on your street consistent (~80% within 5 feet)? ☒ YES ☐ NO

F. Do you have active CCR's in your neighborhood? *(p.36 Building Guide)*
☐ YES ☒ NO

G. Do the houses appear to be of similar size as viewed from the street?
☐ YES ☒ NO

H. Does the new exterior remodel or new construction design you are planning relate in most ways to the prevailing style(s) in your existing neighborhood?
☒ YES ☐ NO

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

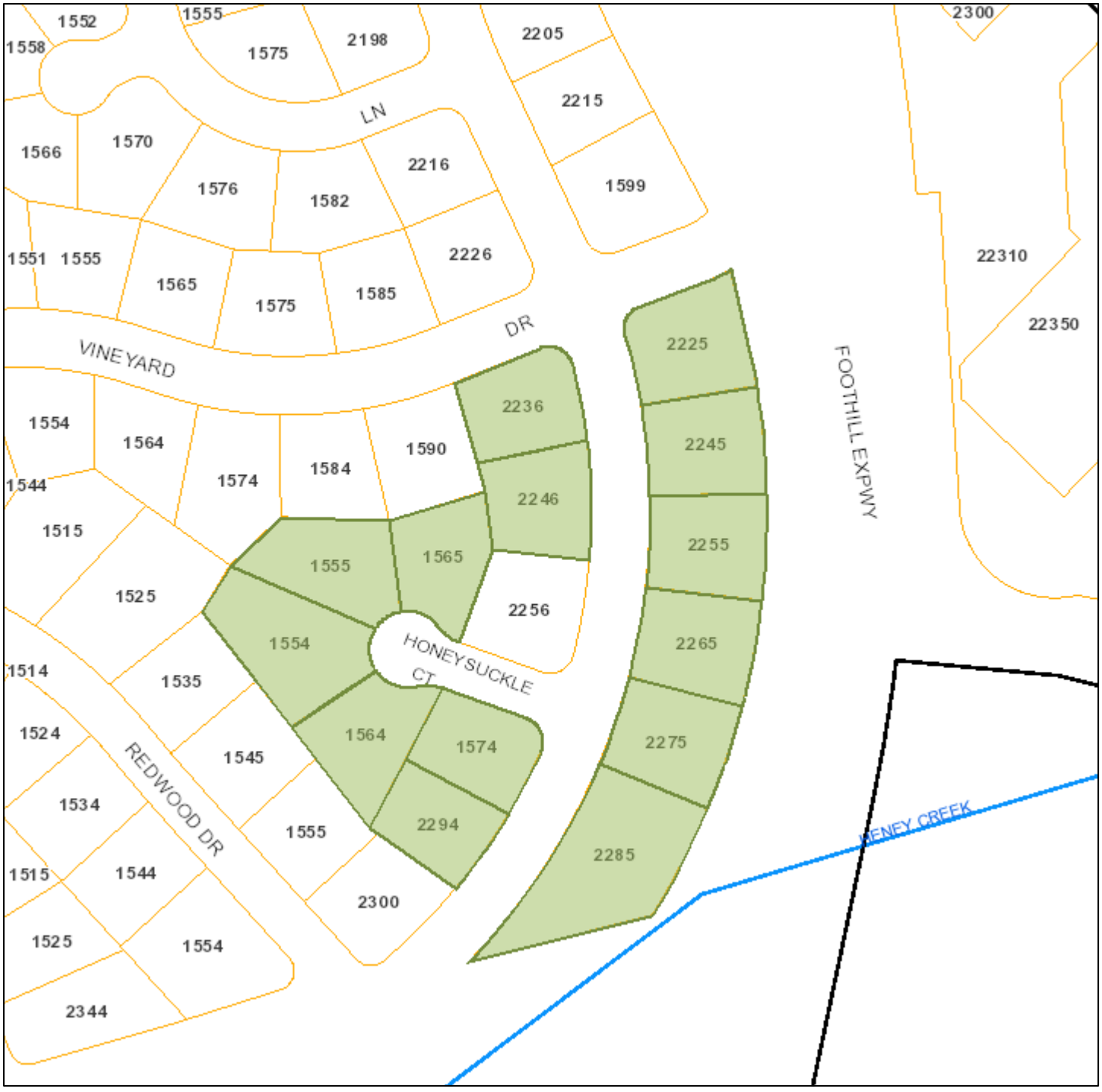
Address: 2256 DEODARA Dr.
Date: 6/4/2021

Summary Table

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

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
N-1: 2246 DEODARA DR.	25'	25'	FRONT	ONE STORY	17 FEET	WOODSIDE	SIMPLE
N-2: 1574 HONEYSUCKLE PL	25'	25'	FRONT	TWO STORY	20 FEET	STUCCO	SIMPLE
N-3: 1565 HONEYSUCKLE PL.	25'	25'	FRONT	ONE STORY	18 FEET	WOOD SIDING	SIMPLE
N-4: 2255 DEODARA DR.	25'	25'	FRONT	ONE STORY	16 FEET	WOOD SIDING	SIMPLE
N-5: 2265 DEODARA DR.	25'	25'	FRONT	ONE STORY	17 FEET	STUCCO	SIMPLE
N-6: 2275 DEODARA DR.	25'	25'	SIDE	ONE STORY	15 FEET	WOOD SIDING	SIMPLE
N-7: 2285 DEODARA DR.	25'	25'	FRONT	ONE STORY	17 FEET	STUCCO	SIMPLE

Notification Map



Print Date: June 7, 2021

1:2,257

0 0.015 0.03 0.06 mi

0 0.0225 0.045 0.09 km

- Schools
- Park and Recreation Areas
- City Limit
- Road Names
- Waterways
- Situs Label
- TaxParcel

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

June 25th, 2021

Roza Anbari

Site: 2256 Deodara Drive, Los Altos CA

Dear Roza Anbari,

As requested on Tuesday, July 13th, 2021, I visited the above site for the purpose of inspecting and commenting on the trees. New development is proposed at the property, and as required by the City of Los Altos, a survey of the trees and a tree protection plan will be provided within this report. Site plan A-1.1 dated 12/7/20 was reviewed for writing this report as well as the preliminary grading and drainage plan C2 dated 5/27/21. All work within 10 times the diameter of a protected tree on site will need to be reviewed by the Project Arborist. This report will go over the existing health of the protected trees and give recommendations for construction as needed.

Method:
The significant trees on this site were located on a map provided by you. Each tree was given an identification number. This number can be found on the provided tree location map seen on page 3 of this report. The trees were then measured for diameter at 48 inches above ground level (DBH or diameter at breast height). Each tree was put into a health class using the following rating system:

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

The height of each tree was estimated, and the spread was paced off. Lastly, a comments section is provided.

Survey Key:
DBH-Diameter at breast height (54" above grade)
CON- Condition rating (1-100)
HT/SP- Tree height/ canopy spread
*indicates neighbor's trees
P-*Indicates protected tree by city ordinance*
R-*Indicates proposed removal*

2256 Deodara (2)

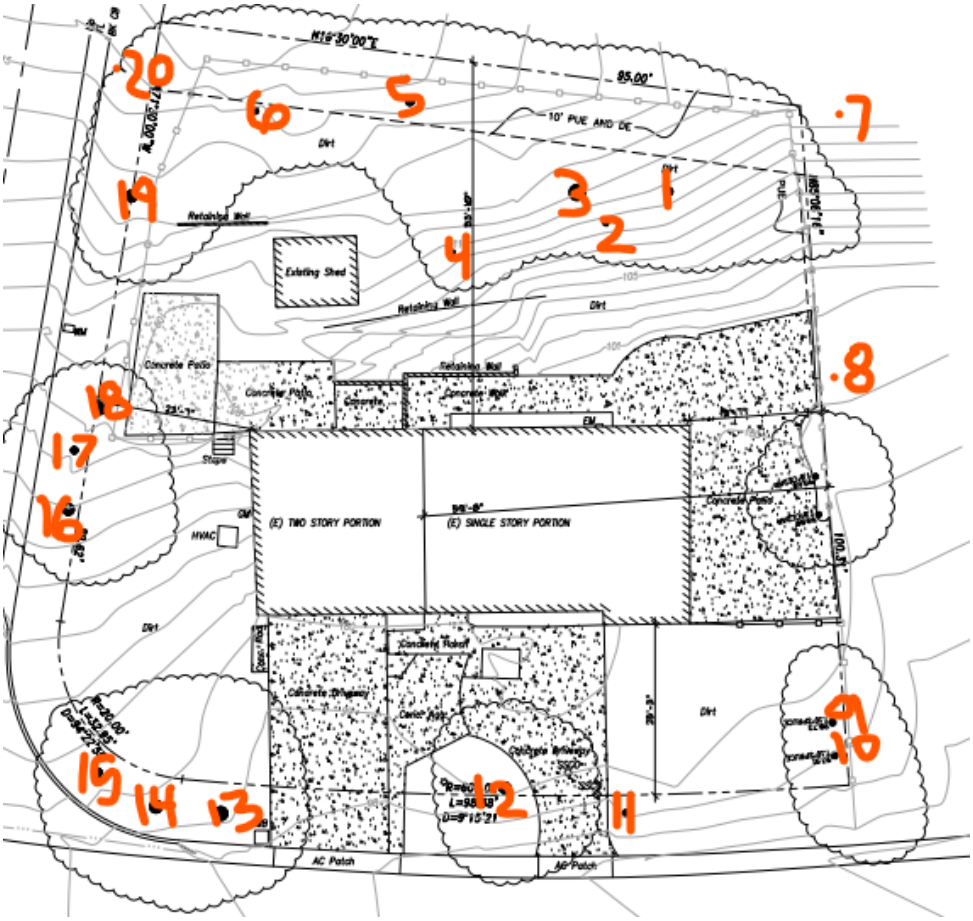
Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1	Deodar cedar *(Cedrus deodara)*	14.7	B	50/30	Good vigor, poor form, topped in past for utility line clearance.
2	Toyon *(Heteromeles arbutifolia)*	3-3-3	C	12/10	Fair vigor, fair form, multi leader at grade.
3**P**	Monterey pine *(Pinus radiata)*	25.3	D	45/35	Fair vigor, poor form, topped in past for utility line clearance, poor species.
4	Toyon *(Heteromeles arbutifolia)*	3-3-3-3	C	10/15	Fair to poor vigor, fair form, multi leader at grade.
5**P**	Coast live oak *(Quercus agrifolia)*	15.0	C	30/30	Good vigor, poor form, topped for utilities.
6	Coast live oak *(Quercus agrifolia)*	7.9	A	20/15	Good vigor, good form.
7***P**	Deodar cedar *(Cedrus deodara)*	18est	C	50/30	Good vigor, poor form, topped for utilities.
8*	Privet *(Ligustrum japonicum)*	6-6est	D	20/12	Good vigor, poor form, topped, fair screen.
9**R**	Deodar cedar *(Cedrus deodara)*	10.8	A	55/20	Good vigor, good form.
10**R**	Deodar cedar *(Cedrus deodara)*	10.7	A	55/20	Good vigor, good form.
11**R**	Magnolia *(Magnolia grandiflora)*	8.4	F	30/20	Poor vigor, poor form, nearly dead.
12**P**	Deodar cedar *(Cedrus deodara)*	22.0	D	45/30	Good vigor, poor form, topped in past at 6 feet, leans out of ground.
13**P**	Deodar cedar *(Cedrus deodara)*	25.4	B	60/35	Good vigor, poor form, topped in past.
14**P**	Deodar cedar *(Cedrus deodara)*	25.0	B	60/35	Good vigor, poor form, topped in past.

2256 Deodara (3)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
15	Deodar cedar *(Cedrus deodara)*	14.2	D	50/20	Fair vigor, poor form, suppressed, no room for tree.
16**P**	Deodar cedar *(Cedrus deodara)*	19.5	B	55/30	Good vigor, poor form, topped.
17	Deodar cedar *(Cedrus deodara)*	13.0	B	50/20	Good vigor, poor form, topped.
18**P**	Green ash *(Fraxinus uhdei)*	21.0	D	50/30	Good vigor, poor form, topped at 10 feet.
19**P**	Green ash *(Fraxinus uhdei)*	16.0	D	50/30	Good vigor, poor form, topped at 10 feet.
20**P**	Monterey pine *(Pinus radiata)*	15.0	D	35/30	Fair to poor vigor, poor form, grows towards utilities.



Showing tree locations

2256 Deodara (4)

Site observations:

The existing landscape is in fair condition. Many of the trees have been poorly maintained in the past as trees #1, 3, 5, 12, 13, 14, 16, 17, 18, and 19 have been topped in the past. Neighboring trees #7 and #8 have also been topped. Trees #1, 3, 5 and neighboring tree #7 have been topped for utility line clearance and was necessary to avoid interruption of utility service. Topping trees is never recommended (unless needed for utilities), as topping trees starves trees of their food source and can weaken a tree. Topping cuts lead to decay as the wounds made are too large for the tree to compartmentalize the wound. This gives decay organisms a free path to move down through the branches often resulting in an unacceptable level of risk. After a tree is topped, the tree's survival mechanism causes a tree to produce multiple shoots below each topping cut often referred to as "water sprout growth." The new shoots develop from latent buds hidden underneath the surface of old branches. These new shoots are not anchored into the tree like normal branches that develop in a socket of overlapping wood tissues. The new shoots are weakly attached as they are only anchored in the outermost layers of the parent branches. These sprouts grow very quickly as a survival mechanism and are prone to failure in normal weather conditions due to the limbs being weakly attached. Limb failure risk also increased as decay is likely to be found from the past topping cut. The topped trees will need continually maintenance consisting of a mixture of crown restoration pruning and crown reduction pruning. Crown restoration pruning will help the trees develop a new natural looking central leader while maintaining a level of safety with the trees. The topped trees are recommended to receive annual maintenance pruning as needed to reduce risk of limb failure and to help establish good form.

Showing past topping cut on green ash tree #19

2256 Deodara (5)

Summary of existing tree health for the protected trees observed:
Monterey pine tree #3 is in poor condition. The tree has been topped in the past for utility line clearance pruning. Monterey pine trees are a short-lived species in the landscape and are subjected to bark beetle attack and pine pitch canker disease. The past topping cuts have likely shortened the tree's lifespan as sap from large pruning cuts attract bark beetles. Minor areas of pine pitch canker disease were observed (normal for species). It is recommended to irrigate the pine tree once a month until the top foot of soil within the tree's canopy spread is saturated. This will help combat drought stress and bark beetle attack. Pine trees do not sprout like other species once topped. No pruning will be needed annually for this tree. This tree is recommended to be treated to help stop bark beetle attack.

Showing Deodar Cedar tree #1 and Monterey Pine tree #3

Coast live oak tree #5 is in fair condition. This tree has been topped for utility line clearance. The tree is recommended to receive crown restoration pruning annually. The tree is likely to naturally grow away from the utility lines due to the past pruning. In the future the tree will need crown reduction pruning where heavier towards the home.

Showing oak tree #5 from Honeysuckle Place, notice high voltage lines at back of property

2256 Deodara (6)

Deodar cedar tree #7 is located on the neighboring property to the south. The tree has been topped in the past for utility line clearance. The canopy of the tree can be pruned where over the property line. Crown restoration and crown reduction pruning is recommended to help reduce risk of limb failure onto the property.

Showing Deodar Cedar tree #7

Deodar cedar tree #12 is in poor condition. The tree is healthy as the vigor is good, but the form of the tree is poor. The tree has bee radically topped in the past at 6 feet creating very poor form with multiple leaders at 6 feet. Crown reduction pruning and cabling of the leaders is recommended to reduce risk of a leader failure. The tree also leans out of the ground. This tree is recommended to be annually inspected for any needed work.

Showing poor form of Deodar Cedar tree #12

2256 Deodara (7)

Deodar cedar trees #13, 14, and 16 are in good condition. The trees have been topped in the past but have not developed large new sprout growth. Annual crown restoration pruning is recommended until the trees develop strong form.

Showing Deodar Cedar trees #13-16

Ash trees #18 and #19 are in poor condition due to being radically topped in the past (see picture on page 4). These trees are recommended to be pruned using crown restoration pruning techniques to help develop a strong form and to reduce risk of a future branch failure.

Monterey pine tree #20 is in poor condition. The vigor of the tree is in slight decline and the tree grows at a lean towards the utility lines. In the future this tree will need to be topped to avoid interruption of the utility service.

Showing Monterey Pine tree #20

2256 Deodara (8)

Non-protected trees proposed for removal:
Deodar cedar trees #9 and #10 are proposed for removal to facilitate the construction of the new driveway/retaining wall. A new retaining wall is proposed at the root crown of the trees. Cutting roots at the retaining wall would have a high impact on the health and stability of these trees; therefore, tree removal is recommended.

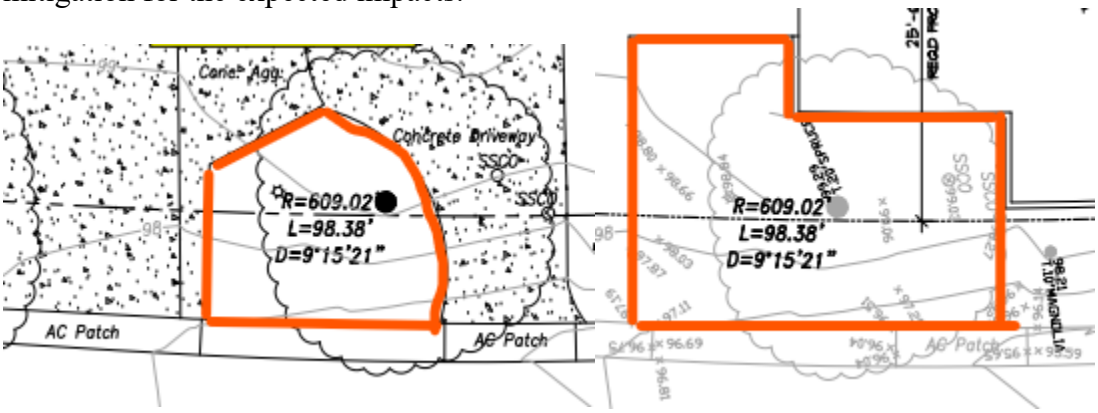
Magnolia tree #11 is nearly dead and not expected to improve. Construction will only lead to further tree decline. Tree removal is recommended.

Showing trees #9-11

2256 Deodara (9)

Impacts/recommendations:
The proposed retaining walls at the back of the property are a good distance away from trees #1-6. Hand excavation is recommended when excavating within a protected trees dripline. After 3 feet of hand excavation (depth of tree root zone), excavation can be completed by machine. Encountered roots will need to be cleanly cut by hand using a hand saw or loppers. Exposed cut root ends are recommended to be covered by layers of wetted down burlap. Burlap shall maintain moisture while roots are exposed. Impacts are expected to be minor. Trees #1-6 are recommended to be deep water fertilized in anytime during fall to early spring as a mitigation measure for the minor impacts.

The existing driveway near Deodar Cedar tree #12 is to be removed and replaced. The existing driveway is recommended to be removed by hand. A jackhammer can be used to break the material into small hand manageable sized pieces. During demolition the landscaped area where the Deodar Cedar tree is located is recommended to be protected by tree protection fencing. Once the driveway has been removed, tree protection fencing is recommended to be expanded out to the new driveway location. The proposed driveway will allow for a larger rootable area for the Deodar Cedar tree as the new driveway is further from the tree. Excavation for the retaining wall and driveway will need to take place by hand under the Project Arborist supervision when within the tree's dripline. Any roots encountered within the proposed base rock section of the driveway are recommended to be retained within the base rock section. Tree roots encountered at the retaining wall cut are recommended to be cleanly cut under the Project Arborist supervision. Impacts are expected to be minor. The tree is recommended to be deep water fertilized as a mitigation measure during the months of fall to early spring. A soaker hose is also recommended to be placed within the tree protection zone for this tree and be turned on every other week during the dry season. The deep water fertilizing, and irrigation will act as mitigation for the expected impacts.



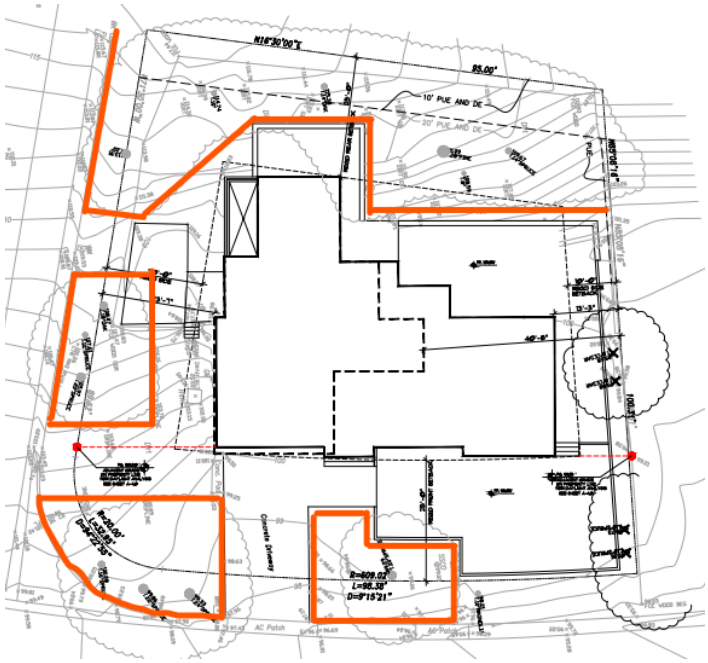
Showing tree protection during demolition **Showing tree protection during construction**

2256 Deodara (10)

Tree Protection Plan:

Tree Protection Zones

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



Showing recommended tree protection fencing locations

Landscape Barrier zone

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

Inspections
The site arborist will need to verify that tree protection fencing has been installed before the start of construction. The site arborist must inspect the site anytime excavation work is to take place underneath a protected trees dripline. It is the contractor's responsibility to contact the site arborist if excavation work is to take place underneath the protected trees on site. Kielty Arborist Services can be reached at kkarbor0476@yahoo.com or by phone at (650) 515-9783 (Kevin), or (650) 532-4418 (David).

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

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

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

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

2256 Deodara (12)

The information included in this report is believed to be true and based on sound arboricultural principles and practices.
Sincerely,
Kevin R. Kielty
Certified Arborist WE#0476A Kevin Kielty

Kielty Arborist Services

P.O. Box 6187
San Mateo, CA 94403
650-515-9783

ARBORIST DISCLOSURE STATEMENT

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

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

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

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

Arborist: Kevin Kielty
Kevin R. Kielty

Date: July 28th, 2021

Dear City Planning Commission,

We the Alon family have reached out to 11 of our neighbors to inform them of our home remodel project. We reached out to each neighbor via a certified mail, in the mail we copied a letter as well as a mini package of the project. Attached has copies of certified mail sent and letter that was sent along with the package.

We look forward to Nov 17th hearing.

Alon family

Respected Neighbor,

This letter is to inform you that we will be remodeling and expanding our home located at 2256 Deodara Drive, Los Altos, CA 94024.

We are the Alon family and have been living in this location since 2017. The home was built in 1960s and there have been no major updating or remodeling. Recently we welcomed our daughter and plan to grow our family in Los Altos in this beautiful neighborhood. As much as we love our home, it's time for us to turn it into our dream home. The architectural plans have been completed. We ensured to design our home in such way that we maintain look and feel of the neighborhood, it will be a white French farmhouse. The design has been approved by city of Los Altos planner and we are scheduled to present to design commission review on November 17th. This construction has been scheduled to start approximately in March of 2022 with an estimated completion date of March 2024.

All the construction activities will be done in accordance with the guidelines set forth by the management of Los Altos city planning. We will try our best to limit the noise and the inconvenience to you throughout the construction duration.

Enclosed are detailed plans for your review.

Thank you for your cooperation. If you have any doubts and queries you can reach us at roza.anbari@gmail.com or mail us at 2256 deodara drive, los altos, CA.

Thanking you

Sincerely,

Amit and Roza Alon

Agenda Item 3.

Gmail

Farnaz Khadiv <farnaz@khadivdesign.com>

Fwd: Purchase receipt

1 message

Roza A. <roza.anbari@gmail.com>
To: Farnaz Khadiv <farnaz@khadivdesign.com>

Sat, Oct 30, 2021 at 4:26 PM

---------- Forwarded message ---------
From: **Roza A.** <roza.anbari@gmail.com>
Date: Sat, Oct 30, 2021 at 3:29 PM
Subject: Fwd: Purchase receipt
To: Bardia Khadiv <info@khadivdesign.com>

---------- Forwarded message ---------
From: **PostalAnnex+ #3030** <mailserver@notify.postalmate.net>
Date: Sat, Oct 30, 2021 at 1:45 PM
Subject: Purchase receipt
To: <roza.anbari@gmail.com>

e-Receipt

PostalAnnex+
#3030
2310 Homestead Road #C1
Los Altos, CA 94024
(408) 481-0580
www.postalannex.com/3030

Shipment--------------------
USPS First Class Mail Flat
Ship To:
DEAR NEIGHBOR
2246 DEODARA DR
LOS ALTOS, CA 94024-7240
Package ID: 197711 9.92
Tracking #: 9407111108036816790985
Actual Wt: 0 lbs 6.0 ozs
Rating Wt: 0.43 lbs
Certified [$6.25]
Shipment--------------------
USPS First Class Mail Flat
Ship To:
DEAR NEIGHBOR
2236 DEODARA DR
LOS ALTOS, CA 94024-7240
Package ID: 197712 9.92
Tracking #: 9407111108036816790022

Actual Wt: 0 lbs 6.0 ozs
Rating Wt: 0.43 lbs
Certified [$6.25]

Shipment--------------------
USPS First Class Mail Flat
Ship To:
DEAR NEIGHBOR
1574 HONEYSUCKLE PL
LOS ALTOS, CA 94024-7270
Package ID: 197713 9.92
Tracking #: 940711110803681679821 9
Actual Wt: 0 lbs 6.0 ozs
Rating Wt: 0.43 lbs
Certified [$6.25]

Shipment--------------------
USPS First Class Mail Flat
Ship To:
DEAR NEIGHBOR
2294 DEODARA DR
LOS ALTOS, CA 94024-7240
Package ID: 197714 9.92
Tracking #: 940711110803681679870 7
Actual Wt: 0 lbs 6.0 ozs
Rating Wt: 0.43 lbs
Certified [$6.25]

Shipment--------------------
USPS First Class Mail Flat
Ship To:
DEAR NEIGHBOR
2245 DEODARA DR
LOS ALTOS, CA 94024-7241
Package ID: 197715 9.92
Tracking #: 940711110803681679868 4
Actual Wt: 0 lbs 6.0 ozs
Rating Wt: 0.43 lbs
Certified [$6.25]

Shipment--------------------
USPS First Class Mail Flat
Ship To:
DEAR NEIGHBOR
2255 DEODARA DR
LOS ALTOS, CA 94024-7241
Package ID: 197716 9.92
Tracking #: 940711110803681679808 0
Actual Wt: 0 lbs 6.0 ozs
Rating Wt: 0.43 lbs
Certified [$6.25]

Shipment--------------------
USPS First Class Mail Flat
Ship To:
DEAR NEIGHBOR
2265 DEODARA DR
LOS ALTOS, CA 94024-7241
Package ID: 197717 9.92
Tracking #: 940711110803681679856 1
Actual Wt: 0 lbs 6.0 ozs
Rating Wt: 0.43 lbs
Certified [$6.25]

Shipment--------------------
USPS First Class Mail Flat
Ship To:
DEAR NEIGHBOR
2275 DEODARA DR
LOS ALTOS, CA 94024-7241
Package ID: 197718 9.92
Tracking #: 940711110803681679723 6
Actual Wt: 0 lbs 6.0 ozs
Rating Wt: 0.43 lbs

Agenda Item 3.

```
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Shipment--------------------
   USPS First Class Mail Flat
   Ship To:
       DEAR NEIGHBOR
       2285 DEODARA DR
       LOS ALTOS, CA 94024-7241
   Package ID: 197719              9.92
   Tracking #:  9407111108036816797984
   Actual Wt: 0 lbs 6.0 ozs
   Rating Wt: 0.43 lbs
   Certified                [$6.25]
Shipment--------------------
   USPS First Class Mail Flat
   Ship To:
       DEAR NEIGHBOR
       1565 HONEYSUCKLE PL
       LOS ALTOS, CA 94024-7247
   Package ID: 197721              9.58
   Tracking #:  9407111108036816797335
   Actual Wt: 0 lbs 6.0 ozs
   Rating Wt: 0.37 lbs
   Certified                [$6.25]
Shipment--------------------
   USPS First Class Mail Flat
   Ship To:
       DEAR NEIGHBOR
       1564 HONEYSUCKLE PL
       LOS ALTOS, CA 94024-7270
   Package ID: 197722              9.58
   Tracking #:  9407111108036816797441
   Actual Wt: 0 lbs 6.0 ozs
   Rating Wt: 0.37 lbs
   Certified                [$6.25]

     SUBTOTAL                   108.44
     TAX                          0.00
     TOTAL                      108.44
TEND Visa                       108.44

Total shipments: 11
ROZA ALON
                                10/30/2021
#151231                           01:40 PM
Workstation: 0 - Master Workstation
```

Track your packages at www.postalannex.com/tracking

****

Thank you for your business

--

Bests,
Roza Anbari
(408)966-6601

ATTACHMENT E

ATTACHMENT F

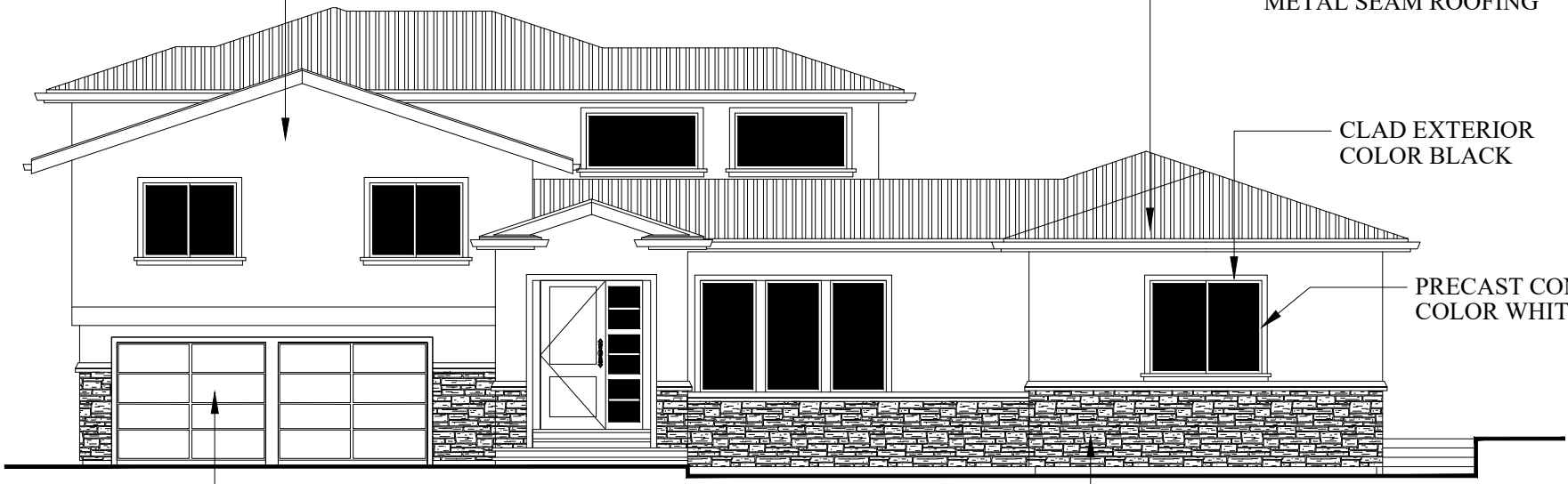
GUARDRAIL
WROUGHT IRON
COLOR BLACK

STUCCO: WHITE
(SMOOTH FINISH)

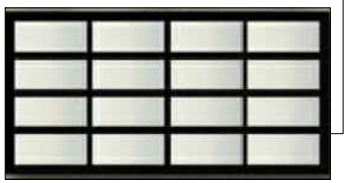
ROOF:
METAL SEAM ROOFING

CLAD EXTERIOR
COLOR BLACK

PRECAST CONCRETE
COLOR WHITE



PROPOSED FRONT ELEVATION



GARAGE DOOR

CULTURE STONE
WHITE CLIFF COASTAL THIN FLAT

FRONT ELEVATION

N.T.S.

KHADIV DESIGN

4657 TAMPICO WAY
SAN JOSE, CA 95118
Phone (408) 888-6662
Email Address: farnaz@khadivdesign.com

THE ALON RESIDENCE

2256 DEODARA DR.
LOS ALTOS , CALIFORNIA

SHEET

MB 1

KHADIV DESIGN STUDIO LLC.
4657 Tampico Way
San Jose, CA 95118
Dir: (408) 888-6662
Email: farnaz@khadivdesign.com

ATTACHMENT C

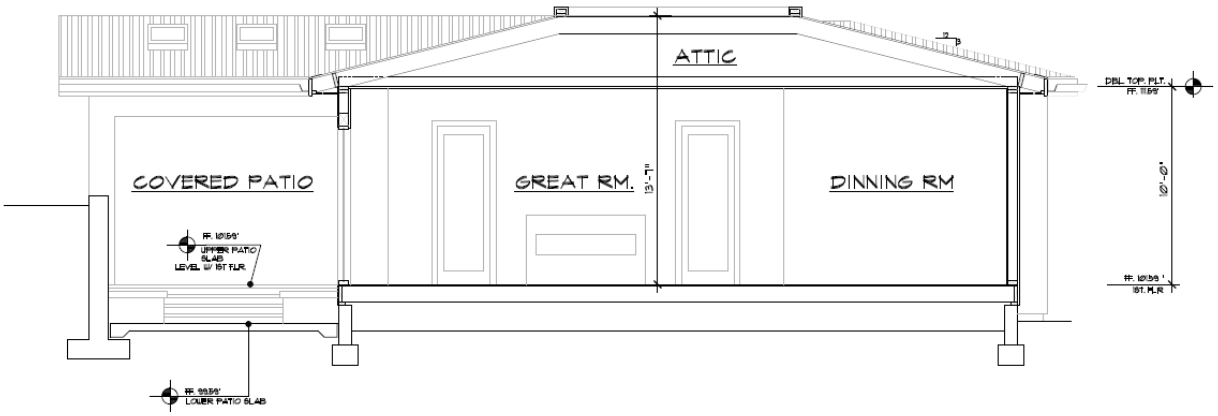
Project address: **2256 DEODARA Dr. Los Altos, CA**

Scope of work: **Addition and remodel to existing two-story single-family residence.**

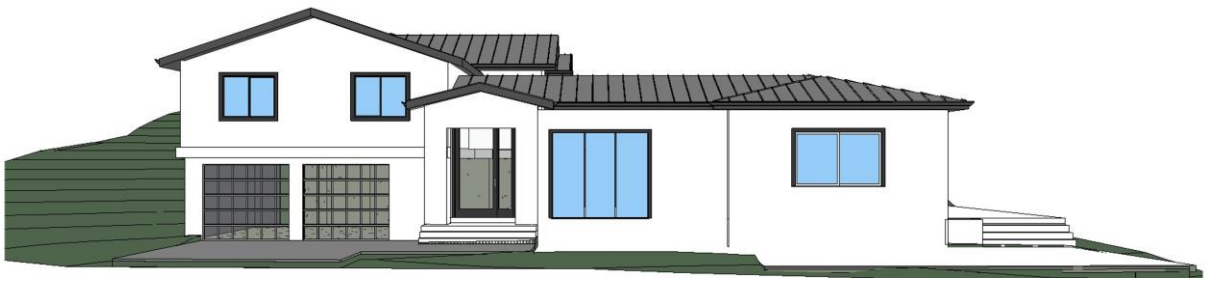
Description:

Design considerations to reduce the bulk and height impact of proposed 10'-0" Plate height for the single-story portion of the two-story project.

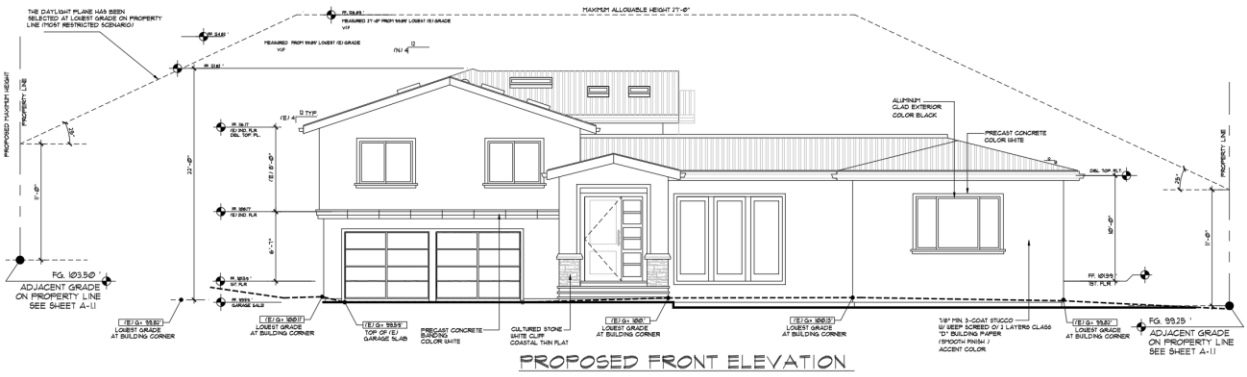
1- The first floor roof slope is very shallow and is designed as 3 : 12 to help reduced the overall height.



SECTION A-A



2- The first floor is completely independent from two-story over-all height. The single-story portion of design will not have any impact on overall building height. No portion of the second floor is on top of the first floor.



PROPOSED FRONT ELEVATION

From: David Norlander
To: Los Altos Design Review Commission
Subject: Design Review for the House at 2256 Deodara Drive
Date: Wednesday, March 16, 2022 3:11:00 PM

As a neighbor two houses away at 1555 Honeysuckle Place, I have reviewed the revised plans for the house at 2256 Deodara Drive and I have no objections and therefore I give my approval to their plans as submitted to the commission.

There are a number of two story houses in the neighborhood including the one at 2225 Deodara Drive at the corner of Deodara and Vineyard.

There are several other two story homes on Vineyard Drive, Redwood Drive, and Cedar Place so the Alon proposal is consistent with the others nearby.

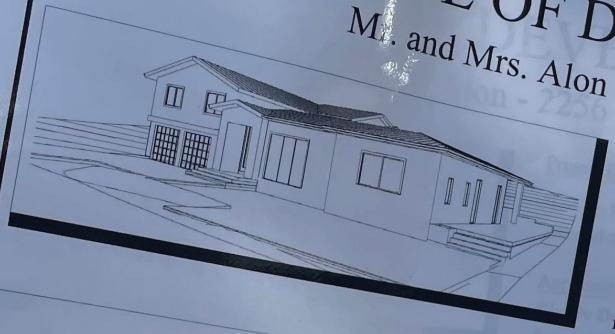
In particular consider the house at 1485 Vineyard that was recently remodeled.

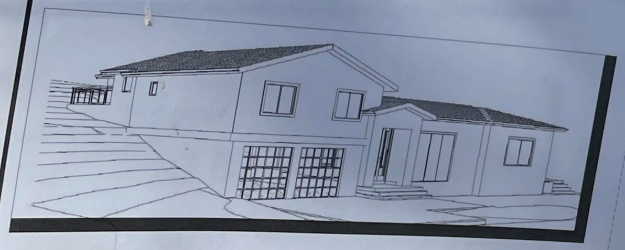
David Norlander

ATTACHMENT E

NOTICE OF DEVELOPMENT PROPOSAL

M. and Mrs. Alon - 2256 DEODARA DR. LOS ALTOS





Project Description :

"Design Review application for a 773 square-foot first and 702 square-foot second story addition to an existing two story house."

Applicant
Khadiv Design Studio
farnaz@khadivdesign.com
408-888-6662

Property owner
Mr. and Mrs. Alon
roza.anbari@gmail.com
408-966-6601

Project Planner:
Sean Gallegos
sgallegos@losaltosca.gov
650-947-2641

Pu

PUBLIC MEETING NOTICE

Wednesday, April 6, 2022 at 7:00 pm

The Design Review Commission will hold a public meeting to consider the project at the above date and time with an opportunity for public comment.

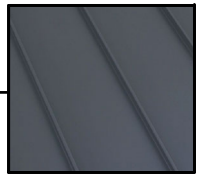
Please Note: Per California Executive Order N-29-20, the Commissions will meet via teleconference only. Members of the Public may participate in the conference call (Meeting ID: 187 [illegible] 8220 or on the web at [illegible] or by phone at [illegible]). Members of the Public may only comment during times allotted for public comments. Public testimony will be taken at the direction of the Commission Chair and members of the public may only comment during times allotted for public comments. Members of the public are also encouraged to submit written testimony prior to the meeting at DesignReviewCommission@losaltosca.gov. Emails received prior to the meeting will be included in the public record.

Project plans and information are available for review on the City's website at https://www.losaltosca.gov/communitydevelopment/page/two-story-single-family-residential-and-variances. The agenda report will be available on the City's website the Thursday before the meeting date at https://www.losaltosca.gov/designreviewcommission/page/design-review-commission-183. Written comments can be mailed or delivered in person to the Community Development Department or emailed to the Project Planner. Verbal comments can also be made at the Public Meeting.

ATTACHMENT F

GUARDRAIL
WROUGHT IRON
COLOR BLACK

STUCCO: WHITE
(SMOOTH FINISH)

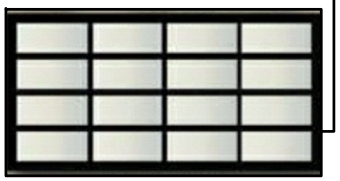


ROOF:
METAL SEAM ROOFING

PRECAST CONCRETE
BANDING
COLOR WHITE

CLAD EXTERIOR
COLOR BLACK

PRECAST CONCRETE
COLOR WHITE



GARAGE DOOR

CULTURE STONE
WHITE CLIFF COASTAL THIN FLAT

FRONT ELEVATION

N.T.S.

KHADIV DESIGN
4657 TAMPICO WAY
SAN JOSE, CA 95118
Phone (408) 888-6662
Email Address: farnaz@khadivdesign.com

THE ALON RESIDENCE

2256 DEODARA DR.
LOS ALTOS , CALIFORNIA

SHEET
MB-1

Original Plans - 11/17/21 DRC Meeting

THE ALON RESIDENCE

2256 DEODARA DR.
LOS ALTOS, CALIFORNIA

CONSULTANTS

DESIGN BY :
KHADIV DESIGN
4657 TAMPICO WAY
SAN JOSE, CA 95118
Phone (408) 888-6662
Email Address: INFO@KHADIVDESIGN.COM

CIVIL DRAWING
DILIP KISHNANI, PE
STERLING CONSULTANTS
46560 FREMONT
BOULEVARD, SUITE 205
FREMONT, CA 94538
925-705-3633 CELL

ZONING COMPLIANCE

	Existing	Proposed	Allowed/Required
LOT COVERAGE: *Land area covered by all structures that are over 6 feet in height*	1,832.16 square feet (16.1 %)	2,761.99 square feet (24.2 %)	3412.5 square feet (30 %) TWO STORY
FLOOR AREA: *Measured to the outside surfaces of exterior walls*	1st Flr: 1709.16 sq ft 2nd Flr: 699 sq ft Total: 2,378.16 sq ft (20.9 %)	1st Flr: 2299.98 sq ft 2nd Flr: 1579.73 sq ft Total: 3,879.71 sq ft (34.1 %)	3887.5 square feet (34.1 %)
SETBACKS:			
Front	25'-3" feet	25'-0" feet	25 feet
Rear	53'-10" feet	25'-0" feet	25 feet
Right side (1st/2nd)	19'-7" feet/ 59'-8" feet	13'-3" feet/ 40'-8" feet	10 feet/ 17.5 feet
Left side (1st/2nd)	23'-7" feet/ 23'-7" feet	23'-7" feet/ 23'-7" feet	20 feet/ 17.5 feet
HEIGHT:	21'-4" feet (+/-)	24'-8" feet	27 feet

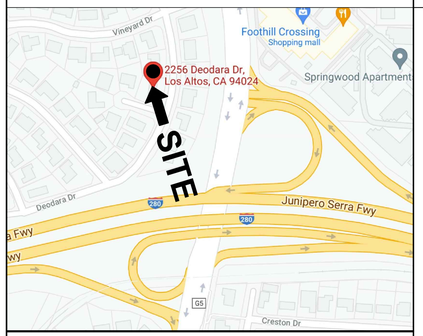
SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: *Includes habitable basement areas*	1,890.66 square feet	2,451.06 square feet	4,341.72 square feet
NON- HABITABLE AREA: *Does not include covered porches or open structures*	487.5 square feet GARAGE	0 square feet	487.5 square feet GARAGE

LOT CALCULATIONS

NET LOT AREA:		11375 square feet
FRONT YARD HARDSCAPE AREA: *Hardscape area in the front yard setback shall not exceed 50%*		1400 square feet (49 %)
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed):	6053.5 sq ft
	Existing softscape (undisturbed) area:	5,321.5 sq ft
	New softscape (new or replaced landscaping) area:	0 sq ft
	Sum of all three should equal the site's net lot area	

VICINITY MAP



BUILDING CODE DATA

OCCUPANCY:
R-3 / U
SINGLE FAMILY RESIDENCE
WITH ATTACHED GARAGE.

CONSTRUCTION TYPE: V-B

FIRE SPRINKLER NO

BUILDING CODE:
ALL APPLICABLE CURRENT CODES
TO THE COUNTY OF SANTA CLARA
AND THE STATE OF CALIFORNIA
2019 CALIFORNIA BLD'G CODE (CBC)
2019 CALIFORNIA PLUMBING CODE (CPC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 CALIFORNIA GREEN BUILDING CODE (CALGREEN)
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA ENERGY CODE

PROJECT DESCRIPTION

ADDITION AND REMODEL TO EXISTING TWO STORY RESIDENCE

PROJECT ADDRESS: 2256 DEODARA DR.
LOS ALTOS, CA

ZONING DISTRICT: R1-10

TABULATION

F.A.R

THE MAXIMUM FLOOR AREA IS 3,850 SQUARE FEET PLUS 10% OF THE REMAINING LOT AREA.

LOT AREA = 11375
11375 - 11000 =375

F.A.R = 3850 + 37.5 =3,887.5 SQ. FT.

LOT COVERAGE

11375 X 30% = 3412.5

SHEET INDEX.

No.	Date	Description
1		
2		
3		

Client :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

Project :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

4657 TAMPICO WAY
SAN JOSE, CA. 95118
Phone (408) 888-6662
farnaz@khadivdesign.com

KHADIV-DESIGN

Date: 12-07-20
Scale: N.T.S
Drawn By : FK

Job No: 2020.11

Signature :

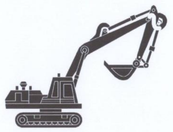
Sheet Title :
COVER SHEET
PLANNING DATA

Sheet No. :
A-0.0

Original Plans - 11/17/21 DRC Meeting

Heavy Equipment Operation

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing the Job Right

Site Planning and Preventive Vehicle Maintenance

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

Storm water Pollution from Heavy Equipment on Construction Sites

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

Spill Cleanup

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

Roadwork and Paving

Best Management Practices for the Construction Industry

Best Management Practices for the

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

Doing The Job Right

General Business Practices

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

During Construction

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

Storm Drain Pollution from Roadwork

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

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

Asphalt/Concrete Removal

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

Fresh Concrete and Mortar Application

Best Management Practices for the Construction Industry

Best Management Practices for the

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

Doing The Job Right

General Business Practices

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

Storm Drain Pollution from Fresh Concrete and Mortar Applications

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

During Construction

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

Preventing Pollution: It's Up to Us

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

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

Spill Response Agencies

DIAL 9-1-1

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

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

Local Pollution Control Agencies

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

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

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

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

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

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

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

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

City of Los Altos

Building Department: (650) 947-2752

Engineering Department: (650) 947-2780

Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry

Best Management Practices for the

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

Doing The Right Job

General Business Practices

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

Landscaping/Garden Maintenance

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

Storm Drain Pollution From Landscaping and Swimming Pool Maintenance

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

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

Pool/Fountain/Spa Maintenance

Draining Pools Or Spas

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

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

Filter Cleaning

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

Painting and Application of Solvents and Adhesives

Best Management Practices for the Construction Industry

Best Management Practices for the

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

Doing The Job Right

Handling Paint Products

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

Storm Drain Pollution from Paints, Solvents, and Adhesives

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

Painting Cleanup

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

Paint Removal

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

Recycle/Reuse Leftover Paints Whenever Possible

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

Los Altos Municipal Code Requirements

Los Altos Municipal Code Chapter 10.08.390 Non-storm water discharges

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

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

Los Altos Municipal Code Section 10.08.430 Requirements for construction operations.

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

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

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

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

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

General Construction And Site Supervision

Best Management Practices For Construction

Best Management Practices for the

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

Storm Drain Pollution from Construction Activities

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

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

Doing The Job Right

General Principals

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

Advance Planning To Prevent Pollution

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

Good Housekeeping Practices

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

Materials/Waste Handling

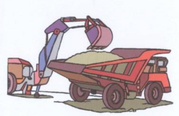
- ☐ Practice Source Reduction -- minimize waste when you order materials. Order only the amount you need to finish the job.
- ☐ Use recyclable materials whenever possible. Arrange for pick-up of recyclable materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleared vegetation, paper,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

Permits

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

Earth-Moving And Dewatering Activities

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Job Right

General Business Practices

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

Practices During Construction

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

Storm Drain Pollution from Earth-Moving Activities and Dewatering

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

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

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

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

Dewatering Operations

1. Check for Toxic Pollutants

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

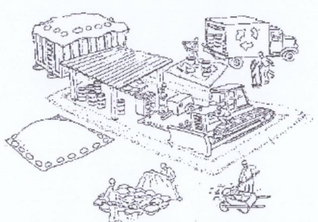
2. Check for Sediment Levels

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

Blueprint for a Clean Bay

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

Best Management Practices for the Construction Industry



Santa Clara Urban Runoff Pollution Prevention Program

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

No. Date Description

△ ____ ____

△ ____ ____

△ ____ ____

Client :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

Project :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

4657 TAMPICO WAY
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KHADIV-DESIGN

Date: 12-07-20
Scale: N.T.S
Drawn By : FK

Job No: 2020.11

Signature :

Sheet Title :
BLUEPRINT FOR A CLEAN BAY

Sheet No. :
CB-1.0

2019 CALGREEN RESIDENTIAL CHECKLIST

MANDATORY ITEMS - Version 1.01.20

COMMUNITY DEVELOPMENT DEPARTMENT – BUILDING DIVISION
KIRK BALLARD, BUILDING OFFICIAL
ONE NORTH SAN ANTONIO ROAD • LOS ALTOS, CA 94022-3088
(650) 947-2752 • FAX/EMAIL- BUILDING@LOSALTOSCA.GOV • WWW.LOSALTOSCA.GOV

PURPOSE:

The 2019 CALGreen Code applies to all newly constructed hotels, motels, lodging houses, dwellings, dormitories, condominiums, shelters, congregate residences, employee housing, factory-built housing and other types of dwellings with sleeping accommodations and new accessory buildings associated with such uses. This section also applies to additions and alterations where there is an increase in conditioned space and specifies that these requirements only apply to the specific area of the addition or alteration. Existing site and landscaping improvements that are not otherwise disturbed are not subject to the requirements of CALGreen.

Project Name: ALON RESIDENCE

Project Address: 2256 DEODARA Dr.

Project Description: ADDITION AND REMODEL TO EXISTING TWO STORY HOUSE

Instructions (for projects of 300 sq. ft. or more):

1. The owner or owner's agent shall employ a licensed qualified green-point rater (www.buildItgreen.org) experienced with the 2019 California Green Building Standards Codes to verify and assure that all required work described herein is properly planned and implemented in the project.
2. The green-point rater, in collaboration with the design professional shall review **Column 2** of this checklist, and initial all applicable measures, sign and date **Section 1 –Design Verification** at the end of this checklist., prior to submittal. Applicant to include these pages into the construction plans as well as provide (2) separate 8-1/2" x 11" signed copies.
3. **PRIOR TO FINAL INSPECTION BY THE BUILDING DEPARTMENT**, the Green-Point Rater shall complete Column 3 and sign and Date **Section 2 – Implementation Verification** at the end of this checklist and submit the completed form to the Building Department.

MANDATORY FEATURE OR MEASURE	COLUMN 2 Project Requirements Rater to initial applicable measures prior to submitting forms	COLUMN 3 Verification Rater to verify during construction as applicable to project
Planning and Design – Site Development		
4.106.2 A plan is developed and implemented to manage storm water drainage during construction		
4.106.3 Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings.		
4.106.4 Provide capability for electric vehicle charging for one- and two-family dwellings: townhouses with attached private garages; multifamily dwellings; and hotels/motels in accordance with Section 4.106.4.1, 4.106.4.2 or 4.106.4.3 as applicable.		
Environmental Comfort		
4.507.2 Duct systems are sized, designed, and equipment is selected using the following methods: 1. Establish heat loss and heat gain values according to ANSI/ ACCA 2 Manual J-2016 or equivalent. 2. Size duct systems according to ANSI/ACCA 1 Manual D-2016 or equivalent. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 or equivalent.		
Installer and Special Inspector Qualifications		
Qualifications		
702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.		
702.2 Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting.		
Verifications		
703.1 Verification of compliance with this code may include construction documents, plans, specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.		

1. Green building measures listed in this table may be mandatory if adopted by a city, county, or city and county as specified in Section 101.7
2. Required prerequisite for this Tier.
3. These measures are currently required elsewhere in statute or in regulation

Energy Efficiency		
General		
4.201.1 Building meets or exceeds the requirements of the *California Building Energy Efficiency Standards*[3].		
Water Efficiency and Conservation – Indoor Water Use		
4.303.1. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of Sections 4.303.1.1 through 4.303.1.4.4.		
4.303.2 Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable referenced standards.		
4.303.1.4.3 Metering faucets in residential buildings shall not deliver more than 0.2 gallons per cycle.		
Outdoor Water Use		
4.304.1 Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.		
Material Conservation and Resource Efficiency – Enhanced Durability and Reduced Maintenance		
4.406.1 Annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.		
Construction Waste Reduction, Disposal and Recycling		
4.408.1 Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with one of the following: 1. Comply with a more stringent local construction and demolition waste management ordinance; or 2. A construction waste management plan per Section 4.408.2; or 3. A waste management company per Section 4.408.3; or 4. The waste stream reduction alternative per Section 4.408.4.		
Building Maintenance and Operation		
4.410.1 An operation and maintenance manual shall be provided to the building occupant or owner.		
4.410.2 Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive. See exception for rural jurisdictions		

CALGREEN SIGNATURE DECLARATIONS

Project Name: ALON RESIDENCE

Project Address: 2256 DEODARA Dr.

Project Description: ADDITION AND REMODEL TO EXISTING TWO STORY HOUSE

SECTION 1 – DESIGN VERIFICATION

Complete all lines of Section 1 – "Design Verification" and **SUBMIT THE ENTIRE CHECKLIST (COLUMNS 2 AND 3) WITH THE PLANS AND BUILDING PERMIT APPLICATION TO THE BUILDING DEPARTMENT.**

The design professional responsible for compliance with CalGreen Standards has reviewed the plans and certifies that the items checked above are hereby incorporated into the project plans and will be implemented into the project in accordance with the requirements set forth in the **2019 California Green Building Standards Code** as adopted by the City of Los Altos.

Design Professional's Signature — Date

Design Professional's Name (Please Print)

Signature of Green Point Rater/Certified ICC CalGreen Special Inspector/Consulting Group — Date

Name of Green Point Rater/Inspector (Please Print) — Phone No.

Email Address — License No.

SECTION 2 – IMPLEMENTATION VERIFICATION

Complete, sign and submit the completed checklist, including column 3, together with all original signatures on Section 2 to the Building Department **PRIOR TO BUILDING DEPARTMENT FINAL INSPECTION**.

I have inspected the work and have received sufficient documentation to verify and certify that the project identified above was constructed in accordance with this Green Building Checklist and in accordance with the requirements of the **2019 California Green Building Standards Code** as adopted by the City of Los Altos.

Signature of Licensed Green Point Rater/Certified ICC CalGreen Special Inspector/ Consulting Group — Date

Name of Green Point Rater/Inspector (Please Print) — Phone No.

Email address — License No.

ENVIRONMENTAL QUALITY		
Fireplaces		
4.503.1 Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with US EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.		
Pollutant Control		
4.504.1 Duct openings and other related air distribution component openings shall be covered during construction.		
4.504.2.1 Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.		
4.504.2.2 Paints, stains and other coatings shall be compliant with VOC limits.		
4.504.2.3 Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds.		
4.504.2.4 Documentation shall be provided to verify that compliant VOC limit finish materials have been used.		
4.504.3 Carpet and carpet systems shall be compliant with VOC limits.		
4.504.4 80 percent of floor area receiving resilient flooring shall comply with specified VOC criteria.		
4.504.5 Particleboard, medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.		
Interior Moisture Control		
4.505.2 Vapor retarder and capillary break is installed at slab-on-grade foundations.		
4.505.3 Moisture content of building materials used in wall and floor framing is checked before enclosure.		
Indoor Air Quality and Exhaust		
4506.1 Each bathroom shall be provided with the following: 1. ENERGY STAR fans ducted to terminate outside of the building. 2. Fans must be controlled by a humidity control (separate or built-in); OR functioning as a component of a whole-house ventilation system. 3. Humidity controls with manual or automatic means of adjustment, capable of adjustment between a relative humidity range of ≤ 50 percent to a maximum of 80 percent		

No. Date Description

THE USE OF THESE PLANS AND SPECIFICATION SHALL BE RESTRICTED TO THE SPECIFIC SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF SHALL BE EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED; TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH KHADIV-DESIGN. WITHOUT PREJUDICE VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL INSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THE RESTRICTIONS.

Client :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

Project :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

4657 TAMPICO WAY
SAN JOSE, CA. 95118
Phone (408) 888-6662
farnaz@khadivdesign.com

KHADIV-DESIGN

Date: 12-07-20
Scale: N.T.S
Drawn By : FK

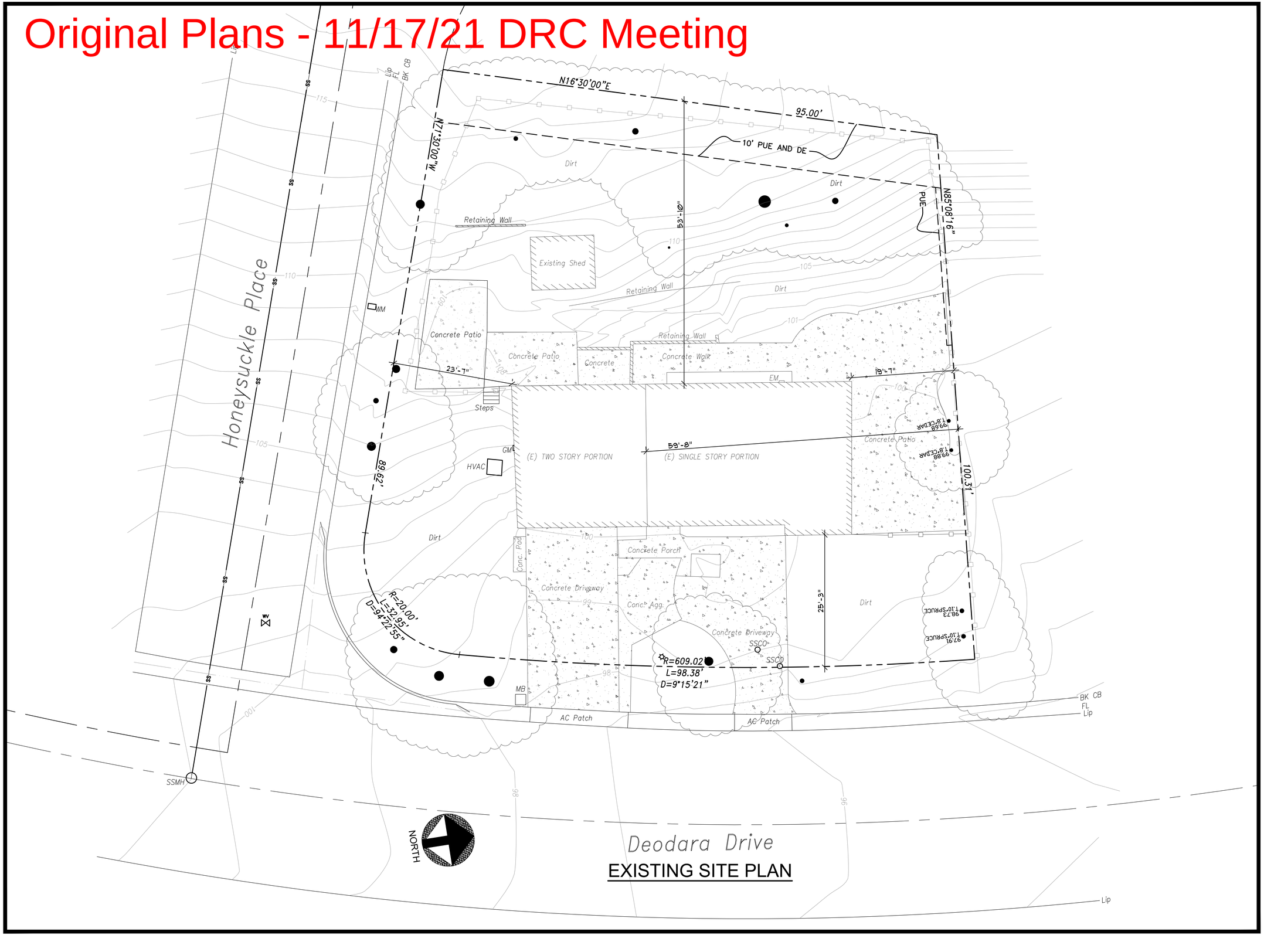
Job No: 2020.11

Signature :

Sheet Title :
CALGreen MANDATORY MEASURES

Sheet No. :
CG-1.0

Original Plans - 11/17/21 DRC Meeting



EXISTING SITE PLAN

No.	Date	Description
1		
2		
3		

Client :

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Signature :

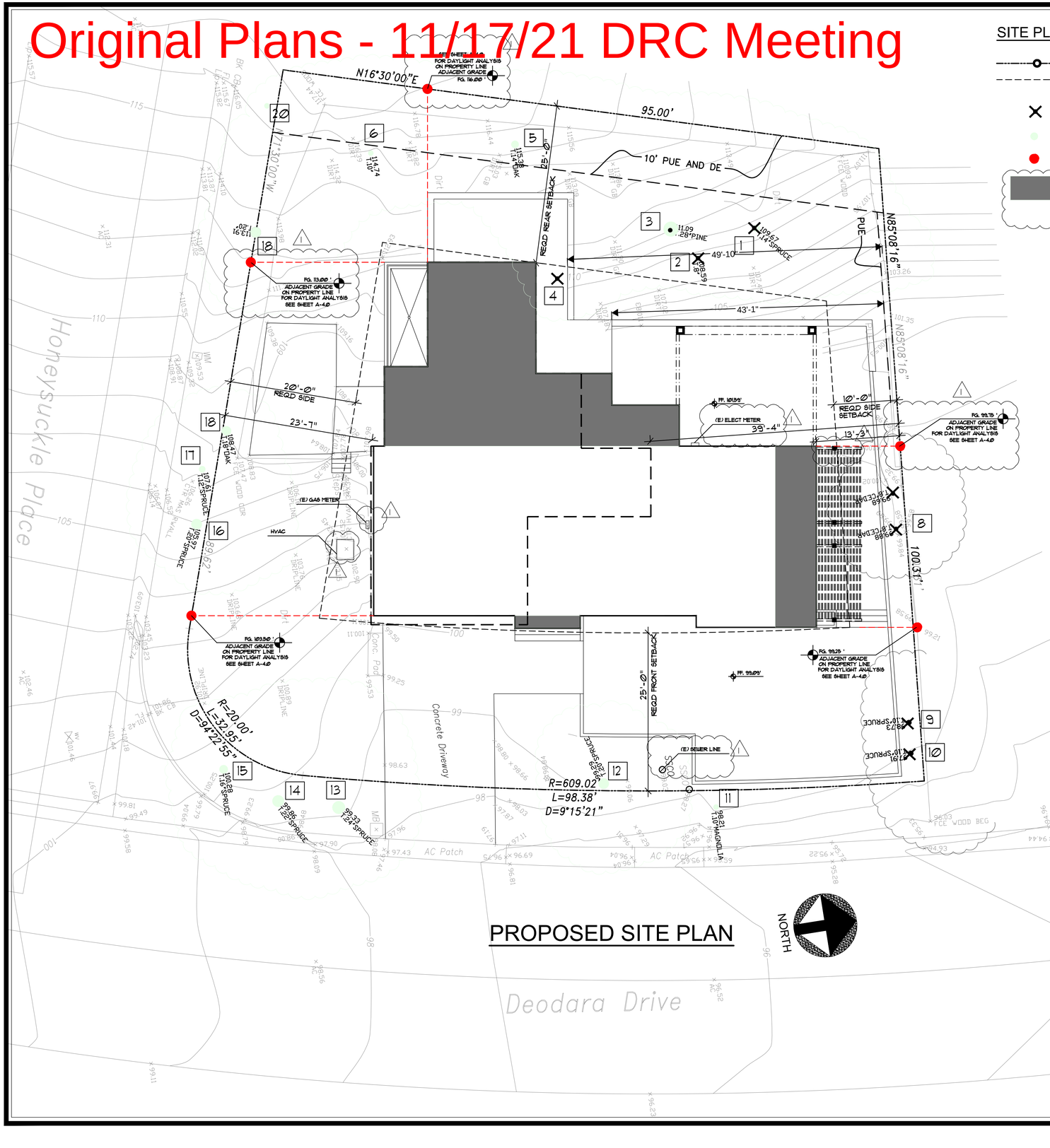
Sheet Title :

EXISTING
SITE PLAN

Sheet No. :

A-1.0

Original Plans - 11/17/21 DRC Meeting



PROPOSED SITE PLAN

SITE PLAN LEGEND

- PROPERTY LINE.
- SETBACK LINE OR LINE OF EASEMENT
- (E) TREE TO BE REMOVED
- (E) TREE TO REMAIN
- DAYLIGHT POINT
- AREA OF ADDITION AT FIRST FLOOR INCLUDING THE AREA EXEMP BECAUSE OF BASEMENT DEFINITION AND EXEMPTION

Survey Key:
DBH-Diameter at breast height (54" above grade)
CON- Condition rating (1-100)
HT/SP- Tree height/ canopy spread
*indicates neighbor's trees
P-*Indicates protected tree by city ordinance*
R-*Indicates proposed removal*

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

Tree#	Species	DBH	CON	HT/SP	Comments
1R	Deodar cedar *(Cedrus deodara)*	14.7	B	50/30	Good vigor, poor form, topped in past for utility line clearance.
2R	Toyon *(Heteromeles arbutifolia)*	3-3-3	C	12/10	Fair vigor, fair form, multi leader at grade.
3P	Monterey pine *(Pinus radiata)*	25.3	D	45/35	Fair vigor, poor form, topped in past for utility line clearance, poor species.
4R	Toyon *(Heteromeles arbutifolia)*	3-3-3-3	C	10/15	Fair to poor vigor, fair form, multi leader at grade.
5P	Coast live oak *(Quercus agrifolia)*	15.0	C	30/30	Good vigor, poor form, topped for utilities.
6	Coast live oak *(Quercus agrifolia)*	7.9	A	20/15	Good vigor, good form.
7*P	Deodar cedar *(Cedrus deodara)*	18est	C	50/30	Good vigor, poor form, topped for utilities.
8R	Privet *(Ligustrum japonicum)*	6-6est	D	20/12	Good vigor, poor form, topped, fair screen.
9R	Deodar cedar *(Cedrus deodara)*	10.8	A	55/20	Good vigor, good form.
10R	Deodar cedar *(Cedrus deodara)*	10.7	A	55/20	Good vigor, good form.
11R	Magnolia *(Magnolia grandiflora)*	8.4	F	30/20	Poor vigor, poor form, nearly dead.
12P	Deodar cedar *(Cedrus deodara)*	22.0	D	45/30	Good vigor, poor form, topped in past at 6 feet, leans out of ground.
13P	Deodar cedar *(Cedrus deodara)*	25.4	B	60/35	Good vigor, poor form, topped in past.
14P	Deodar cedar *(Cedrus deodara)*	25.0	B	60/35	Good vigor, poor form, topped in past.
15	Deodar cedar *(Cedrus deodara)*	14.2	D	50/20	Fair vigor, poor form, suppressed, no room for tree.
16P	Deodar cedar *(Cedrus deodara)*	19.5	B	55/30	Good vigor, poor form, topped.
17	Deodar cedar *(Cedrus deodara)*	13.0	B	50/20	Good vigor, poor form, topped.
18P	Green ash *(Fraxinus uhdei)*	21.0	D	50/30	Good vigor, poor form, topped at 10 feet.
19P	Green ash *(Fraxinus uhdei)*	16.0	D	50/30	Good vigor, poor form, topped at 10 feet.
20P	Monterey pine *(Pinus radiata)*	15.0	D	35/30	Fair to poor vigor, poor form, grows towards utilities.

No.	Date	Description
1	7/25/21	Planning Comments

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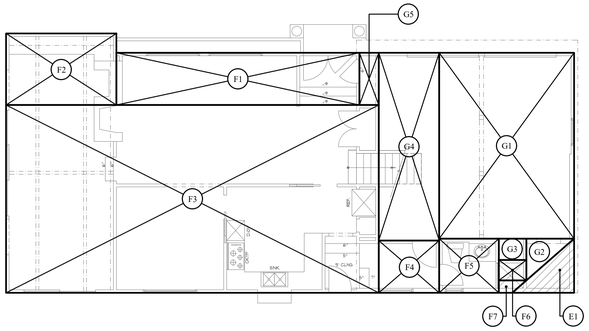
Sheet Title :
PROPOSED
SITE PLAN

Sheet No. :
A-1.1

Original Plans - 11/17/21 DRC Meeting



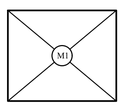
▨ AREA EXEMPT FROM FLOOR AREA CALCULATION
MEETING THE DEFINITION OF BASEMENT

(E) FIRST FLOOR (INCLUDING GARAGE)

(E) GARAGE	DIMENSIONS	AREA	SQ. FT.
G1	15'-1" x 20'-10"	313.6	SQ. FT.
G2	(5'-4" x 4'-8") /2	12.4	SQ. FT.
G3	3'-1" x 2'-5"	7.3	SQ. FT.
G4	6'-9" x 21'-0"	141.75	SQ. FT.
G5	2'-2" x 5'-10"	12.65	
(E) GARAGE		487.5	SQ. FT.

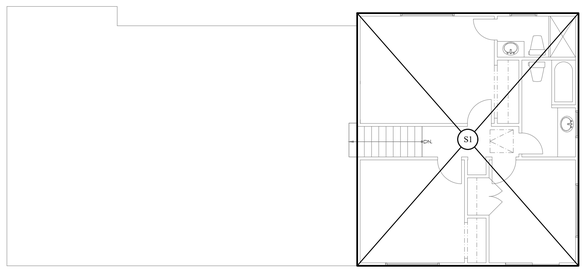
EXEMPT	DIMENSIONS	AREA	SQ. FT.
E1	(7'-0" x 6'-0") / 2	21.00	SQ. FT.

(E) FIRST FLOOR	DIMENSIONS	AREA	SQ. FT.
F1	27'-2" x 5'-10"	158.5	SQ. FT.
F2	12'-4" x 8'-0"	98.66	SQ. FT.
F3	41'-8" x 21'-0"	875.00	SQ. FT.
F4	6'-9" x 5'-10"	39.40	SQ. FT.
F5	6'-8" x 6'-0	40.00	SQ. FT.
F6	3'-1" x 2'-4"	7.00	SQ. FT.
F7	$\frac{(3'\text{-}1" + 1'\text{-}6")}{2}$ x 1'-4"	3.1	SQ. FT.
(E) FIRST FLOOR		1,221.66	SQ. FT.



(E) SHED TO BE REMOVED

SECOND FLOOR	DIMENSIONS	AREA	SQ. FT.
M1	12'-2" x 10'-2"	123	SQ. FT.



(E) SECOND FLOOR

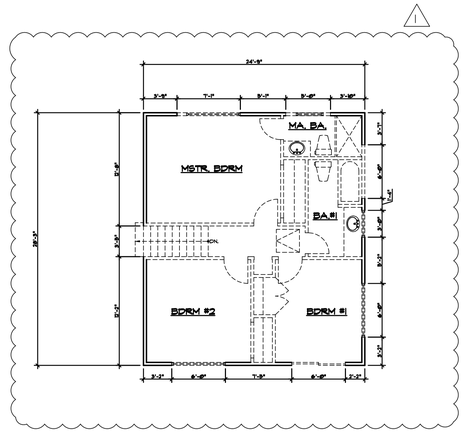
SECOND FLOOR	DIMENSIONS	AREA	SQ. FT.
S1	24'-9" x 28'-3"	699.00	SQ. FT.
SUB TOTAL AREA		699.00	SQ. FT.

(E) F.A.R

(E) FIRST FLOOR (INCLD. GARAGE)	1709.16	SQ. FT.
(E) SECOND FLOOR	669.00	SQ. FT.
TOTAL F.A.R	2,378.16	SQ. FT.

(E) LOT COVERAGE

(E) FIRST FLOOR (INCLD. GARAGE)	1709.16	SQ. FT.
(E) SHED	123	SQ. FT.
TOTAL LOT COVERAGE	1,832.16	SQ. FT.



(E) SECOND FLOOR DEMOLITION ANALYSIS

(E) WALL TO REMAIN	(E) WALL TO BE REMOVED
12'-8"	6'-0"
3'-9"	3'-5"
5'-1"	7'-1"
3'-10"	5'-0"
3'-7"	6'-0"
1'-4"	3'-0"
5'-2"	6'-0"
3'-2"	
2'-2"	
7'-5"	
3'-2"	
12'-2"	
TOTAL LENGTH 63'-6"	TOTAL LENGTH 36'-6"

TOTAL PERIMETER = 106'-0"
TOTAL WALL TO BE REMOVED = 36'-6" = 35%

No.	Date	Description
1	7/25/21	Planning Comments

Client :

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LOS ALTOS, CA

Project :

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LOS ALTOS, CA

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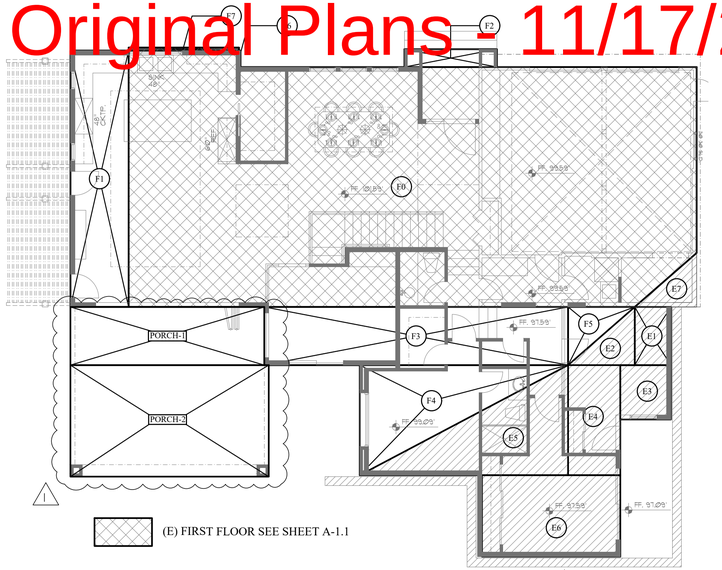
Sheet Title :

EXISTING AREA
CALCULATION
DIAGRAM

Sheet No. :

A-1.2

Original Plans - 11/17/21 DRC Meeting



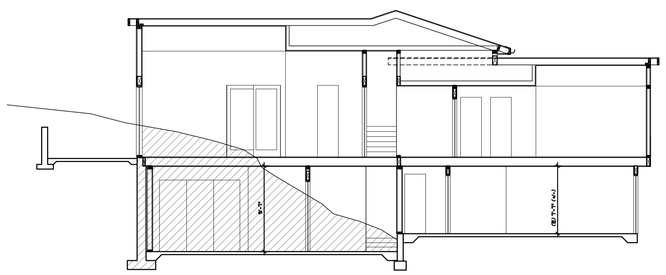
(E) FIRST FLOOR SEE SHEET A-1.1

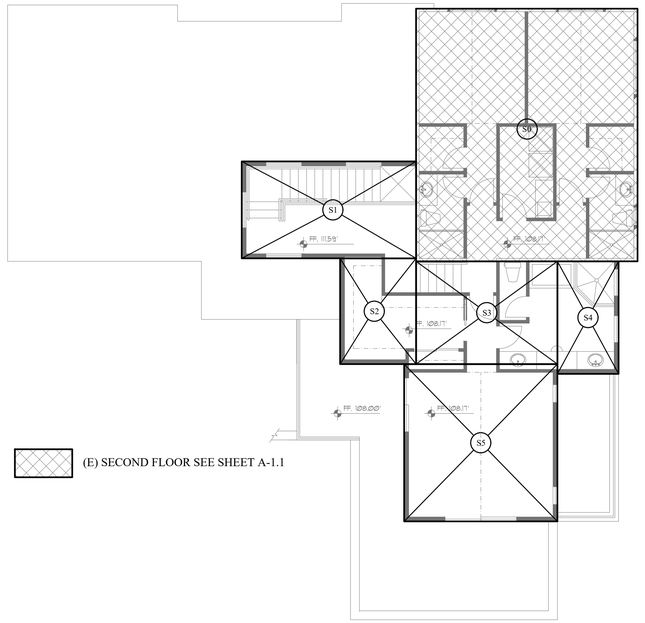
AREA EXEMPT FROM FLOOR AREA CALCULATION MEETING THE DEFINITION OF BASEMENT.
THE PORTION OF THE FIRST STORY IS NO GREATER THAN TWO FEET ABOVE GRADE IS CONSIDERED AS BASEMENT. THE GRADE IS AT 108.17' AND THE AREA BEYOND THE GRADE 106.17' IS CONSIDERED AS BASEMENT.

(N) FIRST FLOOR (INCLUDING GARAGE)

(N) FIRST FLOOR	DIMENSIONS	AREA	SQ. FT.
F0	EXISTING (SEE SHT. A-1.1)	1709.16	SQ. FT.
F1	6'-6" x 28'-8"	186.3	SQ. FT.
F2	10'-4" x 2'-0"	20.66	SQ. FT.
F3	33'-11 x 6'-6"	220.78	SQ. FT.
F4	(23'-4" x 12'-4") / 2	143.38	SQ. FT.
F5	(7'-3" x 6'-6") / 2	23.5	SQ. FT.
F6	0'-2" x 1'-10"	0.3	SQ. FT.
F7 (This area is demolition)	12'-4" x 0'-4"	-4.1	SQ. FT.
(N) FIRST FLOOR		2,299.98	SQ. FT.

(N) BASEMENT	DIMENSIONS	AREA	SQ. FT.
E1	4'-1" x 6'-6"	26.34	SQ. FT.
E2	(7'-6" x 6'-6") /2	24.2	SQ. FT.
E3	5'-8" x 6'-1"	34.5	SQ. FT.
E4	5'-10" x 12'-4"	71.7	SQ. FT.
E5	(23'-4" x 12'-4") / 2	143.38	SQ. FT.
E6	15'-6" x 9'-2"	140.89	SQ. FT.
E7	(7'-0" x 6'-0") / 2	21.00	SQ. FT.
(N) FIRST FLOOR		462.01	SQ. FT.





(E) SECOND FLOOR SEE SHEET A-1.1

(N) SECOND FLOOR

(N) SECOND FLOOR	DIMENSIONS	AREA	SQ. FT.
S0	EXISTING (SEE SHT. A-1.1)	699.00	SQ. FT.
S1	19'-6" x 10'-10"	211.3	SQ. FT.
S2	8'-6" x 11'-10"	100.50	SQ. FT.
S3	15'-10" x 11'-6"	181.68	SQ. FT.
S4	6'-10" x 12'-7"	86.00	SQ. FT.
S5	17'-2" x 17'-7"	301.25	SQ. FT.
(N) SECOND FLOOR		1,579.73	SQ. FT.

(N) F.A.R

(N) FIRST FLOOR (INCLD. GARAGE)	2299.98	SQ. FT.
(N) SECOND FLOOR	1579.73	SQ. FT.
TOTAL F.A.R	3,879.71	SQ. FT.

(N) LOT COVERAGE

(N) FIRST FLOOR (INCLD. GARAGE)	2299.98	SQ. FT.
(N) BASEMENT (FIRST FLOOR WITH DEFINITION OF BASEMENT EXEMPT FROM F.A.R BUT NOT FROM LOT COVERAGE)	462.01	SQ. FT.
PORCH-1	141	SQ. FT.
PORCH-2	276	SQ. FT.
TOTAL LOT COVERAGE	3,178.99	SQ. FT.

No.	Date	Description
1	7/25/21	Planning Comments

Client :

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Date: 12-07-20
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Drawn By : FK

Job No: 2020.11

Signature :

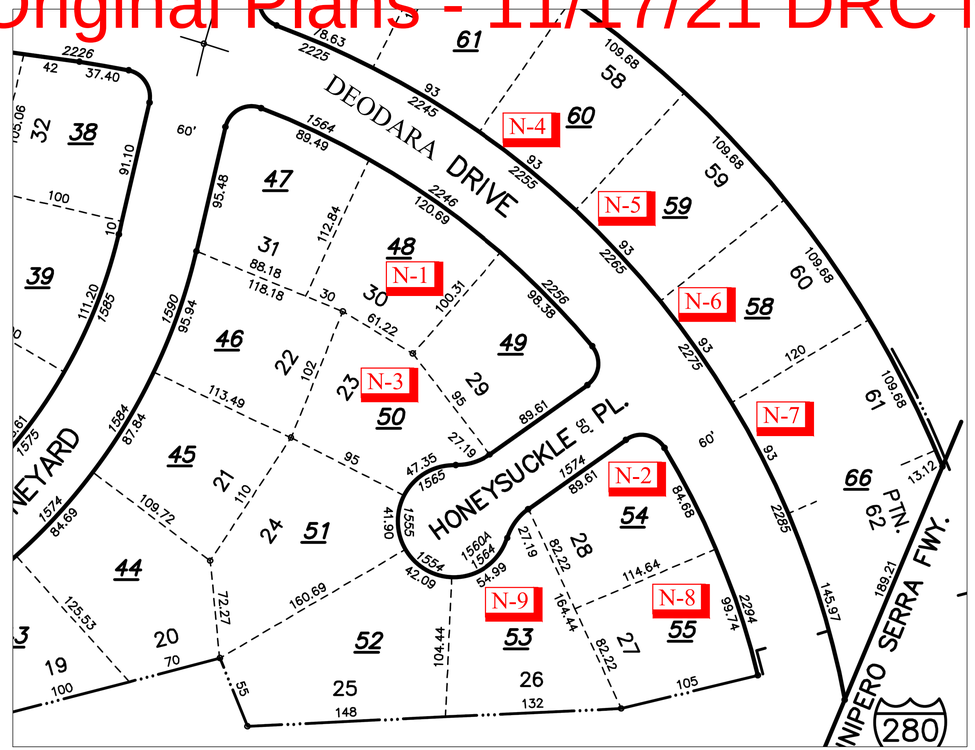
Sheet Title :

PROPOSED AREA CALCULATION DIAGRAM

Sheet No. :

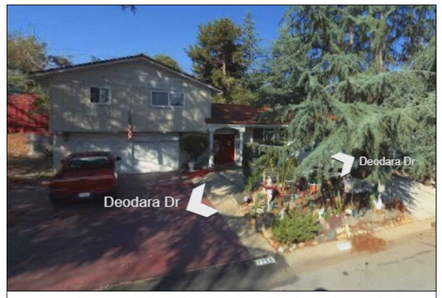
A-1.3

Original Plans - 11/17/21 DRC Meeting



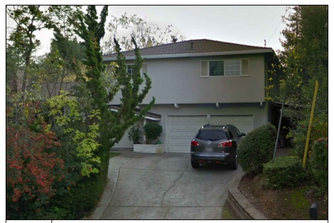
EXISTING :2256 DEODARA DR.

PROPOSED :2256 DEODARA DR.



EXISTING :2256 DEODARA DR.

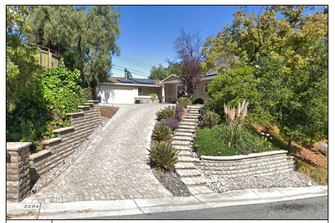
N-1 2246 DEODARA DR.



N-2 1574 HONEYSUCKLE PL.

N-3 1565 HONEYSUCKLE PL.

N-4 2255 DEODARA DR.



N-8 2294 DEODARA DR

N-5 2265 DEODARA DR.

N-6 2275 DEODARA DR.

N-7 2285 DEODARA DR.

N-9 1565 HONEYSUCKLE PL

No.	Date	Description
1		
2		
3		

Client :

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Date: 12-07-20
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Drawn By : FK

Job No: 2020.11

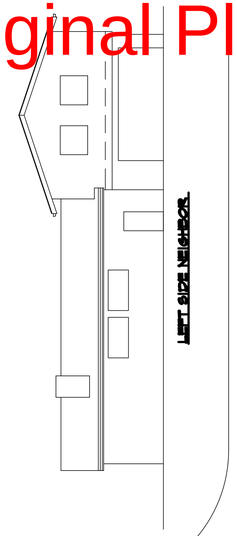
Signature :

Sheet Title :
NEIGHBORHOOD COMPATIBILITY WORKSHEET

Sheet No. :

NC-1.0

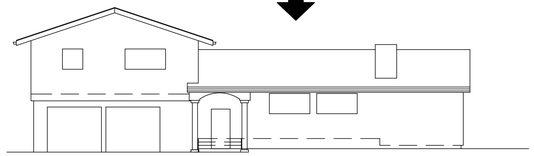
Original Plans - 11/17/21 DRC Meeting



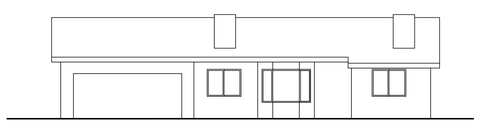
LEFT SIDE NEIGHBOR

HONEYSUCKLE PL

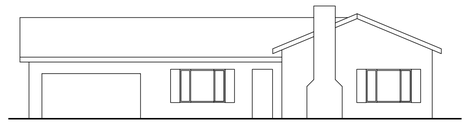
PROPOSED FRONT ELEVATION



EXISTING FRONT ELEVATION



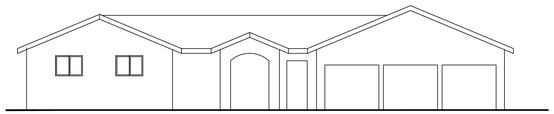
RIGHT SIDE NEIGHBOR



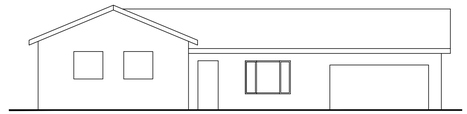
RIGHT SIDE NEIGHBOR

DEODARA DR

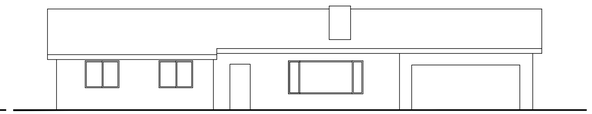
DEODARA DR

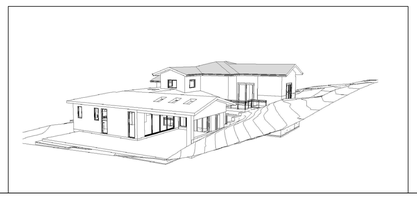


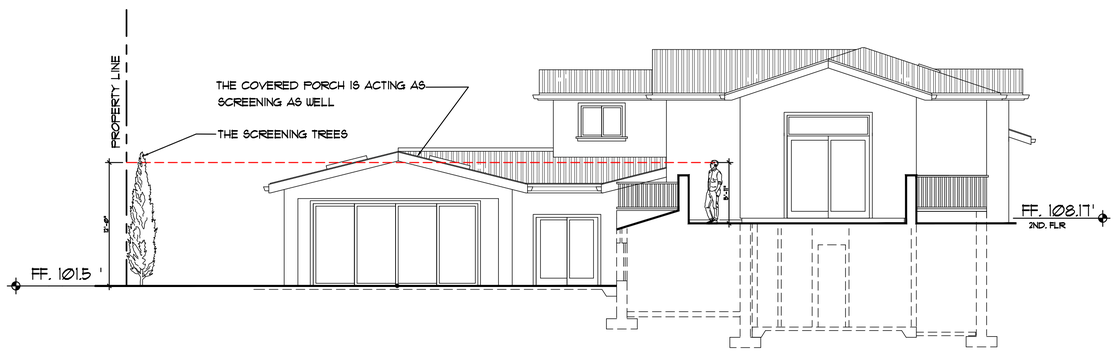
FRONT OPPOSITE SIDE NEIGHBOR



FRONT/RIGHT OPPOSITE SIDE NEIGHBOR







BALCONY AND PRIVACY ANALYSIS

No.	Date	Description
1		
2		
3		

Client :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

Project :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

4657 TAMPICO WAY
SAN JOSE, CA. 95118
Phone (408) 888-6662
farnaz@khadivdesign.com

KHADIV-DESIGN

Date: 12-07-20
Scale: N.T.S
Drawn By : FK

Job No: 2020.11

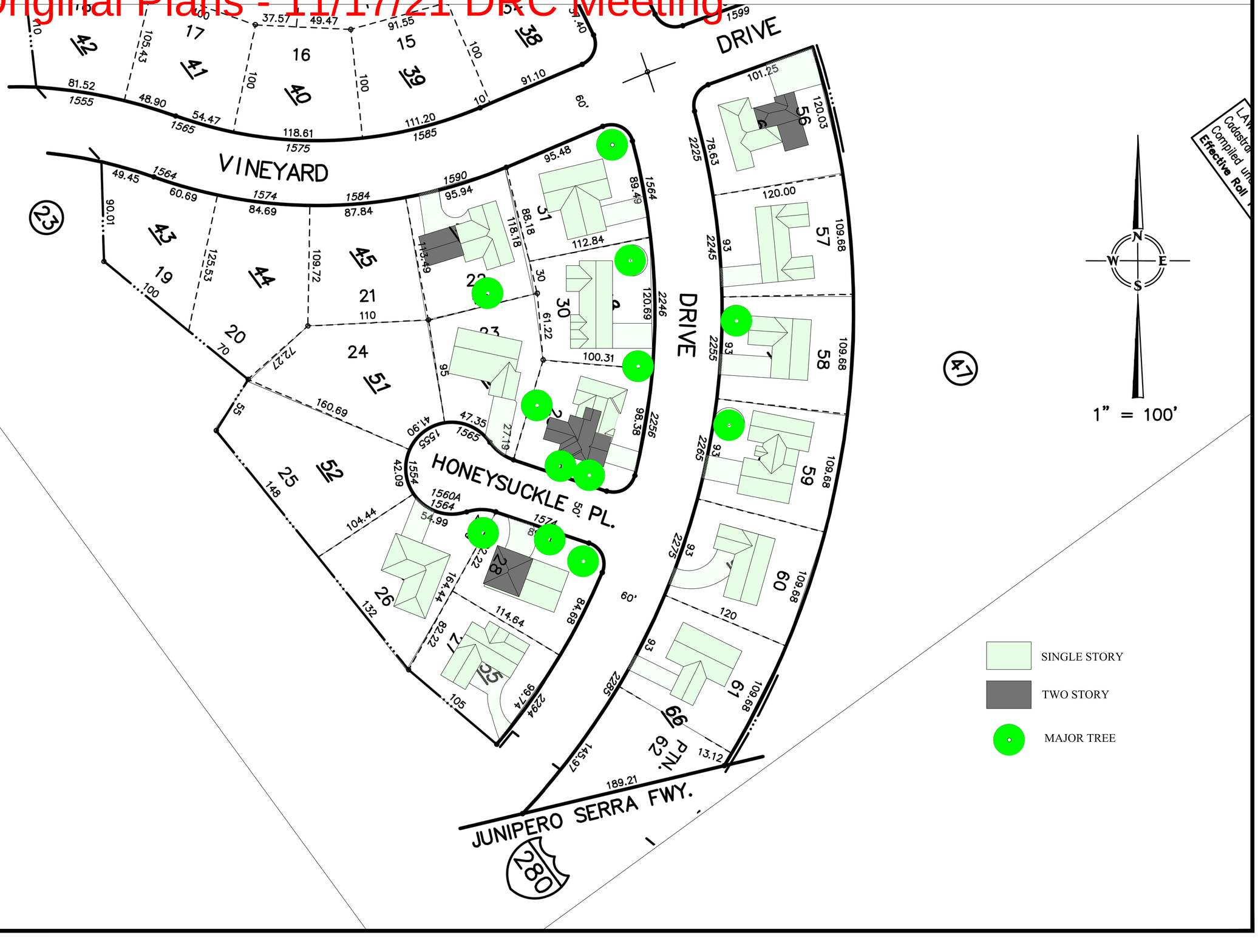
Signature :

Sheet Title :
NEIGHBORHOOD COMPATIBILITY WORKSHEET

Sheet No. :

NC-1.1

Original Plans - 11/17/21 DRC Meeting



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Date: 12-07-20
Scale: 1" = 40'
Drawn By : FK

Job No: 2020.11

Signature :

Sheet Title :
NEIGHBORHOOD COMPATIBILITY WORKSHEET

Sheet No. :

NC-1.2

City of Los Altos
Planning Division
(650) 947-2750
Planning@losaltosca.gov

NEIGHBORHOOD COMPATIBILITY WORKSHEET

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

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

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

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

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

Project Address 2256 DEODARA Dr. LOS ALTOS
Scope of Project: Addition or Remodel [✔] **or New Home** [ ]
Age of existing home if this project is to be an addition or remodel? 60
Is the existing house listed on the City's Historic Resources Inventory? No

Address: 2256 DEODARA Dr.
Date: 6/4/2021

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

Does your property have a noticeable slope? Yes

What is the direction of your slope? (relative to the street)
From rear yard to front yard.

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

9. Landscaping:

Are there any frequently used or typical landscaping features on your street (i.e. big trees, front lawns, sidewalks, curbs, landscape to street edge, etc.)?
Front Lawn , Trees in front , no side walk , landscape to street edge

How visible are your house and other houses from the street or back neighbor's property?
The house is visible from street . The project is located on a corner lot.

Are there any major existing landscaping features on your property and how is the unimproved public right-of-way developed in front of your property (gravel, dirt, asphalt, landscape)?
No major landscape .

10. Width of Street:

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

Address: 2256 DEODARA Dr.
Date: 6/4/2021

What constitutes your neighborhood?

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

Streetscape

1. Typical neighborhood lot size*:

Lot area: 10000 to 13000 square feet
Lot dimensions: Length See NC-1.0 feet
Width See NC-1.0 feet
If your lot is significantly different than those in your neighborhood, then note its: area_____, length_____, and width_____.

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

Existing front setback if home is a remodel? Yes
What % of the front facing walls of the neighborhood homes are at the front setback 100 %
Existing front setback for house on left 25(+/-) ft./on right 25 (+/-) ft.
Do the front setbacks of adjacent houses line up? Yes

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

Indicate the relationship of garage locations in your neighborhood* only on your street (count for each type)
Garage facing front projecting from front of house face 7
Garage facing front recessed from front of house face 0
Garage in back yard 0
Garage facing the side 1
Number of 1-car garages 0 ; 2-car garages 7 ; 3-car garages 0

Address: 2256 DEODARA Dr.
Date: 6/4/2021

11. What characteristics make this neighborhood* cohesive?

Such as roof material and type (hip, gable, flat), siding (board and batten, cement plaster, horizontal wood, brick), deep front yard setbacks, horizontal feel, landscape approach etc.:
Stucco and roof material and form as well as landscape approach

General Study

A. Have major visible streetscape changes occurred in your neighborhood? ☐ YES ☒ NO

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

C. Do the lots in your neighborhood appear to be the same size? ☒ YES ☐ NO

D. Do the lot widths appear to be consistent in the neighborhood? ☒ YES ☐ NO

E. Are the front setbacks of homes on your street consistent (~80% within 5 feet)? ☒ YES ☐ NO

F. Do you have active CCR's in your neighborhood? *(p.36 Building Guide)* ☐ YES ☒ NO

G. Do the houses appear to be of similar size as viewed from the street? ☐ YES ☒ NO

H. Does the new exterior remodel or new construction design you are planning relate in most ways to the prevailing style(s) in your existing neighborhood? ☒ YES ☐ NO

Address: 2256 DEODARA Dr.
Date: 6/4/2021

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:
One-story 80
Two-story 20

5. Roof heights and shapes:

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

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

What siding materials are frequently used in your neighborhood*?

✔ wood shingle ✔ stucco __ board & batten __ clapboard
__ tile __ stone ✔ brick ✔ combination of one or more materials
(if so, describe) Stucco and wood siding combo

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

If no consistency then explain: Asphalt Shingles and Shingle

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

Does your neighborhood* have a consistent identifiable architectural style?
☒ YES ☐ NO

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

Address: 2256 DEODARA Dr.
Date: 6/4/2021

Summary Table

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

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
N-1: 2246 DEODARA DR.	25'	25'	FRONT	ONE STORY	17 FEET	WOODSIDE	SIMPLE
N-2: 1574 HONEYSUCKLE PL	25'	25'	FRONT	TWO STORY	20 FEET	STUCCO	SIMPLE
N-3: 1565 HONEYSUCKLE PL.	25'	25'	FRONT	ONE STORY	18 FEET	WOOD SIDING	SIMPLE
N-4: 2255 DEODARA DR.	25'	25'	FRONT	ONE STORY	16 FEET	WOOD SIDING	SIMPLE
N-5: 2265 DEODARA DR.	25'	25'	FRONT	ONE STORY	17 FEET	STUCCO	SIMPLE
N-6: 2275 DEODARA DR.	25'	25'	SIDE	ONE STORY	15 FEET	WOOD SIDING	SIMPLE
N-7: 2285 DEODARA DR.	25'	25'	FRONT	ONE STORY	17 FEET	STUCCO	SIMPLE

REFER TO SHEET NC-1.0 FOR PICTURES AND SITE PLAN

No.	Date	Description
1		
2		
3		

Client :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

Project :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

4657 TAMPICO WAY
SAN JOSE, CA. 95118
Phone (408) 888-6662
farnaz@khadivdesign.com

KHADIV-DESIGN

Date: 12-07-20
Scale: N.T.C
Drawn By : FK

Job No: 2020.11

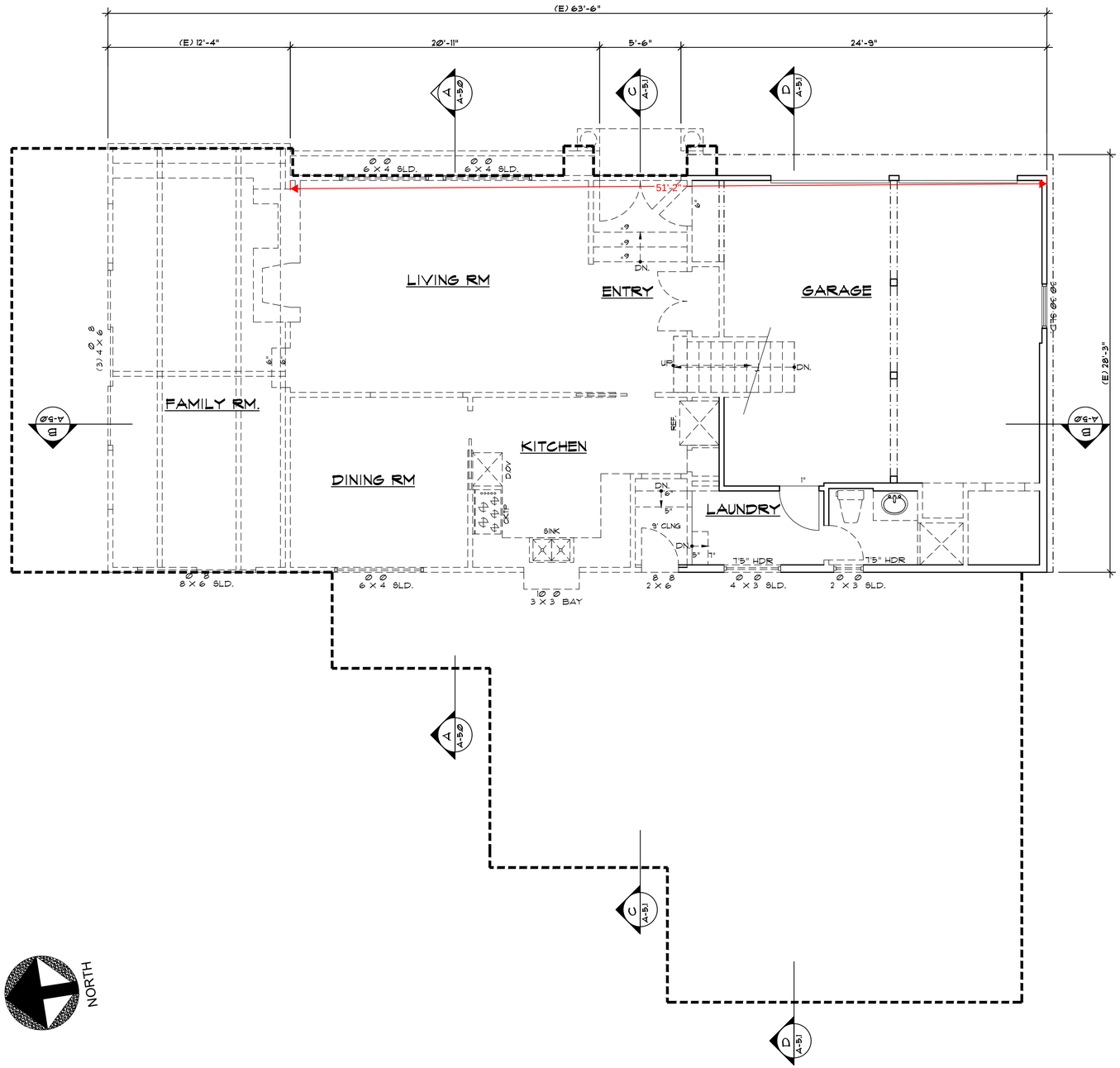
Signature :

Sheet Title :
NEIGHBORHOOD COMPATIBILITY WORKSHEET

Sheet No. :

NC-1.3

Original Plans - 11/17/21 DRC Meeting



NORTH

EXISTING FIRST FLOOR PLAN / DEMO PLAN

LEGEND

- EXISTING WALL TO REMAIN.
- EXISTING WALL TO BE REMOVED.
- ITEMS TO REMAIN.
- ITEMS TO BE REMOVED.
- NEW FOOT PRINT

No.	Date	Description

Client :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

Project :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

4657 TAMPICO WAY
SAN JOSE, CA. 95118
Phone (408) 888-6662
farnaz@khadivdesign.com

KHADIV-DESIGN

Date: 12-07-20
Scale: 1/4"=1'-0"
Drawn By : FK

Job No: 2020.11

Signature :

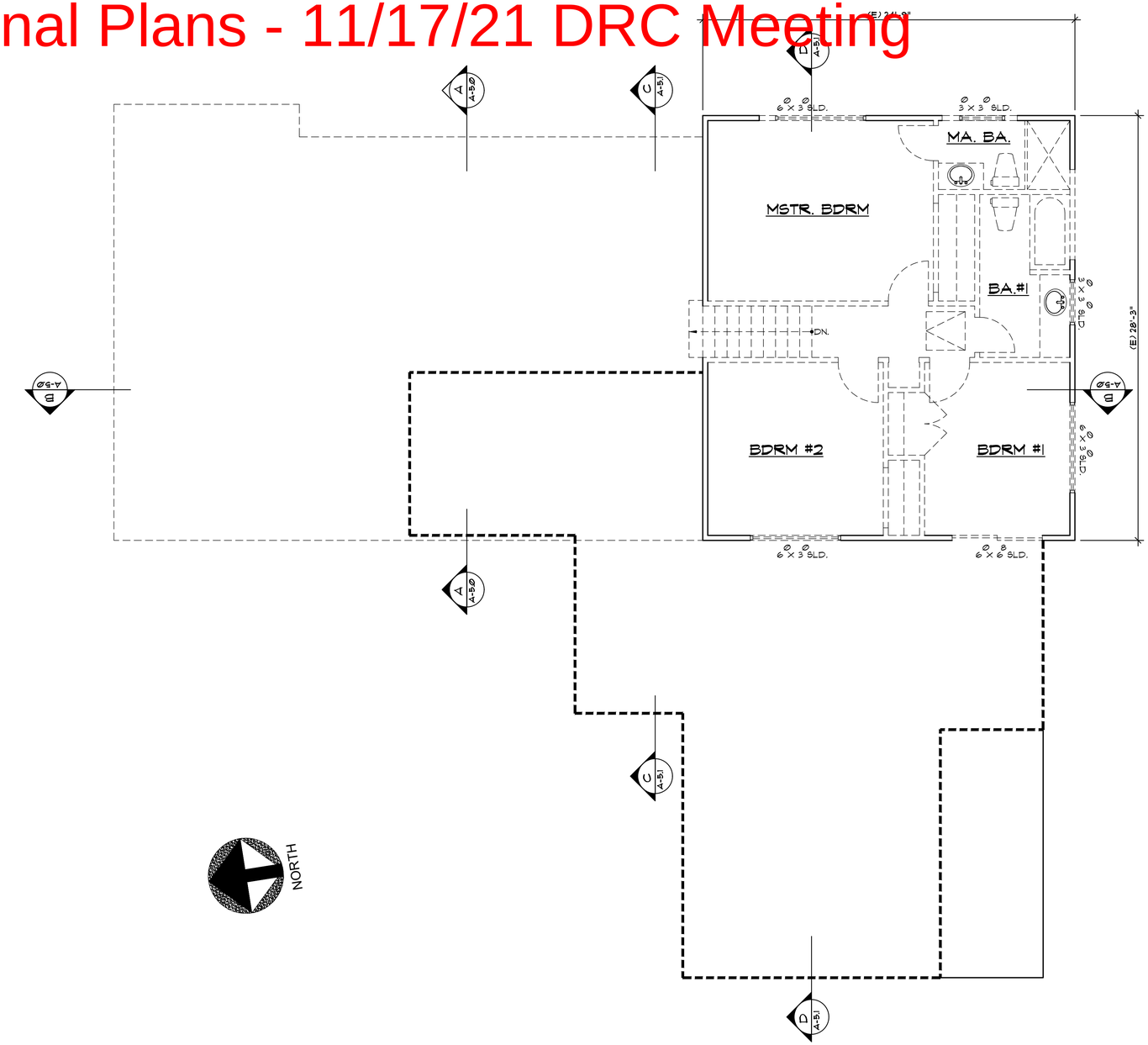
Sheet Title :

EXISTING FIRST FLOOR PLAN / DEMO PLAN

Sheet No. :

A-2.0

Original Plans - 11/17/21 DRC Meeting



EXISTING SECOND FLOOR PLAN / DEMO PLAN

LEGEND

- EXISTING WALL TO REMAIN.
- EXISTING WALL TO BE REMOVED.
- ITEMS TO REMAIN.
- ITEMS TO BE REMOVED.
- NEW FOOT PRINT

No.	Date	Description

Client :

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LOS ALTOS, CA

Project :

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2256 DEODARA DR.
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farnaz@khadivdesign.com

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Date: 12-07-20
Scale: 1/4"=1'-0"
Drawn By : FK

Job No: 2020.11

Signature :

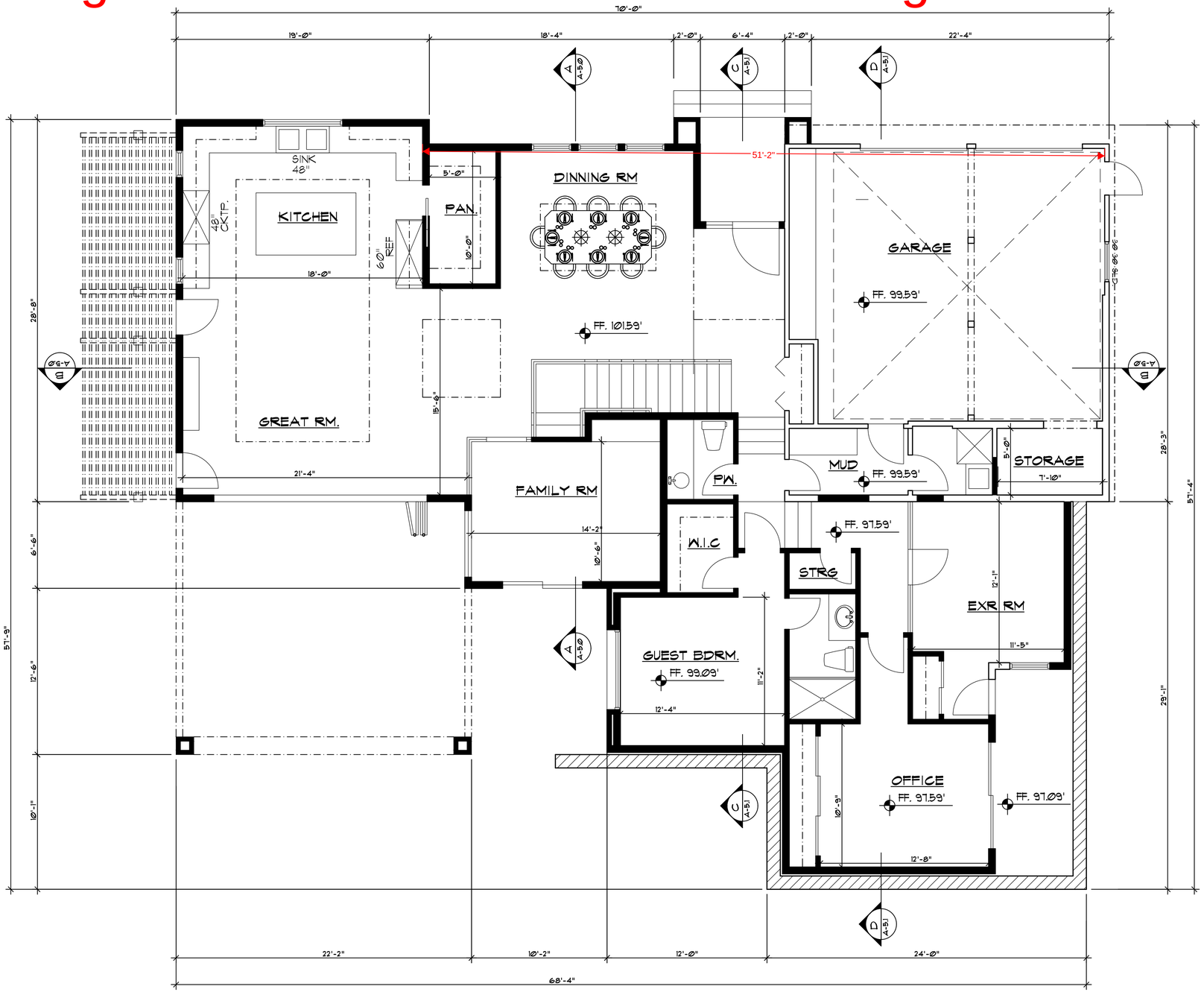
Sheet Title :

EXISTING SECOND FLOOR PLAN / DEMO PLAN

Sheet No. :

A-2.1

Original Plans - 11/17/21 DRC Meeting



NORTH

PROPOSED FIRST FLOOR PLAN

LEGEND

- (N) 2 X STUD WALL
- (E) 2 X STUD WALL
- SOFFIT, UPPER CABINET, BEAM ABOVE
- EXTERIOR ELEVATION
- BUILDING SECTION
- DETAIL REFRENCE

No.	Date	Description

Client :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

Project :

Mr. and Mrs. Alon
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LOS ALTOS, CA

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KHADIV-DESIGN

Date: 12-07-20
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Drawn By : FK

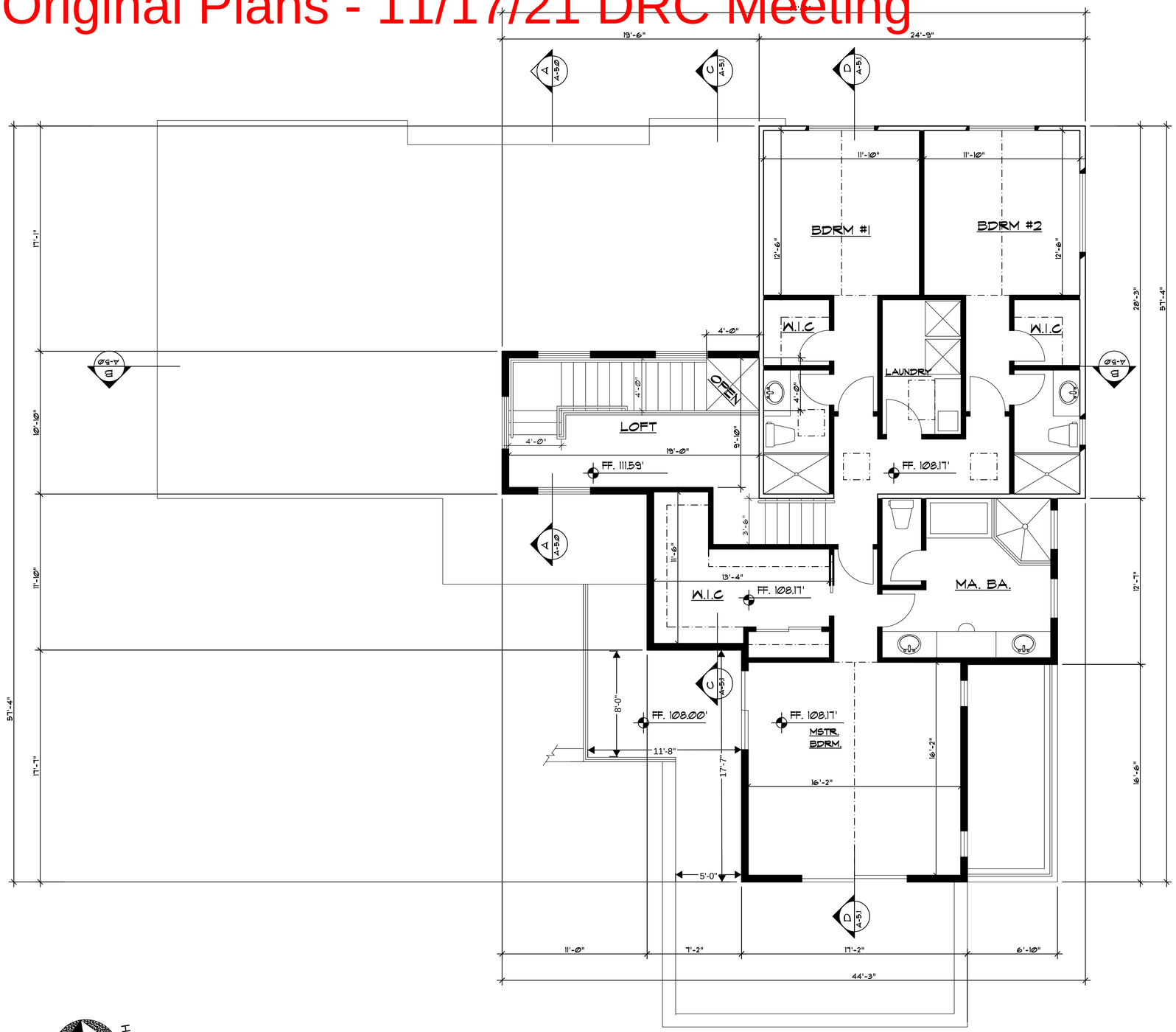
Job No: 2020.11

Signature :

Sheet Title :
PROPOSED FIRST FLOOR

Sheet No. :
A-2.2

Original Plans - 11/17/21 DRC Meeting



NORTH

PROPOSED SECOND FLOOR PLAN

LEGEND

- (N) 2 X STUD WALL
- (E) 2 X STUD WALL
- SOFFIT, UPPER CABINET, BEAM ABOVE
- EXTERIOR ELEVATION
- BUILDING SECTION
- DETAIL REFRENCE

No.	Date	Description

Client :

Mr. and Mrs. Alon
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LOS ALTOS, CA

Project :

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KHADIV-DESIGN

Date: 12-07-20
Scale: 1/4"=1'-0"
Drawn By : FK

Job No: 2020.11

Signature :

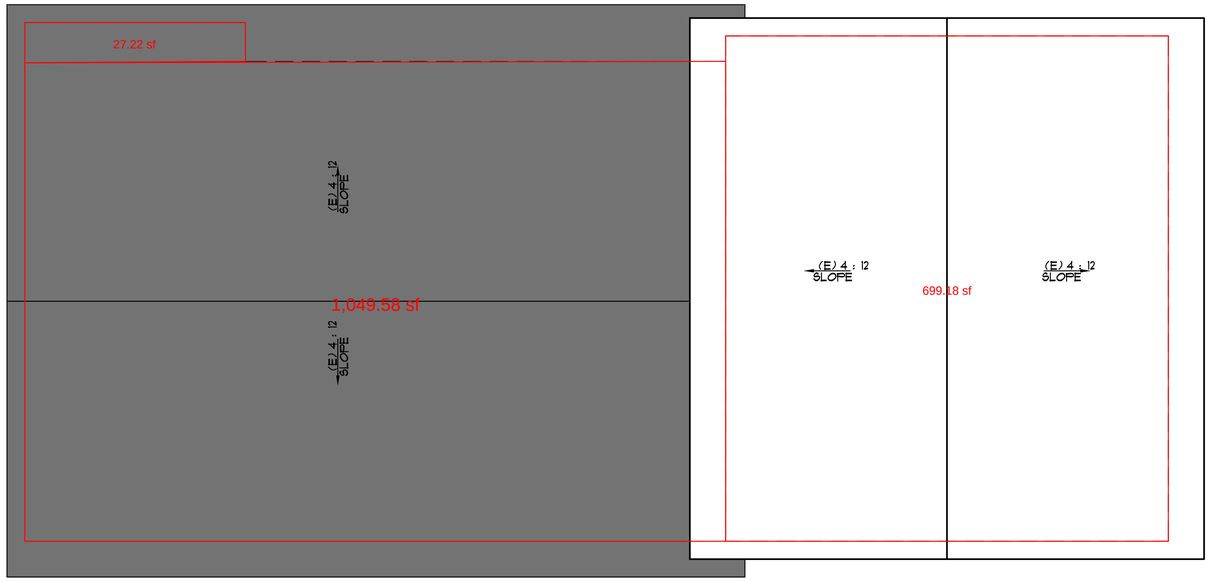
Sheet Title :

PROPOSED SECOND FLOOR

Sheet No. :

A-2.3

Original Plans - 11/17/21 DRC Meeting



EXISTING ROOF PLAN / DEMO PLAN

NORTH

LEGEND

- EXISTING ROOF TO BE DEMOLISHED
- EXISTING ROOF TO REMAIN
- FOOTPRINT OF EXISTING BUILDING

No.	Date	Description

Client :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

Project :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

4657 TAMPICO WAY
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farnaz@khadivdesign.com

KHADIV-DESIGN

Date: 12-07-20
Scale: 1/4"=1'-0"
Drawn By : FK

Job No: 2020.11

Signature :

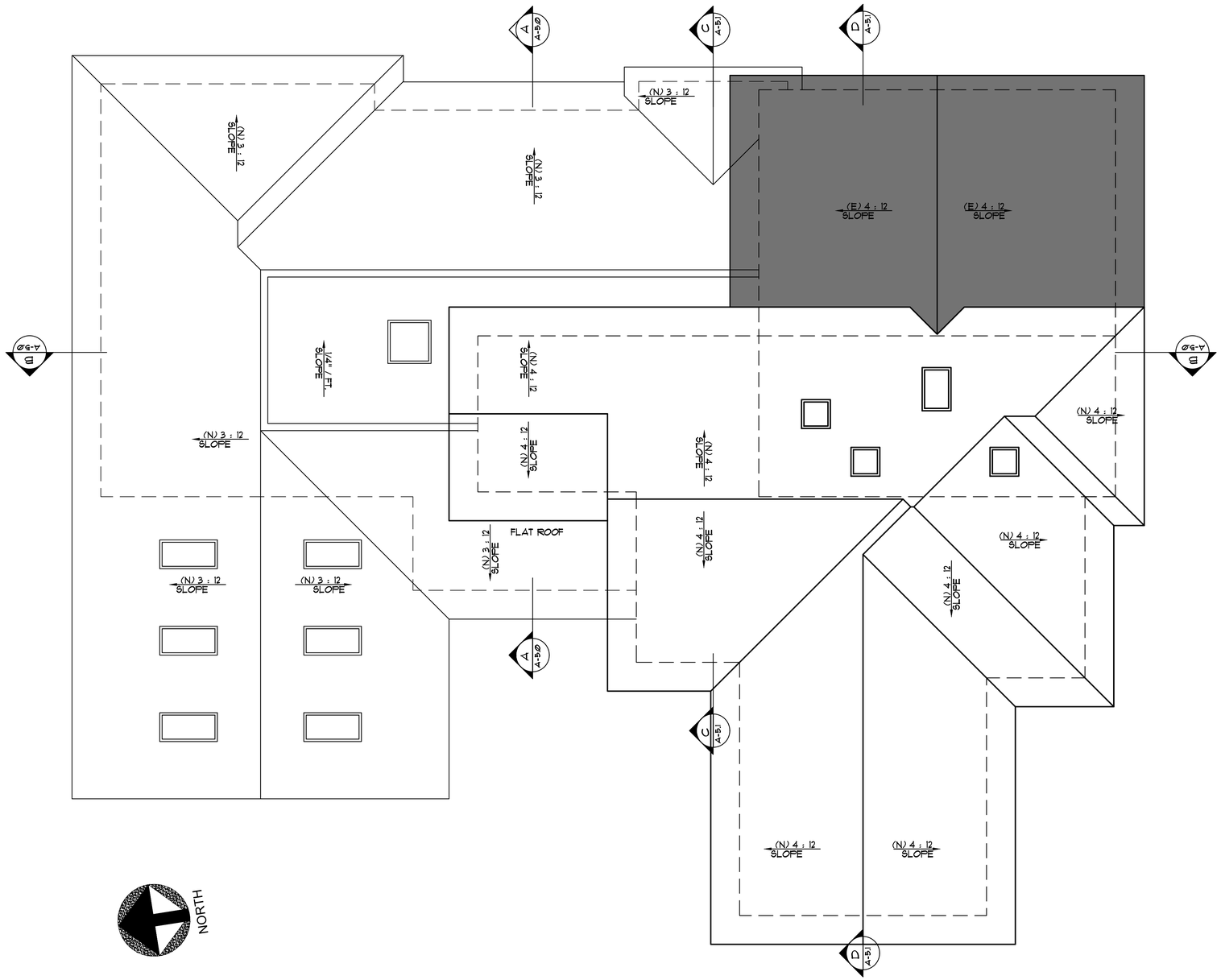
Sheet Title :

EXISTING ROOF PLAN
PLAN / DEMO PLAN

Sheet No. :

A-3.0

Original Plans - 11/17/21 DRC Meeting



PROPOSED ROOF PLAN

LEGEND

- EXISTING ROOF TO REMAIN
- NEW ROOF
- FOOTPRINT OF BUILDING

No.	Date	Description

Client :

Mr. and Mrs. Alon
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LOS ALTOS, CA

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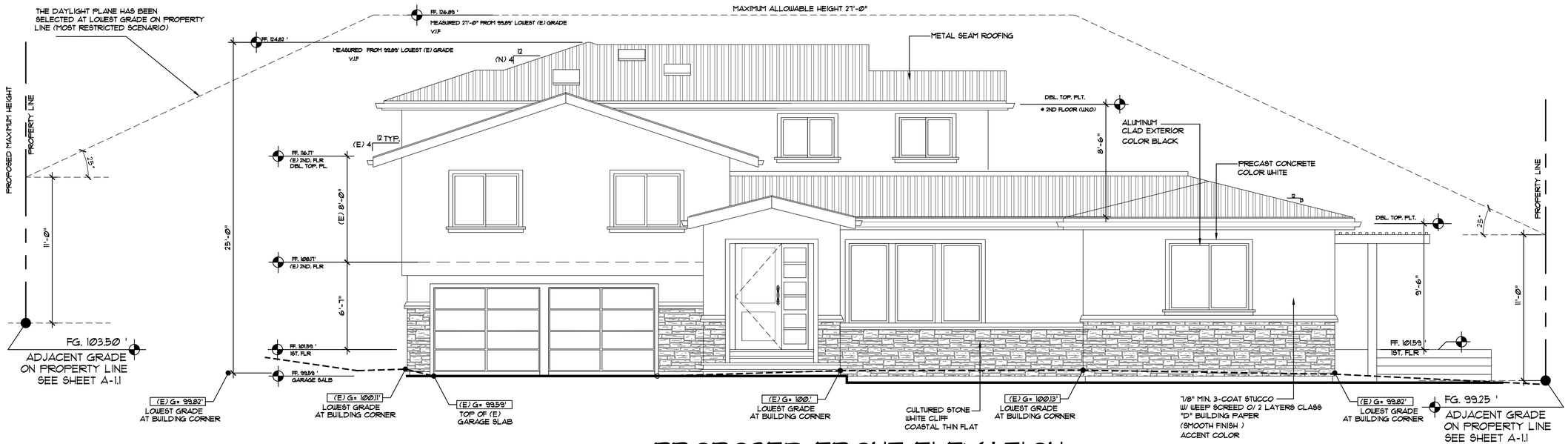
Signature :

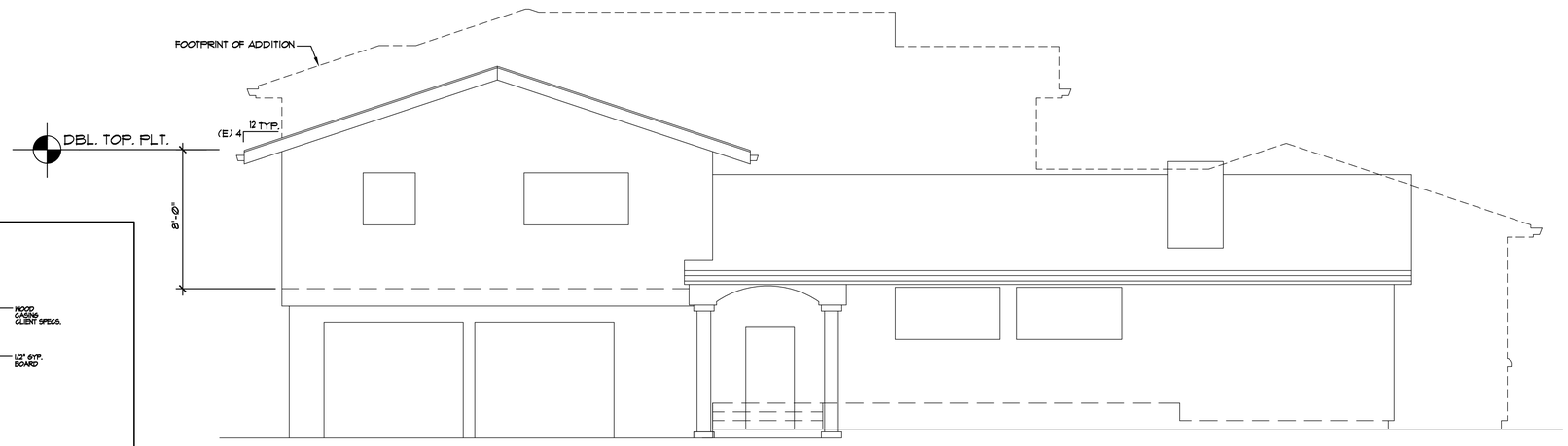
Sheet Title :
PROPOSED ROOF PLAN

Sheet No. :
A-3.1

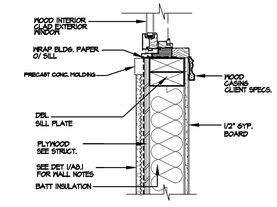
Original Plans - 11/17/21 DRC Meeting



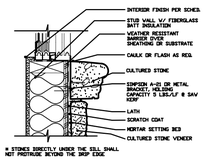
PROPOSED FRONT ELEVATION



EXISTING FRONT ELEVATION



⑥ EXTERIOR WINDOW SILL
N.T.S



⑨ CULTURED STONE (SIM.)
N.T.S
NOTE: TO BE INSTALLED PER MANUFACTURER RECOMMENDATION

No.	Date	Description

Client :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

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KHADIV-DESIGN

Date: 12-07-20
Scale: 1/4"=1'-0"
Drawn By : FK

Job No: 2020.11

Signature :

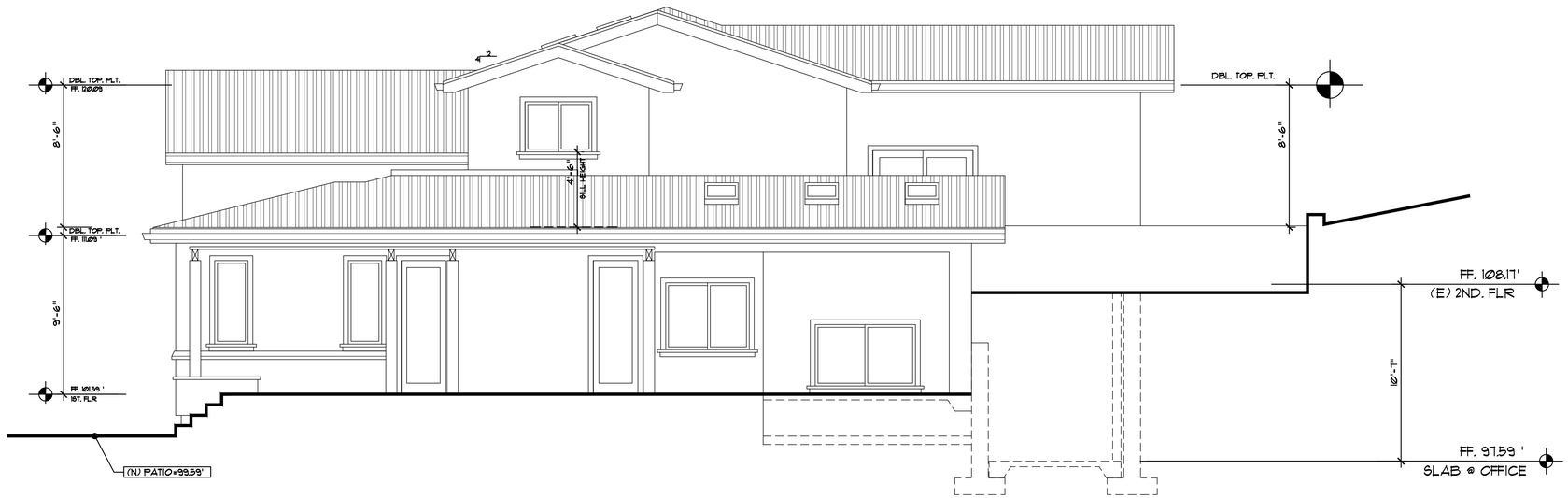
Sheet Title :

EXTERIOR ELEVATION

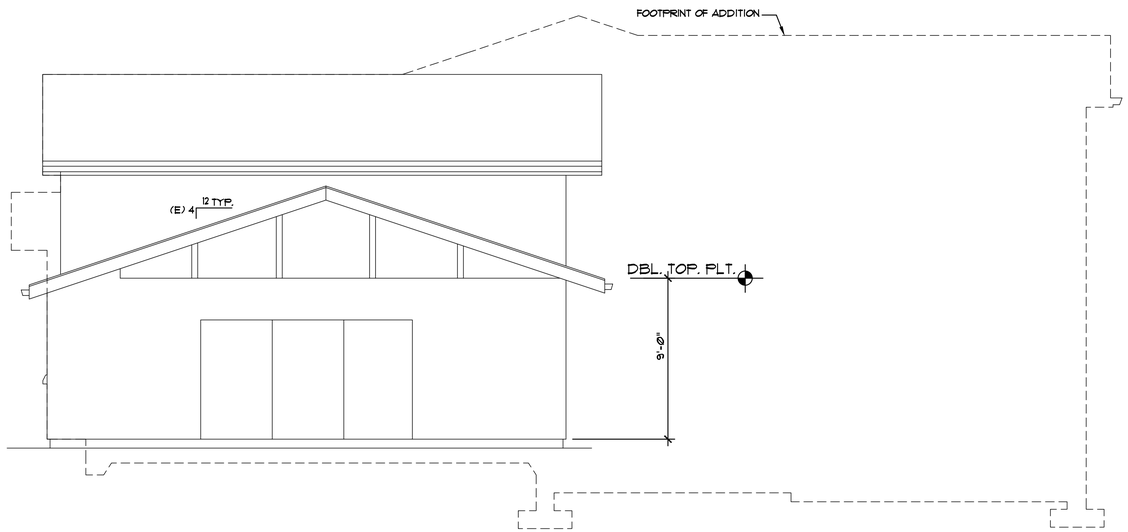
Sheet No. :

A-4.0

Original Plans - 11/17/21 DRC Meeting



PROPOSED RIGHT SIDE ELEVATION



EXISTING RIGHT SIDE ELEVATION

No.	Date	Description
1		
2		
3		

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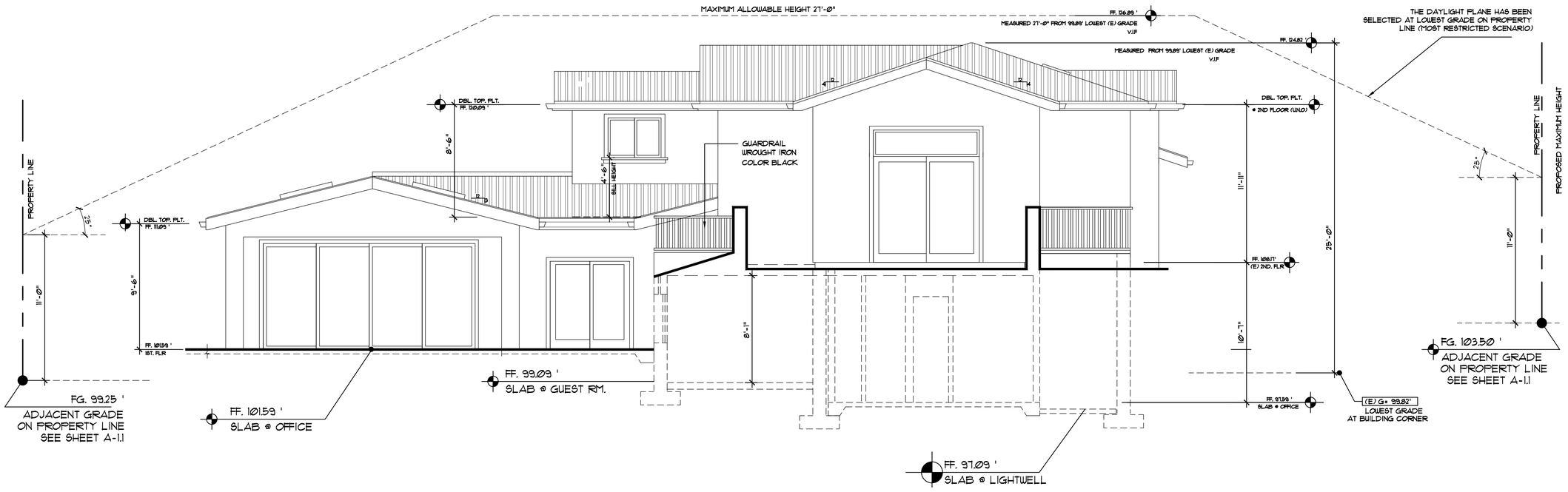
Sheet Title :

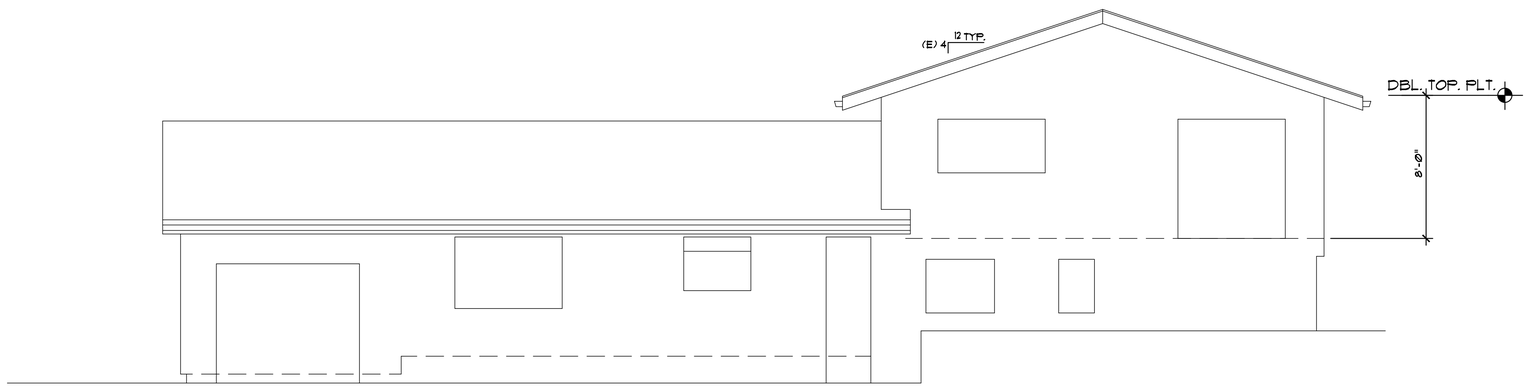
EXTERIOR
ELEVATION

Sheet No. :

A-4.1

Original Plans - 11/17/21 DRC Meeting





EXISTING REAR ELEVATION

No. Date Description

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Client :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

Project :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

4657 TAMPICO WAY
SAN JOSE, CA. 95118
Phone (408) 888-6662
farnaz@khadivdesign.com

KHADIV-DESIGN

Date: 12-07-20
Scale: 1/4"=1'-0"
Drawn By : FK

Job No: 2020.11

Signature :

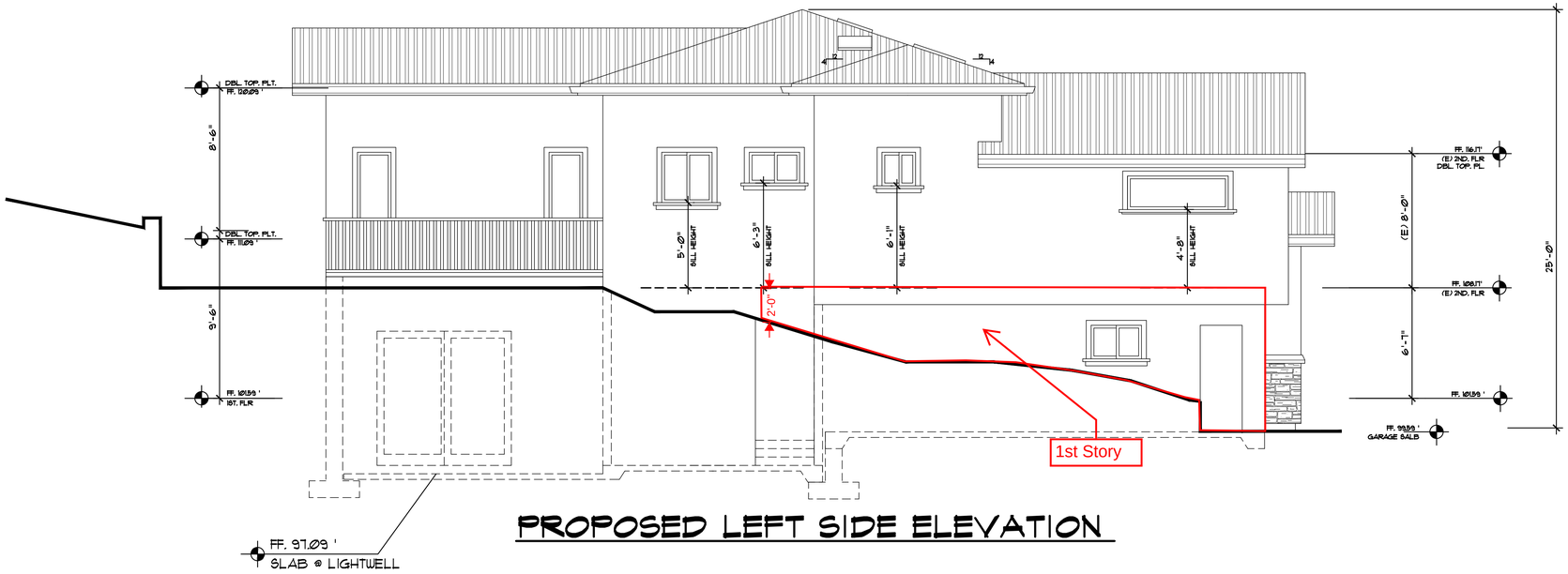
Sheet Title :

EXTERIOR ELEVATION

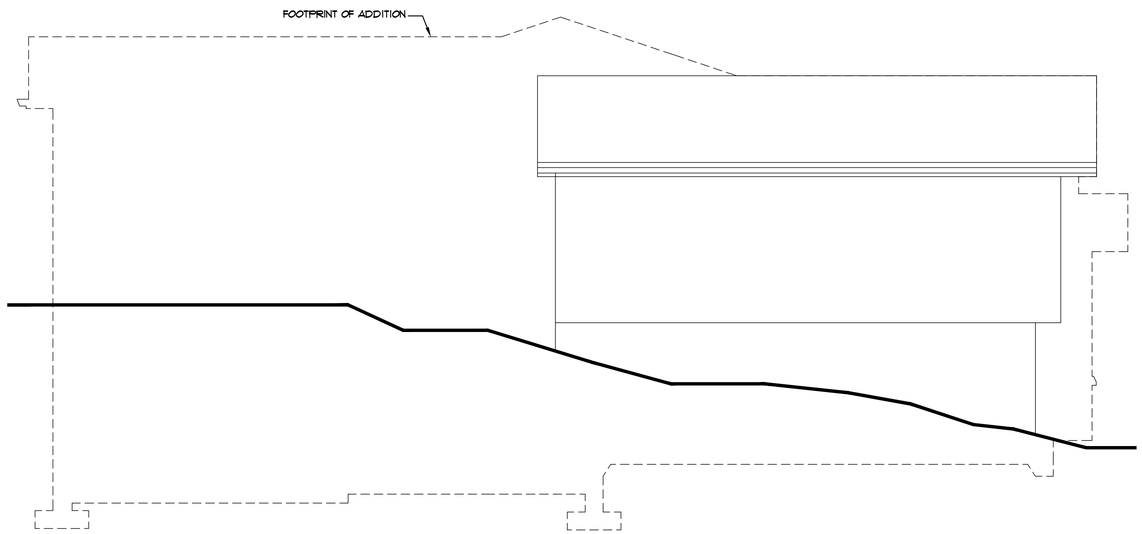
Sheet No. :

A-4.2

Original Plans - 11/17/21 DRC Meeting



PROPOSED LEFT SIDE ELEVATION



EXISTING LEFT SIDE ELEVATION

No.	Date	Description
1		
2		
3		

Client :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

Project :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

4657 TAMPICO WAY
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KHADIV-DESIGN

Date: 12-07-20
Scale: 1/4"=1'-0"
Drawn By : FK

Job No: 2020.11

Signature :

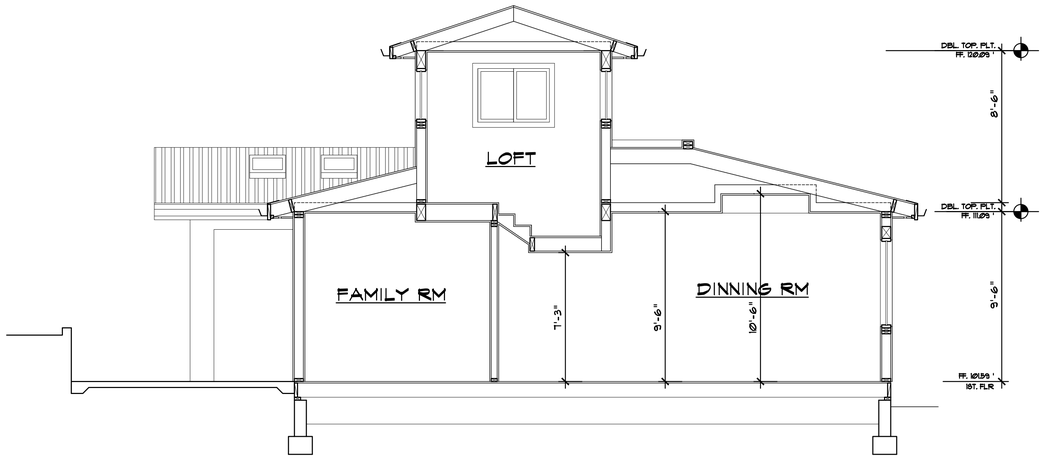
Sheet Title :

EXTERIOR
ELEVATION

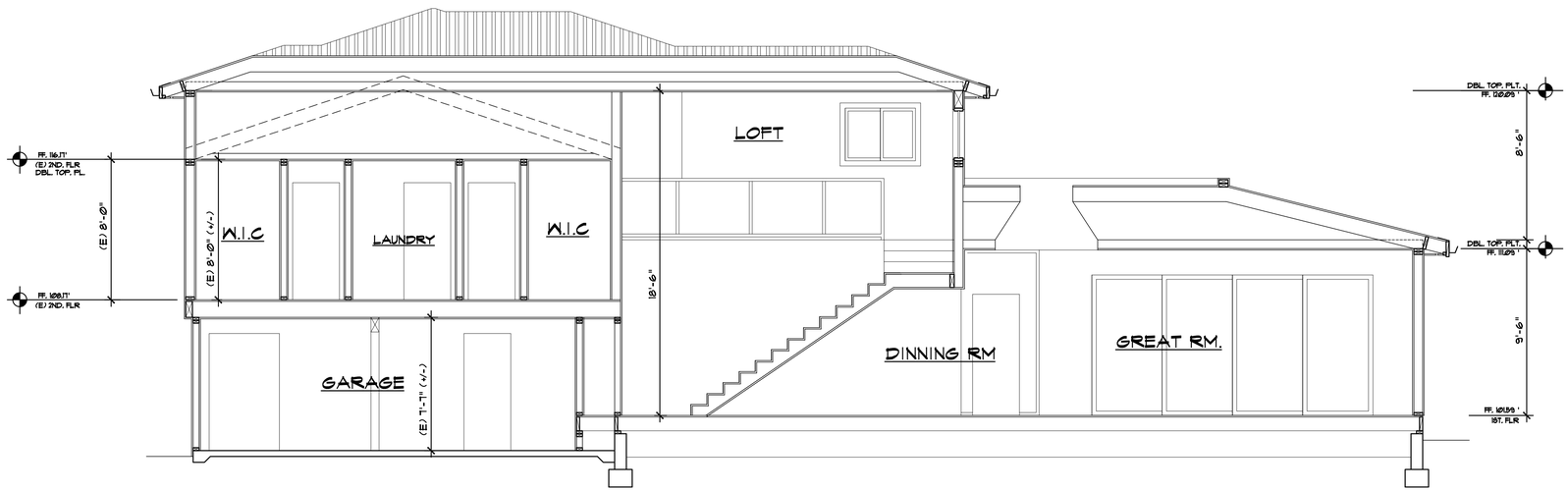
Sheet No. :

A-4.3

Original Plans - 11/17/21 DRC Meeting



SECTION A-A



SECTION B-B

No. Date Description

Client :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

Project :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

4657 TAMPICO WAY
SAN JOSE, CA. 95118
Phone (408) 888-6662
farnaz@khadivdesign.com

KHADIV-DESIGN

Date: 12-07-20
Scale: 1/4"=1'-0"
Drawn By : FK

Job No: 2020.11

Signature :

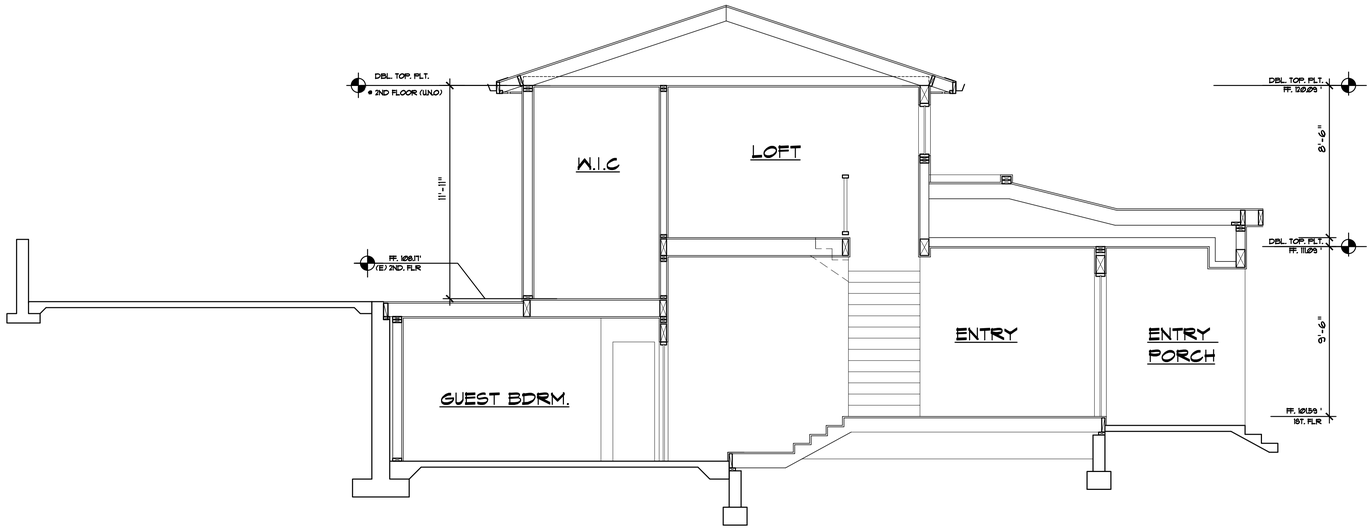
Sheet Title :

BUILDING SECTIONS

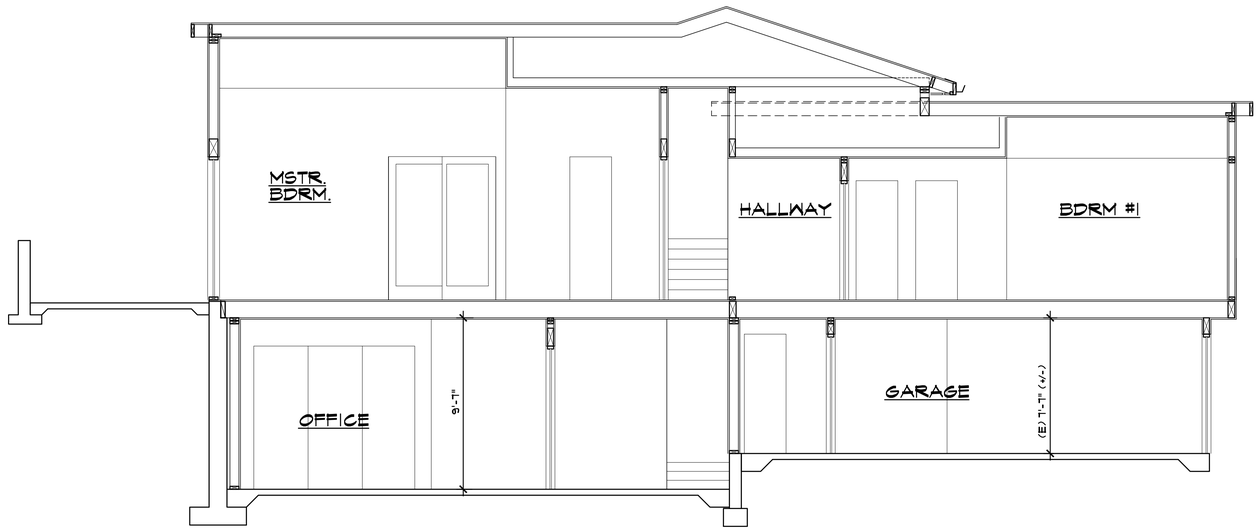
Sheet No. :

A-5.0

Original Plans - 11/17/21 DRC Meeting



SECTION C-C



SECTION D-D

No.	Date	Description
1		
2		
3		

Client :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

Project :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

4657 TAMPICO WAY
SAN JOSE, CA. 95118
Phone (408) 888-6662
farnaz@khadivdesign.com

KHADIV-DESIGN

Date: 12-07-20
Scale: 1/4"=1'-0"
Drawn By : FK

Job No: 2020.11

Signature :

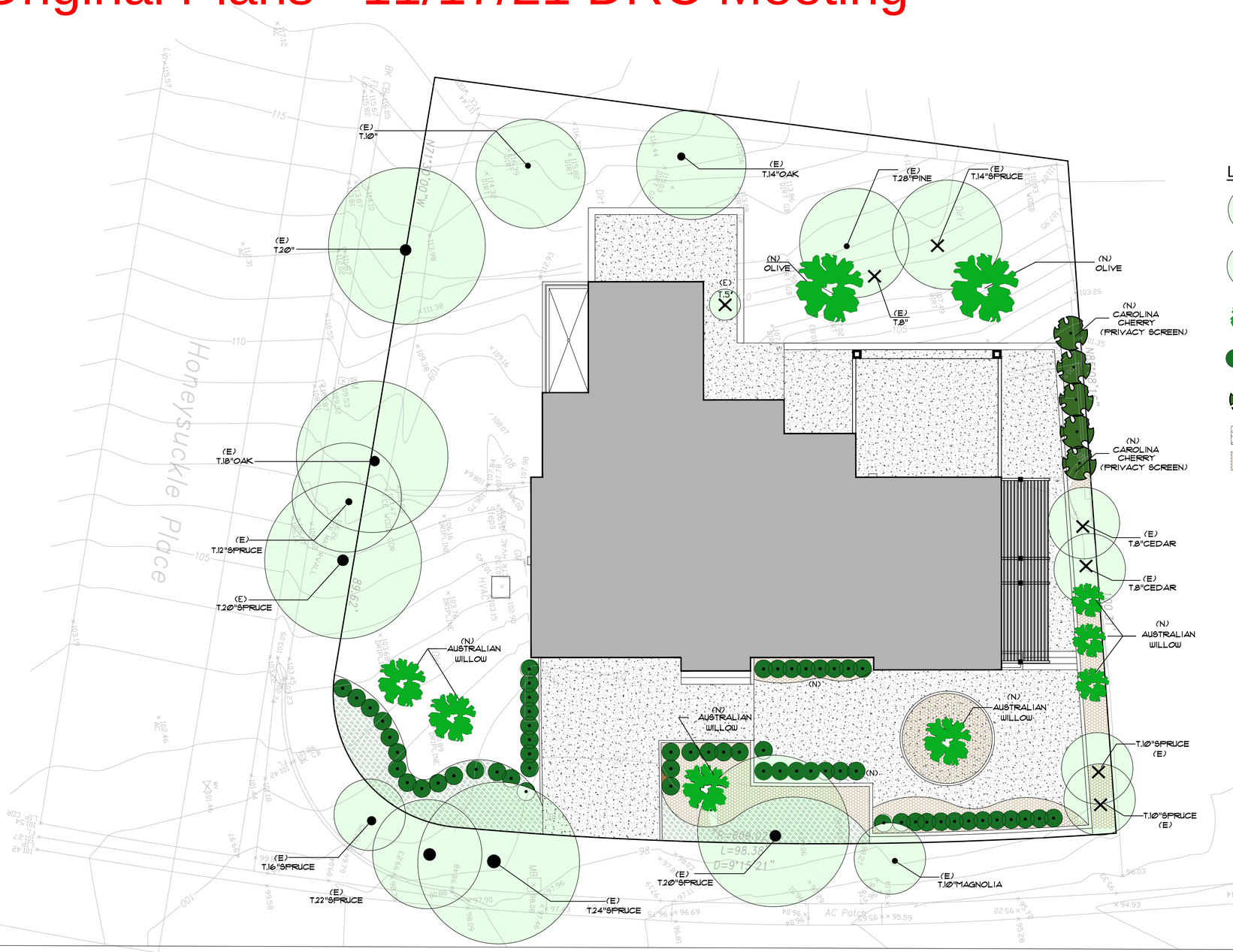
Sheet Title :

BUILDING SECTIONS

Sheet No. :

A-5.1

Original Plans - 11/17/21 DRC Meeting



LANDSCAPE LEGEND

- (E) TREE TO REMAIN
- (E) TREE TO BE REMOVED
- NEW TREE
- NEW SHRUB
- NEW SCREENING TREE
- TURF
- MULCH

PROPOSED CONCEPTUAL LANDSCAPE PLAN

No.	Date	Description
1	7/25/21	Planning Comments

Client :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

Project :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

4657 TAMPICO WAY
SAN JOSE, CA. 95118
Phone (408) 888-6662
farnaz@khadivdesign.com

KHADIV-DESIGN

Date: 12-07-20
Scale: 1/8"=1'-0"
Drawn By : FK

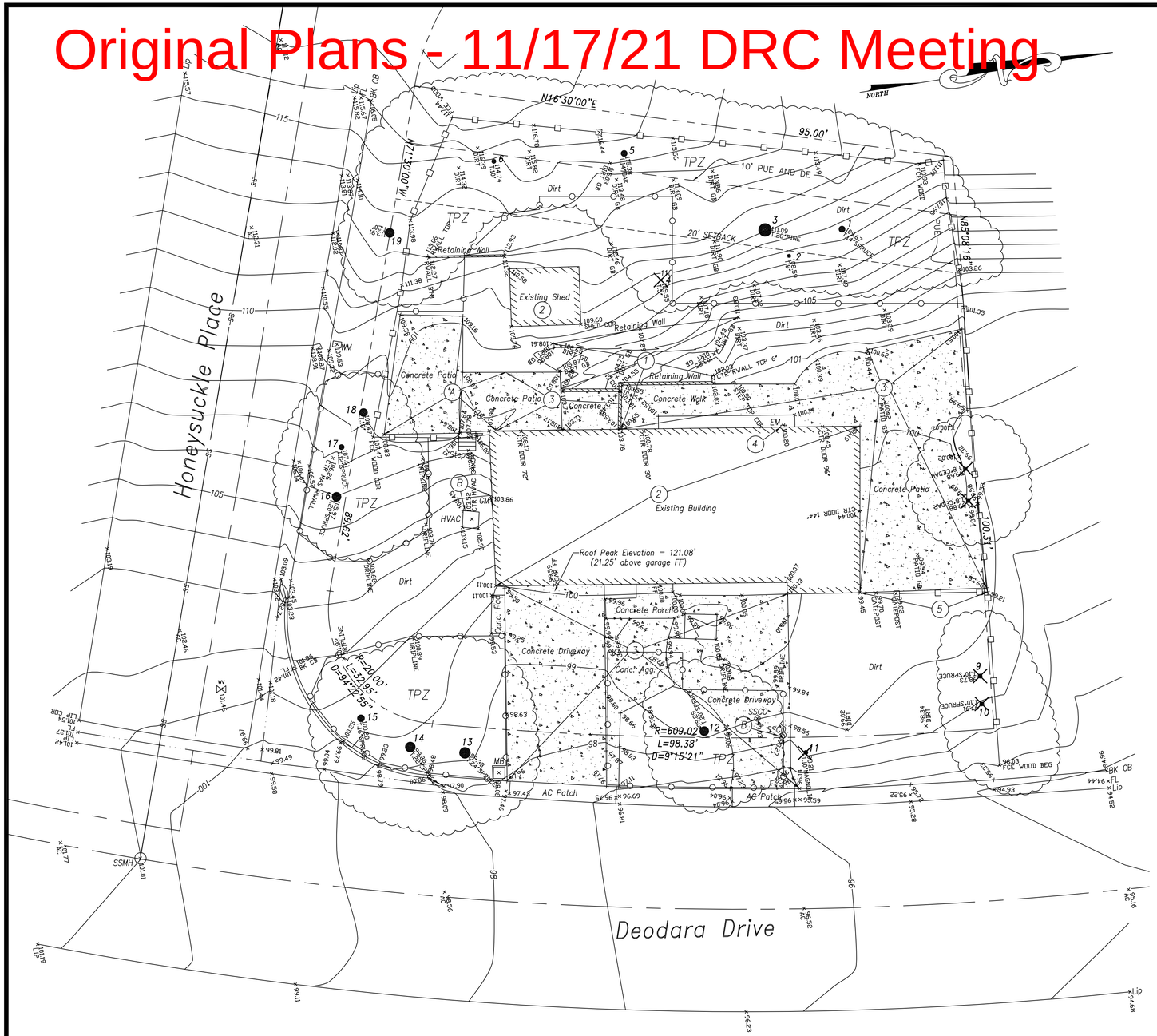
Job No: 2020.11

Signature :

Sheet Title :
PROPOSED CONCEPTUAL LANDSCAPE

Sheet No. :
LD-1.0

Original Plans - 11/17/21 DRC Meeting



ARBORIST'S REPORT

ARBORIST'S REPORT FOR THE PROJECT HAS BEEN PREPARED BY KIELTY ARBORIST SERVICES, LLC, DATED JUNE 25, 2021 ATTACHED SEPARATELY. THE PAGES SHOWN BELOW ARE FROM THE SAME REPORT.

Survey Key:
DBH-Diameter at breast height (54" above grade)
CON- Condition rating (1-100)
HT/SP- Tree height/ canopy spread
*indicates neighbor's trees
P-*Indicates protected tree by city ordinance*
R-*Indicates proposed removal*

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1	Deodar cedar *(Cedrus deodara)*	14.7	B	50/30	Good vigor, poor form, topped in past for utility line clearance.
2	Toyon *(Heteromeles arbutifolia)*	3-3-3	C	12/10	Fair vigor, fair form, multi leader at grade.
3P	Monterey pine *(Pinus radiata)*	25.3	D	45/35	Fair vigor, poor form, topped in past for utility line clearance, poor species.
4	Toyon *(Heteromeles arbutifolia)*	3-3-3-3	C	10/15	Fair to poor vigor, fair form, multi leader at grade.
5P	Coast live oak *(Quercus agrifolia)*	15.0	C	30/30	Good vigor, poor form, topped for utilities.
6	Coast live oak *(Quercus agrifolia)*	7.9	A	20/15	Good vigor, good form.
7*P	Deodar cedar *(Cedrus deodara)*	18est	C	50/30	Good vigor, poor form, topped for utilities.
8*	Privet *(Ligustrum japonicum)*	6-6est	D	20/12	Good vigor, poor form, topped, fair screen.
9R	Deodar cedar *(Cedrus deodara)*	10.8	A	55/20	Good vigor, good form.
10R	Deodar cedar *(Cedrus deodara)*	10.7	A	55/20	Good vigor, good form.
11R	Magnolia *(Magnolia grandiflora)*	8.4	F	30/20	Poor vigor, poor form, nearly dead.
12P	Deodar cedar *(Cedrus deodara)*	22.0	D	45/30	Good vigor, poor form, topped in past at 6 feet, leans out of ground.
13P	Deodar cedar *(Cedrus deodara)*	25.4	B	60/35	Good vigor, poor form, topped in past.
14P	Deodar cedar *(Cedrus deodara)*	25.0	B	60/35	Good vigor, poor form, topped in past.

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
15	Deodar cedar *(Cedrus deodara)*	14.2	D	50/20	Fair vigor, poor form, suppressed, no room for tree.
16P	Deodar cedar *(Cedrus deodara)*	19.5	B	55/30	Good vigor, poor form, topped.
17	Deodar cedar *(Cedrus deodara)*	13.0	B	50/20	Good vigor, poor form, topped.
18P	Green ash *(Fraxinus uhdei)*	21.0	D	50/30	Good vigor, poor form, topped at 10 feet.
19P	Green ash *(Fraxinus uhdei)*	16.0	D	50/30	Good vigor, poor form, topped at 10 feet.
20P	Monterey pine *(Pinus radiata)*	15.0	D	35/30	Fair to poor vigor, poor form, grows towards utilities.

DEMOLITION LEGEND

- PL
- FENCE
- EXISTING TREE w/ DBH
- EXISTING TREE TO BE REMOVED
- × 607.0 — EXISTING GRADE ELEVATION
- 185 — EXISTING CONTOUR w/ ELEVATION
- TPZ — TREE PROTECTION ZONE

ABBREVIATIONS

ASPH.	ASPHALT
CONC.	CONCRETE
EP	EDGE OF PAVEMENT
EX	EXISTING
GM	GAS METER
MB	MAIL BOX
SSCO	SANITARY SEWER CLEAN-OUT
WM	WATER METER
WV	WATER VALVE
JP	JOINT POLE
TPZ	TREE PROTECTION ZONE

DEMOLITION NOTES:

1. CONTRACTOR SHALL OBTAIN A DEMOLITION PERMIT FROM THE CITY OF LOS ALTOS BUILDING DEPARTMENT PRIOR TO START OF DEMOLITION.
2. THE PROPERTY LINE SHALL BE THE LIMITS OF DEMOLITION UNDER THE GRADING PERMIT. DEMOLITION WITHIN CITY RIGHT-OF-WAY SHALL BE DONE UNDER AN ENCROACHMENT PERMIT WITH THE CITY OF LOS ALTOS.
3. CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTIONS WITH THE RESPECTIVE UTILITY AGENCIES PRIOR TO START OF DEMOLITION ON THE SITE.
4. UTILITIES TO BE ABANDONED WITHIN THE AREAS OF PROPOSED IMPROVEMENTS SHALL BE REMOVED IN THEIR ENTIRETY OR ABANDONED IN PLACE PER RECOMMENDATIONS IN THE PROJECT SOILS REPORT.

REMOVAL NOTES

1. REMOVE EXISTING RETAINING WALL
2. REMOVE EXISTING BUILDING
3. REMOVE EXISTING CONCRETE
4. REMOVE EXISTING UTILITY
5. REMOVE EXISTING FENCE

PROTECTION NOTES

- A — PROTECT EXISTING CONCRETE
- B — PROTECT EXISTING UTILITY

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

GROSS LOT AREA = 11,374 SQ. FT. (0.2611 ACRES)

VERTICAL DATUM: HELD ASSUMED ELEVATION OF 100.00' AT THE EXISTING FINISHED FLOOR AT ENTRY DOOR.

BASIS OF BEARINGS: S 71°30'00 E ALONG THE MONUMENT LINE OF HONEYSUCKLE DR. AS SHOWN ON THE MAP OF TRACT 1543, BOOK 66 OF MAPS PAGES 2-3, S.C.C.R.

BOUNDARY: BOUNDARY BASED UPON FIELD SURVEY PERFORMED BY OR UNDER DIRECTION OF HELMUT KORSTICK, PLS 7739.

LICENSED LAND SURVEYOR — HELMUT R. KORSTICK — NO. 7739 — STATE OF CALIFORNIA

DATE: SEPT. 16, 2021					
SCALE: AS NOTED					
DRAWN: DSK					
DESIGNED: DSK					
ENGINEER: DSK					
MANAGER: DSK	NO.	BY	DATE	REVISIONS	CITY APPR

PREPARED BY, OR UNDER THE DIRECTION OF:
NOT APPROVED FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER — DILIP S. KISHAWI — C 51620 — STATE OF CALIFORNIA

PREPARED BY:
STERLING CONSULTANTS
46560 FREMONT BOULEVARD, UNIT NO. 205
FREMONT, CA 94538
1sterlingconsultants@gmail.com PHONE: 510.344.8955

PREPARED FOR:
AMIT ALON & ROZA ANBARI
2256 DEODARA DRIVE
LOS ALTOS, CA 94024

APN: 342-02-049

2256 DEODARA DRIVE

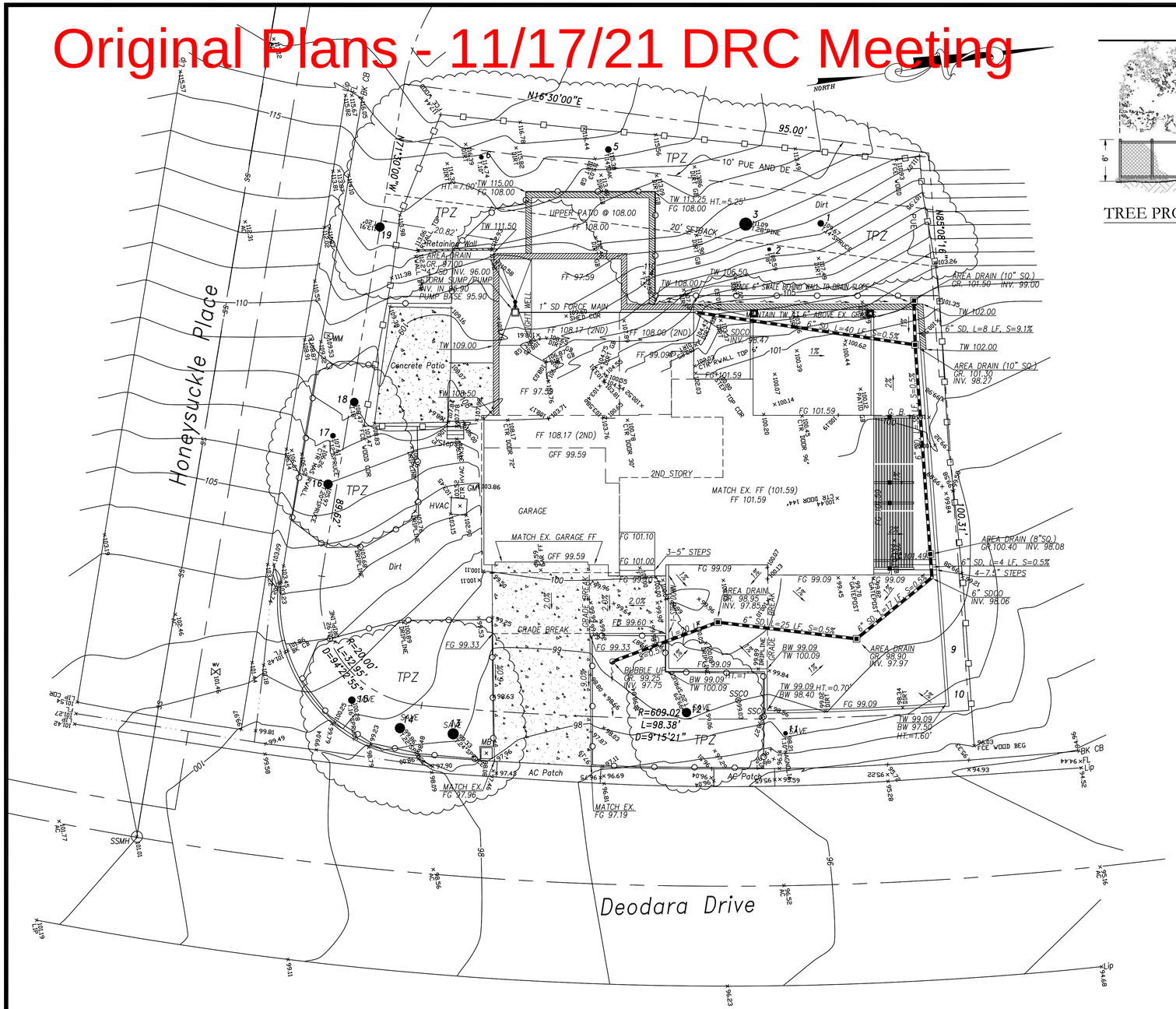
EXISTING CONDITION MAP & DEMOLITION PLAN

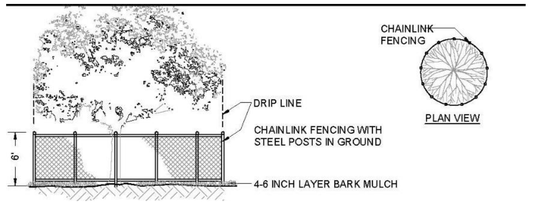
CITY OF LOS ALTOS SANTA CLARA COUNTY CALIFORNIA

SHEET NO. C1 OF 2 SHEETS
JOB NO. 2020-475

PRINTED: SEPTEMBER 16, 2021

Original Plans - 11/17/21 DRC Meeting



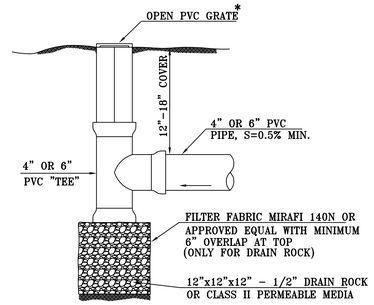


TREE PROTECTION ZONE (TPZ) FENCE - DETAIL

NOT TO SCALE

GRADING NOTES:

1. SITE GRADING & EXCAVATIONS SHALL ADHERE TO ALL RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL REPORT.
2. ALL GRADES SHOWN ARE FINISHED GRADES, UNLESS OTHERWISE NOTED.
3. ALL CUT AND FILL SLOPES AT THE BOUNDARY LINES SHALL BE CONSTRUCTED IN SUCH A MANNER THAT ADJACENT FENCES WILL NOT BE DAMAGED. GRADING SHALL CONFORM AT BOUNDARY LINES.
4. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES OVER FIVE FEET IN HEIGHT SHALL BE PLANTED WITH SUITABLE GROUND COVER.
5. DURING GRADING OPERATIONS, THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES BOTH ON-SITE. STREETS SHALL BE SWEPT PER REQUIREMENTS SPECIFIED IN BLUEPRINT FOR CLEAN BAY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF SAID GRADING QUANTITIES PRIOR TO THE START OF THE GRADING OPERATION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLY MATERIAL FOR DEFICIENCIES TO BRING PAVEMENT OR LOTS TO REQUIRED GRADE. CLARIFICATION OF GRADING SHALL BE DONE BY THE ENGINEER.
7. THE PROPERTY OWNER IS RESPONSIBLE FOR THE REPAIR AND/OR REPLACEMENT OF ANY DAMAGED EXISTING IMPROVEMENTS WITHIN THE PUBLIC STREET RIGHT OF WAY
8. WASTEWATER GENERATED DURING CONSTRUCTION SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM. THIS INCLUDES WASTE FROM PAINTING, SAWCUTTING, CONCRETE WORK, ETC. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO ELIMINATE DISCHARGES TO THE STORM DRAIN SYSTEM AND, IF NECESSARY, PROVIDE AN AREA FOR ON-SITE WASHING ACTIVITIES DURING CONSTRUCTION. MATERIALS WHICH COULD CONTAMINATE STORM RUNOFF SHALL BE STORED IN AREAS WHICH ARE DESIGNED TO PREVENT EXPOSURE TO RAINFALL AND TO NOT ALLOW STORM WATER TO RUN ONTO THE AREA.
9. FLUSHING OF STREETS/PARKING LOTS TO REMOVE DIRT AND CONSTRUCTION DEBRIS IS PROHIBITED UNLESS PROPER SEDIMENT CONTROLS ARE USED. AREAS REQUIRING CLEANING SHOULD BE SWEPT.
10. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND REPLACED BY SELECT BACKFILL MATERIAL AS NEEDED.
11. WHERE ABANDONED UNDERGROUND STRUCTURES ARE ENCOUNTERED IN THE STREET AREAS, REMOVE TO SUFFICIENT DEPTH TO ALLOW UNDERGROUND LINES TO CROSS, BACKFILL AND COMPACT DURING ROUGH GRADING. THE INSPECTOR MAY REQUIRE FURTHER WORK TO BE DONE IF VISUAL INSPECTION INDICATES SO DURING CONSTRUCTION.
12. PRIOR TO ANY GRADING, DEMOLITION OF THE SITE SHOULD BE COMPLETED. DEMOLITION SHOULD INCLUDE THE COMPLETE REMOVAL OF ALL SURFACE AND SUBSURFACE STRUCTURES. IF ANY OF THE FOLLOWING ARE ENCOUNTERED: TREE ROOT SYSTEMS, CONCRETE, SEPTIC TANKS, GAS OR OIL TANKS, STORM INLETS, IRRIGATION PIPES, FOUNDATIONS, ASPHALT, DEBRIS AND TRASH, THESE SHOULD ALSO BE REMOVED, WITH THE EXCEPTION OF ITEMS SPECIFIED BY THE OWNER FOR SALVAGE.
13. ALL ONSITE STORM DRAIN INLETS SHALL BE INSTALLED WITH "NO DUMPING DRAINS TO BAY" STENCILS.
14. EARTHWORK QUANTITIES SHOWN ON THESE PLANS ARE APPROXIMATE ESTIMATED QUANTITIES AND ARE FURNISHED FOR THE CITY'S INFORMATION ONLY. THE ACTUAL AMOUNT MAY VARY DEPENDING ON COMPACTION, CONSOLIDATION, STRIPPING AND THE CONTRACTOR'S METHOD OF OPERATION.



* USE FLAT TOP GRATES FOR LAWN AREAS AND DOMED OR ATRIUM GRATES WHERE MOWING OR TRIPPING IS NOT OF CONCERN & CAST IRON GRATES IN PARKING AREAS.

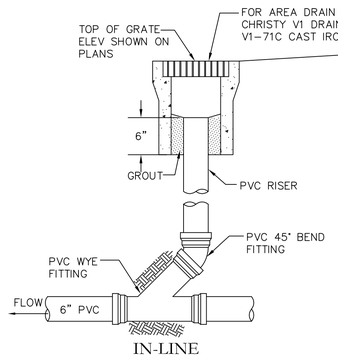
BUBBLE UP DETAIL
NOT TO SCALE

EARTHWORK SUMMARY

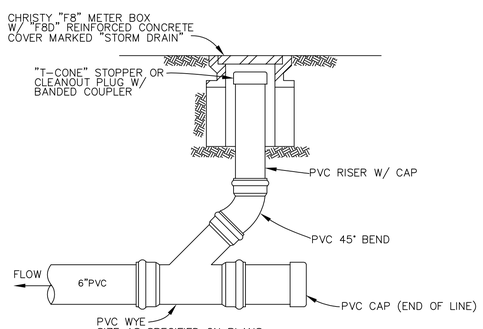
MEASURED RAW CUT :	404 CY
MEASURED RAW FILL :	8 CY
ESTIMATED EXPORT:	396 CY

EARTHWORK QUANTITIES SHOWN HEREON ARE APPROXIMATE ONLY FOR ESTABLISHMENT OF FEES. CONTRACTORS SHALL BASE BID AND OR CONTRACT AMOUNTS UPON THIER OWN EARTHWORK ESTIMATES FOR COMPLETION OF THE WORK SHOWN HEREON, NOT ON THE QUANTITIES SHOWN ABOVE.

NO ADJUSTMENTS HAVE BEEN APPLIED FOR SHRINK OR SWELL.



AREA DRAIN - DETAIL
NOT TO SCALE



STORM DRAIN CLEANOUT
NOT TO SCALE

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

DATE: SEPT. 16, 2021					
SCALE: AS NOTED					
DRAWN: DSK					
DESIGNED: DSK					
ENGINEER: DSK					
MANAGER: DSK	NO.	BY	DATE	REVISIONS	CITY APPR

PREPARED BY, OR UNDER THE DIRECTION OF:
NOT APPROVED FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
DILIP S. KISHNANI
C 51620
STATE OF CALIFORNIA

PREPARED BY:
STERLING CONSULTANTS
46560 FREMONT BOULEVARD, UNIT NO. 205
FREMONT, CA 94538
1sterlingconsultants@gmail.com PHONE: 510.344.8955

PREPARED FOR:
AMIT ALON & ROZA ANBARI
2256 DEODARA DRIVE
LOS ALTOS, CA 94024

APN: 342-02-049

2256 DEODARA DRIVE

PRELIMINARY GRADING & DRAINAGE PLAN

CITY OF LOS ALTOS SANTA CLARA COUNTY CALIFORNIA

SHEET NO. C2 OF 2 SHEETS

JOB NO. 2020-475

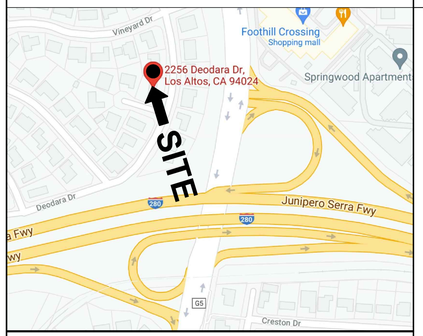
PRINTED: SEPTEMBER 16, 2021

Revised Plans - 4/6/21 DRC Meeting

THE ALON RESIDENCE

2256 DEODARA DR.
LOS ALTOS, CALIFORNIA

VICINITY MAP



BUILDING CODE DATA

OCCUPANCY:
R-3 / U
SINGLE FAMILY RESIDENCE
WITH ATTACHED GARAGE.

CONSTRUCTION TYPE: V-B

FIRE SPRINKLER NO

BUILDING CODE:
ALL APPLICABLE CURRENT CODES
TO THE COUNTY OF SANTA CLARA
AND THE STATE OF CALIFORNIA
2019 CALIFORNIA BLD'G CODE (CBC)
2019 CALIFORNIA PLUMBING CODE (CPC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 CALIFORNIA GREEN BUILDING CODE (CALGREEN)
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA ENERGY CODE

PROJECT DESCRIPTION

ADDITION AND REMODEL TO EXISTING TWO STORY RESIDENCE

PROJECT ADDRESS: 2256 DEODARA DR.
LOS ALTOS, CA

ZONING DISTRICT: R1-10

SHEET INDEX.

CONSULTANTS

DESIGN BY :
KHADIV DESIGN
4657 TAMPICO WAY
SAN JOSE, CA 95118
Phone (408) 888-6662
Email Address: INFO@KHADIVDESIGN.COM

CIVIL DRAWING
DILIP KISHNANI, PE
STERLING CONSULTANTS
46560 FREMONT
BOULEVARD, SUITE 205
FREMONT, CA 94538
925-705-3633 CELL

HABITABLE ADDITION AT 1ST FLOOR = 744.69 SQ.FT.
HABITABLE BASEMENT = 468.81 SQ.FT.
HABITABLE ADDITION AT 2nd FLOOR = 702.9 SQ.FT.

ZONING COMPLIANCE

	Existing	Proposed	Allowed/Required
LOT COVERAGE: *Land area covered by all structures that are over 6 feet in height*	1,832.16 square feet (16.1 %)	3,293.41 square feet (28.9 %)	3412.5 square feet (30 %) TWO STORY
FLOOR AREA: *Measured to the outside surfaces of exterior walls*	1st Flr: 1709.16 sq ft 2nd Flr: 699 sq ft Total: 2,408.16 sq ft (21.1 %)	1st Flr: 2482.6 sq ft 2nd Flr: 1401.9 sq ft Total: 3,884.5 sq ft (34.1 %)	3887.5 square feet (34.1 %)
SETBACKS:			
Front	25'-3" feet	25'-0" feet	25 feet
Rear	53'-10" feet	25'-0" feet	25 feet
Right side (1st/2nd)	19'-7" feet/ 59'-8" feet	13'-3" feet/ 45'-11 feet	10 feet/ 17.5 feet
Left side (1st/2nd)	23'-7" feet/ 23'-7" feet	23'-7" feet/ 23'-7" feet	20 feet/ 17.5 feet
HEIGHT:	21'-4" feet (+/-)	22'-0" feet	27 feet

SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: *Includes habitable basement areas*	1,920.66 square feet	1,916.4 square feet	3837.06 square feet
NON- HABITABLE AREA: *Does not include covered porches or open structures*	487.5 square feet GARAGE	28.75 square feet FRONT ENTRY	516.25 square feet

LOT CALCULATIONS

NET LOT AREA:		11375 square feet
FRONT YARD HARDSCAPE AREA: *Hardscape area in the front yard setback shall not exceed 50%*		1385 square feet (49 %)
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed):	6053.5 sq ft
	Existing softscape (undisturbed) area:	5,321.5 sq ft
	New softscape (new or replaced landscaping) area:	0 sq ft
	Sum of all three should equal the site's net lot area	

TABULATION

F.A.R

THE MAXIMUM FLOOR AREA IS 3,850 SQUARE FEET PLUS 10% OF THE REMAINING LOT AREA.

LOT AREA = 11375
11375 - 11000 =375

F.A.R = 3850 + 37.5 =3,887.5 SQ. FT.

LOT COVERAGE

11375 X 30% = 3412.5

No.	Date	Description
1		
2		
3		

Client :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

Project :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

4657 TAMPICO WAY
SAN JOSE, CA. 95118
Phone (408) 888-6662
farnaz@khadivdesign.com

KHADIV-DESIGN

Date: 1-07-22
Scale: N.T.S
Drawn By : FK

Job No: 2022.01

Signature :

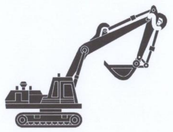
Sheet Title :
COVER SHEET
PLANNING DATA

Sheet No. :
A-0.0

Revised Plans - 4/6/21 DRC Meeting

Heavy Equipment Operation

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing the Job Right

Site Planning and Preventive Vehicle Maintenance

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

Storm water Pollution from Heavy Equipment on Construction Sites

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

Spill Cleanup

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

Roadwork and Paving

Best Management Practices for the Construction Industry

Best Management Practices for the

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

Doing The Job Right

General Business Practices

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

During Construction

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

Storm Drain Pollution from Roadwork

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

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

Asphalt/Concrete Removal

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

Fresh Concrete and Mortar Application

Best Management Practices for the Construction Industry

Best Management Practices for the

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

Doing The Job Right

General Business Practices

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

Storm Drain Pollution from Fresh Concrete and Mortar Applications

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

During Construction

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

Preventing Pollution: It's Up to Us

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

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

Spill Response Agencies

DIAL 9-1-1

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

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

Local Pollution Control Agencies

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

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

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

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

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

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

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

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

City of Los Altos

Building Department: (650) 947-2752

Engineering Department: (650) 947-2780

Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry

Best Management Practices for the

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

Doing The Right Job

General Business Practices

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

Landscaping/Garden Maintenance

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

Storm Drain Pollution From Landscaping and Swimming Pool Maintenance

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

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

Pool/Fountain/Spa Maintenance

Draining Pools Or Spas

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

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

Filter Cleaning

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

Painting and Application of Solvents and Adhesives

Best Management Practices for the Construction Industry

Best Management Practices for the

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

Doing The Job Right

Handling Paint Products

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

Storm Drain Pollution from Paints, Solvents, and Adhesives

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

Painting Cleanup

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

Paint Removal

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

Recycle/Reuse Leftover Paints Whenever Possible

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

Los Altos Municipal Code Requirements

Los Altos Municipal Code Chapter 10.08.390 Non-storm water discharges

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

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

Los Altos Municipal Code Section 10.08.430 Requirements for construction operations.

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

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

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

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

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

General Construction And Site Supervision

Best Management Practices For Construction

Best Management Practices for the

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

Storm Drain Pollution from Construction Activities

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

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

Doing The Job Right

General Principals

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

Advance Planning To Prevent Pollution

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

Good Housekeeping Practices

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

Materials/Waste Handling

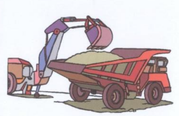
- ☐ Practice Source Reduction -- minimize waste when you order materials. Order only the amount you need to finish the job.
- ☐ Use recyclable materials whenever possible. Arrange for pick-up of recyclable materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleared vegetation, paper,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

Permits

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

Earth-Moving And Dewatering Activities

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Job Right

General Business Practices

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

Practices During Construction

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

Storm Drain Pollution from Earth-Moving Activities and Dewatering

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

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

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

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

Dewatering Operations

1. Check for Toxic Pollutants

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

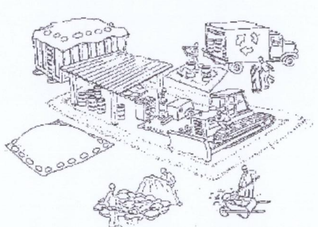
2. Check for Sediment Levels

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

Blueprint for a Clean Bay

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

Best Management Practices for the Construction Industry



Santa Clara Urban Runoff Pollution Prevention Program

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

No. Date Description

△ ____ ____

△ ____ ____

△ ____ ____

Client :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

Project :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

4657 TAMPICO WAY
SAN JOSE, CA. 95118
Phone (408) 888-6662
farnaz@khadivdesign.com

KHADIV-DESIGN

Date: 1-07-22

Scale: N.T.S

Drawn By : FK

Job No: 2022.01

Signature :

Sheet Title :
BLUEPRINT
FOR
A CLEAN BAY

Sheet No. :

CB-1.0

Revised Plans - 4/6/21 DRC Meeting

2019 CALGREEN RESIDENTIAL CHECKLIST

MANDATORY ITEMS - Version 1.01.20

COMMUNITY DEVELOPMENT DEPARTMENT – BUILDING DIVISION
KIRK BALLARD, BUILDING OFFICIAL
ONE NORTH SAN ANTONIO ROAD • LOS ALTOS, CA 94022-3088
(650) 947-2752 • FAX/EMAIL- BUILDING@LOSALTOSCA.GOV • WWW.LOSALTOSCA.GOV

PURPOSE:

The 2019 CALGreen Code applies to all newly constructed hotels, motels, lodging houses, dwellings, dormitories, condominiums, shelters, congregate residences, employee housing, factory-built housing and other types of dwellings with sleeping accommodations and new accessory buildings associated with such uses. This section also applies to additions and alterations where there is an increase in conditioned space and specifies that these requirements only apply to the specific area of the addition or alteration. Existing site and landscaping improvements that are not otherwise disturbed are not subject to the requirements of CALGreen.

Project Name: ALON RESIDENCE

Project Address: 2256 DEODARA Dr.

Project Description: ADDITION AND REMODEL TO EXISTING TWO STORY HOUSE

Instructions (for projects of 300 sq. ft. or more):

1. The owner or owner's agent shall employ a licensed qualified green-point rater (www.buildItgreen.org) experienced with the 2019 California Green Building Standards Codes to verify and assure that all required work described herein is properly planned and implemented in the project.
2. The green-point rater, in collaboration with the design professional shall review **Column 2** of this checklist, and initial all applicable measures, sign and date **Section 1 –Design Verification** at the end of this checklist., prior to submittal. Applicant to include these pages into the construction plans as well as provide (2) separate 8-1/2" x 11" signed copies.
3. **PRIOR TO FINAL INSPECTION BY THE BUILDING DEPARTMENT**, the Green-Point Rater shall complete Column 3 and sign and Date **Section 2 – Implementation Verification** at the end of this checklist and submit the completed form to the Building Department.

MANDATORY FEATURE OR MEASURE	COLUMN 2 Project Requirements Rater to initial applicable measures prior to submitting forms	COLUMN 3 Verification Rater to verify during construction as applicable to project
Planning and Design – Site Development		
4.106.2 A plan is developed and implemented to manage storm water drainage during construction		
4.106.3 Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings.		
4.106.4 Provide capability for electric vehicle charging for one- and two-family dwellings: townhouses with attached private garages; multifamily dwellings; and hotels/motels in accordance with Section 4.106.4.1, 4.106.4.2 or 4.106.4.3 as applicable.		
Energy Efficiency – General		
4.201.1 Building meets or exceeds the requirements of the *California Building Energy Efficiency Standards*[3].		
Water Efficiency and Conservation – Indoor Water Use		
4.303.1. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of Sections 4.303.1.1 through 4.303.1.4.4.		
4.303.2 Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable referenced standards.		
4.303.1.4.3 Metering faucets in residential buildings shall not deliver more than 0.2 gallons per cycle.		
Outdoor Water Use		
4.304.1 Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.		
Material Conservation and Resource Efficiency – Enhanced Durability and Reduced Maintenance		
4.406.1 Annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.		
Construction Waste Reduction, Disposal and Recycling		
4.408.1 Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with one of the following: 1. Comply with a more stringent local construction and demolition waste management ordinance; or 2. A construction waste management plan per Section 4.408.2; or 3. A waste management company per Section 4.408.3; or 4. The waste stream reduction alternative per Section 4.408.4.		
Building Maintenance and Operation		
4.410.1 An operation and maintenance manual shall be provided to the building occupant or owner.		
4.410.2 Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive. See exception for rural jurisdictions		
ENVIRONMENTAL QUALITY		
Fireplaces		
4.503.1 Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with US EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.		
Pollutant Control		
4.504.1 Duct openings and other related air distribution component openings shall be covered during construction.		
4.504.2.1 Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.		
4.504.2.2 Paints, stains and other coatings shall be compliant with VOC limits.		
4.504.2.3 Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds.		
4.504.2.4 Documentation shall be provided to verify that compliant VOC limit finish materials have been used.		
4.504.3 Carpet and carpet systems shall be compliant with VOC limits.		
4.504.4 80 percent of floor area receiving resilient flooring shall comply with specified VOC criteria.		
4.504.5 Particleboard, medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.		
Interior Moisture Control		
4.505.2 Vapor retarder and capillary break is installed at slab-on-grade foundations.		
4.505.3 Moisture content of building materials used in wall and floor framing is checked before enclosure.		
Indoor Air Quality and Exhaust		
4506.1 Each bathroom shall be provided with the following: 1. ENERGY STAR fans ducted to terminate outside of the building. 2. Fans must be controlled by a humidity control (separate or built-in); OR functioning as a component of a whole-house ventilation system. 3. Humidity controls with manual or automatic means of adjustment, capable of adjustment between a relative humidity range of ≤ 50 percent to a maximum of 80 percent		
Environmental Comfort		
4.507.2 Duct systems are sized, designed, and equipment is selected using the following methods: 1. Establish heat loss and heat gain values according to ANSI/ ACCA 2 Manual J-2016 or equivalent. 2. Size duct systems according to ANSI/ACCA 1 Manual D-2016 or equivalent. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 or equivalent.		
Installer and Special Inspector Qualifications		
702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.		
702.2 Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting.		
Verifications		
703.1 Verification of compliance with this code may include construction documents, plans, specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.		

1. Green building measures listed in this table may be mandatory if adopted by a city, county, or city and county as specified in Section 101.7
2. Required prerequisite for this Tier.
3. These measures are currently required elsewhere in statute or in regulation

CALGREEN SIGNATURE DECLARATIONS

Project Name: ALON RESIDENCE

Project Address: 2256 DEODARA Dr.

Project Description: ADDITION AND REMODEL TO EXISTING TWO STORY HOUSE

SECTION 1 – DESIGN VERIFICATION

Complete all lines of Section 1 – "Design Verification" and **SUBMIT THE ENTIRE CHECKLIST (COLUMNS 2 AND 3) WITH THE PLANS AND BUILDING PERMIT APPLICATION TO THE BUILDING DEPARTMENT.**

The design professional responsible for compliance with CalGreen Standards has reviewed the plans and certifies that the items checked above are hereby incorporated into the project plans and will be implemented into the project in accordance with the requirements set forth in the **2019 California Green Building Standards Code** as adopted by the City of Los Altos.

Design Professional's Signature — Date

Design Professional's Name (Please Print)

Signature of Green Point Rater/Certified ICC CalGreen Special Inspector/Consulting Group — Date

Name of Green Point Rater/Inspector (Please Print) — Phone No.

Email Address — License No.

SECTION 2 – IMPLEMENTATION VERIFICATION

Complete, sign and submit the completed checklist, including column 3, together with all original signatures on Section 2 to the Building Department **PRIOR TO BUILDING DEPARTMENT FINAL INSPECTION**.

I have inspected the work and have received sufficient documentation to verify and certify that the project identified above was constructed in accordance with this Green Building Checklist and in accordance with the requirements of the **2019 California Green Building Standards Code** as adopted by the City of Los Altos.

Signature of Licensed Green Point Rater/Certified ICC CalGreen Special Inspector/ Consulting Group — Date

Name of Green Point Rater/Inspector (Please Print) — Phone No.

Email address — License No.

No.	Date	Description
1		
2		
3		

Client :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

Project :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

4657 TAMPICO WAY
SAN JOSE, CA. 95118
Phone (408) 888-6662
farnaz@khadivdesign.com

KHADIV-DESIGN

Date: 1-07-22
Scale: N.T.S
Drawn By : FK

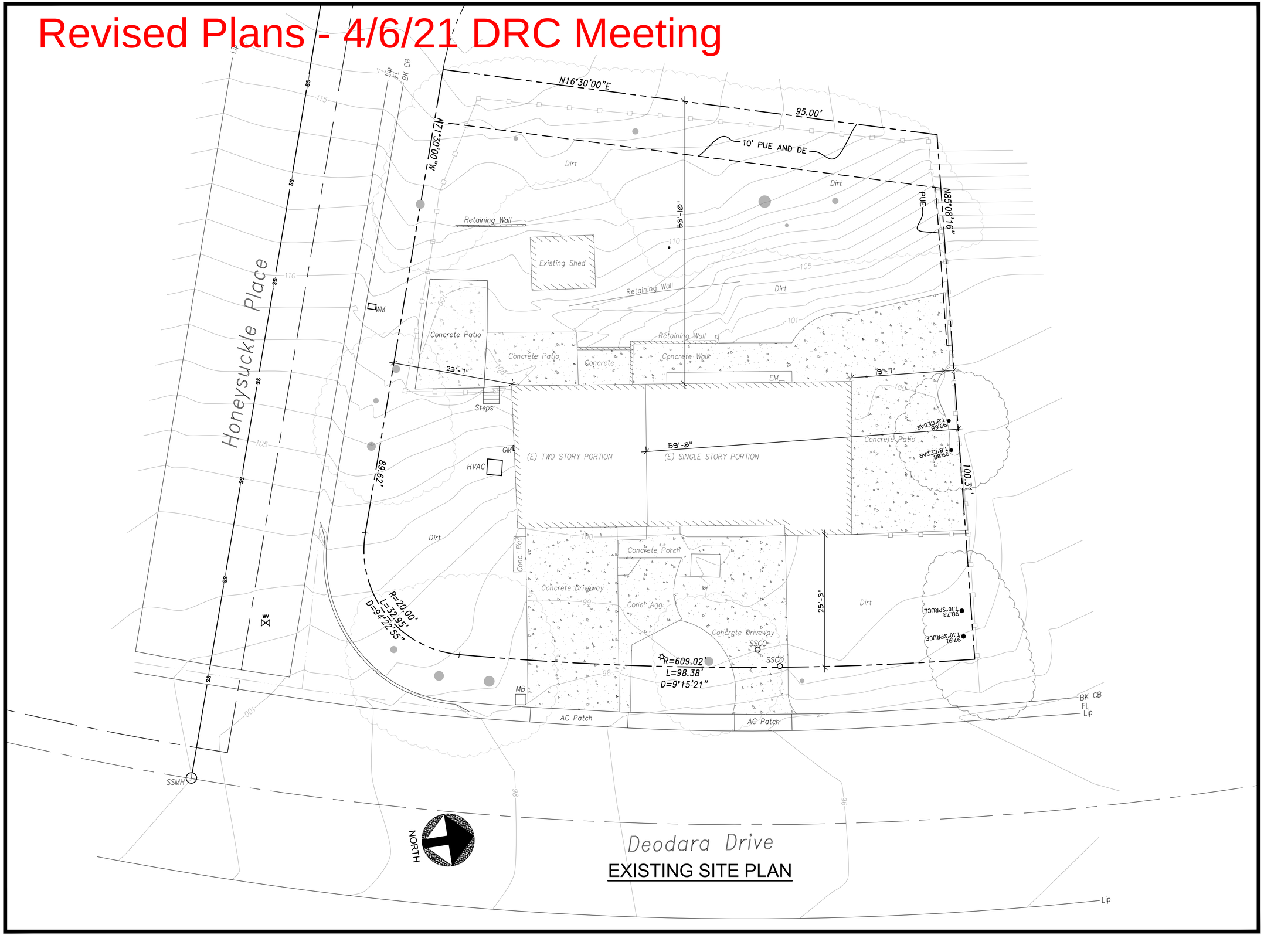
Job No: 2022.01

Signature :

Sheet Title :
CALGreen MANDATORY MEASURES

Sheet No. :
CG-1.0

Revised Plans - 4/6/21 DRC Meeting



EXISTING SITE PLAN

No.	Date	Description

Client :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

Project :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

4657 TAMPICO WAY
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KHADIV-DESIGN

Date: 1-07-22
Scale: 1/8"=1'-0"
Drawn By : FK

Job No: 2022.01

Signature :

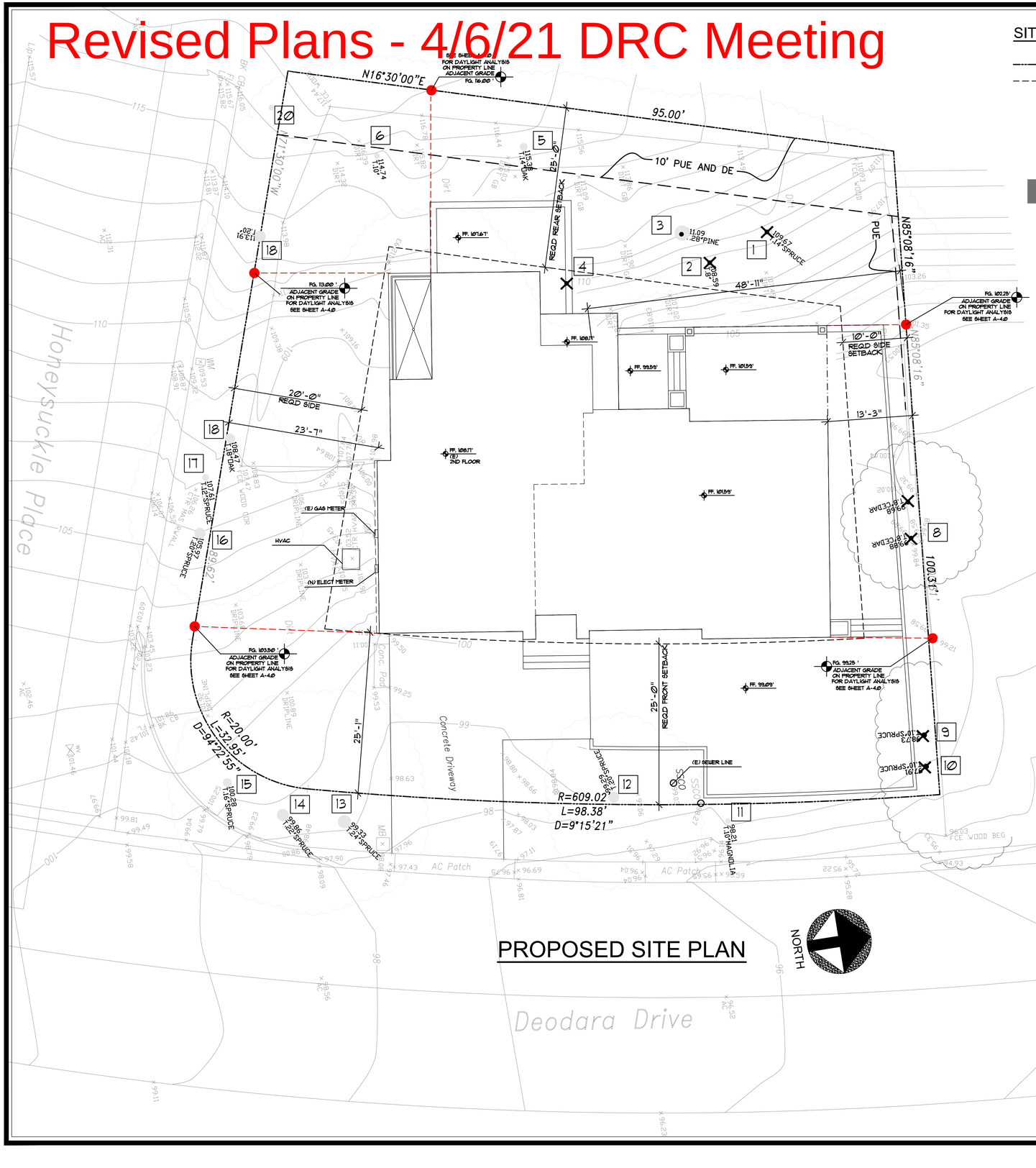
Sheet Title :

EXISTING
SITE PLAN

Sheet No. :

A-1.0

Revised Plans - 4/6/21 DRC Meeting



SITE PLAN LEGEND

- PROPERTY LINE.
- SETBACK LINE OR LINE OF EASEMENT
- (E) TREE TO BE REMOVED
- (E) TREE TO REMAIN
- DAYLIGHT POINT
- AREA OF ADDITION AT FIRST FLOOR INCLUDING THE AREA EXEMP BECAUSE OF BASEMENT DEFINITION AND EXEMPTION

Survey Key:
DBH-Diameter at breast height (54" above grade)
CON- Condition rating (1-100)
HT/SP- Tree height/ canopy spread
*indicates neighbor's trees
P-*Indicates protected tree by city ordinance*
R-*Indicates proposed removal*

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

Tree#	Species	DBH	CON	HT/SP	Comments
1R	Deodar cedar *(Cedrus deodara)*	14.7	B	50/30	Good vigor, poor form, topped in past for utility line clearance.
2R	Toyon *(Heteromeles arbutifolia)*	3-3-3	C	12/10	Fair vigor, fair form, multi leader at grade.
3P	Monterey pine *(Pinus radiata)*	25.3	D	45/35	Fair vigor, poor form, topped in past for utility line clearance, poor species.
4R	Toyon *(Heteromeles arbutifolia)*	3-3-3-3	C	10/15	Fair to poor vigor, fair form, multi leader at grade.
5P	Coast live oak *(Quercus agrifolia)*	15.0	C	30/30	Good vigor, poor form, topped for utilities.
6	Coast live oak *(Quercus agrifolia)*	7.9	A	20/15	Good vigor, good form.
7*P	Deodar cedar *(Cedrus deodara)*	18est	C	50/30	Good vigor, poor form, topped for utilities.
8R	Privet *(Ligustrum japonicum)*	6-6est	D	20/12	Good vigor, poor form, topped, fair screen.
9R	Deodar cedar *(Cedrus deodara)*	10.8	A	55/20	Good vigor, good form.
10R	Deodar cedar *(Cedrus deodara)*	10.7	A	55/20	Good vigor, good form.
11R	Magnolia *(Magnolia grandiflora)*	8.4	F	30/20	Poor vigor, poor form, nearly dead.
12P	Deodar cedar *(Cedrus deodara)*	22.0	D	45/30	Good vigor, poor form, topped in past at 6 feet, leans out of ground.
13P	Deodar cedar *(Cedrus deodara)*	25.4	B	60/35	Good vigor, poor form, topped in past.
14P	Deodar cedar *(Cedrus deodara)*	25.0	B	60/35	Good vigor, poor form, topped in past.
15	Deodar cedar *(Cedrus deodara)*	14.2	D	50/20	Fair vigor, poor form, suppressed, no room for tree.
16P	Deodar cedar *(Cedrus deodara)*	19.5	B	55/30	Good vigor, poor form, topped.
17	Deodar cedar *(Cedrus deodara)*	13.0	B	50/20	Good vigor, poor form, topped.
18P	Green ash *(Fraxinus uhdei)*	21.0	D	50/30	Good vigor, poor form, topped at 10 feet.
19P	Green ash *(Fraxinus uhdei)*	16.0	D	50/30	Good vigor, poor form, topped at 10 feet.
20P	Monterey pine *(Pinus radiata)*	15.0	D	35/30	Fair to poor vigor, poor form, grows towards utilities.

No.	Date	Description

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LOS ALTOS, CA

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Date: 1-07-22
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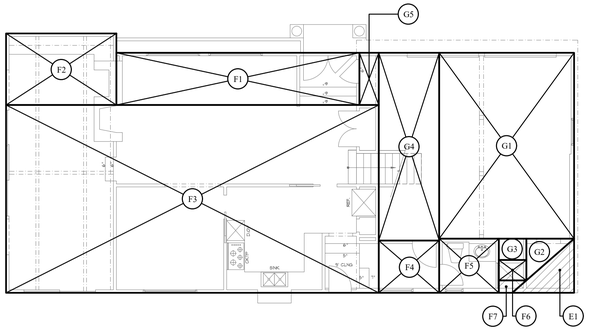
Job No: 2022.01

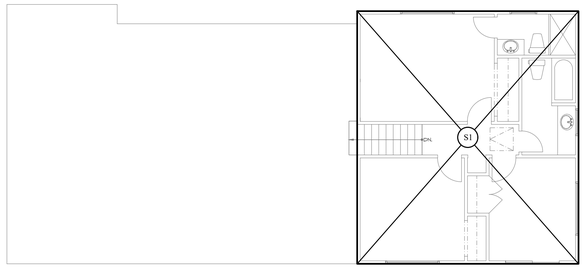
Signature :

Sheet Title :
PROPOSED
SITE PLAN

Sheet No. :
A-1.1

Revised Plans - 4/6/21 DRC Meeting





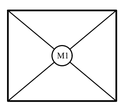
AREA EXEMPT FROM FLOOR AREA CALCULATION MEETING THE DEFINITION OF BASEMENT

(E) FIRST FLOOR (INCLUDING GARAGE)

(E) GARAGE	DIMENSIONS	AREA	SQ. FT.
G1	15'-1" x 20'-10"	313.6	SQ. FT.
G2	(5'-4" x 4'-8") /2	12.4	SQ. FT.
G3	3'-1" x 2'-5"	7.3	SQ. FT.
G4	6'-9" x 21'-0"	141.75	SQ. FT.
G5	2'-2" x 5'-10"	12.65	
(E) GARAGE		487.5	SQ. FT.

EXEMPT	DIMENSIONS	AREA	SQ. FT.
E1	(7'-0" x 6'-0") / 2	21.00	SQ. FT.

(E) FIRST FLOOR	DIMENSIONS	AREA	SQ. FT.
F1	27'-2" x 5'-10"	158.5	SQ. FT.
F2	12'-4" x 8'-0"	98.66	SQ. FT.
F3	41'-8" x 21'-0"	875.00	SQ. FT.
F4	6'-9" x 5'-10"	39.40	SQ. FT.
F5	6'-8" x 6'-0	40.00	SQ. FT.
F6	3'-1" x 2'-4"	7.00	SQ. FT.
F7	$\frac{(3'-1" + 1'-6")}{2}$ x 1'-4"	3.1	SQ. FT.
(E) FIRST FLOOR		1,221.66	SQ. FT.



(E) SHED TO BE REMOVED

SECOND FLOOR	DIMENSIONS	AREA	SQ. FT.
M1	12'-2" x 10'-2"	123	SQ. FT.

(E) SECOND FLOOR

SECOND FLOOR	DIMENSIONS	AREA	SQ. FT.
S1	24'-9" x 28'-3"	699.00	SQ. FT.
SUB TOTAL AREA		699.00	SQ. FT.

(E) F.A.R

(E) FIRST FLOOR (INCLD. GARAGE)	1709.16	SQ. FT.
(E) SECOND FLOOR	699.00	SQ. FT.
TOTAL F.A.R	2,408.16	SQ. FT.

(E) LOT COVERAGE

(E) FIRST FLOOR (INCLD. GARAGE)	1709.16	SQ. FT.
(E) SHED	123	SQ. FT.
TOTAL LOT COVERAGE	1,832.16	SQ. FT.

No.	Date	Description
1		
2		
3		

Client :

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Date: 1-07-22
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Job No: 2022.01

Signature :

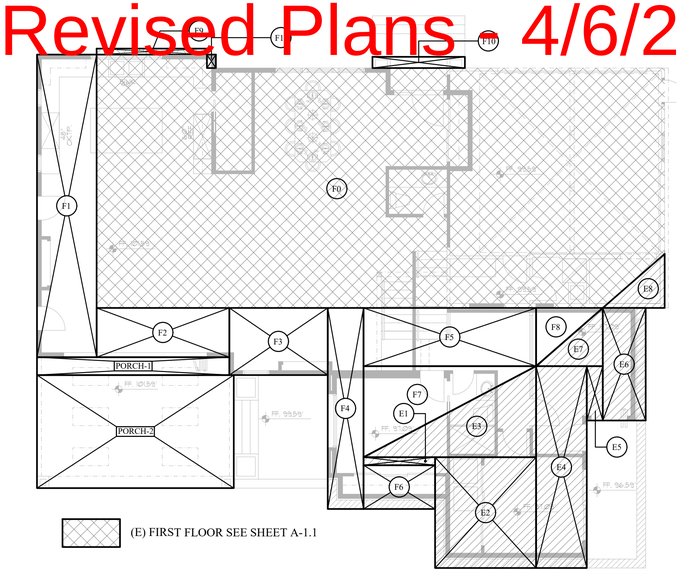
Sheet Title :

EXISTING AREA CALCULATION DIAGRAM

Sheet No. :

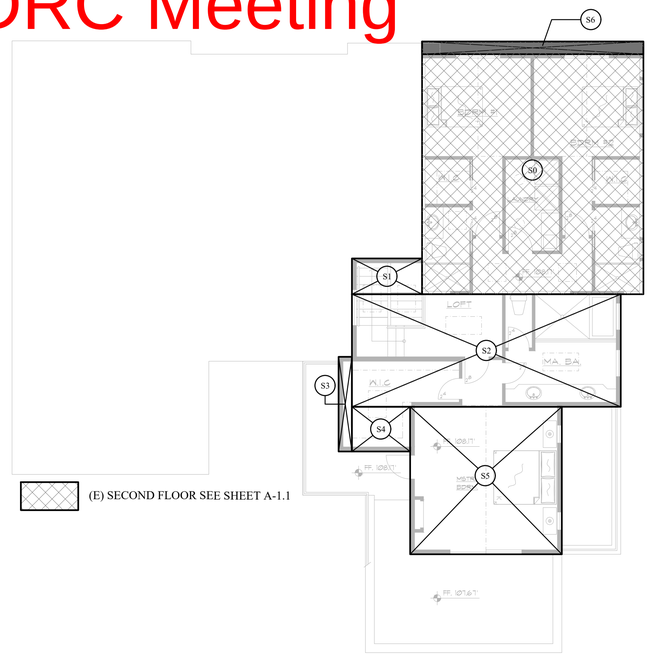
A-1.2

Revised Plans - 4/6/21 DRC Meeting



(E) FIRST FLOOR SEE SHEET A-1.1

AREA EXEMPT FROM FLOOR AREA CALCULATION MEETING THE DEFINITION OF BASEMENT.
THE PORTION OF THE FIRST STORY IS NO GREATER THAN TWO FEET ABOVE GRADE IS CONSIDERED AS BASEMENT. THE GRADE IS AT 108.17' AND THE AREA BEYOND THE GRADE 106.17' IS CONSIDERED AS BASEMENT.

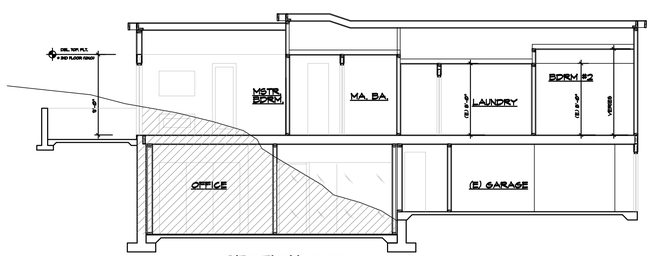


(E) SECOND FLOOR SEE SHEET A-1.1

(N) FIRST FLOOR (INCLUDING GARAGE)

(N) FIRST FLOOR	DIMENSIONS	AREA	SQ. FT.
F0	EXISTING (SEE SHT. A-1.1)	1709.16	SQ. FT.
F1	6'-8" x 33'-10"	225.5	SQ. FT.
F2	14'-10" x 5'-6"	81.54	SQ. FT.
F3	11'-0" x 7'-6"	82.5	SQ. FT.
F4	4'-0" x 22'-5"	90	SQ. FT.
F5	19'-3 x 6'-6"	125.5	SQ. FT.
F6	8'-0" x 4'-10"	39.2	SQ. FT.
F7	(19'-3" x 10'-2") / 2	98.3	SQ. FT.
F8	(7'-5 " x 6'-6") / 2	24.5	SQ. FT.
F9 (This area is demolition)	12'-4" x 0'-8"	-8.2	SQ. FT.
F10	10'-4" x 1'-3"	13.1	SQ. FT.
F11	1'-0" x 1'-6"	1.5	SQ. FT.
(N) FIRST FLOOR		2482.6	SQ. FT.

(N) BASEMENT	DIMENSIONS	AREA	SQ. FT.
E1	8'-0" x 0'-10"	7.1	SQ. FT.
E2	11'-3" x 12'-4"	140	SQ. FT.
E3	(19'-3" x 10'-2") / 2	98.5	SQ. FT.
E4	5'-8" x 22'-7"	128	SQ. FT.
E5	1'-9" x 6'-1"	10.8	SQ. FT.
E6	4'-9" x 12'-7"	60.21	SQ. FT.
E7	(7'-5" x 6'-6") / 2	24.2	SQ. FT.
E8	(7'-0" x 6'-0") / 2	21.00	SQ. FT.
(N) BASEMENT		489.81	SQ. FT.



SECTION D-D

(N) SECOND FLOOR

(N) SECOND FLOOR	DIMENSIONS	AREA	SQ. FT.
S0	EXISTING (SEE SHT. A-1.1)	699.00	SQ. FT.
S1	7'-10" x 4'-0"	31.33	SQ. FT.
S2	30'-0 " x 12'-7"	378.22	SQ. FT.
S3	1'-6" x 10'-7"	15.85	SQ. FT.
S4	6'-6" x 5'-0"	32.5	SQ. FT.
S5	16'-11" x 16'-6"	280	SQ. FT.
S6 (This area is demolition)	24'-9" x 1'-5"	-35	SQ. FT.
(N) SECOND FLOOR		1401.9	SQ. FT.

(N) F.A.R

(N) FIRST FLOOR (INCLD. GARAGE)	2482.6	SQ. FT.
(N) SECOND FLOOR	1401.9	SQ. FT.
TOTAL F.A.R	3,884.5	SQ. FT.

(N) LOT COVERAGE

(N) FIRST FLOOR (INCLD. GARAGE)	2482.6	SQ. FT.
(N) BASEMENT (FIRST FLOOR WITH DEFINITION OF BASEMENT EXEMPT FROM F.A.R BUT NOT FROM LOT COVERAGE)	489.81	SQ. FT.
PORCH-1	43	SQ. FT.
PORCH-2	278	SQ. FT.
TOTAL LOT COVERAGE	3,293.41	SQ. FT.

HABITABLE SPACE CALCULATION

FIRST FLOOR

(E) FIRST FLOOR	1709.16	SQ. FT.
(E) GARAGE	-487.5	SQ. FT.
(E) HABITABLE FIRST FLOOR	1,221.66	SQ. FT.
(N) FIRST FLOOR	2482.6	SQ. FT.
(E) GARAGE	-487.5	SQ. FT.
(N) FRONT PORCH	-28.75	SQ. FT.
(N) HABITABLE FIRST FLOOR	1,966.35	SQ. FT.
(N) HABITABLE ADDITION AT FIRST FLOOR	1,966.35-1221.66 = 744.69	SQ. FT.

SECOND FLOOR

(E) SECOND FLOOR	699	SQ. FT.
(N) SECOND FLOOR	1401.9	SQ. FT.
(N) HABITABLE ADDITION AT SECOND FLOOR	1401.9-699 = 702.9	SQ. FT.

BASEMENT

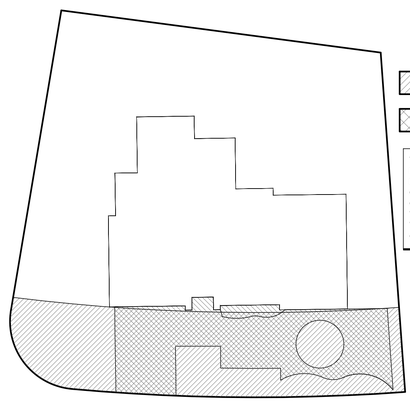
(N) BASEMENT FLOOR	489.81	SQ. FT.
NON HABITABLE BASEMENT (E8) ON DIAGRAM	21	SQ. FT.
(N) HABITABLE BASEMENT	489.81-21 = 468.81	SQ.FT.

EXISTING HABITABLE

(E) HABITABLE FIRST FLOOR	1,221.66	SQ. FT.
(E) SECOND FLOOR	699	SQ. FT.
TOTAL (E) HABITABLE	1920.66	SQ. FT.

PROPOSED HABITABLE

(N) HABITABLE FIRST FLOOR	1966.35	SQ. FT.
(N) HABITABLE SECOND FLOOR	1401.9	SQ. FT.
(N) HABITABLE BASEMENT	468.81	SQ. FT.
TOTAL (N) HABITABLE	3837.06	SQ. FT.



FRONT YARD AREA = 2825 SQ. FT.

HARDSCAPE AREA = 1385 SQ. FT.
LESS THAN %50

THE SQ.FT. IS BASED ON CONCEPTUAL LANDSCAPE.
IF THE LANDSCAPE IS DESIGN BY OTHERS THE REVISED SQ.FT. CALCULATION IS REQUIRED.
THAT INCLUDES THE DESIGN OF TRELLIS WHICH IS CONSIDERED AS LOT COVERAGE

FRONT YARD HARDSCAPE

No.	Date	Description
1		
2		
3		

Client :

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KHADIV-DESIGN

Date: 1-07-22
Scale: 1/8"=1'-0"
Drawn By : FK

Job No: 2022.01

Signature :

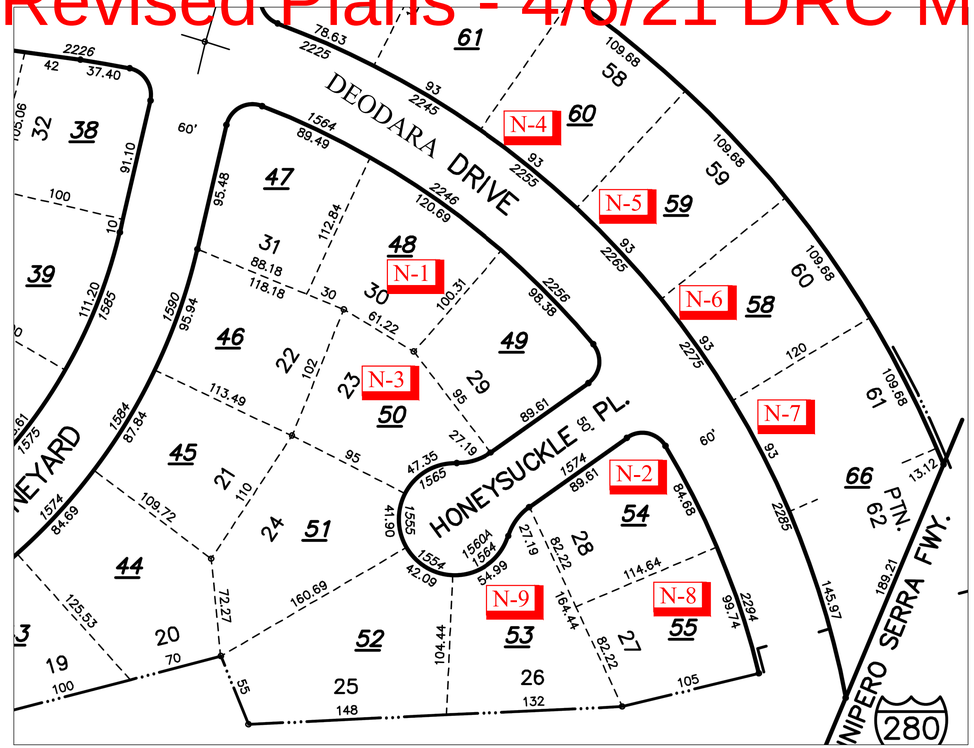
Sheet Title :

PROPOSED AREA CALCULATION DIAGRAM

Sheet No. :

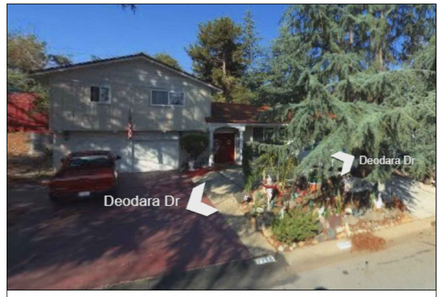
A-1.3

Revised Plans - 4/6/21 DRC Meeting



EXISTING :2256 DEODARA DR.

PROPOSED :2256 DEODARA DR.



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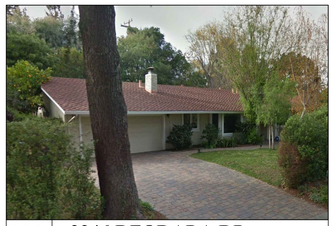
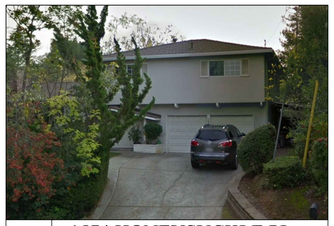


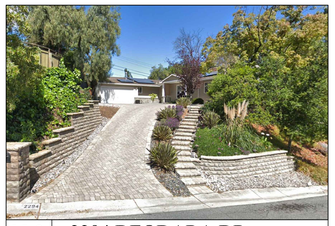
N-1 2246 DEODARA DR.



N-2 1574 HONEYSUCKLE PL.

N-3 1565 HONEYSUCKLE PL.

N-4 2255 DEODARA DR.



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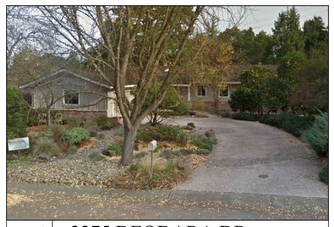
N-5 2265 DEODARA DR.



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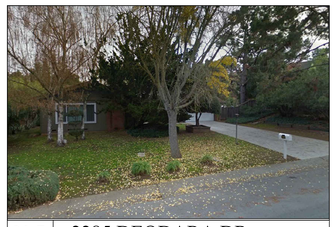

N-7 2285 DEODARA DR.

N-9 1565 HONEYSUCKLE PL

No.	Date	Description
1		
2		
3		

Client :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

Project :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

4657 TAMPICO WAY
SAN JOSE, CA. 95118
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farnaz@khadivdesign.com

KHADIV-DESIGN

Date: 1-07-22
Scale: N.T.S
Drawn By : FK

Job No: 2022.01

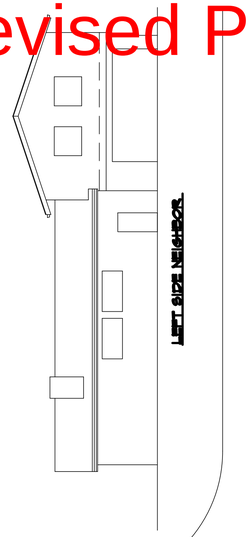
Signature :

Sheet Title :
NEIGHBORHOOD COMPATIBILITY WORKSHEET

Sheet No. :

NC-1.0

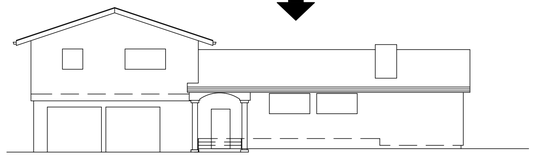
Revised Plans - 4/6/21 DRC Meeting



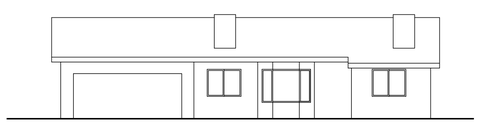
LEFT SIDE NEIGHBOR

HONEYSUCKLE PL

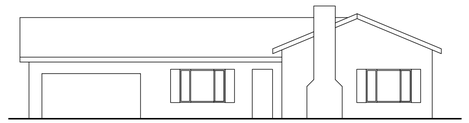
PROPOSED FRONT ELEVATION



EXISTING FRONT ELEVATION



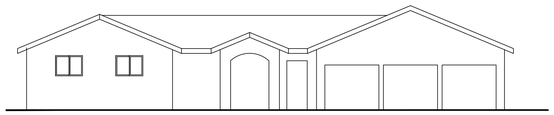
RIGHT SIDE NEIGHBOR



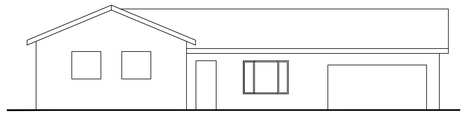
RIGHT SIDE NEIGHBOR

DEODARA DR

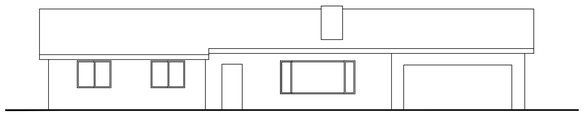
DEODARA DR

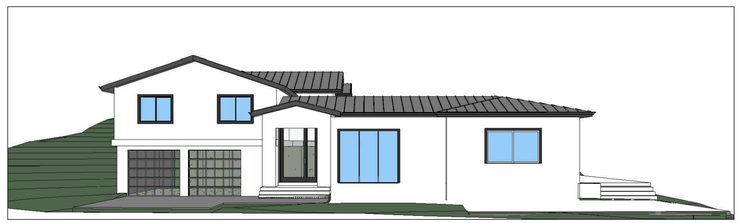


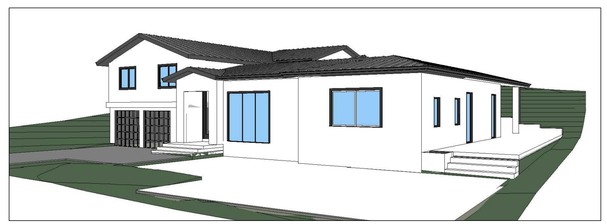
FRONT OPPOSITE SIDE NEIGHBOR

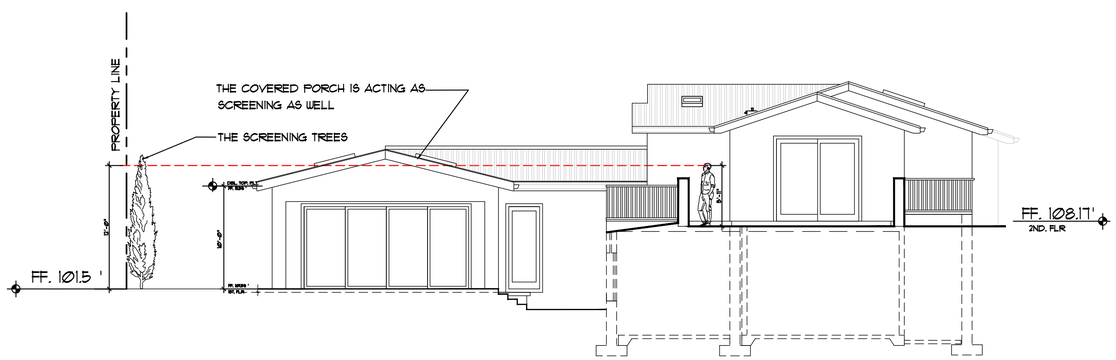


FRONT/RIGHT OPPOSITE SIDE NEIGHBOR









BALCONY AND PRIVACY ANALYSIS

No.	Date	Description
1		
2		
3		

Client :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

Project :

Mr. and Mrs. Alon
2256 DEODARA DR.
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KHADIV-DESIGN

Date: 1-07-22
Scale: N.T.S
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Job No: 2022.01

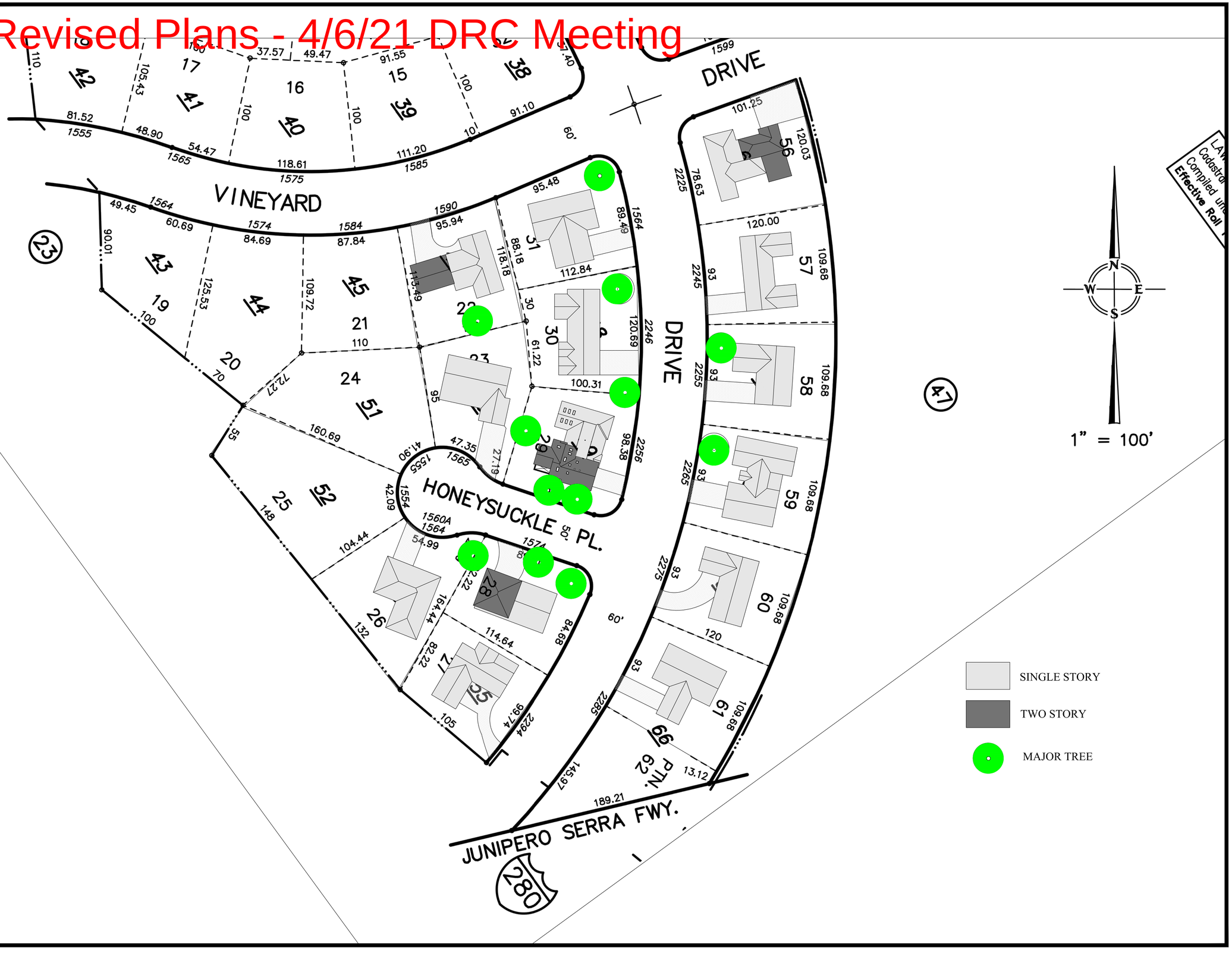
Signature :

Sheet Title :
NEIGHBORHOOD COMPATIBILITY WORKSHEET

Sheet No. :

NC-1.1

Revised Plans - 4/6/21 DRC Meeting



No.	Date	Description

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Date: 1-07-22
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Signature :

Sheet Title :
NEIGHBORHOOD COMPATIBILITY WORKSHEET

Sheet No. :

NC-1.2

Revised Plans 4/6/21 DRC Meeting

City of Los Altos
Planning Division
(650) 947-2750
Planning@losaltosca.gov

NEIGHBORHOOD COMPATIBILITY WORKSHEET

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

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

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

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

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

Project Address 2256 DEODARA Dr. LOS ALTOS
Scope of Project: Addition or Remodel [✔] **or New Home** [ ]
Age of existing home if this project is to be an addition or remodel? 60
Is the existing house listed on the City's Historic Resources Inventory? No

Address: 2256 DEODARA Dr.
Date: 6/4/2021

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

Does your property have a noticeable slope? Yes

What is the direction of your slope? (relative to the street)
From rear yard to front yard.

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

9. Landscaping:

Are there any frequently used or typical landscaping features on your street (i.e. big trees, front lawns, sidewalks, curbs, landscape to street edge, etc.)?
Front Lawn , Trees in front , no side walk , landscape to street edge

How visible are your house and other houses from the street or back neighbor's property?
The house is visible from street . The project is located on a corner lot.

Are there any major existing landscaping features on your property and how is the unimproved public right-of-way developed in front of your property (gravel, dirt, asphalt, landscape)?
No major landscape .

10. Width of Street:

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

Address: 2256 DEODARA Dr.
Date: 6/4/2021

What constitutes your neighborhood?

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

Streetscape

1. Typical neighborhood lot size*:

Lot area: 10000 to 13000 square feet
Lot dimensions: Length See NC-1.0 feet
Width See NC-1.0 feet
If your lot is significantly different than those in your neighborhood, then note its: area_____, length_____, and width_____.

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

Existing front setback if home is a remodel? Yes
What % of the front facing walls of the neighborhood homes are at the front setback 100 %
Existing front setback for house on left 25(+/-) ft./on right 25 (+/-) ft.
Do the front setbacks of adjacent houses line up? Yes

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

Indicate the relationship of garage locations in your neighborhood* only on your street (count for each type)
Garage facing front projecting from front of house face 7
Garage facing front recessed from front of house face 0
Garage in back yard 0
Garage facing the side 1
Number of 1-car garages 0 ; 2-car garages 7 ; 3-car garages 0

Address: 2256 DEODARA Dr.
Date: 6/4/2021

11. What characteristics make this neighborhood* cohesive?

Such as roof material and type (hip, gable, flat), siding (board and batten, cement plaster, horizontal wood, brick), deep front yard setbacks, horizontal feel, landscape approach etc.:
Stucco and roof material and form as well as landscape approach

General Study

A. Have major visible streetscape changes occurred in your neighborhood? [ ] YES [✔] NO

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

C. Do the lots in your neighborhood appear to be the same size? [✔] YES [ ] NO

D. Do the lot widths appear to be consistent in the neighborhood? [✔] YES [ ] NO

E. Are the front setbacks of homes on your street consistent (~80% within 5 feet)? [✔] YES [ ] NO

F. Do you have active CCR's in your neighborhood? *(p.36 Building Guide)* [ ] YES [✔] NO

G. Do the houses appear to be of similar size as viewed from the street? [ ] YES [✔] NO

H. Does the new exterior remodel or new construction design you are planning relate in most ways to the prevailing style(s) in your existing neighborhood? [✔] YES [ ] NO

Address: 2256 DEODARA Dr.
Date: 6/4/2021

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:
One-story 80
Two-story 20

5. Roof heights and shapes:

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

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

What siding materials are frequently used in your neighborhood*?

[✔] wood shingle [✔] stucco [ ] board & batten [ ] clapboard
[ ] tile [ ] stone [✔] brick [✔] combination of one or more materials
(if so, describe) Stucco and wood siding combo

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

If no consistency then explain: Asphalt Shingles and Shingle

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

Does your neighborhood* have a consistent identifiable architectural style?
[☒] YES [☐] NO

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

Address: 2256 DEODARA Dr.
Date: 6/4/2021

Summary Table

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

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
N-1: 2246 DEODARA DR.	25'	25'	FRONT	ONE STORY	17 FEET	WOODSIDE	SIMPLE
N-2: 1574 HONEYSUCKLE PL	25'	25'	FRONT	TWO STORY	20 FEET	STUCCO	SIMPLE
N-3: 1565 HONEYSUCKLE PL.	25'	25'	FRONT	ONE STORY	18 FEET	WOOD SIDING	SIMPLE
N-4: 2255 DEODARA DR.	25'	25'	FRONT	ONE STORY	16 FEET	WOOD SIDING	SIMPLE
N-5: 2265 DEODARA DR.	25'	25'	FRONT	ONE STORY	17 FEET	STUCCO	SIMPLE
N-6: 2275 DEODARA DR.	25'	25'	SIDE	ONE STORY	15 FEET	WOOD SIDING	SIMPLE
N-7: 2285 DEODARA DR.	25'	25'	FRONT	ONE STORY	17 FEET	STUCCO	SIMPLE

REFER TO SHEET NC-1.0 FOR PICTURES AND SITE PLAN

No.	Date	Description
1		
2		
3		

Client :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

Project :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

4657 TAMPICO WAY
SAN JOSE, CA. 95118
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KHADIV-DESIGN

Date: 1-07-22
Scale: N.T.C
Drawn By : FK

Job No: 2022.01

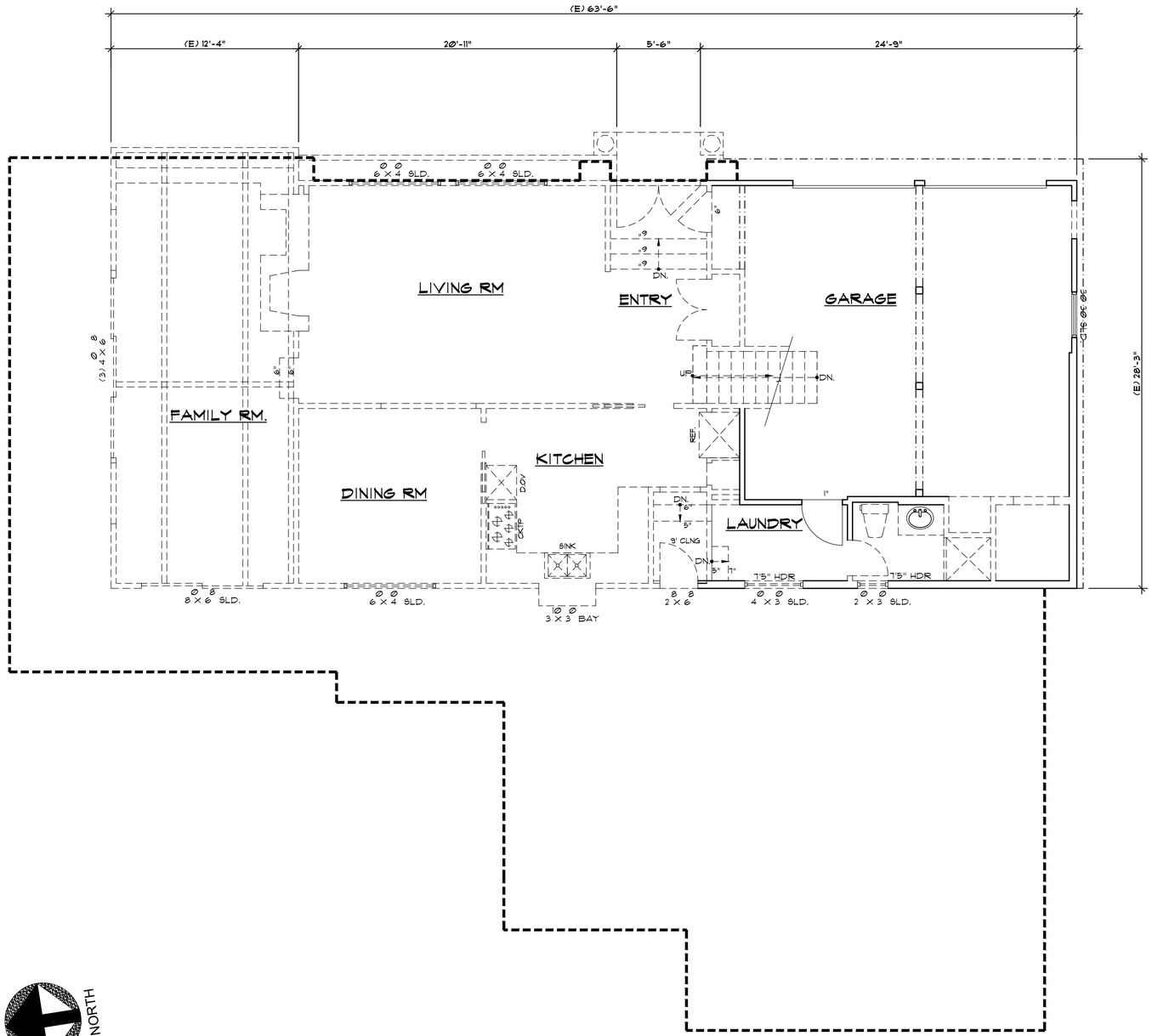
Signature :

Sheet Title :
NEIGHBORHOOD COMPATIBILITY WORKSHEET

Sheet No. :

NC-1.3

Revised Plans - 4/6/21 DRC Meeting



EXISTING FIRST FLOOR PLAN / DEMO PLAN

LEGEND

- EXISTING WALL TO REMAIN.
- EXISTING WALL TO BE REMOVED.
- ITEMS TO REMAIN.
- ITEMS TO BE REMOVED.
- NEW FOOT PRINT

No.	Date	Description

Client :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

Project :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

4657 TAMPICO WAY
SAN JOSE, CA. 95118
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farnaz@khadivdesign.com

KHADIV-DESIGN

Date: 1-07-22
Scale: 1/4"=1'-0"
Drawn By : FK

Job No: 2022.01

Signature :

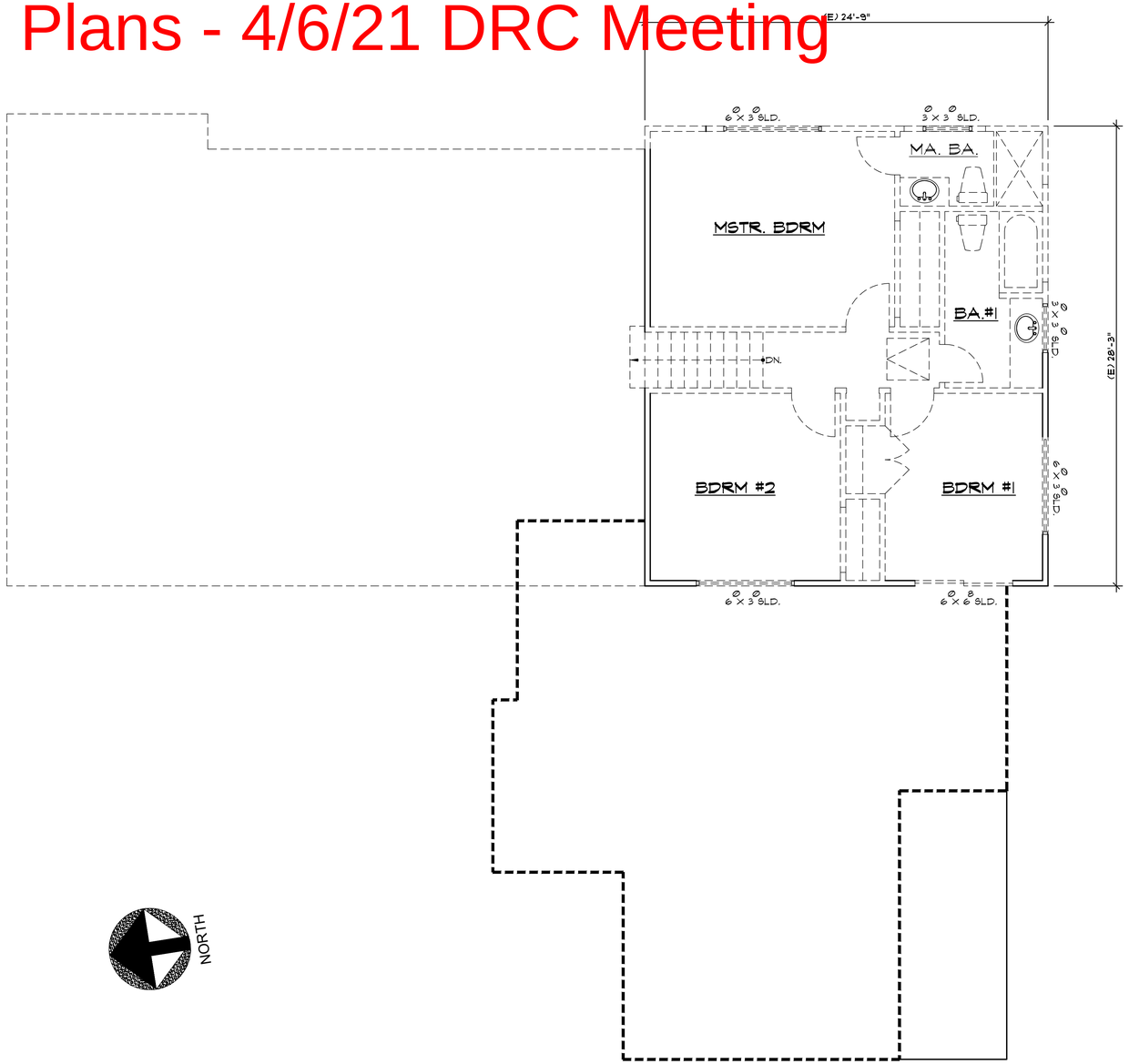
Sheet Title :

EXISTING FIRST FLOOR PLAN / DEMO PLAN

Sheet No. :

A-2.0

Revised Plans - 4/6/21 DRC Meeting



EXISTING SECOND FLOOR PLAN / DEMO PLAN

LEGEND

- EXISTING WALL TO REMAIN.
- EXISTING WALL TO BE REMOVED.
- ITEMS TO REMAIN.
- ITEMS TO BE REMOVED.
- NEW FOOT PRINT

No.	Date	Description

Client :

Mr. and Mrs. Alon
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LOS ALTOS, CA

Project :

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EXISTING SECOND FLOOR PLAN / DEMO PLAN

Sheet No. :

A-2.1

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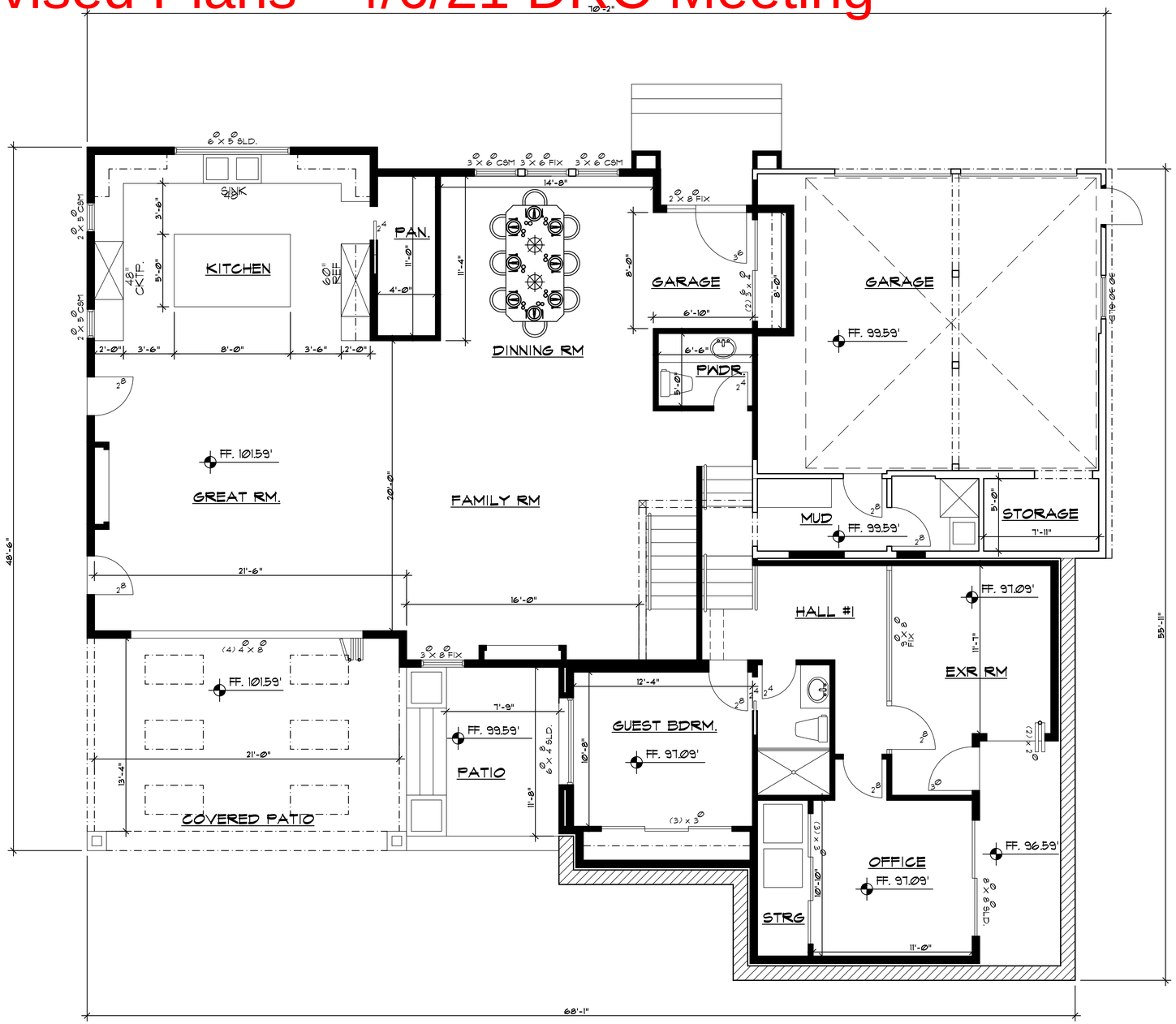

(N) 2 X STUD WALL

(E) 2 X STUD WALL

SOFFIT, UPPER CABINET, BEAM ABOVE

EXTERIOR ELEVATION

BUILDING SECTION

DETAIL REFRENCE

NORTH

PROPOSED FIRST FLOOR PLAN

No.	Date	Description

Client :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

Project :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

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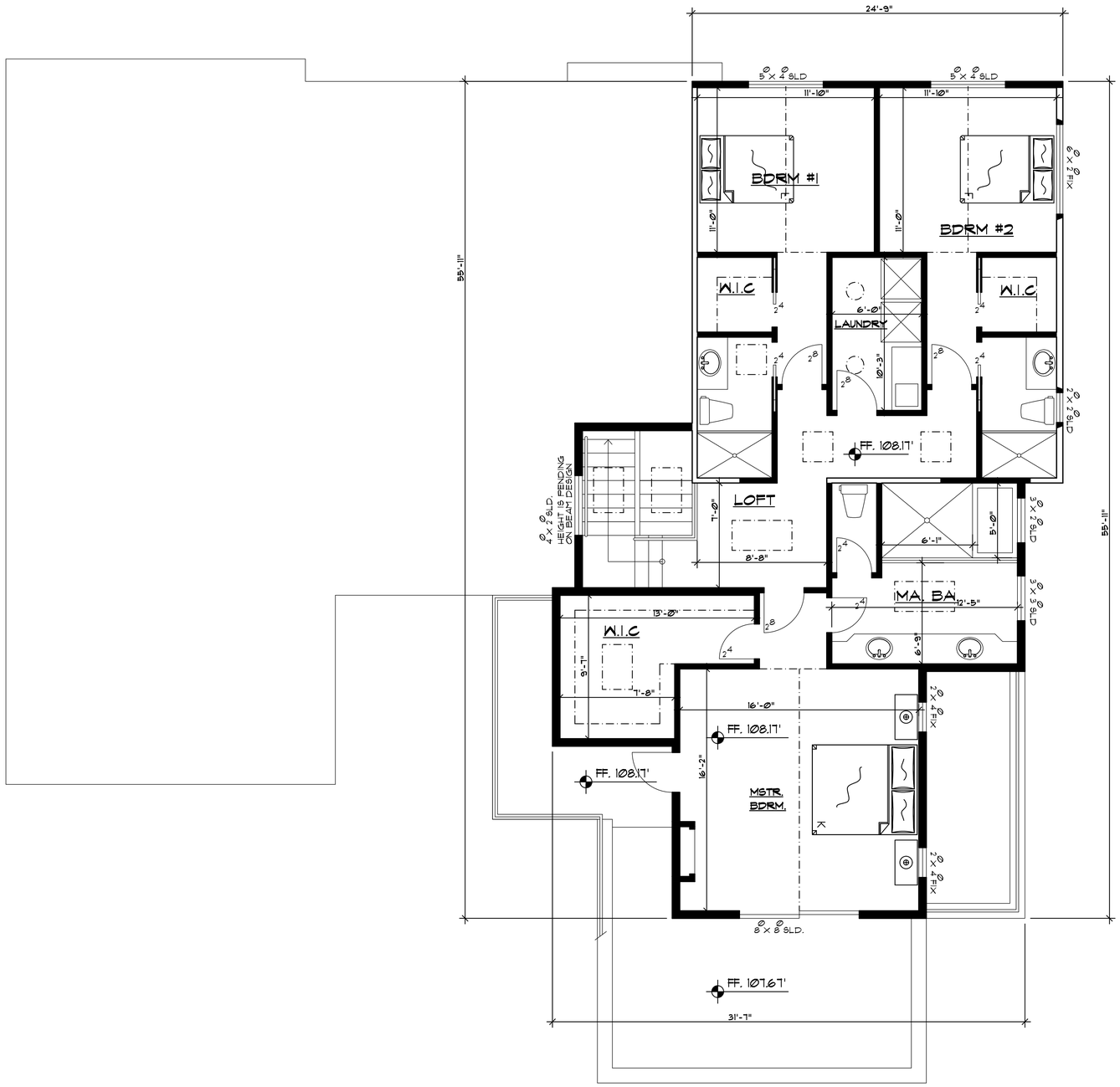
Sheet Title :
PROPOSED FIRST FLOOR

Sheet No. :
A-2.2

Revised Plans - 4/6/21 DRC Meeting



NORTH

PROPOSED SECOND FLOOR PLAN

LEGEND

- (N) 2 X STUD WALL
- (E) 2 X STUD WALL
- SOFFIT, UPPER CABINET, BEAM ABOVE
- EXTERIOR ELEVATION
- BUILDING SECTION
- DETAIL REFRENCE

No.	Date	Description

Client :

Mr. and Mrs. Alon
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LOS ALTOS, CA

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PROPOSED SECOND FLOOR

Sheet No. :
A-2.3

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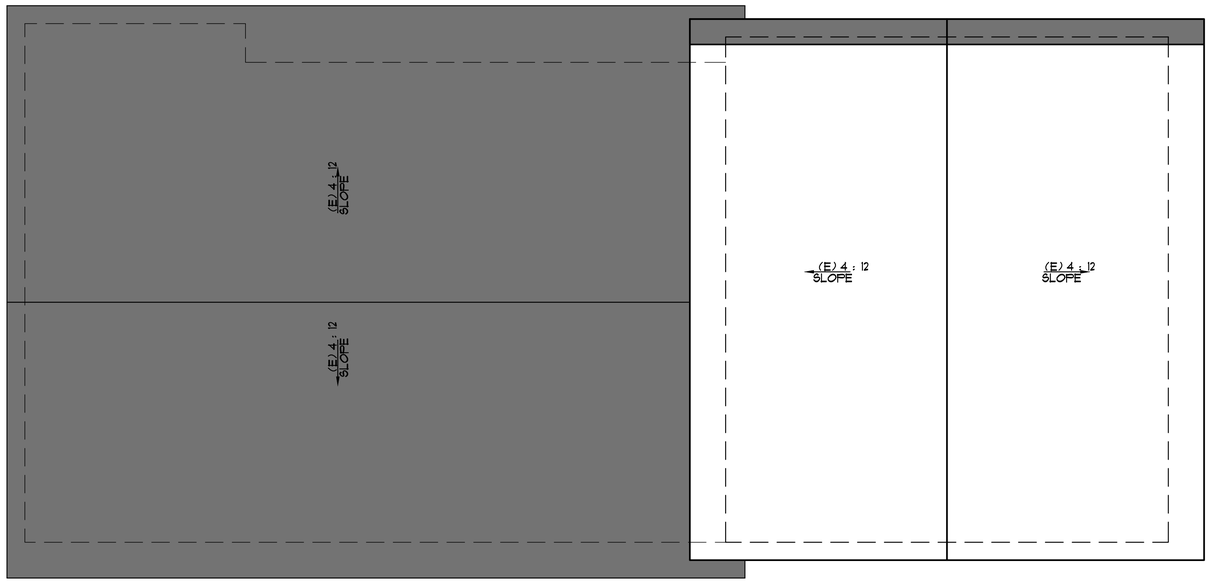

EXISTING ROOF PLAN / DEMO PLAN

LEGEND

- EXISTING ROOF TO BE DEMOLISHED
- EXISTING ROOF TO REMAIN
- FOOTPRINT OF EXISTING BUILDING

No.	Date	Description

Client :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

Project :

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2256 DEODARA DR.
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Drawn By : FK

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Signature :

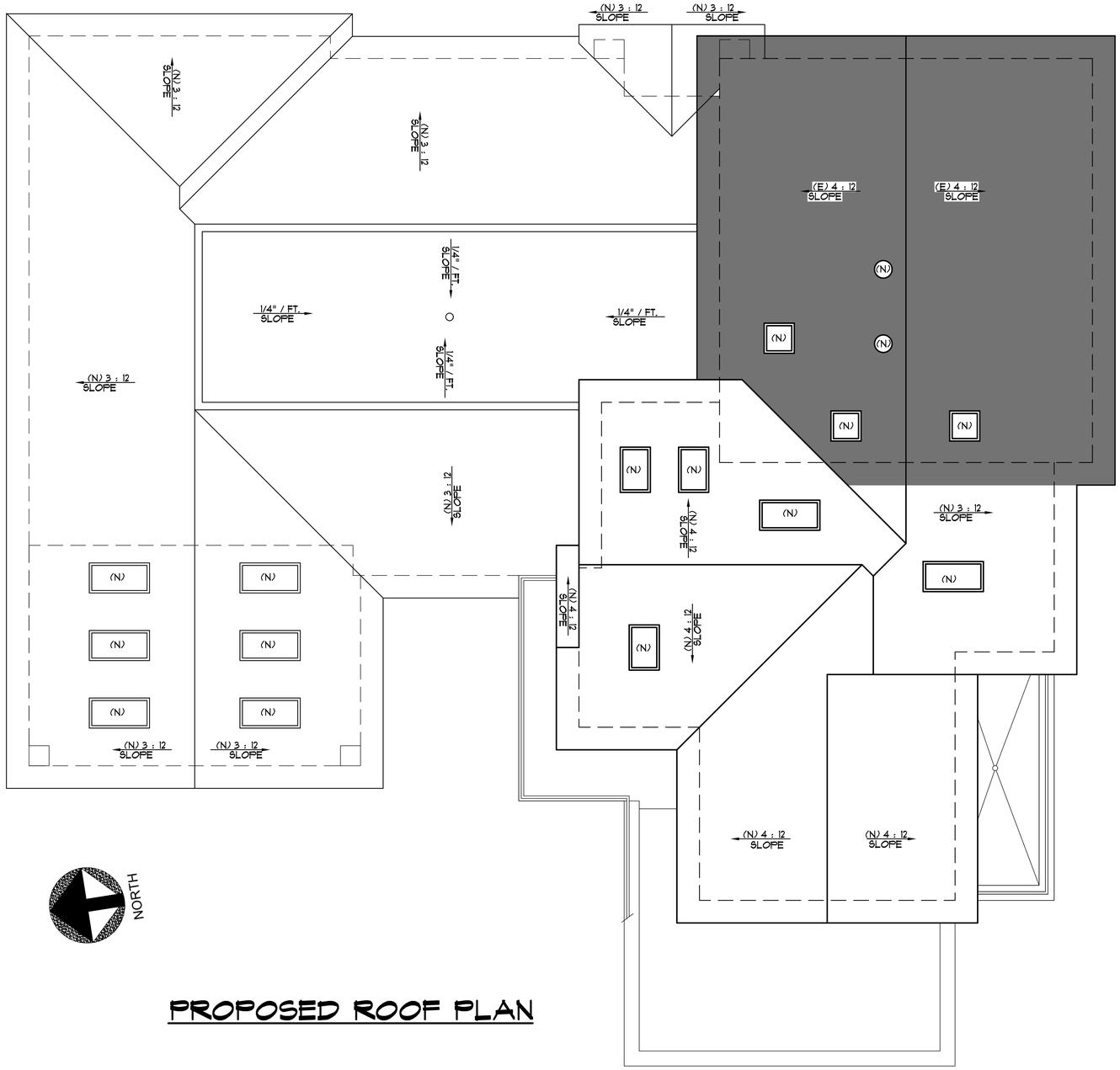
Sheet Title :

EXISTING ROOF PLAN
PLAN / DEMO PLAN

Sheet No. :

A-3.0

Revised Plans - 4/6/21 DRC Meeting



PROPOSED ROOF PLAN

LEGEND

- EXISTING ROOF TO REMAIN
- NEW ROOF
- FOOTPRINT OF BUILDING

No.	Date	Description

Client :

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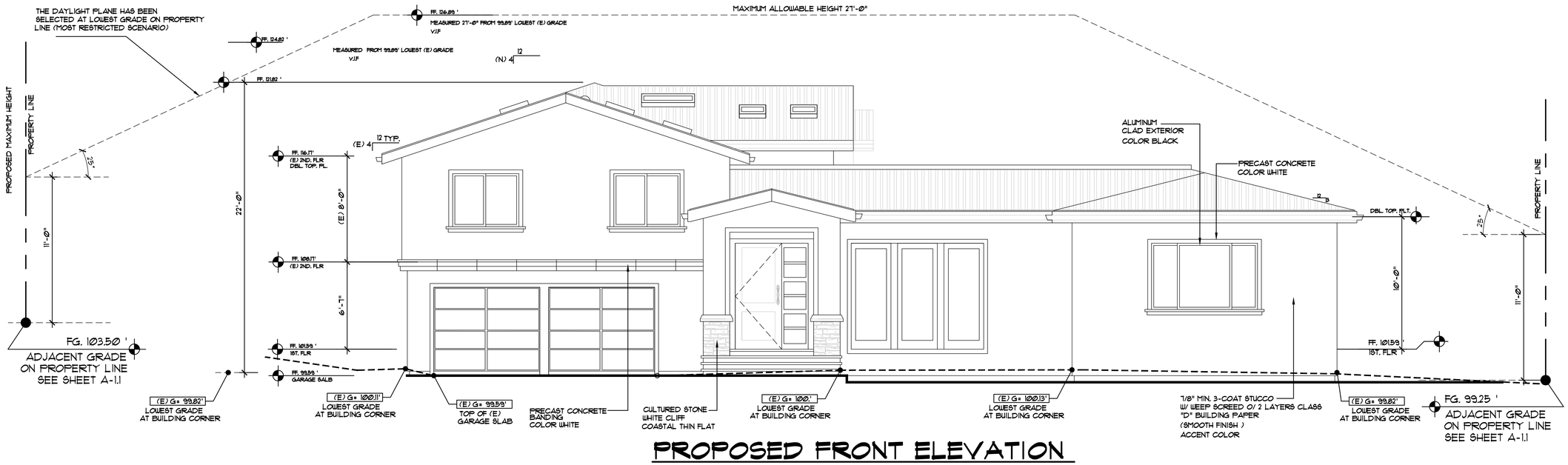
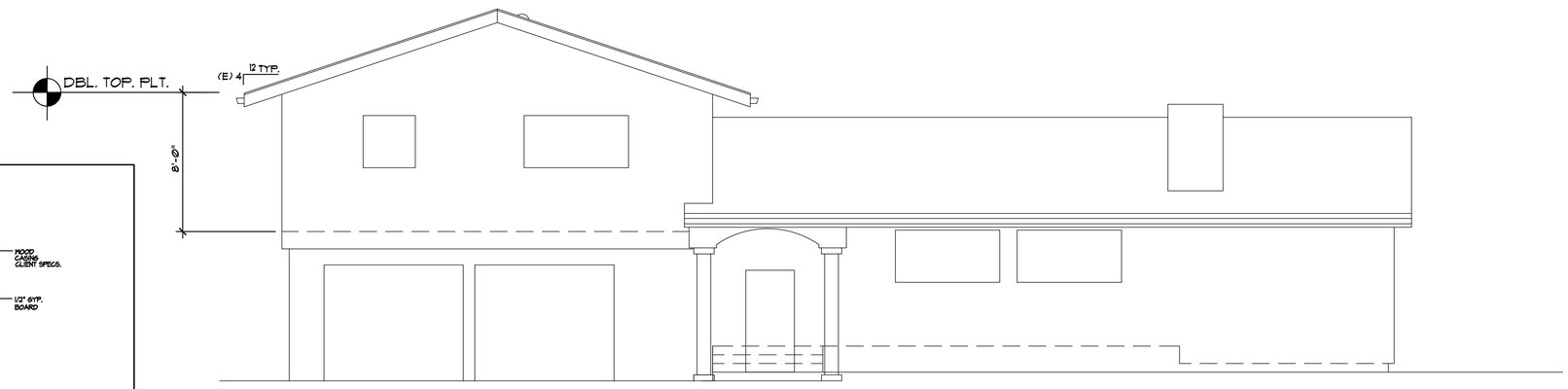
PROPOSED ROOF PLAN

Sheet No. :
A-3.1

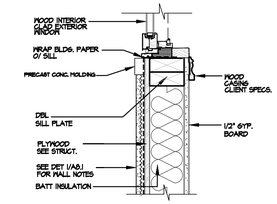
Revised Plans - 4/6/21 DRC Meeting



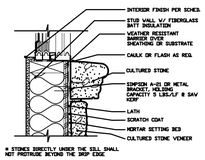
PROPOSED FRONT ELEVATION



EXISTING FRONT ELEVATION



6 EXTERIOR WINDOW SILL
N.T.S



9 CULTURED STONE (SIM.)
N.T.S
NOTE: TO BE INSTALLED PER MANUFACTURER RECOMMENDATION

No.	Date	Description
1		
2		
3		

Client :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

Project :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

4657 TAMPICO WAY
SAN JOSE, CA. 95118
Phone (408) 888-6662
farnaz@khadivdesign.com

KHADIV-DESIGN

Date: 1-07-22
Scale: 1/4"=1'-0"
Drawn By : FK

Job No: 2022.01

Signature :

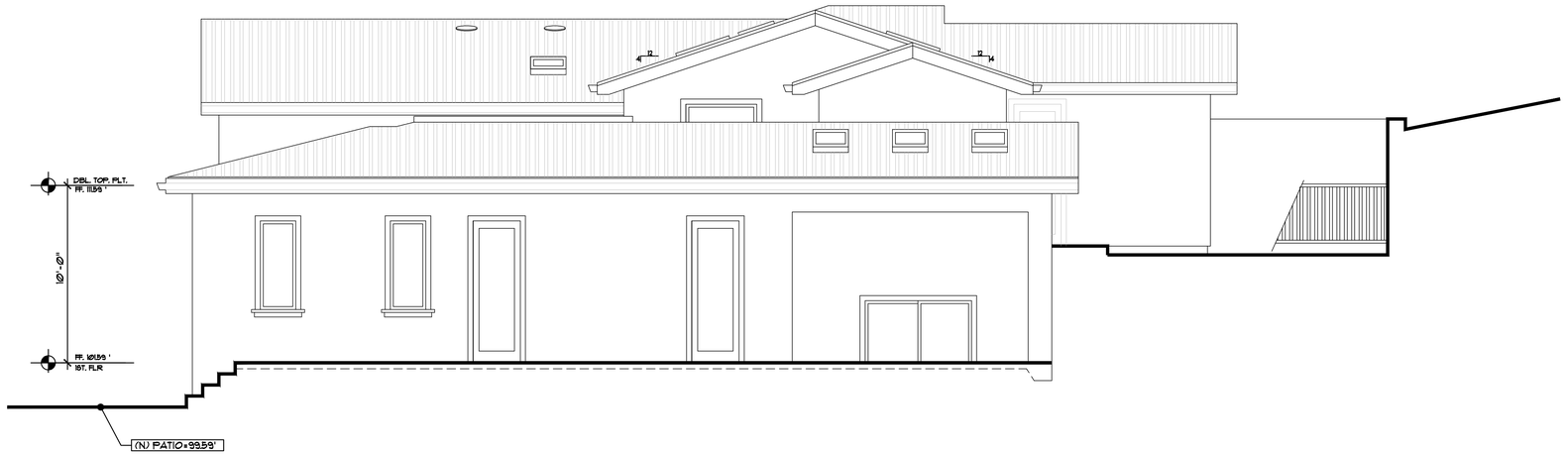
Sheet Title :

EXTERIOR ELEVATION

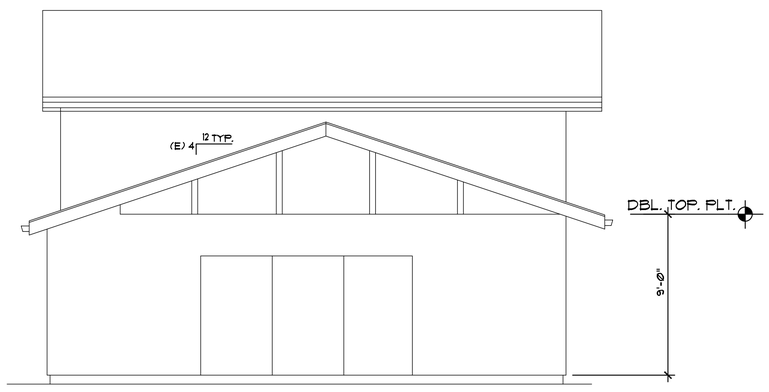
Sheet No. :

A-4.0

Revised Plans - 4/6/21 DRC Meeting



PROPOSED RIGHT SIDE ELEVATION



EXISTING RIGHT SIDE ELEVATION

No.	Date	Description
1		
2		
3		

Client :

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KHADIV-DESIGN

Date: 1-07-22
Scale: 1/4"=1'-0"
Drawn By : FK

Job No: 2022.01

Signature :

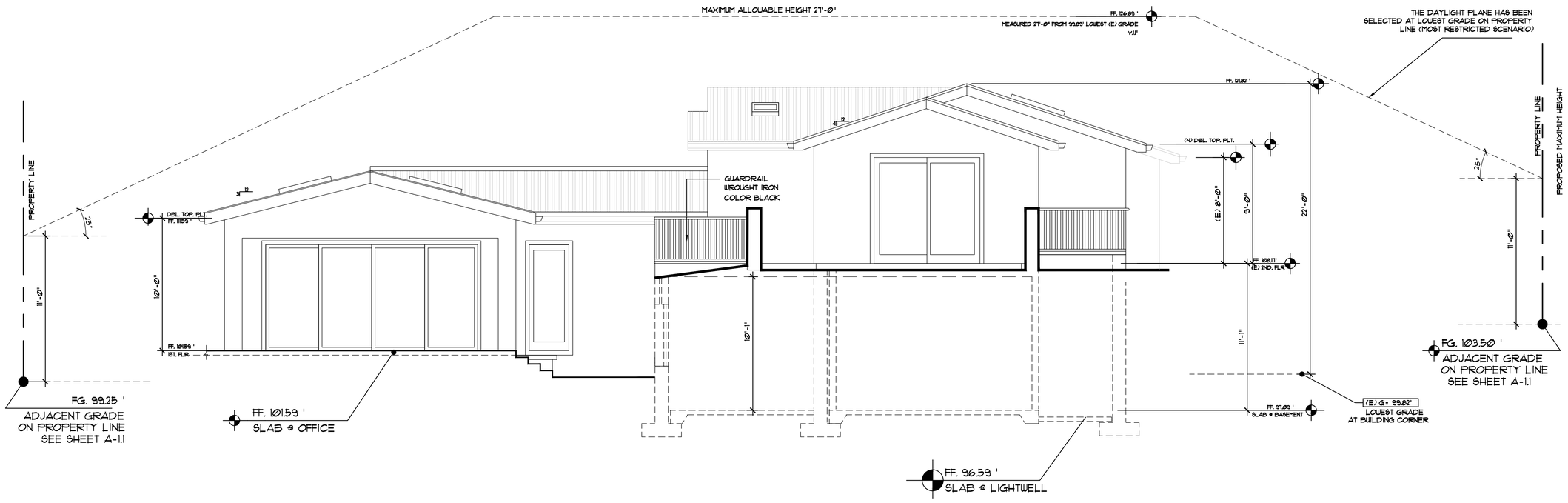
Sheet Title :

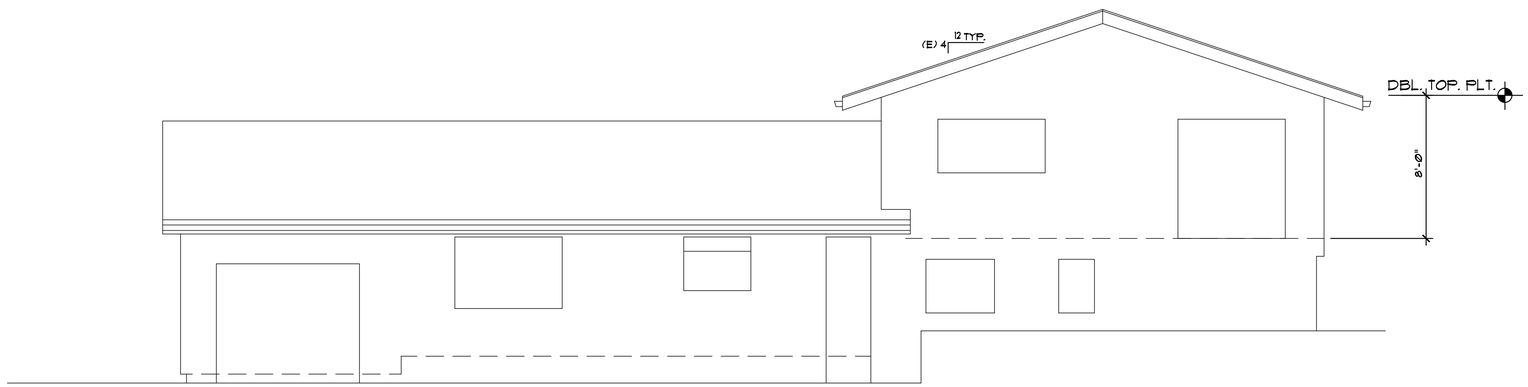
EXTERIOR
ELEVATION

Sheet No. :

A-4.1

Revised Plans - 4/6/21 DRC Meeting





EXISTING REAR ELEVATION

No.	Date	Description

Client :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

Project :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

4657 TAMPICO WAY
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Phone (408) 888-6662
farnaz@khadivdesign.com

KHADIV-DESIGN

Date: 1-07-22
Scale: 1/4"=1'-0"
Drawn By : FK

Job No: 2022.01

Signature :

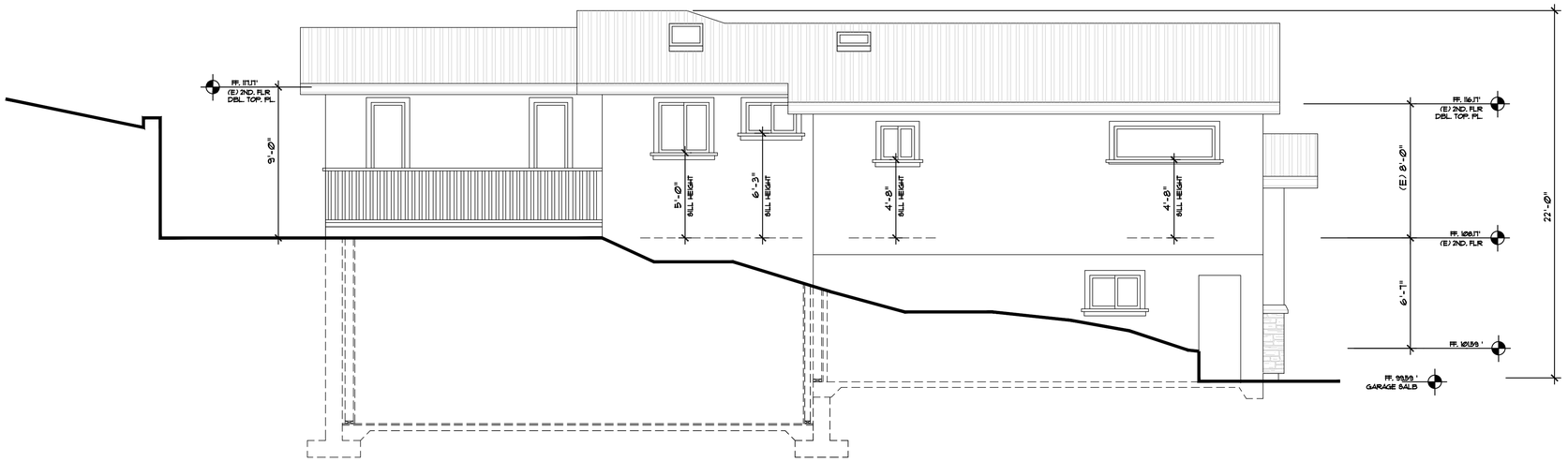
Sheet Title :

EXTERIOR
ELEVATION

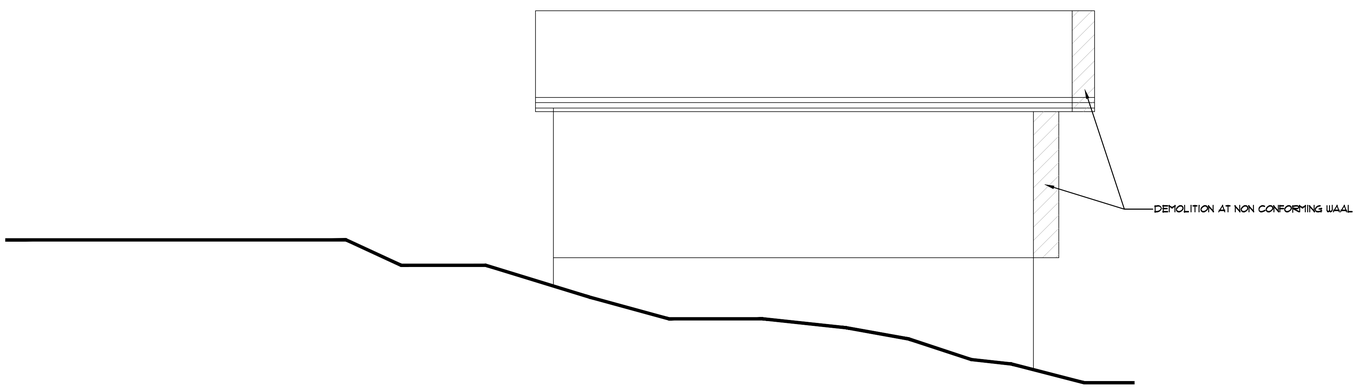
Sheet No. :

A-4.2

Revised Plans - 4/6/21 DRC Meeting



PROPOSED LEFT SIDE ELEVATION



EXISTING LEFT SIDE ELEVATION

No.	Date	Description
1		
2		
3		

Client :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

Project :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

4657 TAMPICO WAY
SAN JOSE, CA. 95118
Phone (408) 888-6662
farnaz@khadivdesign.com

KHADIV-DESIGN

Date: 1-07-22
Scale: 1/4"=1'-0"
Drawn By : FK

Job No: 2022.01

Signature :

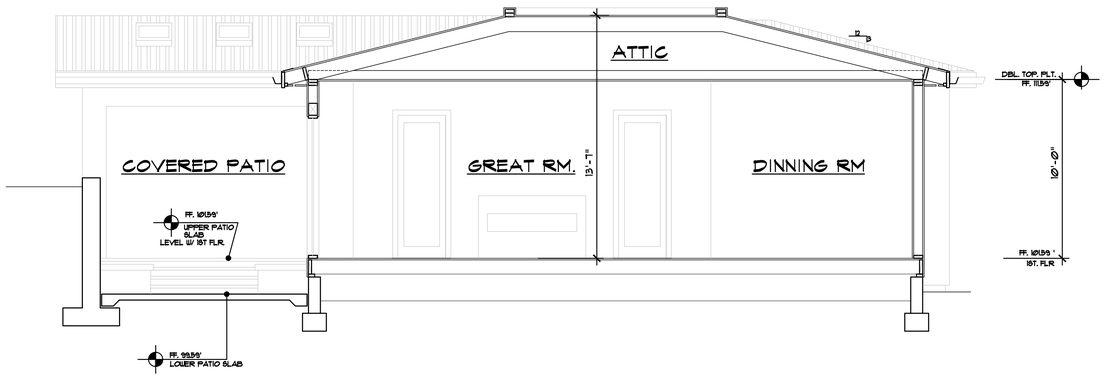
Sheet Title :

EXTERIOR
ELEVATION

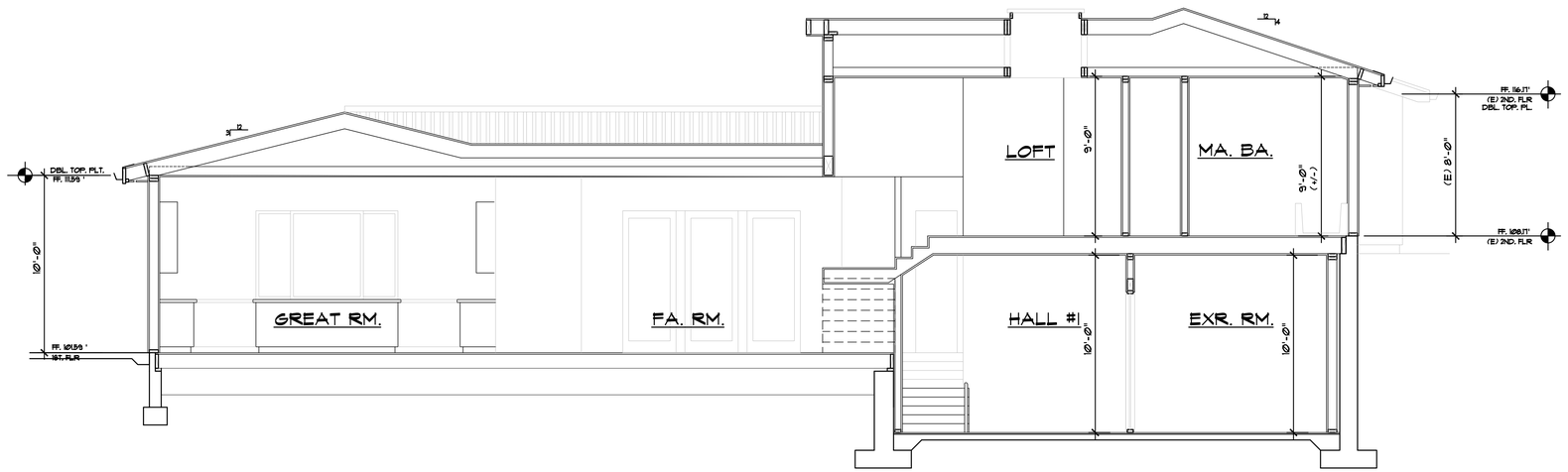
Sheet No. :

A-4.3

Revised Plans - 4/6/21 DRC Meeting



SECTION A-A



SECTION B-B

No. Date Description

Client :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

Project :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

4657 TAMPICO WAY
SAN JOSE, CA. 95118
Phone (408) 888-6662
farnaz@khadivdesign.com

KHADIV-DESIGN

Date: 1-07-22
Scale: 1/4"=1'-0"
Drawn By : FK

Job No: 2022.01

Signature :

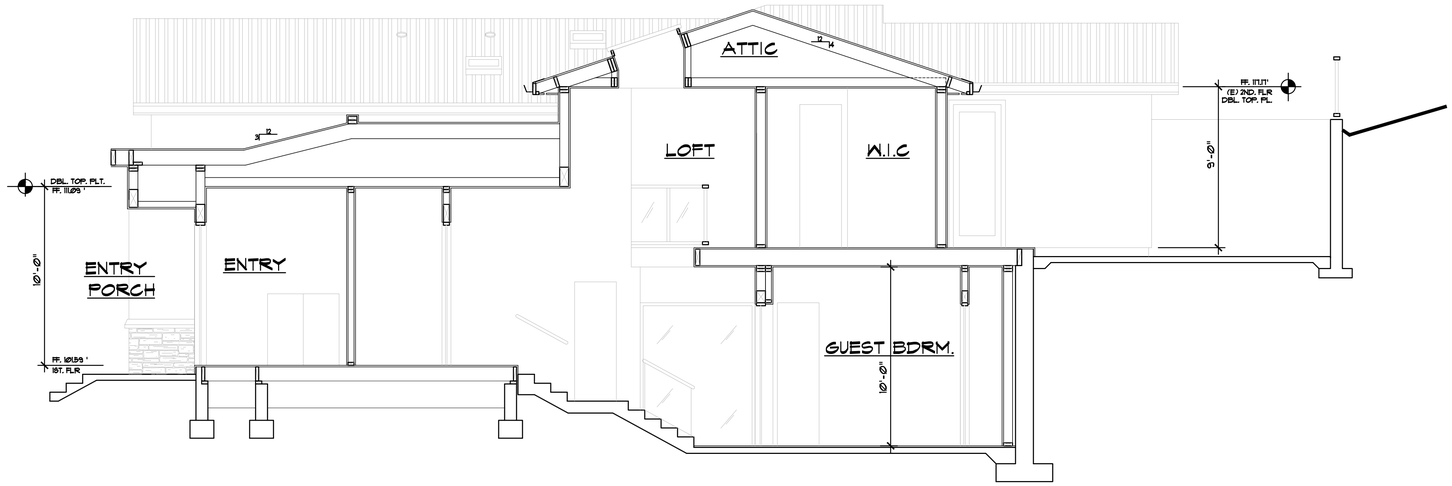
Sheet Title :

BUILDING SECTIONS

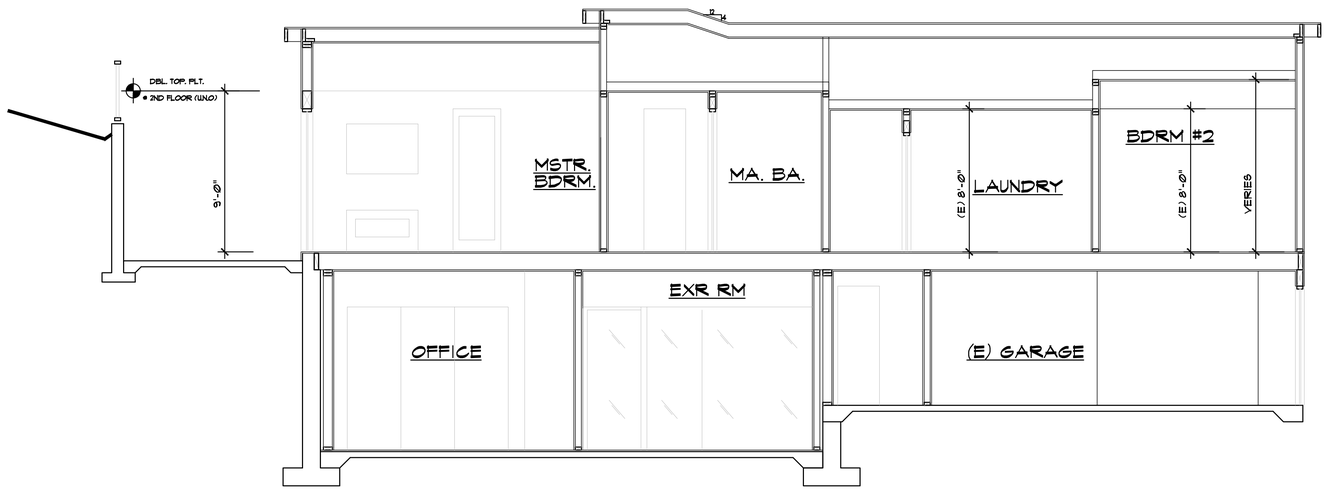
Sheet No. :

A-5.0

Revised Plans - 4/6/21 DRC Meeting



SECTION C-C



SECTION D-D

No.	Date	Description
1		
2		
3		

Client :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

Project :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

4657 TAMPICO WAY
SAN JOSE, CA. 95118
Phone (408) 888-6662
farnaz@khadivdesign.com

KHADIV-DESIGN

Date: 1-07-22
Scale: 1/4"=1'-0"
Drawn By : FK

Job No: 2022.01

Signature :

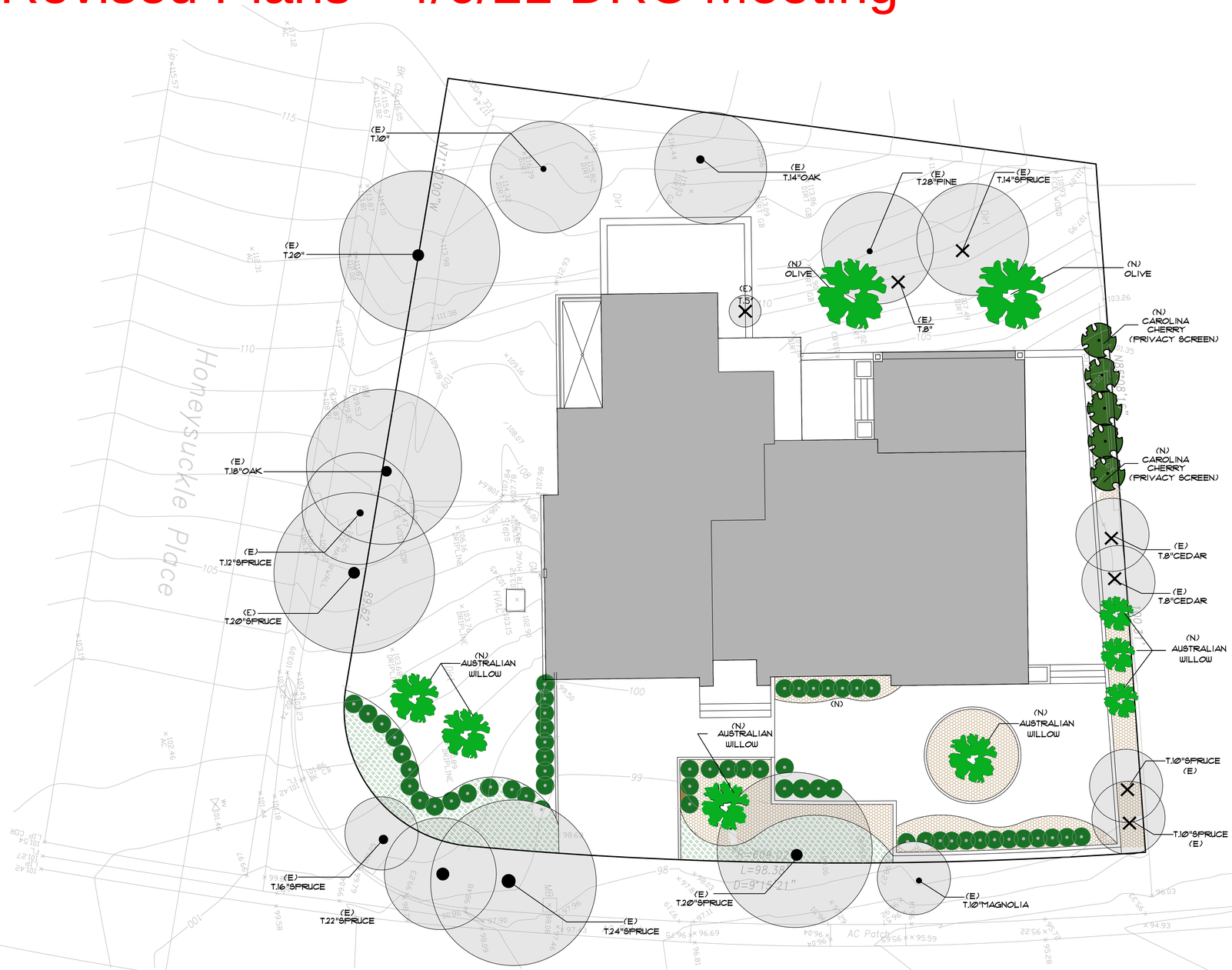
Sheet Title :

BUILDING SECTIONS

Sheet No. :

A-5.1

Revised Plans - 4/6/21 DRC Meeting



LANDSCAPE LEGEND

- (E) TREE TO REMAIN
- (E) TREE TO BE REMOVED
- NEW TREE
- NEW SHRUB
- NEW SCREENING TREE
- TURF
- MULCH

***Prunus caroliniana* (Cherry Laurel)**

- **USDA Hardiness Zone:** 8A - 10A
- **Mature Height:** 25 to 40 ft
- **Mature Spread:** 20 to 35 ft
- **Growth Rate:** Moderate to fast
- **Availability:** Generally available in small sizes
- **Drought Tolerance:** High
- **Salt Tolerance:** Moderate
- **Light Requirements:** Full sun to partial shade.
- **Native Origin:** Native to Florida.
- **Soil Drainage:** Needs a well-drained site.
- **Foliage:** Evergreen tree with no showy fall color.
- **Flowers:** White, showy, fragrant flowers in the spring.
- **Pests:** The main insect pests are mites, borers and caterpillars. The main diseases are leaf spot, fire-blight and stem canker.

Description: A dependable North American native, Cherry Laurel is densely foliated with glossy, dark green, evergreen leaves. It can reach 40 feet in height with a 35-foot-spread though is often seen smaller when grown in the open. Cherry Laurel will create a very dense screen or hedge with regular pruning but is also attractive when allowed to grow naturally into its upright oval, dense form. Properly trained to a central leader, the plant could make a good small to medium-sized street tree. The tree usually maintains a good central leader and small-diameter, strong lateral branches following one or two proper prunings before the tree is 8 to 10-years-old. It was widely planted in Texas until the severe drought of the early 1950's weakened them. Many of these weakened trees eventually died from borers. However in Florida drought stricken trees pulled through the 2002 drought very well.

PROPOSED CONCEPTUAL LANDSCAPE PLAN

No.	Date	Description

Client :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

Project :

Mr. and Mrs. Alon
2256 DEODARA DR.
LOS ALTOS, CA

4657 TAMPICO WAY
SAN JOSE, CA. 95118
Phone (408) 888-6662
farnaz@khadivdesign.com

KHADIV-DESIGN

Date: 1-07-22
Scale: 1/8"=1'-0"
Drawn By : FK

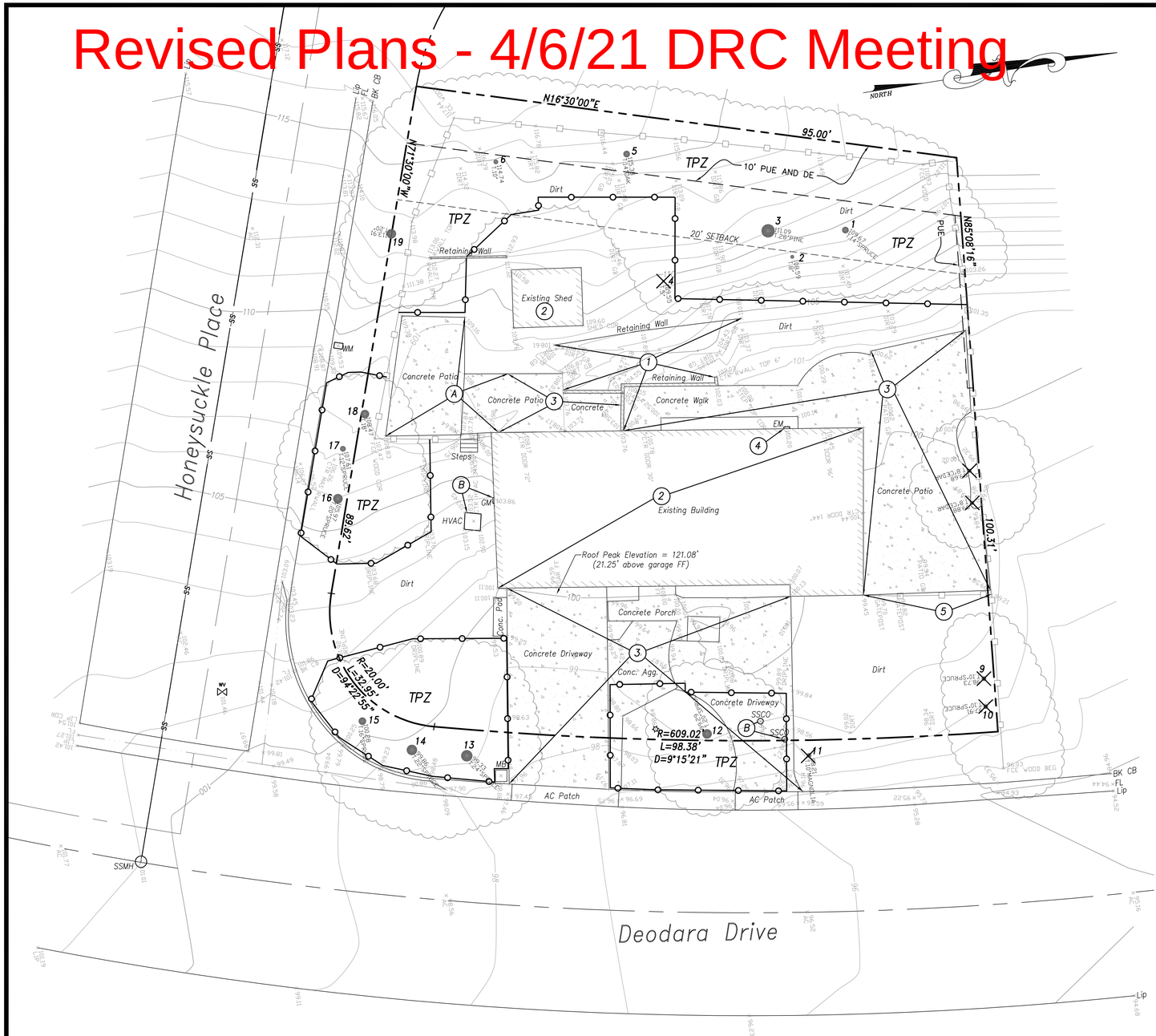
Job No: 2022.01

Signature :

Sheet Title :
PROPOSED
CONCEPTUAL
LANDSCAPE

Sheet No. :
LD-1.0

Revised Plans - 4/6/21 DRC Meeting



ARBORIST'S REPORT

ARBORIST'S REPORT FOR THE PROJECT HAS BEEN PREPARED BY KIELTY ARBORIST SERVICES, LLC, DATED JUNE 25, 2021 ATTACHED SEPARATELY. THE PAGES SHOWN BELOW ARE FROM THE SAME REPORT.

Survey Key:
DBH–Diameter at breast height (54" above grade)
CON- Condition rating (1-100)
HT/SP- Tree height/ canopy spread
*indicates neighbor's trees
P-*Indicates protected tree by city ordinance*
R-*Indicates proposed removal*

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1	Deodar cedar *(Cedrus deodara)*	14.7	B	50/30	Good vigor, poor form, topped in past for utility line clearance.
2	Toyon *(Heteromeles arbutifolia)*	3-3-3	C	12/10	Fair vigor, fair form, multi leader at grade.
3P	Monterey pine *(Pinus radiata)*	25.3	D	45/35	Fair vigor, poor form, topped in past for utility line clearance, poor species.
4	Toyon *(Heteromeles arbutifolia)*	3-3-3-3	C	10/15	Fair to poor vigor, fair form, multi leader at grade.
5P	Coast live oak *(Quercus agrifolia)*	15.0	C	30/30	Good vigor, poor form, topped for utilities.
6	Coast live oak *(Quercus agrifolia)*	7.9	A	20/15	Good vigor, good form.
7*P	Deodar cedar *(Cedrus deodara)*	18est	C	50/30	Good vigor, poor form, topped for utilities.
8*	Privet *(Ligustrum japonicum)*	6-6est	D	20/12	Good vigor, poor form, topped, fair screen.
9R	Deodar cedar *(Cedrus deodara)*	10.8	A	55/20	Good vigor, good form.
10R	Deodar cedar *(Cedrus deodara)*	10.7	A	55/20	Good vigor, good form.
11R	Magnolia *(Magnolia grandiflora)*	8.4	F	30/20	Poor vigor, poor form, nearly dead.
12P	Deodar cedar *(Cedrus deodara)*	22.0	D	45/30	Good vigor, poor form, topped in past at 6 feet, leans out of ground.
13P	Deodar cedar *(Cedrus deodara)*	25.4	B	60/35	Good vigor, poor form, topped in past.
14P	Deodar cedar *(Cedrus deodara)*	25.0	B	60/35	Good vigor, poor form, topped in past.

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
15	Deodar cedar *(Cedrus deodara)*	14.2	D	50/20	Fair vigor, poor form, suppressed, no room for tree.
16P	Deodar cedar *(Cedrus deodara)*	19.5	B	55/30	Good vigor, poor form, topped.
17	Deodar cedar *(Cedrus deodara)*	13.0	B	50/20	Good vigor, poor form, topped.
18P	Green ash *(Fraxinus uhdei)*	21.0	D	50/30	Good vigor, poor form, topped at 10 feet.
19P	Green ash *(Fraxinus uhdei)*	16.0	D	50/30	Good vigor, poor form, topped at 10 feet.
20P	Monterey pine *(Pinus radiata)*	15.0	D	35/30	Fair to poor vigor, poor form, grows towards utilities.

DEMOLITION LEGEND

- PL
- FENCE
- EXISTING TREE w/ DBH
- EXISTING TREE TO BE REMOVED
- × 607.0 — EXISTING GRADE ELEVATION
- 185 — EXISTING CONTOUR w/ ELEVATION
- TPZ — TREE PROTECTION ZONE

ABBREVIATIONS

ASPH.	ASPHALT
CONC.	CONCRETE
EP	EDGE OF PAVEMENT
EX	EXISTING
GM	GAS METER
MB	MAIL BOX
SSCO	SANITARY SEWER CLEAN-OUT
WM	WATER METER
WV	WATER VALVE
JP	JOINT POLE
TPZ	TREE PROTECTION ZONE

DEMOLITION NOTES:

1. CONTRACTOR SHALL OBTAIN A DEMOLITION PERMIT FROM THE CITY OF LOS ALTOS BUILDING DEPARTMENT PRIOR TO START OF DEMOLITION.
2. THE PROPERTY LINE SHALL BE THE LIMITS OF DEMOLITION UNDER THE GRADING PERMIT. DEMOLITION WITHIN CITY RIGHT-OF-WAY SHALL BE DONE UNDER AN ENCROACHMENT PERMIT WITH THE CITY OF LOS ALTOS.
3. CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTIONS WITH THE RESPECTIVE UTILITY AGENCIES PRIOR TO START OF DEMOLITION ON THE SITE.
4. UTILITIES TO BE ABANDONED WITHIN THE AREAS OF PROPOSED IMPROVEMENTS SHALL BE REMOVED IN THEIR ENTIRETY OR ABANDONED IN PLACE PER RECOMMENDATIONS IN THE PROJECT SOILS REPORT.

REMOVAL NOTES

1. REMOVE EXISTING RETAINING WALL
2. REMOVE EXISTING BUILDING
3. REMOVE EXISTING CONCRETE
4. REMOVE EXISTING UTILITY
5. REMOVE EXISTING FENCE

PROTECTION NOTES

- A — PROTECT EXISTING CONCRETE
- B — PROTECT EXISTING UTILITY

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

GROSS LOT AREA = 11,374 SQ. FT. (0.2611 ACRES)

VERTICAL DATUM: HELD ASSUMED ELEVATION OF 100.00' AT THE EXISTING FINISHED FLOOR AT ENTRY DOOR.

BASIS OF BEARINGS: S 71°30'00 E ALONG THE MONUMENT LINE OF HONEYSUCKLE DR. AS SHOWN ON THE MAP OF TRACT 1543, BOOK 66 OF MAPS PAGES 2-3, S.C.C.R.

BOUNDARY: BOUNDARY BASED UPON FIELD SURVEY PERFORMED BY OR UNDER DIRECTION OF HELMUT KORSTICK, PLS 7739.

LICENSED LAND SURVEYOR — HELMUT R. KORSTICK — NO. 7739 — STATE OF CALIFORNIA

DATE: FEB 14, 2022					
SCALE: AS NOTED					
DRAWN: DSK					
DESIGNED: DSK					
ENGINEER: DSK					
MANAGER: DSK	NO.	BY	DATE	REVISIONS	CITY APPR

PREPARED BY, OR UNDER THE DIRECTION OF:
NOT APPROVED FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER — DILIP S. KISHNANI — C 51620 — STATE OF CALIFORNIA

PREPARED BY:
STERLING CONSULTANTS
46560 FREMONT BOULEVARD, UNIT NO. 205
FREMONT, CA 94538
1sterlingconsultants@gmail.com PHONE: 510.344.8955

PREPARED FOR:
AMIT ALON & ROZA ANBARI
2256 DEODARA DRIVE
LOS ALTOS, CA 94024

APN: 342-02-049

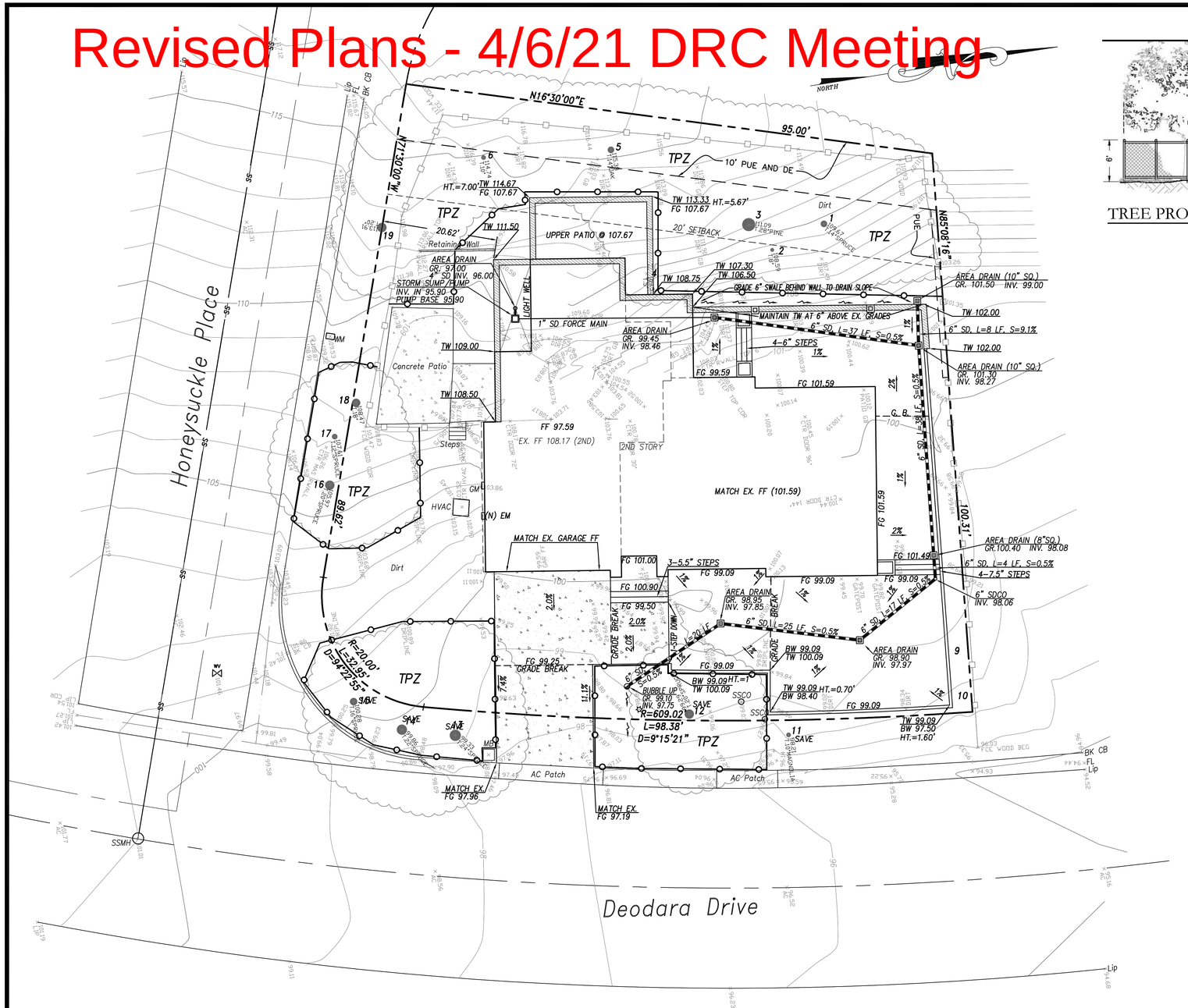
2256 DEODARA DRIVE

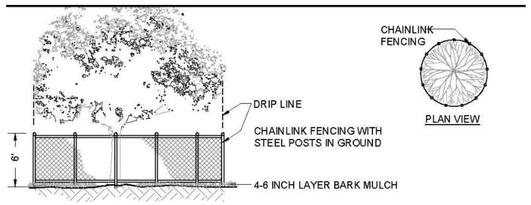
EXISTING CONDITION MAP & DEMOLITION PLAN

CITY OF LOS ALTOS SANTA CLARA COUNTY CALIFORNIA

SHEET NO. C1
OF 2 SHEETS
JOB NO. 2020-475

Revised Plans - 4/6/21 DRC Meeting





TREE PROTECTION ZONE (TPZ) FENCE - DETAIL
NOT TO SCALE

GRADING NOTES:

1. SITE GRADING & EXCAVATIONS SHALL ADHERE TO ALL RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL REPORT.
2. ALL GRADES SHOWN ARE FINISHED GRADES, UNLESS OTHERWISE NOTED.
3. ALL CUT AND FILL SLOPES AT THE BOUNDARY LINES SHALL BE CONSTRUCTED IN SUCH A MANNER THAT ADJACENT FENCES WILL NOT BE DAMAGED. GRADING SHALL CONFORM AT BOUNDARY LINES.
4. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES OVER FIVE FEET IN HEIGHT SHALL BE PLANTED WITH SUITABLE GROUND COVER.
5. DURING GRADING OPERATIONS, THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES BOTH ON-SITE. STREETS SHALL BE SWEPT PER REQUIREMENTS SPECIFIED IN BLUEPRINT FOR CLEAN BAY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF SAID GRADING QUANTITIES PRIOR TO THE START OF THE GRADING OPERATION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLY MATERIAL FOR DEFICIENCIES TO BRING PAVEMENT OR LOTS TO REQUIRED GRADE. CLARIFICATION OF GRADING SHALL BE DONE BY THE ENGINEER.
7. THE PROPERTY OWNER IS RESPONSIBLE FOR THE REPAIR AND/OR REPLACEMENT OF ANY DAMAGED EXISTING IMPROVEMENTS WITHIN THE PUBLIC STREET RIGHT OF WAY
8. WASTEWATER GENERATED DURING CONSTRUCTION SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM. THIS INCLUDES WASTE FROM PAINTING, SAWCUTTING, CONCRETE WORK, ETC. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO ELIMINATE DISCHARGES TO THE STORM DRAIN SYSTEM AND, IF NECESSARY, PROVIDE AN AREA FOR ON-SITE WASHING ACTIVITIES DURING CONSTRUCTION. MATERIALS WHICH COULD CONTAMINATE STORM RUNOFF SHALL BE STORED IN AREAS WHICH ARE DESIGNED TO PREVENT EXPOSURE TO RAINFALL AND TO NOT ALLOW STORM WATER TO RUN ONTO THE AREA.
9. FLUSHING OF STREETS/PARKING LOTS TO REMOVE DIRT AND CONSTRUCTION DEBRIS IS PROHIBITED UNLESS PROPER SEDIMENT CONTROLS ARE USED. AREAS REQUIRING CLEANING SHOULD BE SWEPT.
10. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND REPLACED BY SELECT BACKFILL MATERIAL AS NEEDED.
11. WHERE ABANDONED UNDERGROUND STRUCTURES ARE ENCOUNTERED IN THE STREET AREAS, REMOVE TO SUFFICIENT DEPTH TO ALLOW UNDERGROUND LINES TO CROSS, BACKFILL AND COMPACT DURING ROUGH GRADING. THE INSPECTOR MAY REQUIRE FURTHER WORK TO BE DONE IF VISUAL INSPECTION INDICATES SO DURING CONSTRUCTION.
12. PRIOR TO ANY GRADING, DEMOLITION OF THE SITE SHOULD BE COMPLETED. DEMOLITION SHOULD INCLUDE THE COMPLETE REMOVAL OF ALL SURFACE AND SUBSURFACE STRUCTURES. IF ANY OF THE FOLLOWING ARE ENCOUNTERED: TREE ROOT SYSTEMS, CONCRETE, SEPTIC TANKS, GAS OR OIL TANKS, STORM INLETS, IRRIGATION PIPES, FOUNDATIONS, ASPHALT, DEBRIS AND TRASH, THESE SHOULD ALSO BE REMOVED, WITH THE EXCEPTION OF ITEMS SPECIFIED BY THE OWNER FOR SALVAGE.
13. ALL ONSITE STORM DRAIN INLETS SHALL BE INSTALLED WITH "NO DUMPING DRAINS TO BAY" STENCILS.
14. EARTHWORK QUANTITIES SHOWN ON THESE PLANS ARE APPROXIMATE ESTIMATED QUANTITIES AND ARE FURNISHED FOR THE CITY'S INFORMATION ONLY. THE ACTUAL AMOUNT MAY VARY DEPENDING ON COMPACTION, CONSOLIDATION, STRIPPING AND THE CONTRACTOR'S METHOD OF OPERATION.

* USE FLAT TOP GRATES FOR LAWN AREAS AND DOMED OR ATRIUM GRATES WHERE MOWING OR TRIPPING IS NOT OF CONCERN & CAST IRON GRATES IN PARKING AREAS.

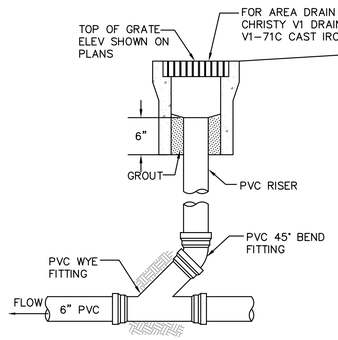
BUBBLE UP DETAIL
NOT TO SCALE

EARTHWORK SUMMARY

MEASURED RAW CUT :	404 CY
MEASURED RAW FILL :	8 CY
ESTIMATED EXPORT:	396 CY

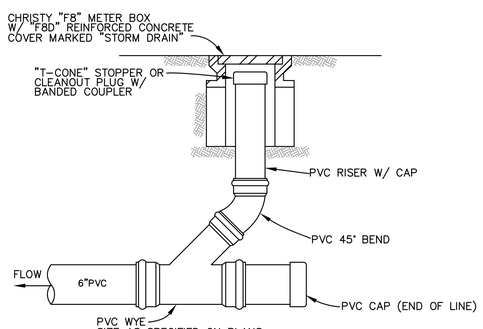
EARTHWORK QUANTITIES SHOWN HEREON ARE APPROXIMATE ONLY FOR ESTABLISHMENT OF FEES. CONTRACTORS SHALL BASE BID AND OR CONTRACT AMOUNTS UPON THIER OWN EARTHWORK ESTIMATES FOR COMPLETION OF THE WORK SHOWN HEREON, NOT ON THE QUANTITIES SHOWN ABOVE.

NO ADJUSTMENTS HAVE BEEN APPLIED FOR SHRINK OR SWELL.



IN-LINE

AREA DRAIN - DETAIL
NOT TO SCALE



IN-LINE & END OF LINE

STORM DRAIN CLEANOUT
NOT TO SCALE

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

DATE: FEB 14, 2022
SCALE: AS NOTED
DRAWN: DSK
DESIGNED: DSK
ENGINEER: DSK
MANAGER: DSK

NO.	BY	DATE	REVISIONS	CITY APPR

PREPARED BY, OR UNDER THE DIRECTION OF:
NOT APPROVED FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
DILIP S. KISHNANI
C 51620
STATE OF CALIFORNIA

PREPARED BY:
STERLING CONSULTANTS
46560 FREMONT BOULEVARD, UNIT NO. 205
FREMONT, CA 94538
1sterlingconsultants@gmail.com PHONE: 510.344.8955

PREPARED FOR:
AMIT ALON & ROZA ANBARI
2256 DEODARA DRIVE
LOS ALTOS, CA 94024

APN: 342-02-049

2256 DEODARA DRIVE

PRELIMINARY GRADING & DRAINAGE PLAN

CITY OF LOS ALTOS SANTA CLARA COUNTY CALIFORNIA

SHEET NO. C2
OF 2 SHEETS
JOB NO. 2020-475

DATE: April 6, 2022

AGENDA ITEM #4

TO: Design Review Commission

FROM: Steve Golden, Interim Planning Services Manager

SUBJECT: SC21-0035 – 944 Aura Way

RECOMMENDATION:

Approve design review application SC21-0035 subject to the listed findings and conditions

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PROJECT DESCRIPTION

This is a design review application for a new 4,010 square-foot two-story single-family residence with 2,692 square feet on the first story and 1,317square feet on the second story. A 798 square-foot detached accessory dwelling unit (ADU) is also proposed, but not subject to design review. A categorical exemption under Section 15303 of the California Environmental Quality Act Guidelines will be considered for this project since it involves the construction of one single-family residential unit. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION:	Single-Family, Medium Lot
ZONING:	R1-10
PARCEL SIZE:	12,639 square feet
MATERIALS:	Concrete roof tile; stucco exterior siding; horizonal wood siding; and wood windows with aluminum cladding; and wood and precast concrete window trims

	Existing	**Proposed**	**Allowed/Required**
COVERAGE:	1,803 square feet	3,036 square feet	3,791 square feet
FLOOR AREA:			
1st Floor	1,709 square feet	2,692 square feet	
2nd Floor	-	1,317 square feet	
Total	1,709 square feet	4,010 square feet	4,014 square feet
SETBACKS:			
Front	43 feet	25 feet	25 feet
Rear	96 feet	81.75 feet	25 feet
Right side(1st/2nd)	10 feet	10 feet/10.8 feet	7 feet/14.5 feet
Left side (1st/2nd)	10.3 feet	8 feet/20.6 feet	7 feet/14.5 feet
HEIGHT:	16 feet	24.8 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located on the south side of Aura Way, west of Miramonte Avenue and just north of the Loyola Corners neighborhood commercial area. The immediate neighborhood is best defined as a Diverse Character Neighborhood, according to the City's Residential Design Guidelines. Many of the lots fronting onto Aura Way are narrow deep lots (over 180 feet) with residences located towards the front of the properties, however there are also many lots that are more symmetrically shaped with respect to width and depth. Most of the residences in this neighborhood have gone through various forms of modifications, including single-story and two-story additions. Some residences have retained their original architectural characteristics and aesthetics, whereas other residences have had more extensive modifications and have introduced new architectural styles and exterior materials that have added to the diversity or architectural characteristics and appearances in the neighborhood. Based on staff observation of the architectural designs, materials, and styles present in the neighborhood, it is likely that modifications to individual residences have occurred during different time periods, giving rise to the incorporation of popular architectural features at the time those modifications occurred contributing to the diverse appearances. That being said, most of the homes have exterior appearances that relate to one another such as predominant gable and hipped roof forms and share similar scale, bulk, and massing.

With regards to landscaping, most of the properties along Aura Way have medium to large trees in the front yard with diverse mature front yard and side yard landscaping visible from the street.

Narrow Lot

Pursuant to Section 14.06.080, for lots that are less than 80 feet in width (referred to as "narrow" lots), the side yard setback shall be ten percent of the lot width, with seven and one-half feet added for any portion of the structure which is two stories in height. The lot as shown on Sheet SK-1of the design plans (Attachment E) is 70 feet in width; therefore, the minimum first-story side yard setback is 7 feet and the minimum second-story side yard setback is 14.5 feet.

DISCUSSION

Design Review

According to the Design Guidelines, in a Diverse Character Neighborhood, good design has its own design integrity while incorporating some design elements and materials found in the neighborhood. Mitigation for items such as size and bulk may be used for some designs depending on the relationship of a home to its neighbors.

The applicant proposes to demolish the existing single-story residence and accessory structures in the rear portion of the property and construct a new 4,010 square-foot, two-story residence with 2,692 square feet on the first story including an attached two-car garage and 1,317 square feet on the second story. In addition, a detached 798 square-foot accessory dwelling unit (ADU) is also proposed, but is not considered part of this design review and will be reviewed ministerially for compliance with municipal code requirements per state law and Chapter 14.14 of the Zoning Code.

The new two-story residence is proposed to have a front yard setback of 25 feet, whereas the current residence is setback 43 feet and compliance with the 25-foot front yard setback requirement. The proposed rear yard setback is 81.75 feet measures to the attached covered rear porch which is more than triple the minimum 25-foot rear yard setback required. As discussed above, the lot qualifies as a narrow lot and therefore has reduced side yard setbacks as compared to standard lots in the R1-10 zoning district and the proposed design exceeds the minimum first and second story side yard setbacks required. Please refer to the table above for more specific side yard setbacks proposed and as required pursuant to the R1-10 Zoning District standards for narrow lots.

The proposed two-story residence is a nondescript architectural style, but is characterized by the predominant features include the simple 4:12 pitch hipped roof forms, front entry porch, and mixture of stucco and wood siding. The massing of the second story is balanced over the first story with a small front facing gable generally centered on the second story. The gable element adds building articulation and helps break up the second story wall plane and massing into smaller elements. The building articulation along the front elevation of the first story including the front entry porch which projects outward, also breaks down the wall planes in smaller elements and reduces the overall massing. The majority of the exterior material is stucco, however, horizontal wood siding is accented at the front and side elevations, which further break down the massing of the building.

The overall height of the structure is 24.8 feet which conforms to the maximum height of 27 feet in the R1-10 zoning district. A nine-foot wall plate height is proposed at both the first story and second story. The proposed wall plate heights and the overall height of the structure is in keeping with existing one and two-story residences within the neighborhood, and neither set an extreme or appear out of scale with either the one or two-story residences in the neighborhood.

As previously described the project is applying stucco and horizontal wood siding for exterior materials. The window materials proposed are wood windows with aluminum cladding with wood trim applied to locations with wood exterior siding and precast concrete trim applied to locations with stucco siding as shown on the elevation plans (Sheets SK-3.1 and SK-3.2). The roofing material is proposed to be concrete tiles and the garage door is proposed to be a wood sectional door. All of these materials are considered high quality materials and will contribute to the visual appearance and character of the neighborhood.

Overall, the project appears to be an appropriate design within this Diverse Character Neighborhood and conforms to the Residential Design Guidelines and Design Review findings.

Privacy

As discussed above, the proposed side yard setbacks meet or exceed the minimum required and can be found in the table above. The proposed right-side (west) elevation includes three smaller windows with 4.5-foot windowsill heights at the second-story. There is forth second story window with a 2.75 sill height, however, the designer has proposed to install obscured glass up to 4.75

from the floor. The window is considered a required egress window for the proposed bedroom and therefore could not have a finished sill height of more than 44 inches per Building Code. The proposed left-side elevation includes three small second story windows with six-foot window sill heights. In general, the Design Review Commission has previously considered 4.5-foot windowsill heights acceptable in eliminating direct views into neighboring properties at side elevations when a person is standing in the middle of the interior space. As described above, one of the windowsill heights is proposed to be lower, but the obscured glass is proposed to mitigate potential privacy impacts. Larger windows are proposed at the second story along the rear elevation and there is also a second story deck/balcony proposed. The proposed setback from the rear property line to the balcony is 87.75 feet and the proposed setback from the left side property line is 20.66 feet. The design guidelines considers balconies with a depth of four feet to be more passive and therefore, less likely to introduce privacy impacts. The proposed deck is six feet in depth but has incorporated design features including six-foot high solid walls on both sides of the deck and a solid railing. Furthermore, evergreen landscape screening is proposed along the right-side and rear property lines, that will provide further screening of direct views into the abutting properties. Overall, given the taller windowsill heights, proposed obscured glass of the window with the lower windowsill height, increased setbacks, design of the second story deck, and landscape screening planting, the proposed design should avoid unreasonable interference with views and privacy.

Landscaping and Trees

The existing property has a total of 13 trees that have been detailed in an arborist report submitted by the Applicant (Attachment B). The report contains the tree types, sizes and condition of the trees. Of the 13 trees, 12 are protected according to Chapter 11.08 Tree Protection Regulations. Five trees are protected because they are in the public right-of-way and seven trees are protected because they are 48 inches or more in circumference. A total of seven trees (all protected) are proposed to be removed including the five Pittosporum in the public right-of-way which the arborist describes having grown to be a thick hedge that has not been maintain and many of those plants have visible decay in the trunks. The other two trees include a Black walnut and Douglas fir in the front yard. Based on the arborist report, staff recommends removal of the trees based on the condition of the tree with respect to disease, proximity to existing or proposed structures, or the necessity to remove the tree for economic or other enjoyment of the property. A number of other large trees on the property will be preserved including several Redwoods, a Coast live oak, and California pepper. However, given the proposed removal of most of the large front yard trees, staff recommended the applicant plant at least one Category II sized street tree, which has been incorporated into the plans. There are an additional eight trees that are primarily along the left side property line that are not identified in the arborist report but shown on the survey and site plans. These are smaller and lower priority trees for preserving as compared to the trees identified in the report and are proposed for removal to accommodate the improvements associated with the proposed residence. In addition to the tree planting and privacy screening, other proposed plantings of shrubs, groundcovers, and hardscape and softscape features have been incorporated into the proposed landscape plan (see Sheet L1). The new or rebuilt landscaping would need to satisfy the Water Efficient Landscape Ordinance requirements since it exceeds the 500 square-foot landscaping threshold for new residences.

ENVIRONMENTAL REVIEW

This project should be considered categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act since it involves the construction of one single-family residence in an area zoned for residential uses.

PUBLIC NOTIFICATION AND CORRESPONDENCE

A public meeting notice was posted on the property and mailed to 12 property owners in the immediate vicinity. The applicant also posted the public notice sign (24" x 36") in conformance with the Planning Division posting requirements (Attachment C).

This application was submitted prior to the establishment of the filing requirement requiring the applicant/property owner to inform the neighbors of the proposed design. The applicant reached out to the abutting neighbors on either side, but staff is unaware if any response was received by the applicant (Attachment D). Staff recommended further communication by the applicant/owner to the neighbors and address any concerns neighbors might have prior to the meeting and provide documentation to staff. The applicant has communicated to staff that they reached out to additional neighbors, however, no additional materials have been provided by the applicant and no public correspondences have been received by staff at the time of this report publication.

Cc: Eric Keng, Applicant/Designer
Tristar Investment LLC, Property Owner

Attachments:

A. Vicinity and Public Notification Map
B. Arborist Report
C. Public Notice Billboard Sign
D. Applicant Submitted Correspondence with Neighbors
E. Design Plans

FINDINGS

SC21-0035 – 1260 Payne Dr

With regard to the second story addition to an existing one-story house, the Design Review Commission 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;

b. The height, elevations, and placement on the site of the new residence, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;

c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;

d. The orientation of the proposed new residence in relation to the immediate neighborhood will minimize the perception of excessive bulk and mass;

e. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and

f. The proposed residence has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS OF APPROVAL

SC21-0035 – 944 Aura Way

GENERAL

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

2. **Approved Plans**
   The approval is based on the plans and materials received on March 24, 2022, except as may be modified by these conditions and as specified below:

   a. One Category II street tree minimum 15 gallon or 24 inch box container size shall be planted in the front yard prior to final inspection and will serve as a replacement tree for removed trees.

   b. The second story deck shall include solid walls on both sides that are a minimum of six feet in height.

3. **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.

4. **Protected Trees**
   Tree Nos. 8-13 shown on Sheet SK-1 shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

5. **Tree Removal**
   Trees Nos. 1-7 shown to be removed on plan Sheet SK-1 of the approved set of plans are hereby approved for removal. Tree removal shall not occur until a building permit is submitted and shall only occur after issuance of a demolition permit or building permit. Exceptions to this condition may be granted by the Community Development Director upon submitting written justification. The applicant shall plant one Category II street tree, minimum 15 gallon or 24 inch box container size prior to final inspection to serve as a replacement tree for the proposed trees removed.

6. **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.

7. **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.

8. **Underground Utility and Fire Sprinkler Requirements**

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

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

INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

10. **Conditions of Approval**
    Incorporate the conditions of approval into the title page of the plans.

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. **Tree Protection Note**
    On the grading plan and/or the site plan, show all tree/landscape 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. **Reach Codes**
    Building Permit Applications submitted on or after January 14, 2021 shall comply with specific amendments to the 2019 California Green Building Standards for Electric Vehicle Infrastructure and the 2019 California Energy Code as provided in Ordinances Nos. 2020-470A, 2020-470B, 2020-470C, and 2020-471 which amended Chapter 12.22 Energy Code and Chapter 12.26 California Green Building Standards Code of the Los Altos Municipal Code. The building design plans shall comply with the standards and the applicant shall submit supplemental application materials as required by the Building Division to demonstrate compliance.

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. **Air Conditioner Sound Rating**
    The plans shall show the location of any air conditioning unit(s) on the site plan including the model number of the unit(s) and nominal size of the unit. The Applicant shall provide the manufacturer's specifications showing the sound rating for each unit. The air conditioning units must be located to comply with the City's Noise Control Ordinance (Chapter 6.16) and

in compliance with the Planning Division setback provisions. The units shall be screened from view of the street.

16. **Storm Water Management**
    The Plans shall 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.).

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

18. **Underground Utility Location**
    The Plans shall 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.

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

19. **Tree Protection**
    Tree protection shall be installed around the dripline(s) of the trees as shown on the site plan approved with the building permit plans. Fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.

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

PRIOR TO FINAL INSPECTION

21. **Landscaping Installation and Verification**

    Provide a landscape Certificate of Completion, signed by the project's landscape professional and property owner, verifying that the trees, landscaping and irrigation were installed per the approved landscape documentation package.

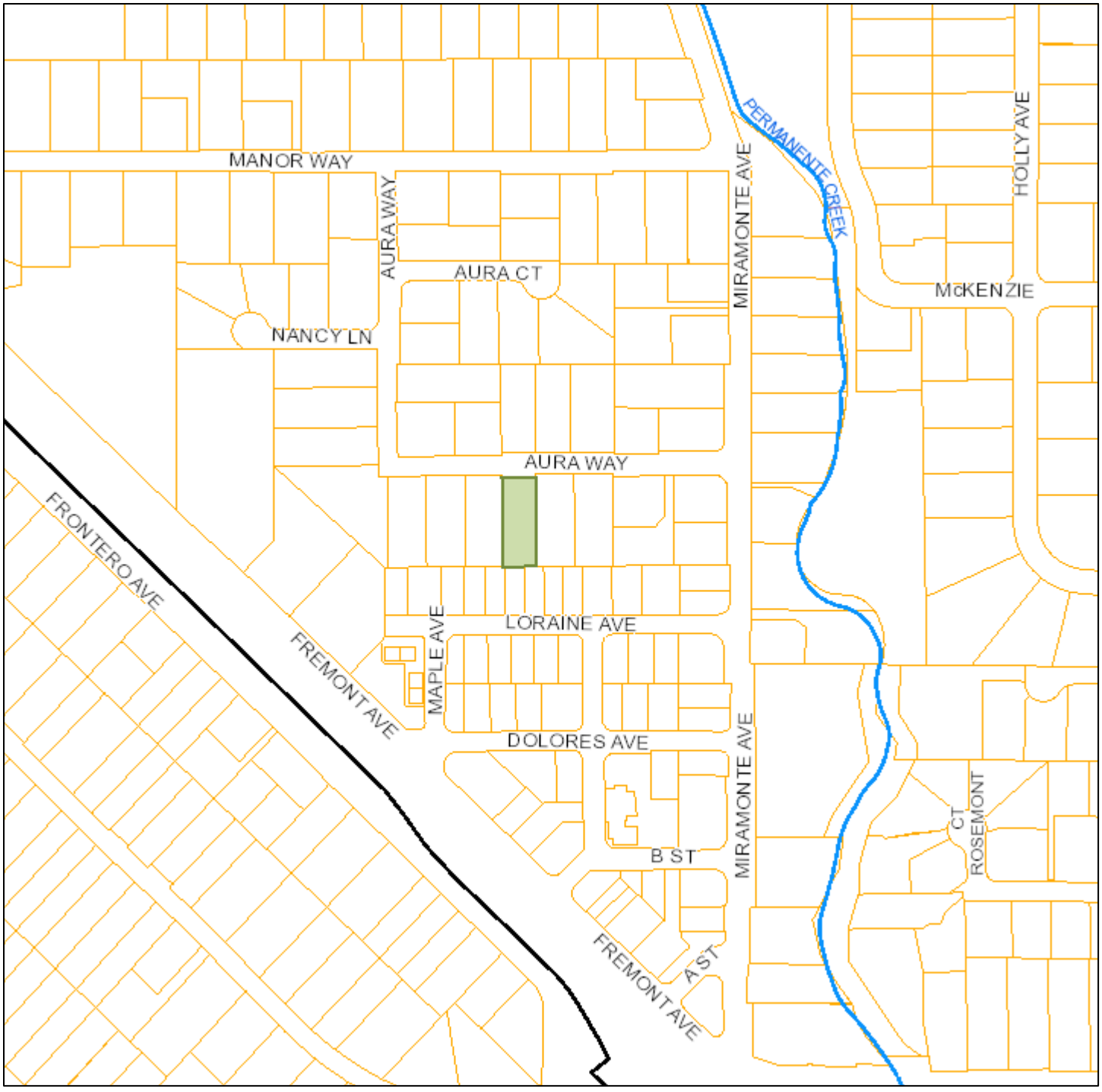
22. **Landscape Privacy Screening**
    The landscape intended to provide privacy screening shall be inspected by the Planning Division and shall be supplemented by additional screening material as required to adequately mitigate potential privacy impacts to surrounding properties.

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).

ATTACHMENT A

Agenda Item 4.

Vicinity Map



Print Date: October 11, 2021

1:4,514

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0 0.05 0.1 0.2 km

- Schools
- Park and Recreation Areas
- City Limit
- Road Names
- Waterways
- Situs Label
- TaxParcel

Notification Map

Print Date: October 11, 2021

1:2,257

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0 0.0225 0.045 0.09 km

- Schools
- Park and Recreation Areas
- City Limit
- Road Names
- Waterways
- Situs Label
- TaxParcel

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

May 24, 2021

ATTACHMENT B

Javelin Construction INC
Attn: Mr. Frank Leung
1162 Pescadero Street
Milpitas CA 95035

Site: 944 Aura, Los Altos, CA

Dear Mr. Leung,

As requested on Tuesday, March 23, 2021, I visited the above site for the purpose of inspecting and commenting on the trees. New construction is planned for this site and your concern as to the future health and safety of the trees has prompted this visit.

Method:
All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on a map provided by you. The trees were then measured for diameter at 48 inches above ground level (DBH or diameter at breast height). The trees were given a condition rating for form and vitality. The trees condition rating is based on 50 percent vitality and 50 percent form, using the following scale. An A-F grade average for the trees overall condition is also included.

1	-	29	Very Poor	F - Very poor
30	-	49	Poor	D - Poor
50	-	69	Fair	C- Fair
70	-	89	Good	B - Good
90	-	100	Excellent	A- Excellent

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

Large walnut #6 with past topping cuts and decay at topping locations.

944 Aura/5/24/21 (2)

Survey:

Tree#	Species	DBH	Grade	CON	HT/SP	Comments
1X	Pittosporum *(Pittosporum eugenioides)*	12.1-12.6	D	45	30/25	Fair vigor, poor form, decay on trunks.
2X	Pittosporum *(Pittosporum eugenioides)*	9.4	D	40	30/25	Fair vigor, poor form, decay on trunks.
3X	Pittosporum *(Pittosporum eugenioides)*	8.5-4.5	C	50	25/20	Fair vigor, poor-fair, leans east.
4X	Pittosporum *(Pittosporum eugenioides)*	8.8-11.2	C	50	25/25	Fair vigor, fair form, multi leader at1 foot.
5X	Pittosporum *(Pittosporum eugenioides)*	10.5	D	40	30/25	Fair vigor, fair form, heavily trimmed.
6X	Black walnut *(Juglans nigra)*	48.6	D	40	40/45	Poor-fair vigor, poor form, topped in past, severe decay on trunks.
7X	Douglas fir *(Pseudotsuga menziesii)*	28.7	C	50	75/40	Fair vigor, poor form, topped in past, over extended limbs in canopy.
8X	Coast live oak *(Quercus agrifolia)* `	35.8	B	70	50/45	Fair vigor, fair form, leans south.
9	Privet *(Ligustrum japonicum)*	3x6”	C	55	25/20	Good vigor, poor form, multi leader at one foot.
10	California pepper *(Schinus mole)*	20.4	C	6035/35		Fair vigor, fair form, codominant at 12 feet.
11	Redwood *(sequoia sempervirens)*	53.5	B	70	85/35	Fair vigor, fair form, one of three in grove.
12	Redwood *(sequoia sempervirens)*	36.3	B	70	85/35	Fair vigor, fair form, one of three in grove.
13	Redwood *(sequoia sempervirens)*	29.9	B	70	85/35	Fair vigor, fair form, one of three in grove.

X indicates removal planned

Summary:
The trees on site are for the most part imported trees to Los Altos. One native oak is present on the property. There is an over-abundance of trees on the property. To facilitate construction several trees will be removed. The pittosporums #1-5 are a hedge that was let go. The trees are all suppressed and have generally poor form.

The large black walnut has been cut back severely and has decay from the large heading cuts. Failure of the leaders is likely making the tree an immediate hazard.

The large Douglas fir #7 and the coast live oak #8 are poorly located and the trees do not allow the property to be properly developed. Removal of these trees is a viable option. The following tree protection plan should be followed to help reduce impacts to the retained trees.

Douglas fir #7 is poorly located and has been topped in the past.

Tree Protection Plan:
Tree protection zones should be established and maintained throughout the entire length of the project. Fencing for the protection zones should be 6 foot tall metal chain link (minimum 12 gauge) supported by 2 inch galvanized iron post pounded into the ground by no less than 2 feet. The support poles should be spaced no more than 10 feet apart on center. This detail shall appear on grading, demolition, and building permit plans. The location for the protection fencing can be determined by the formula: One foot per inch of diameter. For example a 20" diameter tree shall have a 20' radius from the perimeter of the trunk or a 20 foot tree protection zone. Any deviation in determining the tree protection zone will require approval by the Town Arborist and Site Arborist.

No excavation shall be allowed inside tree protection zones without the Site Arborist consent. Signs should be placed on fencing signifying “Tree Protection Zone - Keep Out”. No materials or equipment should be stored or cleaned inside the tree protection zones. It is recommended to mulch the tree protection zones using 4-6 inches of wood chips. Tree protection fencing can only be removed at the end of the project by approval from the Town Arborist.

Root cutting
Any roots to be cut should be monitored and documented. Large roots measuring 2 inches in diameter or larger will need to be inspected by the site arborist before cut. If possible roots should be cut back to sound lateral roots under the supervision of the Site Arborist. The site arborist will likely recommend irrigation if root cutting is significant. Cut all roots clean with a saw or loppers. Roots to be left exposed for a period of time should be covered with layers of

burlap and kept moist. The site arborist will be on site for excavation near all protected trees on site. If injury is to take place to tree roots proper mitigation measures will need to be applied.

Trenching
Trenching for irrigation, electrical, drainage or any other reason should be hand dug in combination with an air spade when beneath the driplines of protected trees. Hand digging and carefully laying pipes below or beside protected roots will dramatically reduce root loss of desired trees thus reducing trauma to the entire tree. Trenches should be backfilled as soon as possible with native material and compacted to near its original level. Trenches that must be left exposed for a period of time should also be covered with layers of burlap and kept moist. Plywood over the top of the trench will also help protect exposed roots below.

All trenching within a tree protection zone will need to be observed by the Site Arborist so that proper mitigation measures can be applied.

Grading
The grading contractors are required to meet with the Project Arborist and the Town Arborist at the site prior to beginning grading to review tree protection measures. The Project Arborist shall perform an inspection during the course of rough grading adjacent to the tree protection zone to ensure trees will not be injured by compaction, cut or fill, drainage and trenching, and if required, inspect aeration systems, tree wells, drains and special paving. The Site Arborist shall be notified at least 48 hours before an inspection is needed. If compaction from grading has taken place within a tree protection zone proper mitigation measures will need to be applied.

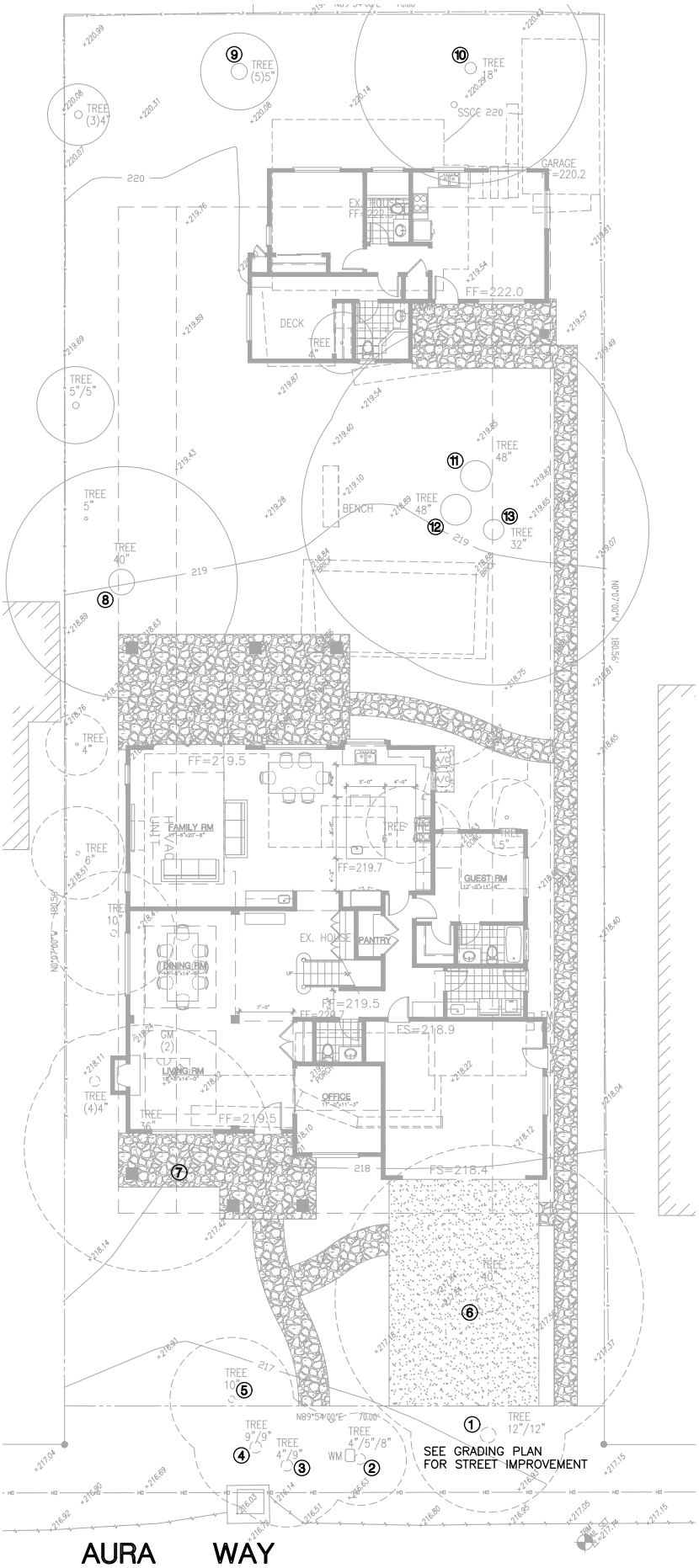
Irrigation
Normal irrigation should be maintained throughout the entire length of the project. Some irrigation may be required during the winter months depending on the seasonal rainfall. During the summer months the trees on this site should receive heavy flood type irrigation 2 times a month. During the fall and winter 1 time a month should suffice. Mulching the root zone of protected trees will help the soil retain moisture, thus reducing water consumption. The native oak trees on site shall not be irrigated unless their root zone is traumatized. Any existing irrigation underneath native oak trees should be permanently suspended.

Kielty Arborist Services can be reached at (650) 515-9783 (Kevin), (650) 532-4418 (David), or by email at kkarbor0476@yahoo.com. This information should be kept on site at all times. The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,

Kevin R. Kielty
Certified Arborist WE#0476A

David P. Beckham
Certified Arborist WE#10724A


⑨
TREE (5)5"
⑩
TREE 48"
SSCE 220
TREE (3)4"
220
GARAGE =220.2
EX. HOUSE
FF=220.8
FF=222.0
DECK
TREE 4"
TREE 5"/5"
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TREE 48"
TREE 5"
BENCH
TREE 48"
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⑬
TREE 32"
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TREE 40"
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FAMILY RM
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TREE 5"
FF=219.7
GUEST RM
TREE 10"
EX. HOUSE
PANTRY
DINING RM
FF=219.5
FF=220.7
FS=218.9
GM (2)
LIVING RM
TREE (4)4"
OFFICE
TREE 36"
FF=219.5
⑦
218
FS=218.4
TREE 40"
⑥
TREE 10"
⑤
217
N89°54'00"E 70.00'
①
TREE 12"/12"
SEE GRADING PLAN
FOR STREET IMPROVEMENT
TREE 9"/9"
④
TREE 4"/9"
③
TREE 4"/5"/8"
WM
②
AURA WAY


NOTICE OF DEVELOPMENT PROPOSAL
PROJECT TITLE: 944 AURA WAY
Project description:
Demolish existing, single story residence and detached garage, redesign a new 2 story residence with attached 2car garage and detached 2 bedroom accessory dwelling unit. The main house to have living room, dining room, kitchen, family room, and guest bedroom suite on the 1st floor, 2 bedroom suites and master bedroom suite on the 2nd floor. The new house will be located in similar footprint of existing house the trees at front property line and within new building area will be removed, other trees on site will be protected during construction per arborist report.
Applicant
property owner
Project planner
Public Meeting Dates
PUBLIC MEETING NOTICE
Wednesday, April 6, 2022 at 7:00 pm

7020 1290 0000 5211 7634

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☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
Total Postage and Fees	$4.53

HAMILTON USPS
DEC - 6 2021
PALO ALTO 94301
Postmark Here
0192
07
12/06/2021

Sent To: CURRENT RESIDENCE
Street and Apt. No., or PO Box No.: 930 AURA WAY
City, State, ZIP+4®: LOS ALTOS, CA 94024

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 1290 0000 5211 7641

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Extra Services & Fees (check box, add fee as appropriate)	
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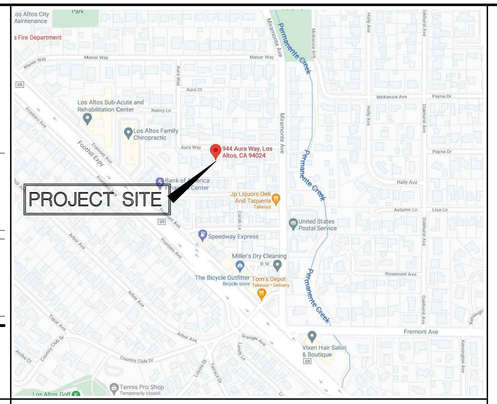
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$1.36
Total Postage and Fees	$5.11

HAMILTON USPS
DEC 6 2021
PALO ALTO 94301
Postmark Here
0192
07
12/06/2021

Sent To: CURRENT RESIDENCE
Street and Apt. No., or PO Box No.: 950 AURA WAY
City, State, ZIP+4®: LOS ALTOS, CA 94024

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



PROJECT TEAM

OWNER:
TRISTAR INVESTMENT LLC.
944 AURA WAY,
LOS ALTOS, CA 94024

TITLE 24:
TO BE DETERMINED

ARCHITECT:
DL ARCHITECTURE & PLANNING
616 RAMONA ST. STE. 21
PALO ALTO, CA 94301
(650) 321-2808
ericken@elhome.com

SURVEYOR/CIVIL ENGINEER:
RW ENGINEERING, INC.
505 ALTAMONT DRIVE,
MILPITAS, CA 95035
(408) 262-1899
rwengineering@gmail.com

STRUCTURAL ENGINEER:
TO BE DETERMINED

LANDSCAPE ARCHITECT:
YH LANDSCAPE DESIGN
3357 SAINT MICHAEL CT.
PALO ALTO, CA 94306
(415) 694-0800
huang2010@yahoo.com

SHEET INDEX

PROJECT DATA

A.	APN:	189-14-089
B.	ZONING:	R1-10
C.	FLOOD ZONE:	X
D.	COVERED PARKING SPACES:	2

ZONING COMPLIANCE

	Existing	Proposed	Allowed/Required
LOT COVERAGE: (main house) *Land area covered by all structures that are over 6 feet in height*	1,803 square feet (14.2%)	3,036 square feet (24.0%)	3,791 square feet (30.0%)
FLOOR AREA: (main house) *Measured to the outside surfaces of exterior walls*	1st Flr. 1,709 sq ft 2nd Flr. --- sq ft **Total: 1,709 sq ft** (13.5%)	1st Flr. 2,692 sq ft 2nd Flr. 1,317 sq ft **Total: 4,010 sq ft** (31.7%)	4,014 square feet (31.7%)
SETBACKS: (main house)			
Front	43 feet	25 feet	25 feet
Rear	96 feet	81.5feet	25 feet
Right side (1st/2nd)	10 feet/ -- feet	10 feet/10.8feet	7 feet/14.5feet
Left side (1st/2nd)	10.3feet/ --feet	8 feet/20.6feet	7 feet/14.5feet
HEIGHT:	16 feet	24'10"feet	27 feet

SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: *Includes habitable basement areas*	1,508 square feet	2,062 square feet	3,570 square feet
NON- HABITABLE AREA: *Does not include covered porches or open structures*	201 square feet	238 square feet	439 square feet

LOT CALCULATIONS

NET LOT AREA:		12,639 square feet
FRONT YARD HARDSCAPE AREA: *Hardscape area in the front yard setback shall not exceed 50%*		728 square feet (41%)
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed): Existing softscape (undisturbed) area: New softscape (new or replaced landscaping) area: *Sum of all three should equal the site's net lot area*	5,088 sq ft 4,000 sq ft 3,551 sq ft

E.	OCCUPANCY GROUP	R3/U
F.	TYPE OF CONSTRUCTION	VB

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA GREEN BUILDING CODE

SCOPE OF WORKS

DEMOLISH EXISTING SINGLE STORY RESIDENCE AND DETACHED GARAGE, REDESIGN A NEW 2 STORY RESIDENCE WITH ATTACHED 2-CAR GARAGE AND DETACHED 2BEDROOM ACCESSORY DWELLING UNIT, THE MAIN HOUSE TO HAVE LIVING ROOM, DINING ROOM, KITCHEN, FAMILY ROOM AND GUEST BEDROOM SUITE ON THE 1st FLOOR, 2 BEDROOM SUITES AND MASTER BEDROOM SUITE ON THE 2nd FLOOR, THE NEW HOUSE WILL BE LOCATED THE SIMILAR FOOTPRINT OF EXISTING HOUSE THE TREES AT FRONT PROPERTY LINE AND WITHIN NEW BUILDING AREA WILL BE REMOVED, OTHER TREES ON SITE WILL BE PROTECTED DURING CONSTRUCTION PER ARBORIST REPORT

NORTH

AREA PLAN
SCALE: 1" = 20'-0"

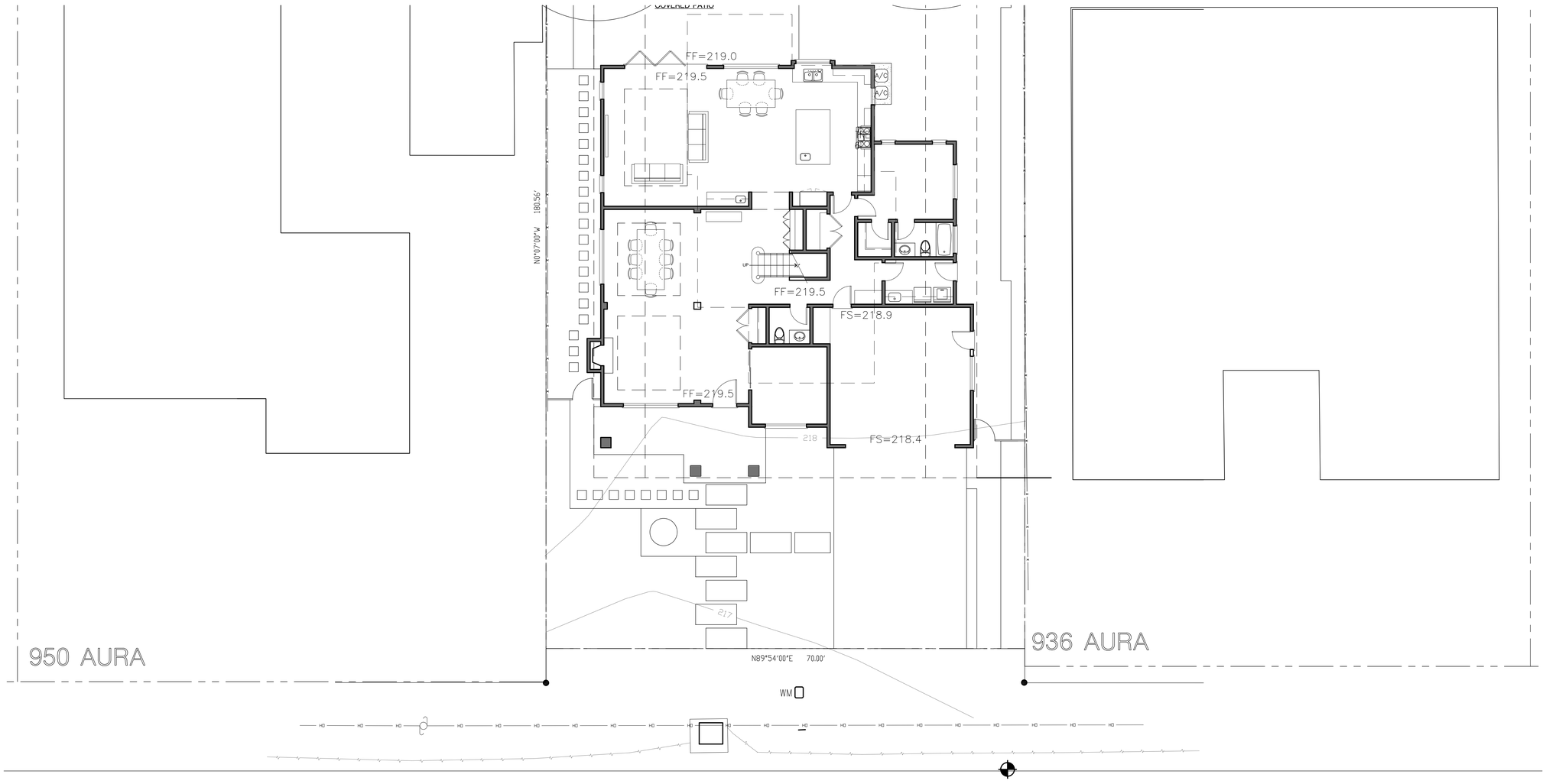
REVISIONS	
PLANNING 7-10-2021	
PLANNING 12-6-2021	

DL Architectural & Planning
616 RAMONA ST. STE 21
PALO ALTO, CA
(650) 321-2808

NEW RESIDENCE
FOR: TRISTAR INVESTMENT LLC
944 AURA WAY
LOS ALTOS, CA

AREA PLAN, VICINITY MAP
PROJECT DATA

DATE	7/1/2021
SCALE	1" = 20'-0"
DRAWN	_
JOB	_
SHEET	SK-0.1
OF	SHEETS



REVISIONS	
PLANNING 7-10-2021	
PLANNING 12-6-2021	

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(650) 321-2808

NEW RESIDENCE
FOR: TRISTAR INVESTMENT LLC
944 AURA WAY
LOS ALTOS, CA

STREETSCAPE

DATE	7/1/2021
SCALE	1/8"=1'-0"
DRAWN	_
JOB	_
SHEET	SK-0.2
OF	SHEETS

NOTES:

1. THIS ELECTRONIC FILE IS SOLELY FOR THE USE OF THE ARCHITECT FOR THE DEVELOPMENT OF HIS/HER ARCHITECTURAL DRAWINGS TO OBTAIN BUILDING PERMITS.
2. THE DELIVERY OF THIS MAP IN AN ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF MY PROFESSIONAL WORK PRODUCT. THE SIGNED PAPER PRINT IS PROVIDED TO THE CLIENT AS AN INSTRUMENT OF SERVICE. IN EVENT THE ELECTRONIC FILE IS ALTERED, THE SAID PAPER PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. RW ENGINEERING, INC. SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE, BY OTHERS, TO THE ELECTRONIC FILE, OR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE.
3. THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY AT THE TIME THE SURVEY WORK WAS COMPLETED.
4. 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).
5. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
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 RW ENGINEERING, INC.. OTHER EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

SITE BENCHMAR□:

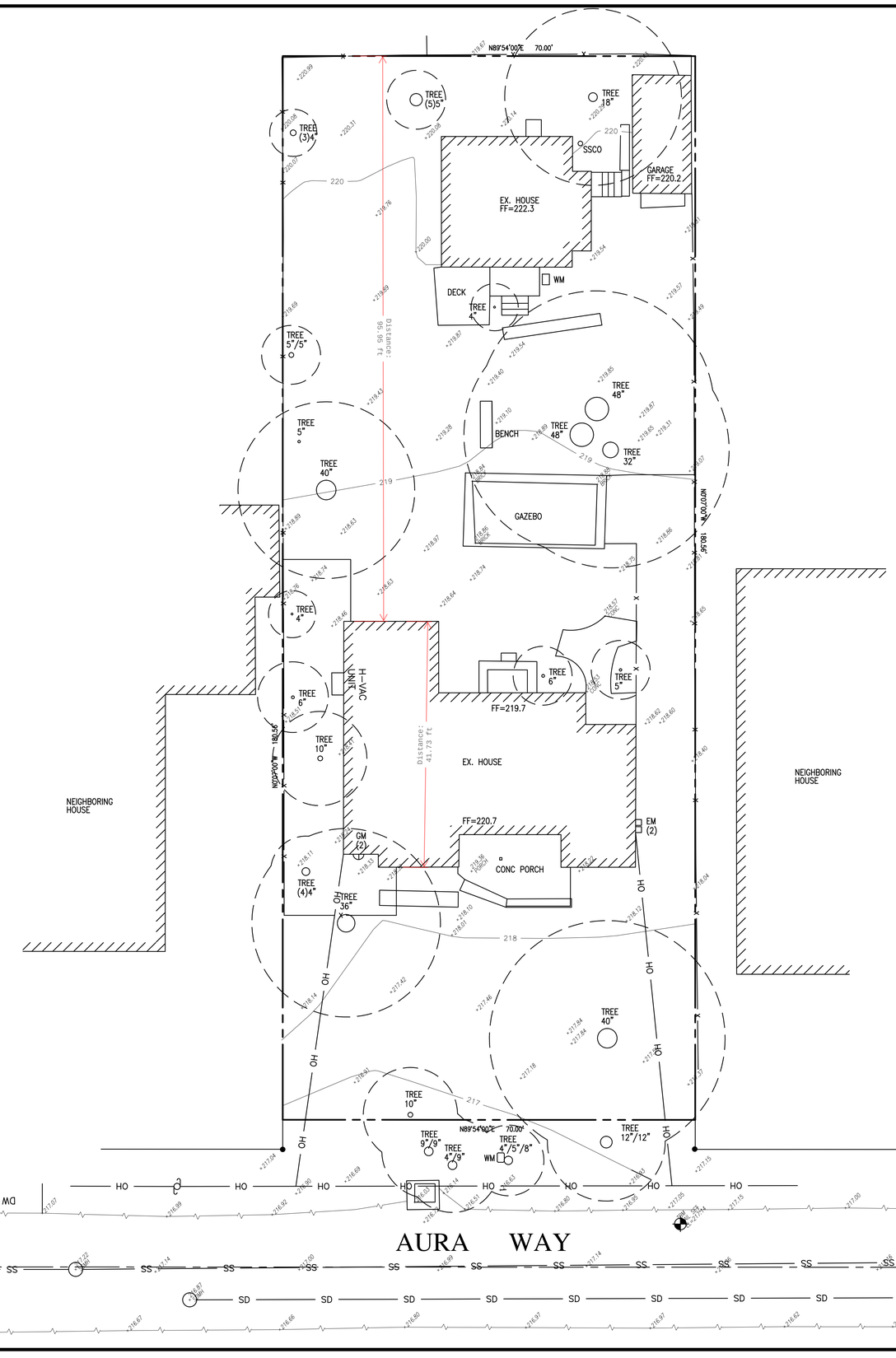
SET NAIL
ELEVATION= 217.14' NAVD 1988 DATUM

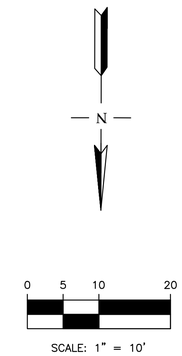
BASIS O□ BEARINGS:

THE BEARING N89°54'00"E OF THE CENTERLINE OF AURA WAY AS SHOWN ON THAT RECORD OF SURVEY, FILED FOR RECORD IN BOOK 60 OF MAPS AT PAGE 32, SANTA CLARA COUNTY RECORDS.

SITE DATA:

944 AURA WAY
LOS ALTOS, CA 94024
APN: 189-14-089
AREA=1,2639 S.F.±





ABBREVIATION

AD	AREA DRAIN
A.E.	ANCHOR EASEMENT
AC	ASPHALT CONCRETE
BRI	BRICK
C/G	CURB & GUTTER
C	CONCRETE
DI	DRAIN INLET
FF	FINISH FLOOR GRADE
FL	FLOWLINE
GM	GAS METER
LG	LIP OF GUTTER
MB	MAIL BOX
P.U.E.	PUBLIC UTILITY EASEMENT
P.S.E.	PUBLIC SERVICE EASEMENT
SDMH	STORM DRAIN MANHOLE
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
S/W	SIDEWALK
TC	TOP OF CURB
TRC	TOP OF ROLLED CURB
W.C.E.	WIRE CLEARANCE EASEMENT
WM	WATER METER

LEGEND

	PROPERTY LINE
	CENTERLINE
SS	UTILITY LINE-TYPE AS NOTED
	STREET LIGHT
PG&E	UTILITY BOX-TYPE AS NOTED
WM/GM	WATER/GAS METER
WV	WATER VALVE
	CURB CATCH BASIN
	FIRE HYDRANT
MH	MANHOLE-TYPE AS NOTED
CO	SANITARY SEWER CLEANOUT
PP OH	POWER POLE W/ OVERHEAD WIRE
	BENCHMARK
200	CONTOUR LINE
MON	MONUMENT
12"	TREE-TRUNK DIAMETER IN INCHES SPECIES NOTED WHEN KNOWN
	GUY WIRE

NO.	REVISION	DATE	BY

RW ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
505 ALTAMONT DRIVE
MILPITAS, CA 95035
(P) (408) 262-1899
(FAX) (408) 824-5556
rwengineering@gmail.com

LICENSED LAND SURVEYOR — ROBERT Y. WANG — NO. 8931 — RENEWAL DATE: 09-30-22 — STATE OF CALIFORNIA

944 AURA WAY
LOS ALTOS, CA 940□4

SANTA CLARA COUNTY

APN: 189-14-089

TOPOGRAPHIC MAP

DATE: 1/20/2021
SCALE: AS NOTED
DESIGNED BY: RW
DRAWN BY: RW
SHEET NO.

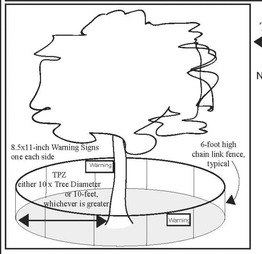
SU-1

O□ 1 SHEETS

TREE LIST

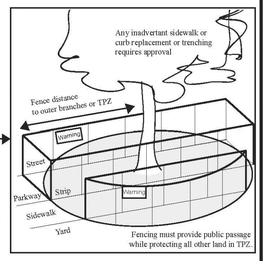
	Field Data Sheet	Trunk DBH (Diameter in Inches at Breast Height)	Condition Rating: 1 - 5 1=Excellent 2=Good 3=Fair 4=Poor 5=Very Poor	Canopy Size	DBH = Dia. at 48 inches (E) = Estimated CD w/ IB = Co-Dominant Leaders with Imbedded Bark, a Structural Weakness (BF) = Below Lowest Fork	
Tree #	Tree Species	DBH In Inches	Grade CON	Height / Spread	Comments	Status
1X	Pittosporum (Pittosporum eugenioides)	12.1-12.6	D 45	30/25	Fair vigor, poor form, decay on trunks	Removed
2X	Pittosporum (Pittosporum eugenioides)	9.4	D 40	30/25	Fair vigor, poor form, decay on trunks	Removed
3X	Pittosporum (Pittosporum eugenioides)	8.5-4.5	C 50	25/20	Fair vigor, poor-fair, leans east	Removed
4X	Pittosporum (Pittosporum eugenioides)	8.8-11.2	C 50	50 / 55	Fair vigor, fair form, multi leader at 1 foot	Removed
4X	Pittosporum (Pittosporum eugenioides)	10.5	D 40	30/25	Canopy Die-Back from Drought Stress	Removed
6X	Black Walnut (Juglans nigra)	48.6	D 40	40/45	Poor-fair vigor, poor form, topped in past, servere decay on trunks	Removed
7X	Douglas fir (Pseudotsuga menziesii)	28.7	C 50	75/40	Fair vigor, poor form, topped in past, over extended limbs in canopy	Removed
8X	Coast live oak (Quercus agrifolia)	35.8	B 70	50/45	Fair vigor, fair form, leans south	Stay & Protected
9	Privet (Ligustrum japonicum)	3 x 6"	C 55	25/20	Good vigor, pool form, julti leader at on foot	Stay & Protected
10	California pepper (Schinus mole)	20.4	C 60	35/25	Fair vigor, fair form, codominant at 12 feet	Stay & Protected
11	Redwood (sequoia sempervirens)	53.5	B 70	85/35	Fair vigor, fair form, one of three in grove	Stay & Protected
12	Redwood (sequoia sempervirens)	36.3	B 70	85/35	Fair vigor, fair form, one of three in grove	Stay & Protected
13	Redwood (sequoia sempervirens)	29.9	B 70	85/35	Fair vigor, fair form, one of three in grove	Stay & Protected

Tree Protection Zone (TPZ) shown in gray (radius of TPZ equals 10-times the diameter of the tree or 10-feet, whichever is greater).
- Restricted activity area -- see Tree Technical Manual Sec 2.15(E).
- Restricted trenching area -- see Tree Technical Manual Sec 2.20(C-D), any proposed trench or form work within TPZ of a protected tree requires approval from Public Works Operations.

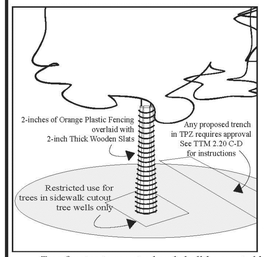


Type I Tree Protection — For all Ordinance Protected and Designated trees, as detailed in the site specific tree preservation report (TPR) prepared by the applicant's project arborist as diagramed on the plans.

Note: Ordinance Protected & Designated Trees. Issuance of a permit requires applicant's project arborist written verification Type I is installed correctly according to the plans and Tree Preservation Report



Type II Tree Protection



Note: Street Trees. Issuance of a permit requires Public Works Operations inspection and signed approval on the Street Tree Verification (STV) form provided.

Type III Tree Protection (to be used only with approval of Public Works Operations)

Tree fencing is required and shall be erected before demolition, grading or construction begins.

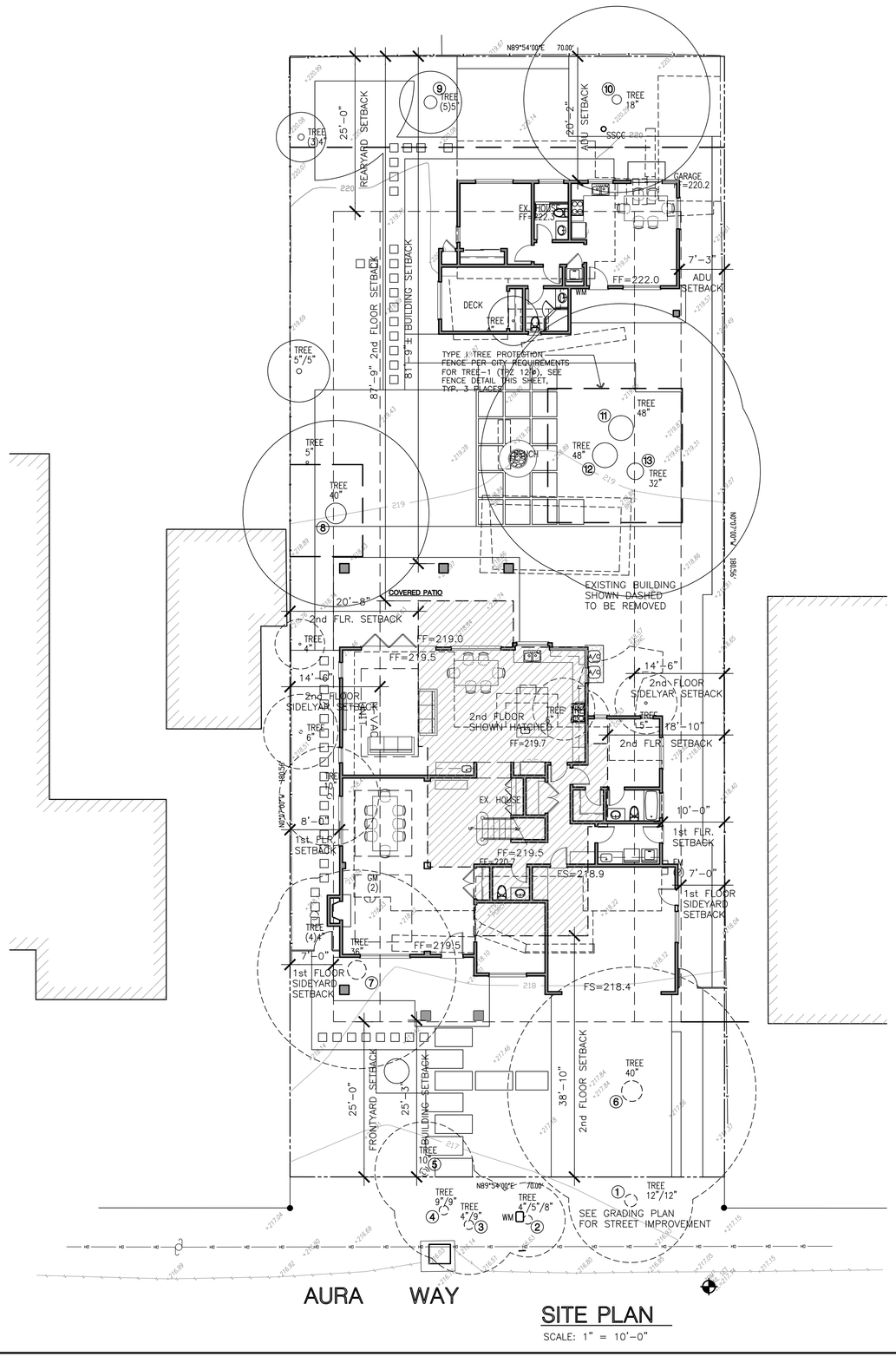
Rev	By	Date

Tree Protection During Construction

Approved by: PE No. Date

Dwg No.

Scale: N.T.S



SITE PLAN
SCALE: 1" = 10'-0"

NORTH

REVISIONS	
PLANNING 7-10-2021	
PLANNING 12-6-2021	

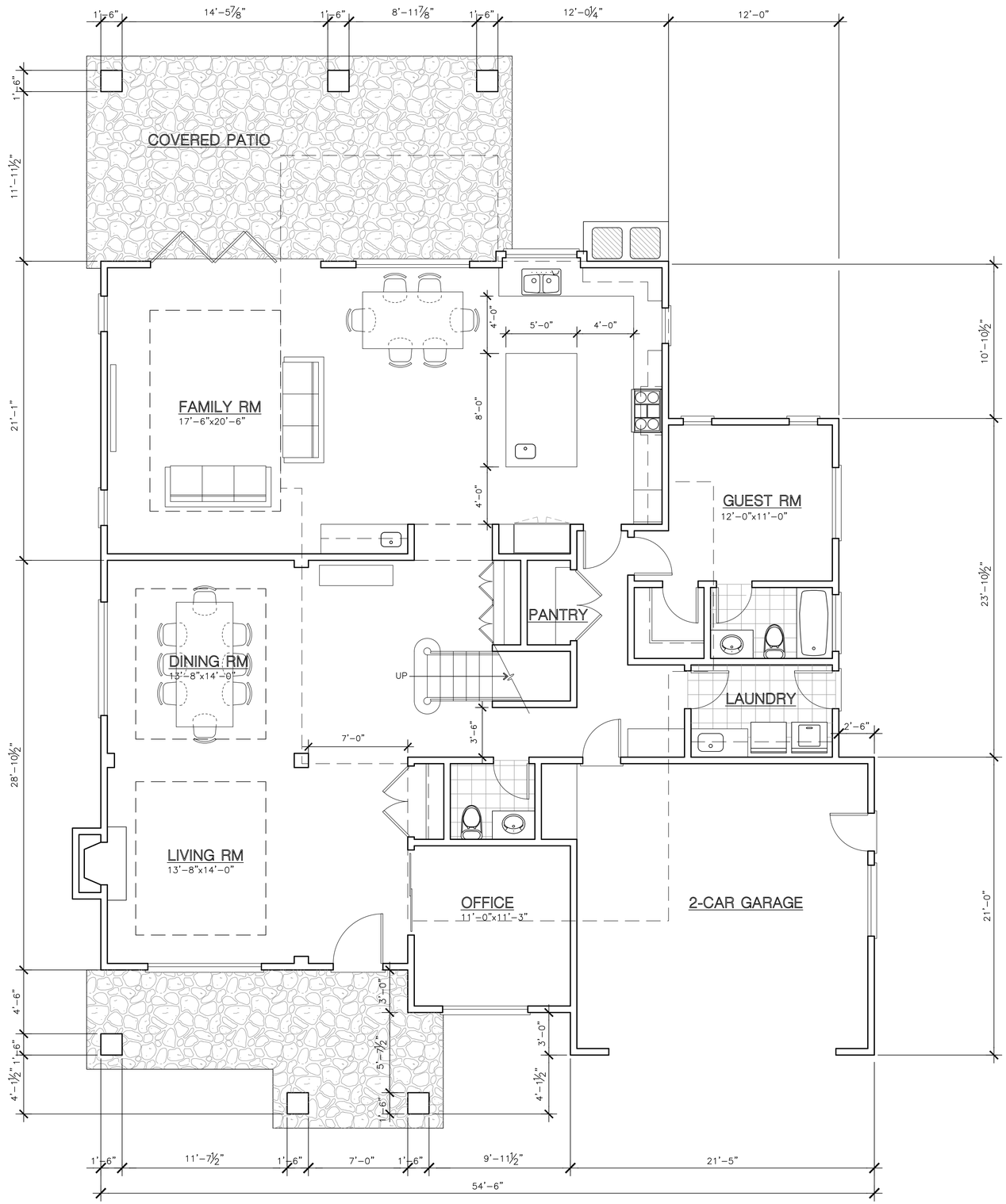
DL Architectural & Planning
616 RAMONA ST. STE 21
PALO ALTO, CA
(650) 321-2808

NEW RESIDENCE
FOR: TRISTAR INVESTMENT LLC

944 AURA WAY
LOS ALTOS, CA

SITE PLAN
TREE LIST

DATE	7/1/2021
SCALE	1"=10'-0"
DRAWN	–
JOB	–
SHEET	SK-1
OF	SHEETS



1st FLOOR PLAN

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

NORTH

REVISIONS	
PLANNING 7-10-2021	
PLANNING 12-6-2021	

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616 RAMONA ST. STE 21
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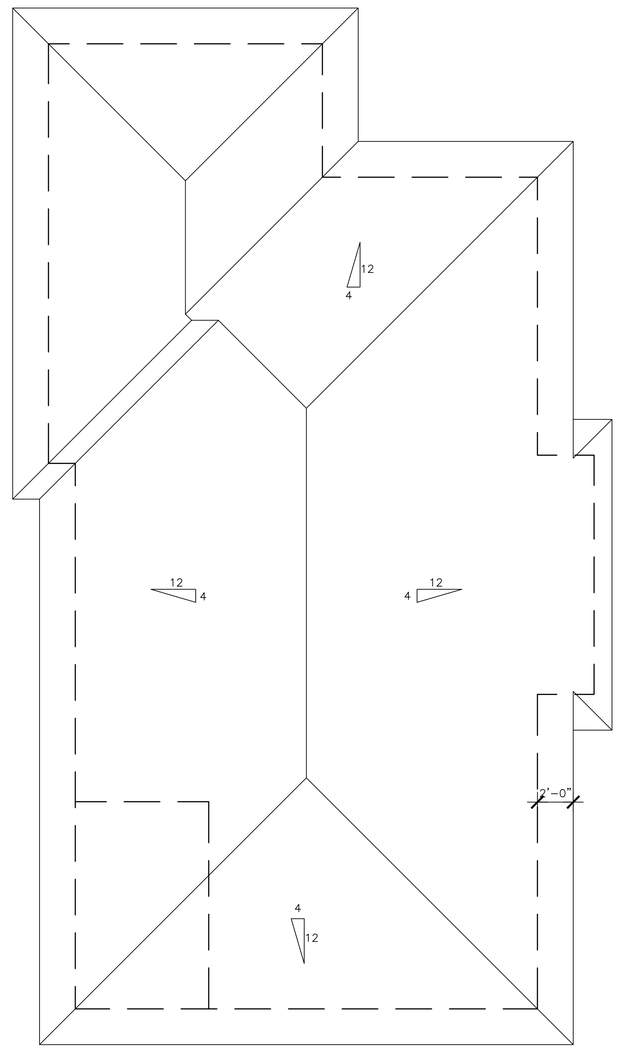
(650) 321-2808

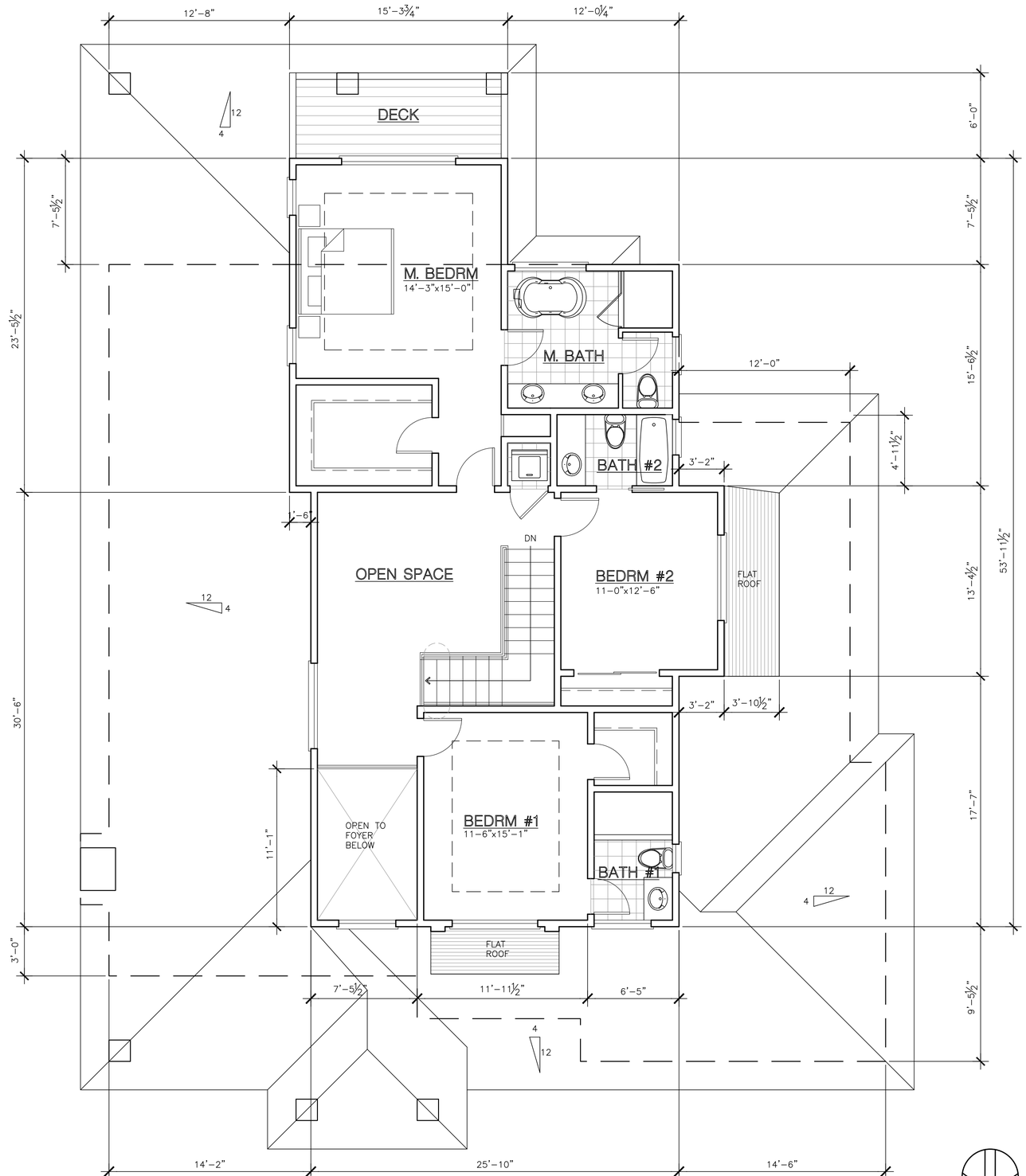
NEW RESIDENCE
FOR: TRISTAR INVESTMENT LLC
944 AURA WAY
LOS ALTOS, CA

PROPOSED 1st FLOOR PLAN

DATE	7/1/2021
SCALE	1/4"=1'-0"
DRAWN	–
JOB	–
SHEET	SK-2.1
OF	SHEETS



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



2nd FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

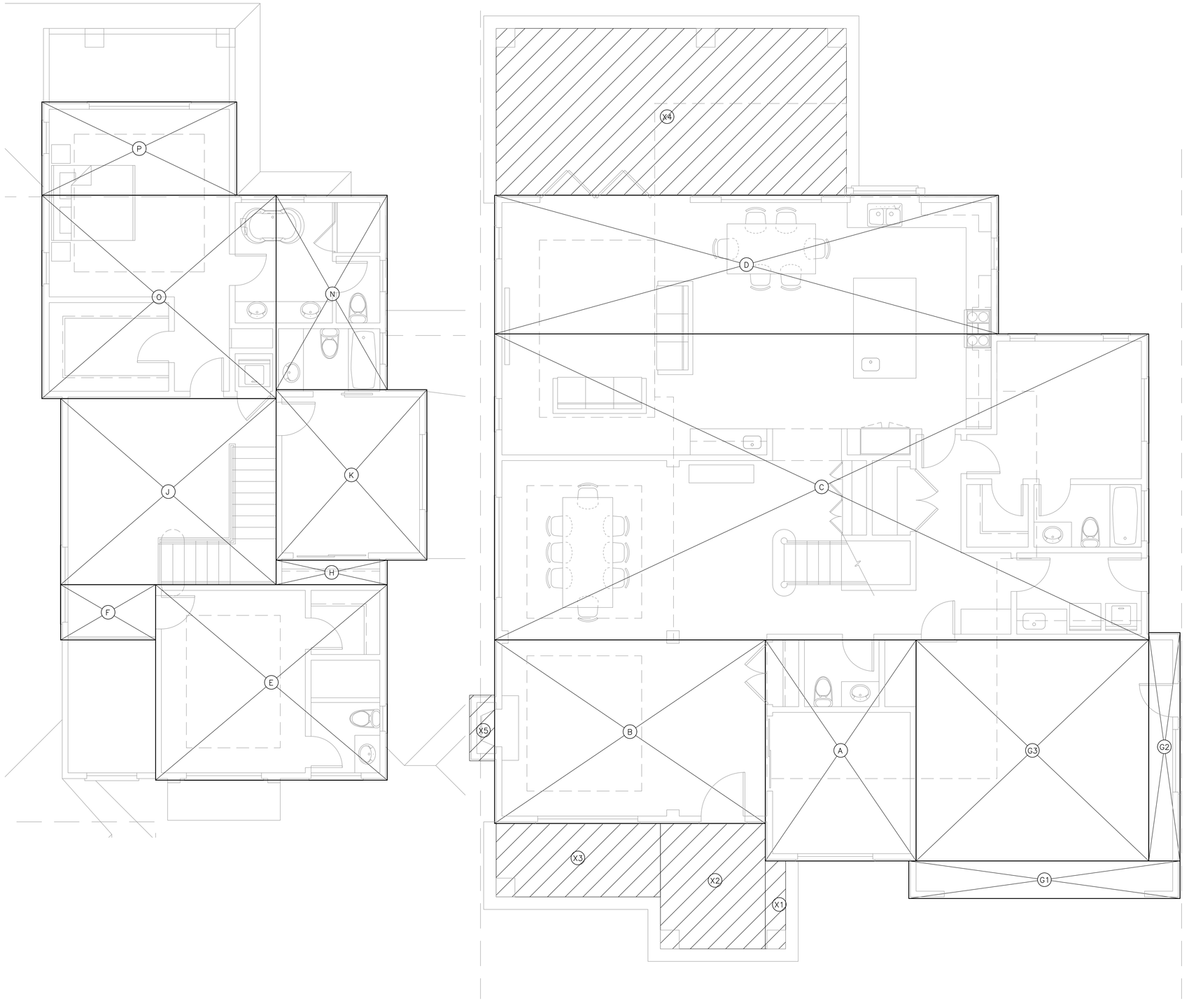
REVISIONS	
PLANNING 7-10-2021	
PLANNING 12-6-2021	

DL Architectural & Planning
616 RAMONA ST. STE 21
PALO ALTO, CA
(650) 321-2808

NEW RESIDENCE
FOR: TRISTAR INVESTMENT LLC
944 AURA WAY
LOS ALTOS, CA

PROPOSED 1st FLOOR PLAN

DATE	7/1/2021
SCALE	1/4"=1'-0"
DRAWN	–
JOB	–
SHEET	SK-2.2
OF	SHEETS



2nd FLOOR PLAN
1/4" = 1'-0"

1st FLOOR PLAN
1/4" = 1'-0"

GRAPHIC SCALE
4 0 2 4 8 16
(IN FEET)
1 inch = 4 ft.

GARAGE

G1 =	21'-8" x 3'-0"	65.0 sq.ft.
G2 =	2'-6" x 18'-3"	45.6 sq.ft.
G3 =	18'-7" x 17'-8"	328.1 sq.ft.
		438.7 sq.ft.

1st FLOOR

A =	12'-0 1/2" x 17'-8"	212.6 sq.ft.
B =	21'-7 1/2" x 14'-8"	316.9 sq.ft.
C =	52'-3" x 24'-5 1/2"	1,278.0 sq.ft.
D =	40'-3" x 11'-1"	446.0 sq.ft.
		2,253.6 sq.ft.

2nd FLOOR

E =	18'-6" x 15'-7 1/2"	289.0 sq.ft.
F =	7'-7" x 4'-5"	33.5 sq.ft.
H =	8'-10 1/2" x 1'-11 1/2"	17.4 sq.ft.
J =	17'-2 1/2" x 14'-10 1/2"	255.8 sq.ft.
K =	12'-0 1/2" x 13'-7 1/2"	164.0 sq.ft.
L =	OMIT	--- sq.ft.
M =	OMIT	--- sq.ft.
N =	8'-10 1/2" x 15'-6 1/2"	137.8 sq.ft.
O =	18'-8 1/2" x 16'-3"	303.9 sq.ft.
P =	15'-6 1/2" x 7'-5 1/2"	115.9 sq.ft.
		1,317.0 sq.ft.

FAR = 4,009.6 sq.ft.
MAXIMUM FAR = 4,013.9 sq.ft.
[(12,639-11,000) x 0.1 + 3,850 = 4,013.9] sq.ft.

COVERED PORCH/PATIO

X1 =	1'-7" x 7'-0"	11.0 sq.ft.
X2 =	8'-4 1/2" x 10'-0"	83.7 sq.ft.
X3 =	13'-1 1/2" x 5'-10 1/2"	77.0 sq.ft.
X4 =	27'-11 1/2" x 3'-0"	83.9 sq.ft.
X5 =	2'-0" x 5'-3"	10.5 sq.ft.
X6 =	17'-6" x 4'-6" (ADU PORCH)	78.8 sq.ft.
		343.9 sq.ft.

MAIN HOUSE 1st FLOOR + ADU PORCH
438.7 + 2,253.6 + 343.9 = 3,036.2 sq.ft.
LOT COVERAGE = 24.0%

MAXIMUM LOT COVERAGE = 3,791.4 SQ.FT.
(12,638 x 30% = 3,791.4)

FAR FOR MAIN HOUSE = 4,009.6 sq.ft.
LOT COVERAGE = 3,036.2 sq.ft.
(24.0%)

REVISIONS	
PLANNING 7-10-2021	
PLANNING 12-6-2021	

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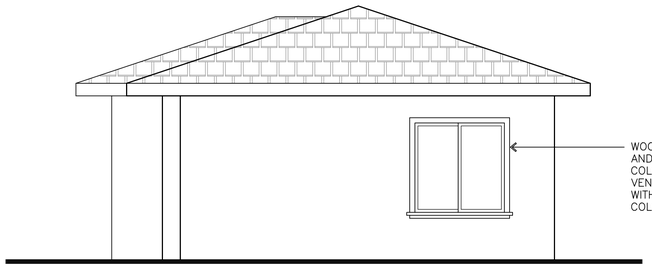
616 RAMONA ST. STE 21
PALO ALTO, CA
(650) 321-2808

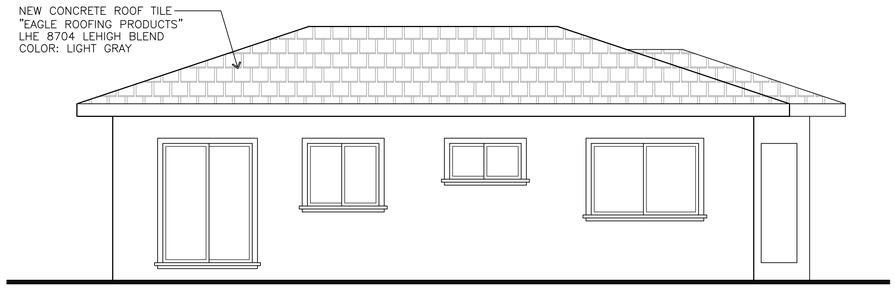
NEW RESIDENCE
FOR: TRISTAR INVESTMENT LLC
944 AURA WAY
LOS ALTOS, CA

FLOOR AREA CARLCUATIONS

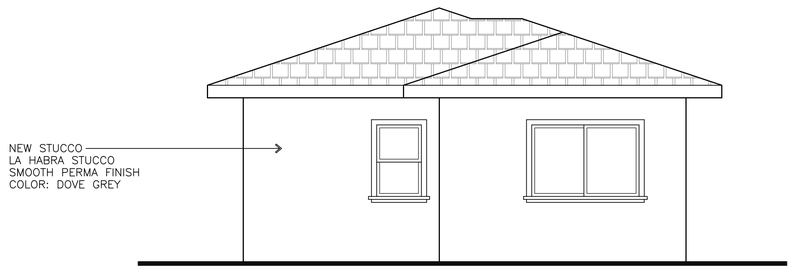
DATE 7/1/2021
SCALE 1/4"=1'-0"
DRAWN
JOB
SHEET SK2-3
OF SHEETS



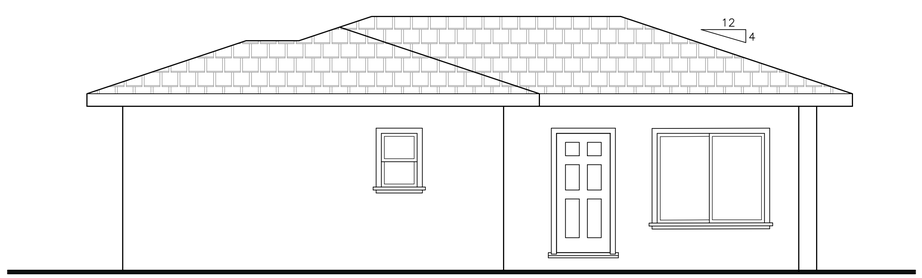
WEST ELEVATION
SCALE: 1/4" = 1'-0"



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



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

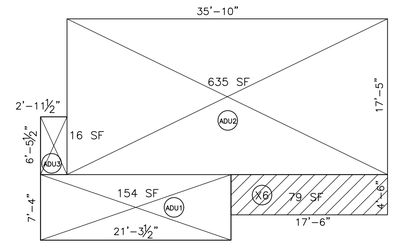


NORTH ELEVATION
SCALE: 1/4" = 1'-0"

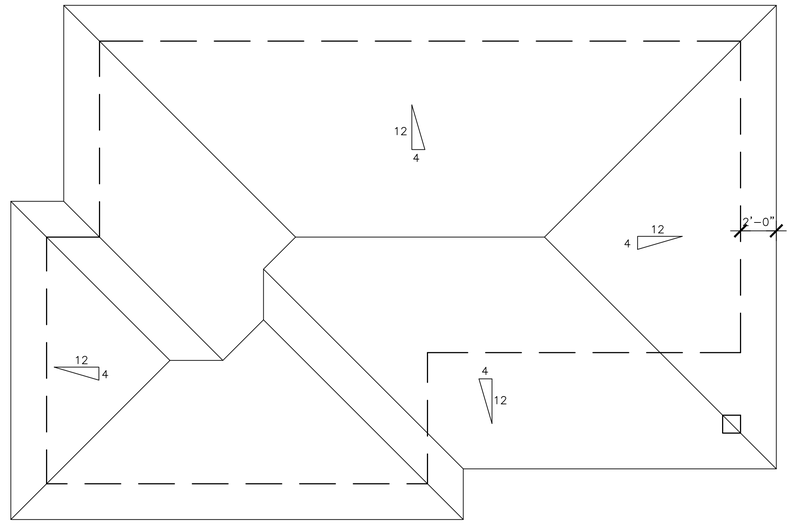
DETACHED ADU

ADU1=	21'-6 1/2" x 7'-3"	154.4 sq.ft.
ADU2=	35'-10" x 17'-5"	624.2 sq.ft.
ADU3=	2'-11 1/2" x 6'-5 1/2"	19.1 sq.ft.
		797.6 sq.ft.

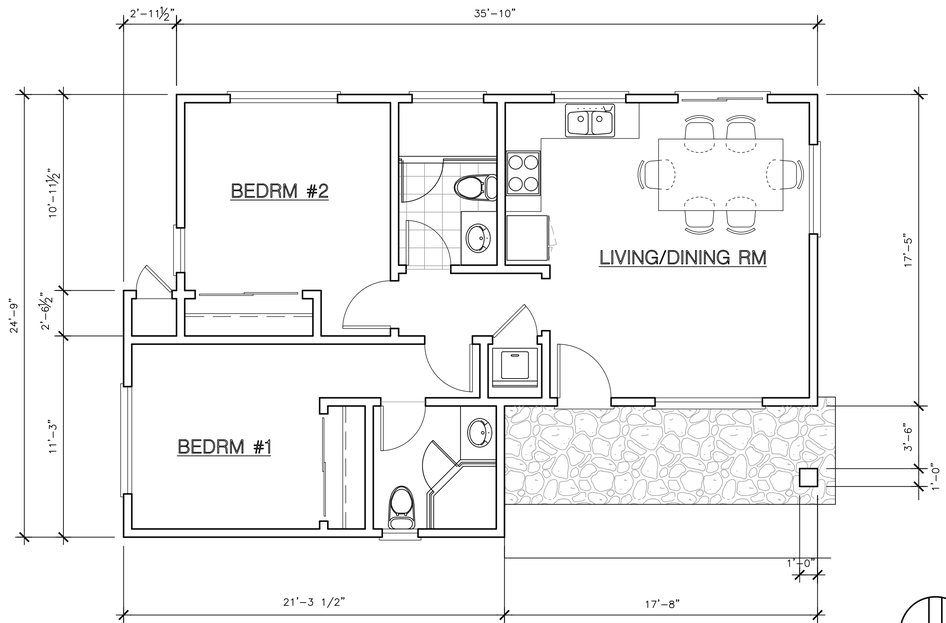
FAR OF ADU = 797.6 sq.ft.
LOT COVERAGE OF ADU = 4.7% 797.6 sq.ft.



FLOOR AREA CALCULATIONS
SCALE: 1/8" = 1'-0" 805 SQ.FT.



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



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

NORTH

REVISIONS	
PLANNING 7-10-2021	
PLANNING 12-6-2021	

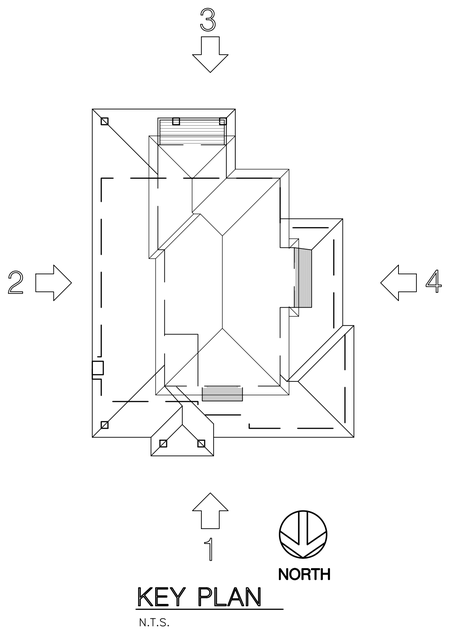
DL Architectural & Planning
616 RAMONA ST. STE 21
PALO ALTO, CA
(650) 321-2808

LICENSED ARCHITECT
ERIC C. KENG
No. 23184
11-2019
RENEWAL DATE
STATE OF CALIFORNIA

NEW RESIDENCE
FOR: TRISTAR INVESTMENT LLC
944 AURA WAY
LOS ALTOS, CA

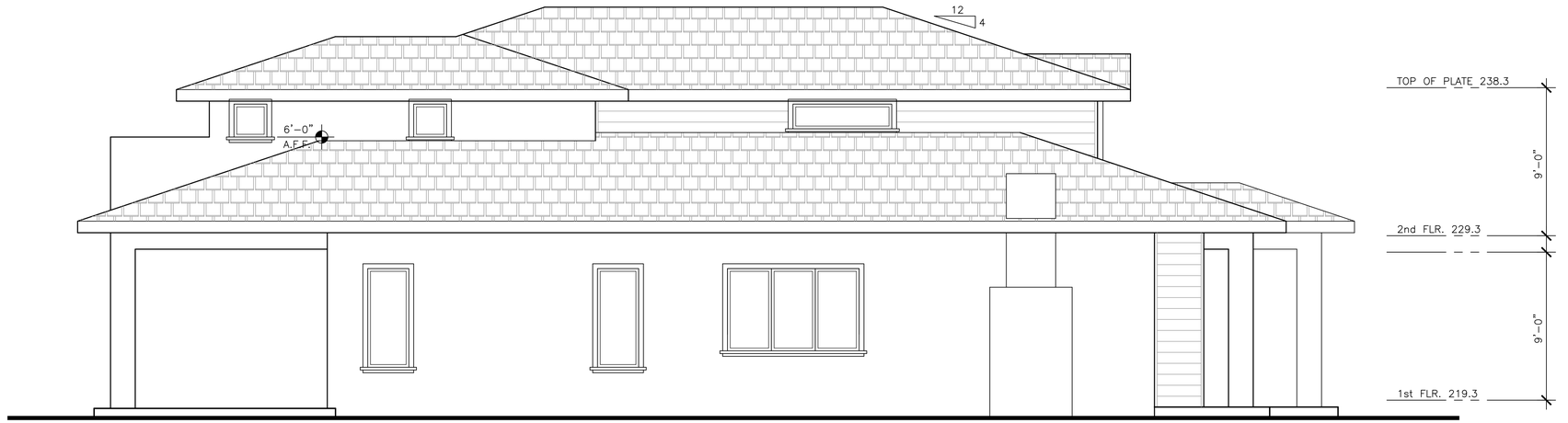
ADU PLANS AND ELEVATIONS

DATE	7/1/2021
SCALE	1/4"=1'-0"
DRAWN	–
JOB	–
SHEET	SK-24
OF	SHEETS



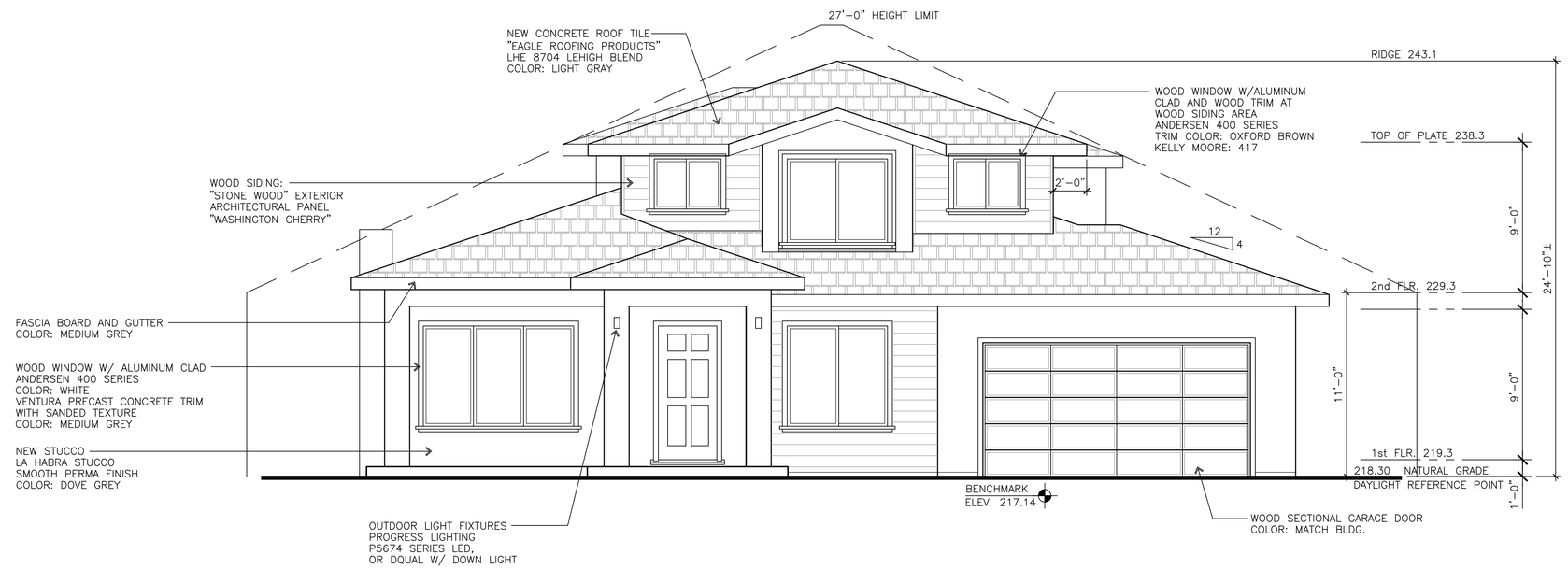
KEY PLAN

N.T.S.



2 EAST ELEVATION

SCALE: 1/4" = 1'-0" (LEFT)



1 NORTH ELEVATION

SCALE: 1/4" = 1'-0" (FRONT)

REVISIONS	
PLANNING 7-10-2021	
PLANNING 12-6-2021	

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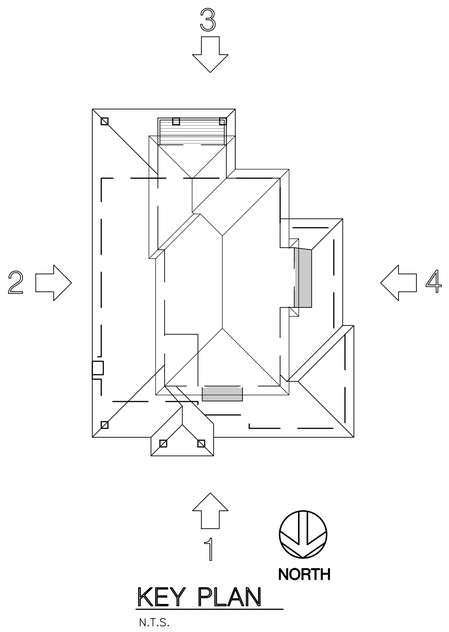
616 RAMONA ST. STE 21
PALO ALTO, CA
(650) 321-2808

NEW RESIDENCE
FOR: TRISTAR INVESTMENT LLC

944 AURA WAY
LOS ALTOS, CA

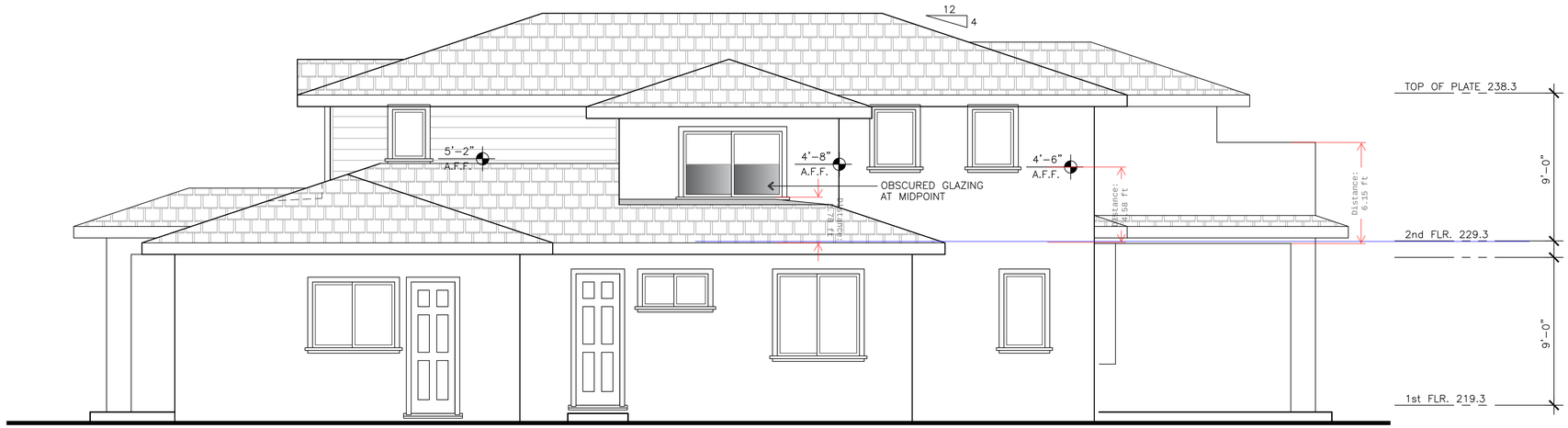
EXTERIOR ELEVATIONS
-

DATE	7/1/2021
SCALE	1/4"=1'-0"
DRAWN	–
JOB	–
SHEET	SK-3.1
OF	SHEETS



KEY PLAN

N.T.S.



4 WEST ELEVATION

SCALE: 1/4" = 1'-0" (RIGHT)

3 SOUTH ELEVATION

SCALE: 1/4" = 1'-0" (REAR)

REVISIONS	
PLANNING 7-10-2021	
PLANNING 12-6-2021	

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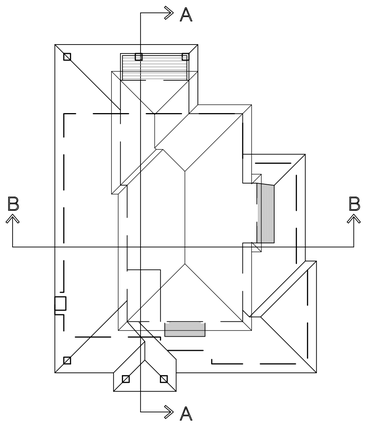
PALO ALTO, CA
(650) 321-2808

NEW RESIDENCE
FOR: TRISTAR INVESTMENT LLC

944 AURA WAY
LOS ALTOS, CA

EXTERIOR ELEVATIONS
-

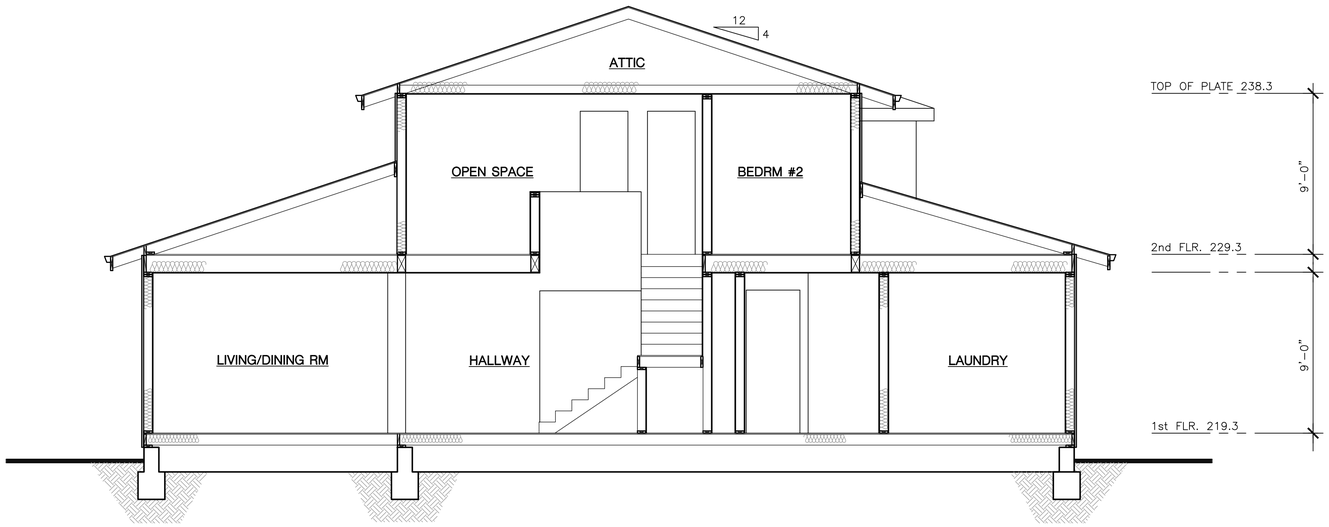
DATE	7/1/2021
SCALE	1/4"=1'-0"
DRAWN	–
JOB	–
SHEET	SK-3.2
OF	SHEETS



KEY PLAN

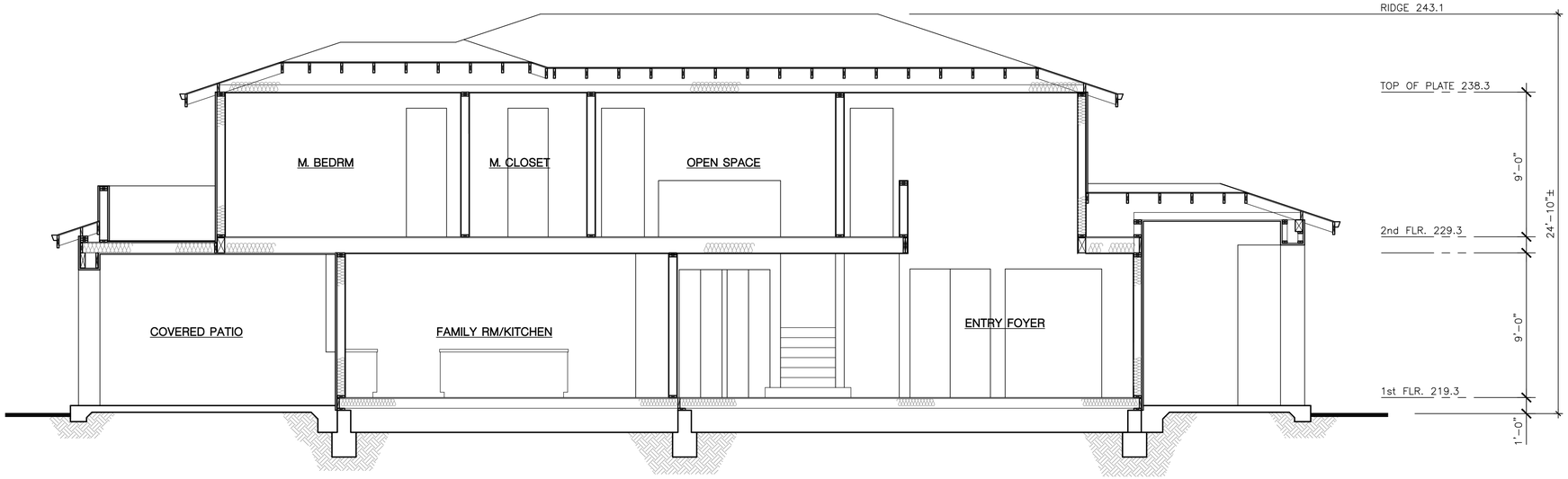
N.T.S.

NORTH



SECTION "B-B"

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



SECTION "A-A"

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

REVISIONS

PLANNING 7-10-2021	
PLANNING 12-6-2021	

DL Architectural & Planning
616 RAMONA ST. STE 21
PALO ALTO, CA
(650) 321-2808

NEW RESIDENCE
FOR: TRISTAR INVESTMENT LLC

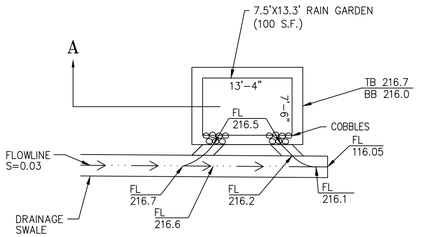
944 AURA WAY
LOS ALTOS, CA

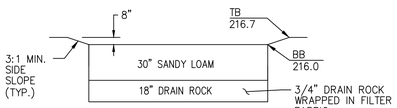
BUILDING SECTION
-

DATE	7/1/2021
SCALE	1/4"=1'-0"
DRAWN	–
JOB	–
SHEET	SK-4.1
OF	SHEETS

GRADING NOTES:

1. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GENERAL AND SPECIFIC PROVISIONS, STANDARD DRAWINGS, AND REQUIREMENT OF THE CITY OF LOS ALTOS.
2. THE OWNER AND THE ENGINEER OF WORK WILL NOT BE RESPONSIBLE FOR ENFORCING SAFETY MEASURES AND REGULATIONS. THE CONTRACTOR MUST DESIGN, CONSTRUCT, INSTALL, AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAW AND REGULATIONS.
3. PRIOR TO START OF CONSTRUCTION, CONTRACTOR MUST VERIFY ALL JOINT/CROSSING LOCATIONS, ELEVATIONS, CURB, GUTTER, SIDEWALK, FLOW LINES, PAVEMENT, STREETS, AND ALL GRADE JOINTS. IF DISCREPANCY IS FOUND, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER AND NOT PROCEED WITH ANY CONSTRUCTION UNTIL VERIFICATION AND REVISION (IF NECESSARY) IS COMPLETED BY THE SAID ENGINEER.
4. CONTRACTOR TO EXPOSE EXISTING SEWERS AND CHECK INVERTS BEFORE CONSTRUCTING NEW SEWERS. NOTIFY THE ENGINEER 24 HOURS PRIOR TO EXPOSING SEWERS.
5. THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES/STRUCTURES SHOWN HEREON WERE OBTAINED FROM INFORMATION FURNISHED BY OTHERS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND ACCURACY OF SAID INFORMATION. THE CONTRACTOR MUST ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF THOSE TO BE USED AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON.
6. THE SOIL REPORTS PREPARED FOR THE PROJECT IS A PART OF THIS PLAN. THE MOST STRINGENT REQUIREMENTS BY SOIL ENGINEER OR GOVERNING AGENCIES SHALL PREVAIL.
7. GRADING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE SOIL REPORT FOR THIS SITE TOGETHER WITH ANY SUPPLEMENTS THERETO. ALL GRADING WORK SHALL BE DONE UNDER THE OBSERVATION OF THE SOILS ENGINEER. THE SOIL ENGINEER SHALL BE NOTIFIED 48 HOURS BEFORE THE START OF ANY GRADING.
8. PRIOR TO START OF ANY WORK, CONTRACTOR MUST REVIEW THE PLANS FOR DESIGN INCONSISTENCIES AND TYPOS SUCH AS ELEVATIONS, CURB HEIGHT, DIMENSIONS, SLOPES, ETC. IF INCONSISTENCIES OR OBVIOUS TYPOS ARE FOUND, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF WORK FOR VERIFICATION BEFORE PROCEEDING WITH ANY WORK.
9. THE LANDSCAPE FINISHED GRADES WITHIN FIVE FEET (TEN FEET IF BUILDING SETBACK ALLOWS) OF THE BUILDING OR STRUCTURE SHALL SLOPE AT A 2% MINIMUM FROM THE FOUNDATION. ALL EXTERIOR HARD SURFACING AREAS (INCLUDING TERRACES) SHALL BE INSTALLED WITH A 2% MINIMUM GRADIENT, AND SHALL DRAIN AWAY FROM THE BUILDING. FINISHED GRADE DRAINAGE SWALES SHALL HAVE A MINIMUM SLOPE OF 1%. MAXIMUM GRADED SLOPE IS 3:1 (3 HORIZONTAL TO 1 VERTICAL). SPOT ELEVATIONS SHOWN ON THE PLAN SHALL DICTATE ACTUAL GRADES. SURFACE SLOPE GRADES NOTED ON THE PLAN ARE APPROXIMATE.
10. FOR ALL UTILITY NOTES MARKED "VERIFY", CONTRACTOR SHALL VERIFY LOCATION, SIZE, MATERIAL, ETC, OF EXISTING UTILITIES, SUCH AS WATER, GAS SEWER, ETC., PRIOR TO STARTING CONSTRUCTION.
11. SEE ARCHITECTURAL SITE PLAN AND LANDSCAPE PLAN FOR SITE INFORMATION AND NOTES NOT SHOWN HEREIN.

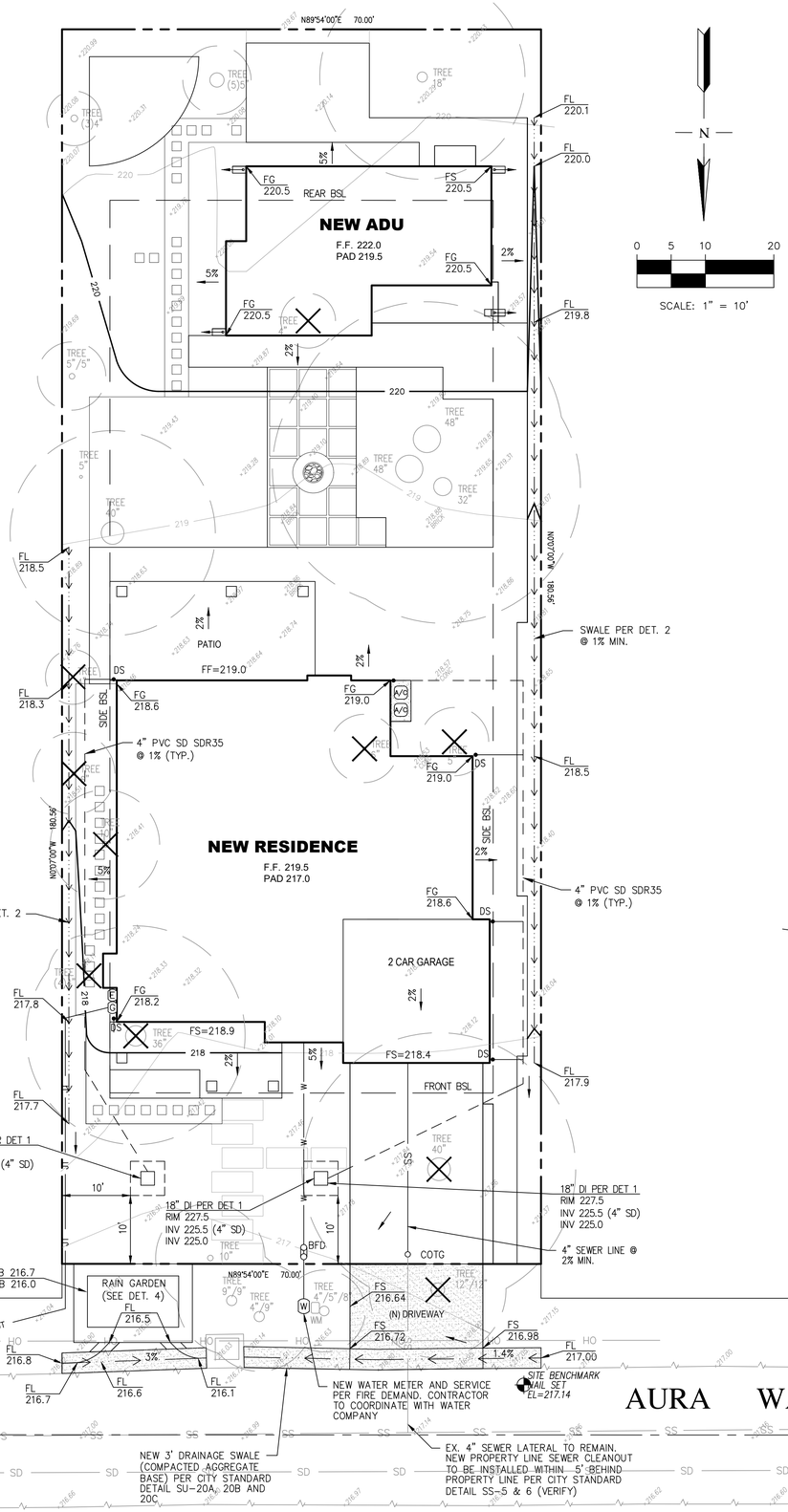




NOTE:
PROVIDE LANDSCAPING AS REQUIRED TO PROMOTE RAPID GROWTH IN BASIN AREA.

SECTION A-A

4 C-1 RAIN GARDEN
NOT TO SCALE

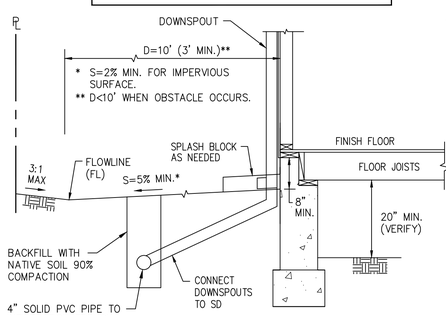


EARTHWORK TABLE

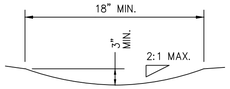
LOCATION	CUT (CY)	FILL (CY)	EXPORT (CY)
DRIVEWAY & SITE	20	10	
HOUSE	160	0	
TOTAL	180	10	170

NOTE: EARTHWORK QUANTITIES SHOWN ON THIS TABLE ARE APPROXIMATE AND FOR INFORMATION ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE.

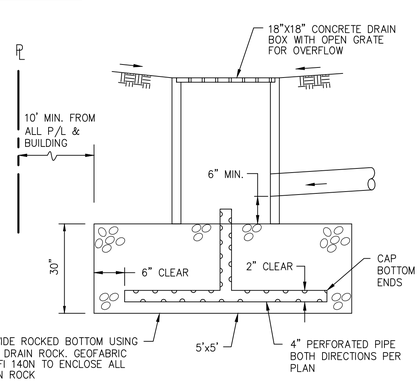
NOTE:
CONTRACTOR SHALL VERIFY ALL FINISH FLOOR, GARAGE FLOOR, AND PAD ELEVATIONS WITH STRUCTURAL PLAN PRIOR TO CONSTRUCTION.



3 C-1 TYPICAL GRADING AROUND FOUNDATION
NOT TO SCALE



2 C-1 SWALE
NOT TO SCALE



1 C-1 DETENTION BASIN
NOT TO SCALE

LEGEND

- PROPERTY LINE
- CENTERLINE
- SS — UTILITY LINE–TYPE AS NOTED
- STREET LIGHT
- ELEC — UTILITY BOX–TYPE AS NOTED
- WM — WATER METER
- WV — WATER VALVE
- CURB CATCH BASIN
- FIRE HYDRANT
- MH — MANHOLE–TYPE AS NOTED
- CO — SANITARY SEWER CLEANOUT
- PP OH — POWER POLE W/ OVERHEAD WIRE
- BENCHMARK
- MON — MONUMENT
- 200 — CONTOUR LINE
- SWALE @ 1% MIN. (U.O.N.)
- SURFACE FLOW DIRECTION
- DS — DOWNSPOUT WITH SPLASH–BLOCK
- 12" — TREE–TRUNK DIAMETER IN INCHES SPECIES NOTED WHEN KNOWN

ABBREVIATION

AC	ASPHALT CONCRETE
AD	AREA DRAIN
BB	BOTTOM OF BASIN
CONC	CONCRETE
C/G	CURB & GUTTER
DI	DRAIN INLET
DS	DOWNSPOUT
EX.	EXISTING
GFF	GARAGE FINISH GRADE
FF	FINISH FLOOR GRADE
FL	FLOW LINE GRADE
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
SW	SIDEWALK
TB	TOP OF BASIN
TC	TOP OF CURB

TREE PROTECTION NOTES:
1 ALL TREE PROTECTION FENCING SHALL BE CHAIN LINK AND A MINIMUM OF FIVE FEET IN HEIGHT WITH POSTS DRIVEN INTO THE GROUND. THE TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ISSUANCE OF THE DEMOLITION PERMIT AND SHALL NOT BE REMOVED UNTIL ALL BUILDING CONSTRUCTION HAS BEEN COMPLETED.

NOTE TO CONTRACTOR:
1. CONTRACTOR SHALL MANAGE AND CONTROL STORMWATER DURING CONSTRUCTION. INTERIM GRADING AND DRAINAGE IMPROVEMENTS SHALL BE PROVIDED TO ENSURE NO STORMWATER WILL FLOW ONTO ADJACENT PROPERTIES AND TO RETAIN AS MUCH STORMWATER AS FEASIBLE ON–SITE UNTIL FINAL GRADING AND DRAINAGE IMPROVEMENTS ARE IN PLACE.
2. LOCATION OF DOWNSPOUTS TO BE VERIFIED IN THE FIELD.
3. CONTRACTOR SHALL VERIFY FINISH FLOOR AND PAD ELEVATIONS WITH ARCHITECTURAL & STRUCTURAL PLANS PRIOR TO CONSTRUCTION. ADJUST ELEVATIONS AS NECESSARY.

CITY RIGH–OF–WAY NOTES:
1. ANY DAMAGED RIGHT–OF–WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB, GUTTER AND/OR PARKING STRIP SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY ENGINEER OR HIS DESIGNEE. CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS DEPARTMENT.
2. PRIOR TO THE COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC RIGHT–OF–WAY, A PERMIT TO OPEN STREET AND/OR AN ENCROACHMENT PERMIT WILL BE REQUIRED.

SITE BENCHMARK:

SET NAIL
ELEVATION= 217.14' NAVD 1988 DATUM

NO.	REVISION	DATE	BY
1	CITY COMMENTS 05/19/21	5/27/21	

RW ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
505 ALTAMONT DRIVE
MILPITAS, CA 95035
(P) (408) 262-1899
(FAX) (408) 824-5556
rwengineering@gmail.com

REGISTERED PROFESSIONAL ENGINEER ROBERT Y. WANG 50541 CIVIL RENEWAL DATE: 06-30-23 STATE OF CALIFORNIA

NEW RESIDENCE
944 AURA WAY
LOS ALTOS, CA
SANTA CLARA COUNTY
APN: 189-14-089

GRADING AND DRAINAGE PLAN

DATE: 12/8/2021
SCALE: AS NOTED
DESIGNED BY: RW
DRAWN BY: RW
SHEET NO.
C-1

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

1. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
2. OWNER/ CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR, DURING, AND AFTER STORM EVENTS.
3. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
5. 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 DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.

EROSION AND SEDIMNET CONTROL MEASURES

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15 TO APRIL 15. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE CITY ENGINEER. PLANS ARE TO BE RESUBMITTED FOR CITY APPROVAL PRIOR TO SEPTEMBER 1 OF EACH SUBSEQUENT YEAR UNTIL SITE IMPROVEMENTS ARE ACCEPTED BY THE CITY AND COUNTY.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE WAYS. (ALSO INCLUDE THIS NOTE ON GRADING PLANS.)
4. 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 AND COUNTY.
5. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY 10/10, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH.
6. 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.
7. LOTS WITH HOUSES UNDER CONSTRUCTION WILL NOT BE HYDROSEEDED. EROSION PROTECTION FOR EACH LOT WITH A HOUSE UNDER CONSTRUCTION SHALL CONFORM TO THE TYPICAL LOT EROSION CONTROL DETAIL SHOWN ON THIS SHEET.
8. 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.

MAINTENANCE NOTES

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
   A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
   B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
   C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
   D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.
   E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
   F. RILLS AND GULLIES MUST BE REPAIRED.
2. ROCK BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE ROCK BAG.

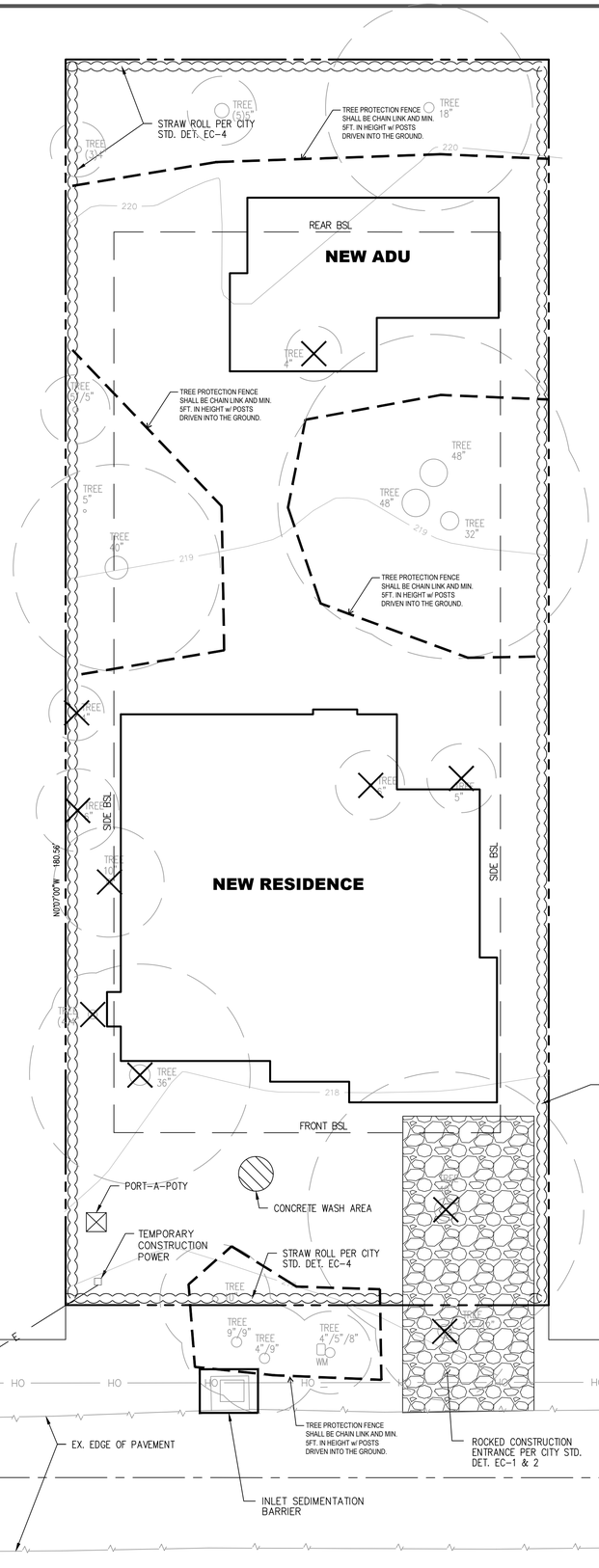
HYDROSEEDING:

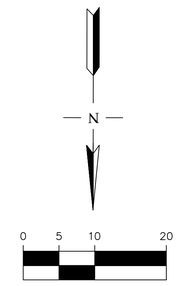
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, CALTRANS STANDARD SPECIFICATIONS, AND UNDER THE DIRECTION OF THE SOIL ENGINEER IN THE FIELD.
2. ALL AREAS SPECIFIED FOR HYDROSEEDING SHALL BE NOZZLE PLANTED WITH STABILIZATION MATERIAL CONSISTING OF FIBER, SEED, FERTILIZER AND WATER, MIXED AND APPLIED IN THE FOLLOWING PROPORTIONS AVAILABLE FROM PACIFIC COAST SEED, LIVERMORE (925) 373-4417:

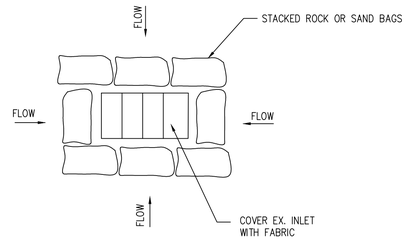
FIBER (HYDROSTRAW AND TACK MULCH)	2500 LBS/ACRE
COLOR (GREEN TO GOLD)	55 LBS/ACRE
FERTILIZER (16-20-0)	350 LBS/ACRE
M-BINDER	125 LB/ACRE
WATER, AS REQUIRED FOR APPLICATION	

ADDITONAL NOTES:

1. STABILIZE ALL DENUDED AREAS AND INSTALL AND MAINTAIN ALL TEMPORARY EROSION AND SEDIMENT CONTROLS CONTINUOUSLY BETWEEN OCTOBER 15TH AND APRIL 15TH OF EACH YEAR, UNTIL PERMANENT EROSION CONTROL HAVE BEEN ESTABLISHED.
2. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTE PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
3. CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING, WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASHWATER OR SEDIMENTS, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
4. USE SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DETWATERING SITE AND OBTAIN ALL NECESSARY PERMITS.
5. AVOID CLEANING, FUELING, OR MAINTENING VEHICLE ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASHWATER IS CONTAINED AND TREATED.
6. DELINEATE WITH FIELD MARKERS CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DRAINAGE COURSES.
7. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.
8. PERFORM CLEARING AND EARTH MOVING ACTIVITIES ONLY DURING DRY WEATHER.
9. LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
10. LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.
11. AVOID TRACKING DIRT OR OTHER MATERIAL OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.
12. THE CONTRACTOR SHALL TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE CONSTRUCTION BMPS.







INLET SEDIMENTATION BARRIER

NOT TO SCALE

LEGEND

- ROCKED CONSTRUCTION ENTRANCE
- FIBER ROLL
- PORT-A-POTY
- CONCRETE WASH AREA
- TEMPORARY CONSTRUCTION POWER
- INLET SEDIMENTATION BARRIER

STOCKPILE NOTE:

STOCKPILED MATERIAL SHALL BE COVERED WITH VISQUEEN OR A TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAVE BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT MAY BE SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINING SEASON.

ENCROACHMENT PERMIT:

1. PRIOR TO THE COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC RIGHT-OF-WAY, AN ENCROACHMENT PERMIT WILL BE REQUIRED.

TREE PROTECTION FENCING NOTE:
ALL TREE PROTECTION FENCING SHALL BE CHAIN LINK AND A MINIMUM OF FIVE FEET IN HEIGHT WITH POSTS DRIVEN INTO THE GROUND. THE TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ISSUANCE OF THE DEMOLITION PERMIT AND SHALL NOT BE REMOVED UNTIL ALL BUILDING CONSTRUCTION HAS BEEN COMPLETED.

NO.	REVISION	DATE	BY
1	CITY COMMENTS 05/19/21	5/27/21	

RW ENGINEERING, INC.
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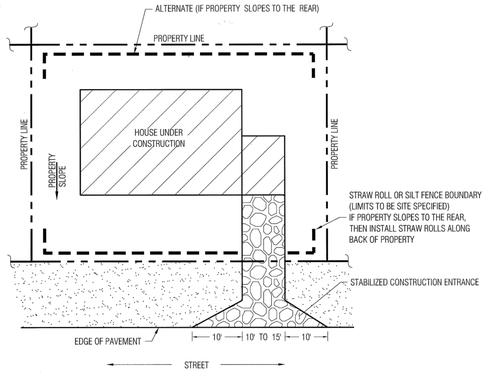
505 ALTAMONT DRIVE
MILPITAS, CA 95035
(P) (408) 262-1899
(FAX) (408) 824-5556
rwengineering@gmail.com

REGISTERED PROFESSIONAL ENGINEER ROBERT Y. WANG 50541 RENEWAL DATE: 06-30-23 CIVIL STATE OF CALIFORNIA

NEW RESIDENCE
944 AURA WAY
LOS ALTOS, CA
SANTA CLARA COUNTY
APN: 189-14-089

EROSION CONTROL PLAN

DATE: 12/8/2021
SCALE: AS NOTED
DESIGNED BY: RW
DRAWN BY: RW
SHEET NO.
C-2

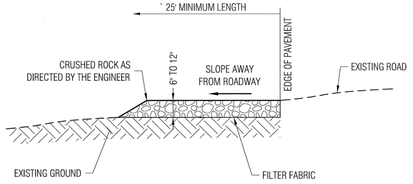


GENERIC CONSTRUCTION SITE PLAN

Approved: City Engineer 1/4/10 Date

REVISION		ENGINEERING DIVISION	
Description	Date	TYPICAL EROSION AND SEDIMENT CONTROL AT SINGLE FAMILY CONSTRUCTION SITE	EC-1

STANDARD DETAILS MAY 2010

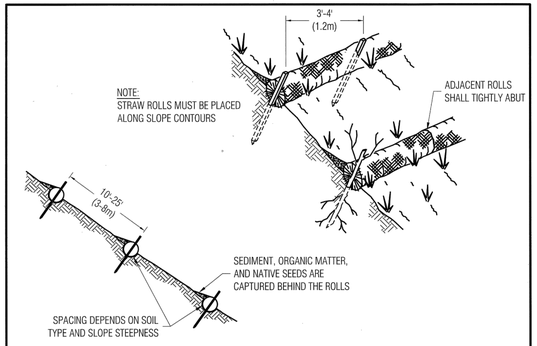


NOTES:
1. PROVIDE A FANNED STABILIZED CONSTRUCTION ENTRANCE TO ACCOMODATE THE TURNING RADIUS OF CONSTRUCTION EQUIPMENT ON AND OFF THE PUBLIC STREET
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE ALONG NEW DRIVEWAY CORRIDOR FOR THE FULL PROPOSED WIDTH

Approved: City Engineer 1/4/10 Date

REVISION		ENGINEERING DIVISION	
Description	Date	STABILIZED CONSTRUCTION SITE ENTRANCE	EC-2

STANDARD DETAILS MAY 2010

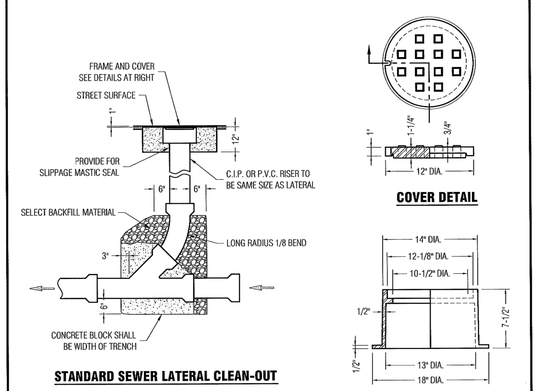


NOTES:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"-5" (75-125mm) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL
2. VERTICAL SPACING FOR SLOPE INSTALLATIONS
   1:1 SLOPES = 10 FEET APART
   2:1 SLOPES = 20 FEET APART
   3:1 SLOPES = 30 FEET APART
   4:1 SLOPES = 40 FEET APART
   <4:1 SLOPE = ONE ROW AT LOW POINT
3. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT TO RUN OFF-SITE AND CAN BE PERMANENTLY STABILIZED

Approved: City Engineer 1/4/10 Date

REVISION		ENGINEERING DIVISION	
Description	Date	STRAW ROLLS	EC-4

STANDARD DETAILS MAY 2010



STANDARD SEWER LATERAL CLEAN-OUT

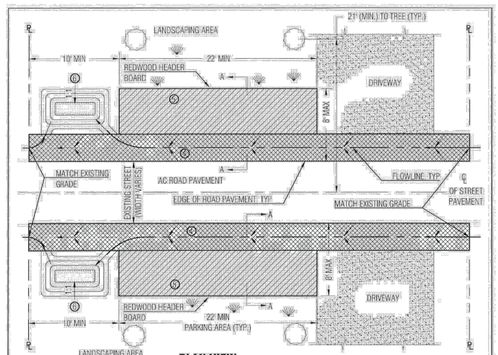
COVER DETAIL

FRAME DETAIL

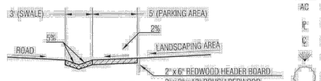
Approved: City Engineer 1/4/10 Date

REVISION		ENGINEERING DIVISION	
Description	Date	SEWER LATERAL CLEAN-OUT	SS-6
Changed Detail Title	02/16/12		

STANDARD DETAILS MAY 2010



PLAN VIEW



SECTION A-A

SEE STANDARD DETAIL SU-20B FOR NOTES RELATED TO THE STREET SHOULDER IMPROVEMENT POLICY.

LEGEND:
- AC ASPHALT CONCRETE
- P.L. PROPERTY LINE
- C.L. CENTERLINE
- EXISTING OR NEW LANDSCAPING
- STREET TREE (NEW OR EXISTING)
- BIOSWALE/RAIN GARDEN
- NEW PERMEABLE SURFACE
- NEW DRAINAGE SWALE
- FLOWPATH
- ① NOTES, SEE SU-20B

Approved: City Engineer 12/12/18 Date

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

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

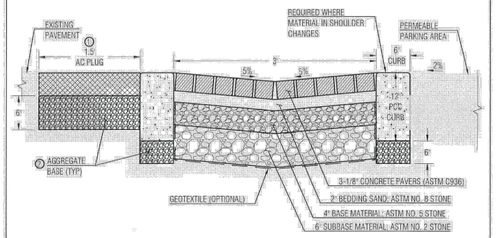
a.	FRONTAGE =< 75'	50 SF MINIMUM
b.	75' =< FRONTAGE =< 100'	100 SF MINIMUM
c.	100' =< FRONTAGE =< 150'	200 SF MINIMUM
d.	FRONTAGE >= 150'	300 SF MINIMUM

7. LOTS LOCATED ALONG SUGGESTED ROUTES TO SCHOOL MAY REQUIRE MODIFICATION TO THIS STANDARD DETAIL AS APPROVED BY THE CITY ENGINEER. OTHER MODIFICATIONS MAY BE MADE AS APPROVED BY THE CITY ENGINEER.

Approved: City Engineer 12/12/18 Date

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

PERMEABLE DRAINAGE SWALE

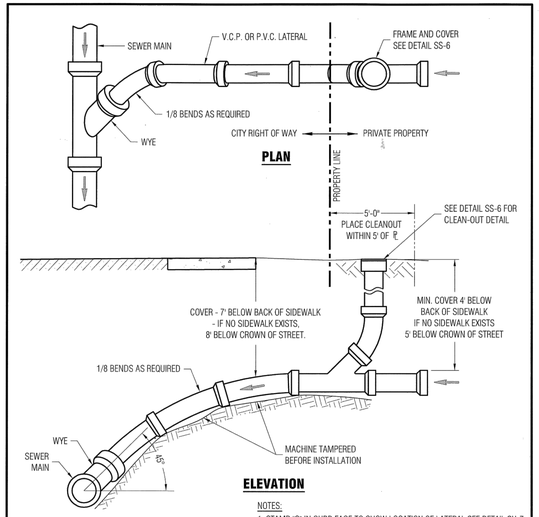


NOTES:
1. AC PLUG SHALL BE 4" THICK OR MATCH EXISTING PAVEMENT THICKNESS, WHICHEVER IS GREATER.
2. AGGREGATE BASE SHALL BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY.
3. INSTALL PAVERS AND ALL BASE MATERIALS PER MANUFACTURERS RECOMMENDATIONS.
4. ALTERNATE DRAINAGE SWALE MAY BE CONSTRUCTED WITH 1-1/2 INCH OR 3/4 INCH COMPACTED CLASS 2 AB (6 INCH THICK ON COMPACTED NATIVE SOIL).

LEGEND:
- CONCRETE PAVERS, OR APPROVED PERMEABLE MATERIAL FROM SU-20B NOTE 5.a.
- BEDDING SAND
- BASE MATERIAL
- SUBBASE MATERIAL
- PCC
- AGGREGATE BASE
- AC PLUG
- EXISTING PAVEMENT
- PERMEABLE PARKING AREA
- NATIVE MATERIAL
- ⑦ NOTES

Approved: City Engineer 12/12/18 Date

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



PLAN

ELEVATION

NOTES:
1. STAMP "S" IN CURB FACE TO SHOW LOCATION OF LATERAL SEE DETAIL SU-7
2. MINIMUM SLOPE OF LATERAL SHALL BE 1/4" PER 12"

Approved: City Engineer 1/4/10 Date

REVISION		ENGINEERING DIVISION	
Description	Date	SEWER LATERAL AND SEWER RISER	SS-5

STANDARD DETAILS MAY 2010

NO.	REVISION	DATE	BY
1	CITY COMMENTS	05/19/21	5/27/21

RW ENGINEERING, INC.
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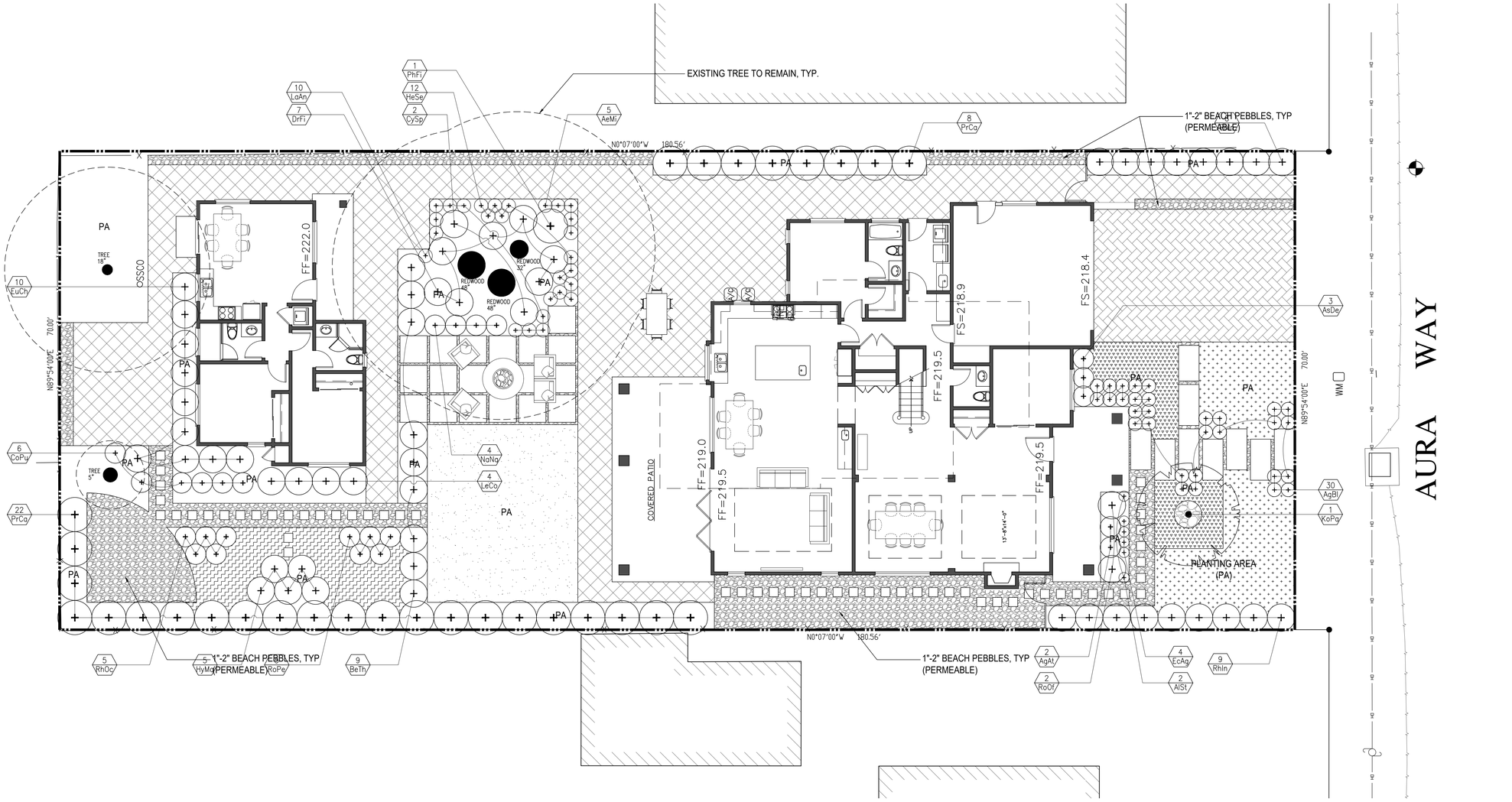
MILPITAS, CA 95035
(P) (408) 262-1899
(FAX) (408) 824-5556
rwengineering@gmail.com

REGISTERED PROFESSIONAL ENGINEER ROBERT Y. WANG 50541 CIVIL RENEWAL DATE: 06-30-23 STATE OF CALIFORNIA

NEW RESIDENCE
944 AURA WAY
LOS ALTOS, CA
SANTA CLARA COUNTY
APN: 189-14-089

STANDARD DETAILS

DATE: 12/8/2021
SCALE: AS NOTED
DESIGNED BY: RW
DRAWN BY: RW
SHEET NO.
C-3



LANDSCAPE DESIGN NOTES

1. FIELD LOCATE ALL PLANT MATERIALS PRIOR TO INSTALLATION.
2. CONTRACTOR TO ENSURE THE HARDSCAPE AREAS SLOPE TOWARDS PLANTING AREAS. SEE CIVIL PLAN FOR GRADING AND DRAINAGE & EROSION CONTROL PLAN.
3. FINISH PLANTING AREA GRADES ADJACENT TO PAVING SHALL BE 3" BELOW FINISH PAVING GRADES.
4. INCORPORATE 4" OF COMPOST PER 1000 SF NATIVE SOIL TO A DEPTH OF 6", UNLESS OTHERWISE DICTATED BY THE SOIL FERTILITY ANALYSIS
5. PLACE A 3-INCH LAYER OF FIR BARK MULCH AS SPECIFIED ON ALL PLANTED AREAS EXCEPT NOTED AREAS ON THE PLAN.
6. QUANTITIES SHOWN ON PLAN AND PLANT SCHEDULE ARE FOR CONTRACTOR'S CONVENIENCE, CONTRACTOR TO CONFIRM ALL PLANT QUANTITIES.
7. I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

0 2' 4' 8' 16'

N

NEW RESIDENCE

944 AURA WAY
LOS ALTOS, CA

YH
LANDSCAPE DESIGN
3357 SAINT MICHAEL CT
PALO ALTO, CA 94306
TEL: (415) 694-0800

LICENSE STAMPS AND SIGNATURE

LICENSED LANDSCAPE ARCHITECT
YU-WEN HUANG LA-3575
Signature
6/30/2023
Renewal Date
Date
STATE OF CALIFORNIA

ISSUED

No.	Description	Date

DATE: MARCH 24, 2022
SCALE:
DRAWN: YH
JOB:

SHEET TITLE:

LANDSCAPE PLAN

SHEET NO.

L-1

TREE

Goldenrain Tree, 30' H X 15' W, Growth rate: moderate

EVERGREEN SCREENING SHRUB

Carolina Cherry Laurel, 20' H X 5' W, Growth rate: fast

PLANT SCHEDULE

SYM.	BOTANICAL NAME	COMMON NAME	* WUCOLS	QUAN.	SIZE	SPACING
TREE						
KoPa	Koelreuteria paniculata	Goldenrain Tree	L	1	24" box	As Shown
SHRUBS						
BeTh	Berberis thunbergii 'Atropurpurea'	Red-leaf Japanese Barberry	L	9	15 gal.	4' O.C.
CoPu	Coleonema Pulchrum 'Sunset Gold'	Golden Breath of Heaven	M	6	15 gal.	3' O.C.
CySp	Cytisus x spachianus	Sweet Broom	L	2	15 gal.	5' O.C.
HyMa	Hydrangea macrophylla	Bigleaf Hydrangea	M	5	15 gal.	4' O.C.
LaAn	Lavandula angustifolia	English Lavander	L	10	15 gal.	2' O.C.
LeCo	Leucospermum cordifolium	Nodding Pincushion	L	4	15 gal.	4' O.C.
NaNa	Nandina domestica 'Nana Purpurea'	Dwarf Sacred Bamboo	M	4	15 gal.	3' O.C.
PrCa	Prunus caroliniana	Carolina Cherry Laurel	L	30	15 gal.	5' O.C.
RhIn	Rhaphiolepis indica	Indian Hawthorn 'Pink Lady'	M	17	15 gal.	5' O.C.
RhOc	Rhododendron occidentale	Western Azalea	M	5	15 gal.	3' O.C.
RoPe	Rosa 'Perle d'Or'	Perle d'Or Rose	M	5	15 gal.	3' O.C.
RoOf	Rosmarinus officinalis 'Upright'	Upright Rosemary	L	2	15 gal.	4' O.C.
PERENNIAL and GROUNDCOVER						
AeMi	Aeonium 'Mint Saucer'	Mint Saucer Aeonium	L	4	5 gal	2' O.C.
AgAt	Agave attenuata	Fox Tail Agave	L	2	15 gal.	5' O.C.
AgBl	Agave 'Blue Glow'	Blue Glow Agave	L	30	15 gal.	2.5' O.C.
AlSt	Aloe striata	Coral Aloe	L	2	15 gal.	2' O.C.
AsDe	Asparagus densiflorus	Foxtail Fern	M	3	15 gal.	3' O.C.
	Carex pansa	California Meadow Sedge	L	214	1 gal.	18" O.C.
DrFi	Dryopteris filix-mas	Male Fern	M	7	15 gal.	4' O.C.
	Dymondia margaretae	Silver Carpet	L	115	1 gal.	18" O.C.
EcAg	Echeveria agavoides 'Romeo'	Romeo Wax Agave	L	4	15 gal.	18" O.C.
EuCh	Euphorbia characias 'wulfenii '	Euphorbia (shrub-like)	L	10	15 gal.	5' O.C.
HeSe	Helictotrichon sempervirens	Blue Oat Grass	L	22	5 gal.	2' O.C.
PhFi	Phormium 'Firebird'	'Firebird' New Zealand Flax	L	1	15 gal.	5' O.C.
	Thymus serpyllum	Creeping Thyme	M	32	5 gal.	3' O.C.
	90% Tall Fescue & 10% Kentucky Bluegrass Blend	Sod Lawn	M	572 SF		

* WUCOLS water usage level: H-High, M-Moderate, L-Low and VL-Very Low

NEW
RESIDENCE

944 AURA WAY
LOS ALTOS, CA

YH
LANDSCAPE DESIGN
3357 SAINT MICHAEL CT
PALO ALTO, CA 94306
TEL: (415) 694-0800

LICENSE STAMPS AND SIGNATURE

LICENSED LANDSCAPE ARCHITECT
YU-WEN HUANG LA-5123
Signature
6/30/2023
Renewal Date
Date
STATE OF CALIFORNIA

ISSUED

No.	Description	Date

DATE: MARCH 24, 2022
SCALE: AS SHOWN
DRAWN: YH
JOB:

SHEET TITLE:

PLANTING SCHEDULE
& PLANT PHOTOS

SHEET NO.

L-2

DATE: April 6, 2022

AGENDA ITEM # 4

TO: Design Review Commission

FROM: Jia Liu, Associate Planner

SUBJECT: SC21-0056 – 808 Pico Lane

RECOMMENDATION:

Approve design review application SC21-0056 subject to the listed findings

---

PROJECT DESCRIPTION

This is a design review application for residential additions to an existing one-story single-family residence. The project includes 788 square-foot additions at the first story and 779 square-foot additions at the second story. Project is categorically exempt from further environmental review under Section 15301 of the California Environmental Quality Act The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION:	Single-Family, Residential
ZONING:	R1-10
PARCEL SIZE:	12,468 square feet
MATERIALS:	Standing metal seamed roof, board and batten siding with stone veneer accents, aluminum window frame with wood trims

	Existing	**Proposed**	**Allowed/Required**
COVERAGE:	2,878.68 square feet	3,532.96 square feet	3740.36 square feet
FLOOR AREA:			
First floor	2,426.68 square feet	788.11square feet	3,996.79 square feet
Second floor	-- square feet	778.69 square feet	
Total	2,426.68 square feet	3,993.48 square feet	
SETBACKS:			
Front	25.42 feet	26.50 feet	25 feet
Rear	46.92 feet	42.75 feet	25 feet
Right side (1st/2nd)	10 feet/-- feet	10 feet/46.58 feet	10 feet/17.5 feet
Left side (1st/2nd)	6.50 feet/-- feet	6.50 feet/20.92 feet	10 feet/17.5 feet
HEIGHT:	14.67 feet	26.17 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located in the north part of the City on Pico Lane – a cul-de-sac branching out from East Portola Avenue between North San Antonio Road and Jordan Avenue. The surrounding neighborhood is considered a Diverse Character Neighborhood as defined in the City's Residential Design Guidelines. Approximate 60 percent of the existing homes in the immediate neighborhood context are two-story houses with one-story homes at 70 & 80 East Portola Avenue and 815 & 899 Pico Lane. Properties on Pico Lane and East Portola Avenue share distinct front setback patterns with a low to moderate scale horizontal eave lines between eight to nine feet at both first and second story. Most garages are attached to the existing homes in the front yard facing the street. Complex roof forms with composition shingle and tile roofing materials are found in the immediate neighborhood. The exterior materials commonly used include stucco and horizontal siding with wood window trims. Pico Lane does not have a consistent tree pattern, but there are a variety of street trees and vegetation.

Zoning Compliance

The existing house is non-conforming due to having a 6.5-foot side setback from the north side property line, where a 10-foot setback is required in the R1-10 (Single-Family) zoning district. The setback encroachment was not able to be identified from the City's record database; however, the encroachment has been assessed by the County of Santa Clara as part of the property assessment record. Therefore, it is considered as a legal nonconforming structure. Since the project will not eliminate or replace more than 50 percent of the floor area, the non-conforming setback can be maintained.

DISCUSSION

Design Review

According to the Residential Design Guidelines, in Diverse Character Neighborhoods, a good neighbor design has its own design integrity while incorporating some design elements, materials, and scale found in the neighborhood.

The existing residence will be modified from an existing one-story, ranch style house with crossed gable roof forms to a two story, modern ranch house with integrated gable and hipped roof forms. The proposed project consists of 788 square-foot first story additions and 779 square-foot second story additions. At the first floor, new additions include the following:

- A new recessed entry porch with a new foyer area featuring nine-foot plate height will be added to the front.
- A new living room with 10-foot plate height will be added to the right side of the main entry and located in the center area of the front elevation.
- A new Bedroom No. 2 with eight-foot plate height will be constructed to the right side facing the front yard.
- A new family room with nine-foot plate height will be added facing the rear yard.

In addition to the proposed additions at the first floor, interior remodeling will occur to reconfigure the interior room functions. Some of the interior rooms including the dining room and some hallway areas will be renovated to a nine-foot plate height consistent and connected to the new family room. The rest rooms mostly located along the two sides will remain the original eight-foot plate height.

At the second floor, two bedrooms and two bathrooms will be constructed. This new story will have a predominant eight-foot and six-inch plate height except for the front-facing gable element featuring a nine-foot plate height. The overall height of the proposed residence is 26.17 feet, consistent with the maximum height of 27 feet in the R1-10 zoning district.

The front elevation uses design elements that have integrated gable and hipped roof forms, articulated architectural massing on both first and second floors, recessed porch with stone veneer accents, and a low-profile second story with hipped roof to soften the bulk and massing of the new façade appearance. Regarding the roof pitches, the first floor will have a consistent pitched roof of 4:12 and the second floor will have a 5:12 hipped roof with a 4:12 front-facing gable elements. The project is utilizing high quality materials such as the standing stem metal roof material, board and batten siding with stone veneer accent, aluminum cased window with wood window trims, which are integrated into the overall architectural design of the residence and found to be compatible with the surrounding neighborhood. It should be noted that in the elevation plans on Sheet A5.0, the noted vinyl windows are redlined and further conditioned to the aluminum cased windows that are consistent with the attached materials board (Attachment E).

Overall, according to the Residential Design Guidelines, the project appears to be an appropriate design within this Diverse Character Neighborhood setting. The proposed addition establishes its own design integrity while incorporating some design elements, materials, and scale found in the neighborhood and meet the intent of the design review findings.

Privacy

On both left (south) and right (north) side, only one two-panel, medium sized window is proposed at the second floor with a five-foot windowsill height. With 46-foot side setback to the right property line, privacy invasion to the right adjacent neighbor should be mitigated. For the left adjacent neighbor, additional evergreen screening vegetation will be planted to reduce potential privacy impact.

Along the rear (west) second story elevation, three windows are proposed including one small, single panel window with four-foot and six-inch sill height and two medium sized, two-panel windows with three-foot and six-inch sill height for the two proposed bedrooms. Given that the setback from the rear property line to the rear elevation is greater than 55 feet with existing screening vegetation, staff found the second story windows have very minimal privacy impacts to the rear neighboring property. Also, there are existing evergreen screening vegetation planted along the rear property line from the center point to the left. Along the right side of the rear property line, staff has concerned that future mature screening vegetation will block light and air circulation to the neighbor's house due to the proximity of the rear adjacent neighbor's house to the rear property line. Therefore, staff did not require more screening vegetation next to the neighbor's house. Instead, staff has asked the homeowner to reach out to the neighbor regarding the proposed second story to understand their concerns with privacy impacts. So far, before the publication of the staff report, staff has not received any concerns from the neighbor.

Landscaping and Trees

There are ten existing trees greater than four inches in diameter on the project site including ornamental Japanese Maple trees, fruit trees, and screening vegetation. The Japanese Maple tree (No. 1) with an 18-inch diameter is a protected tree which will be retained onsite. Four trees including two Japanese Maple (Nos. 5 and 10), one Olive (no. 2) and one Callery Pear (No. 4) will be removed. The applicant is proposed to retain the four existing Willow as the screening vegetation along the rear property line. Additionally, six new evergreen screening plants are proposed along the side property line. The proposed screening plants

are conditioned to be at least 15 gallons in lieu of the proposed five gallons. Existing and proposed screening vegetation are outlined below.

Table 1: Existing Screening Plant List

Location	Common Name	Number	Size	Description
Rear property line	Willow	4	Four – eight inches in diameter	50'-75' tall x 20'-30' wide

Table 2: Proposed Screening Plant List

Location	Common Name	Number	Size	Description
Left side property line	Pittosporum	6	Conditioned to be 15 gallons	8'-12' tall x 12'-18' wide

Environmental Review
This project is categorically exempt from environmental review under Section 15301 of the California Environmental Quality Act because it involves the construction of additions to an existing dwelling in a residential zone.

Public Notification and Community Outreach
A public meeting notice was posted on the property and mailed to 16 nearby property owners on Pico Lane, East Portola Avenue, and Los Altos Square. The Notification Map is included in Attachment C. The applicant has also mailed the immediate neighbors with the project details as provided in Attachment D.

Cc: Teddy Toms, Property Owner
Chapman Design Associates, Applicant and Designer

Attachments:

A. Neighborhood Compatibility Worksheet
B. Notification Map
C. Pictures of Notice of Development Proposal
D. Proof of Community Outreach
E. Materials Board

FINDINGS

SC21-0056 – 808 Pico Lane

With regard to design review for the two-story addition to an existing one-story house, the Design Review Commission finds thefollowing in accordance with Section 14.76.050 of the Municipal Code:

a. The proposed addition complies with all provisions of this chapter;

b. The height, elevations, and placement on the site of the proposed addition, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;

c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;

d. The orientation of the proposed addition in relation to the immediate neighborhood will minimize the perception of excessive bulk;

e. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and

f. The proposed addition has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

SC21-0056 – 808 Pico Lane

GENERAL

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

2. **Approved Plans**
   The approval is based on the plans and materials received on March 25, 2022, except as may be modified by these conditions.

3. **Plan Revisions**
   Update the construction drawings per the staff red-line comments on the approved Design Review plans as follows:

   - On Sheet A1.1, the note for the proposed Pittosporum hedge shall be revised from "6 / 5 Gal Spaced At 18"" to "6 / 15 Gal Spaced At 18"".
   - On Sheet A5.0, Note 9 Windows shall be revised from "Duel Glazed "Milgard" Vinyl Windows" to "Duel Glazed Aluminum Cased Windows".

4. **Protected Trees**
   The 18-inch Japanese Maple along with the approved existing and proposed privacy screening shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

5. **Wainscoting Return**
   The proposed wainscoting with stone veneer at the exterior wall of the garage and guest bedroom shall have the left (south)-side return and the right (north)-side return along the side elevations that end at least where the fence will be installed.

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

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.

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

11. **Tree Protection Note**
    On the grading plan and/or the site plan, show all tree protection fencing around the driplines of the 18-inch Japanese Maple and the 20-inch Palm tree on the subject site and add the following note: "All tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground."

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

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

17. **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

18. **Tree Protection**
    Tree protection fencing shall be installed around the driplines of around the driplines of the 18-inch Japanese Maple and the 20-inch Palm tree on the subject site shown on the site plan. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.

PRIOR TO FINAL INSPECTION

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

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

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

City of Los Altos
Planning Division
(650) 947-2750
Planning@losaltosca.gov

NEIGHBORHOOD COMPATIBILITY WORKSHEET

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

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

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

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

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

Project Address 808 Pico Lane
Scope of Project: Addition or Remodel ✓ **or New Home** ☐
Age of existing home if this project is to be an addition or remodel? _____
Is the existing house listed on the City's Historic Resources Inventory? No

* See "What constitutes your neighborhood" on page 2.

What constitutes your neighborhood?

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

Streetscape

1. Typical neighborhood lot size*:

Lot area: _____square feet
Lot dimensions: Length _____ feet
Width _____ feet
If your lot is significantly different than those in your neighborhood, then note its: area 12,476.89, length 125, and width 96.4.

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

Existing front setback if home is a remodel? Yes
What % of the front facing walls of the neighborhood homes are at the front setback 10 %
Existing front setback for house on left 23 ft./on right 36 ft.
Do the front setbacks of adjacent houses line up? No

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

Indicate the relationship of garage locations in your neighborhood* only on your street (count for each type)
Garage facing front projecting from front of house face 7
Garage facing front recessed from front of house face 3
Garage in back yard 1
Garage facing the side 1
Number of 1-car garages__; 2-car garages 10; 3-car garages __

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

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:
One-story 40
Two-story 60

5. Roof heights and shapes:

Is the overall height of house ridgelines generally the same in your neighborhood*? No
Are there mostly hip ☐, gable style ☑, or other style ☐ roofs*?
Do the roof forms appear simple ☐ or complex ☑?
Do the houses share generally the same eave height No?

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

What siding materials are frequently used in your neighborhood*?

__ wood shingle ✔ stucco ✔ board & batten __ clapboard
__ tile __ stone __ brick __ combination of one or more materials
(if so, describe) _____

What roofing materials (wood shake/shingle, asphalt shingle, flat tile, rounded tile, cement tile, slate) are consistently (about 80%) used?
Comp Shingle
If no consistency then explain:_____
_____

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

Does your neighborhood* have a consistent identifiable architectural style?
☐ YES ☒ NO

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

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

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

Does your property have a noticeable slope? No

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

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

9. Landscaping:

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

lawns, ornamental trees, and shrubs

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

All are very visible, there is no screening or fencing at front of properties.
Typical 5ft fencing at back yards. There is condensed housing against 808 pico lane's backyard.

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

No sidewalks. Some have asphalt, some are dirt and or gravel.

10. Width of Street:

What is the width of the roadway paving on your street in feet? 25
Is there a parking area on the street or in the shoulder area? Yes
Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter? all of the above

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

11. What characteristics make this neighborhood* cohesive?

Such as roof material and type (hip, gable, flat), siding (board and batten, cement plaster, horizontal wood, brick), deep front yard setbacks, horizontal feel, landscape approach etc.:
All are different. A couple are typical ranch, that have not been remodeled.
The rest that have been remodeled, are very different

General Study

A. Have major visible streetscape changes occurred in your neighborhood?
☒ YES ☐ NO

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

C. Do the lots in your neighborhood appear to be the same size?
☐ YES ☒ NO

D. Do the lot widths appear to be consistent in the neighborhood?
☐ YES ☒ NO

E. Are the front setbacks of homes on your street consistent (~80% within 5 feet)? ☐ YES ☒ NO

F. Do you have active CCR's in your neighborhood? *(p.36 Building Guide)*
☐ YES ☒ NO

G. Do the houses appear to be of similar size as viewed from the street?
☐ YES ☒ NO

H. Does the new exterior remodel or new construction design you are planning relate in most ways to the prevailing style(s) in your existing neighborhood?
☒ YES ☐ NO

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

Address: 808 Pico Lane
Date: 12/05/2021

Summary Table

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

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
802 Pico Lane	23	25	front	one	16	stucco	complex
815 Pico Lane	36	55	front	one	14	stucco	simple
899 Pico Lane	20	8	front	one	14	front	simple
80 E. Portola Avenue	26	35	front	one	14	stucco	simple
70 E. Portola Avenue	31	35	basement	one	16	horizontal siding	complex
60 E. Portola Avenue	39	32	basement	two	18	horz.sid/veneer	complex
50 E. Portola Avenue	27	62	front	two	22	stucco	complex
42 E. Portola Avenue	27	69	front	two	20	stucco	simple
51 E. Portola Avenue	23	32	front	two	24	stucco	complex
50 Chester Circle	Subdivision	5	side	two	24	horizontal siding	complex

ATTACHMENT B

Notification Map

Agenda Item 5.

Print Date: March 21, 2022

1:2,257

0 0.015 0.03 0.06 mi

0 0.0225 0.045 0.09 km

- Schools
- Park and Recreation Areas
- City Limit
- Road Names
- Waterways
- Situs Label
- TaxParcel

ATTACHMENT C

Village Mail Center PLUS
4546 El Camino Real B10
Los Altos, CA 94022
650-941-1840

Shipment----------
USPS First Class Mail Flat
Ship To:
RESIDENT
50 E PORTOLA AVE
LOS ALTOS, CA 94022-1240
Package 6.57
Tracking #: 940711110803649654367 3
Certified [$4.53]
Shipment----------
USPS First Class Mail Flat
Ship To:
RESIDENT
42 E PORTOLA AVE
LOS ALTOS, CA 94022-1240
Package 6.57
Tracking #: 940711110803649654307 9
Certified [$4.53]
Shipment----------
USPS First Class Mail Flat
Ship To:
RESIDENT
51 E PORTOLA AVE
LOS ALTOS, CA 94022-1241
Package 6.57
Tracking #: 940711110803649654486 1
Certified [$4.53]
Shipment----------
USPS First Class Mail Flat
Ship To:
RESIDENT
50 CHESTER CIRCLE
LOS ALTOS, CA 94022-1246
Package 6.57
Tracking #: 940711110803649654432 8
Certified [$4.53]

SUBTOTAL 65.70
TAX 0.00
TOTAL 65.70
TEND Credit Card 65.70

Total shipments: 10
TEDDY TOMS

02/19/2022
#3627 10:14 AM
Workstation: 0 - Master Workstation

Shipment----------
USPS First Class Mail Flat
Ship To:
RESIDENT
802 PICO LN
LOS ALTOS, CA 94022-1274
Package 6.57
Tracking #: 940711110803649651662 2
Certified [$4.53]
Shipment----------
USPS First Class Mail Flat
Ship To:
RESIDENT
815 PICO LN
LOS ALTOS, CA 94022-1274
Package 6.57
Tracking #: 940711110803649651126 9
Certified [$4.53]
Shipment----------
USPS First Class Mail Flat
Ship To:
RESIDENT
809 PICO LN
LOS ALTOS, CA 94022-1274
Package 6.57
Tracking #: 940711110803649651118 4
Certified [$4.53]
Shipment----------
USPS First Class Mail Flat
Ship To:
RESIDENT
80 E PORTOLA AVE
LOS ALTOS, CA 94022-1240
Package 6.57
Tracking #: 940711110803649654981 1
Certified [$4.53]
Shipment----------
USPS First Class Mail Flat
Ship To:
RESIDENT
70 E PORTOLA AVE
LOS ALTOS, CA 94022-1240
Package 6.57
Tracking #: 940711110803649654909 5
Certified [$4.53]
Shipment----------
USPS First Class Mail Flat
Ship To:
RESIDENT
60 E PORTOLA AVE
LOS ALTOS, CA 94022-1240
Package 6.57
Tracking #: 940711110803649654323 9
Certified [$4.53]

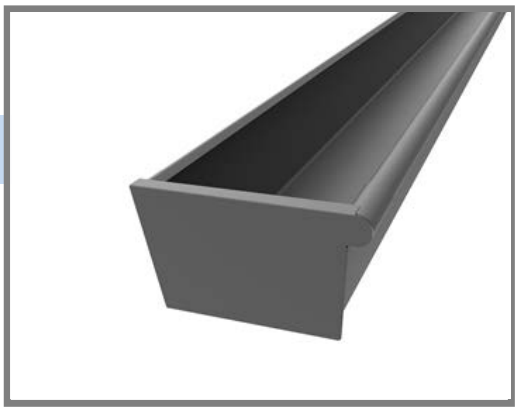
808 PICO LANE

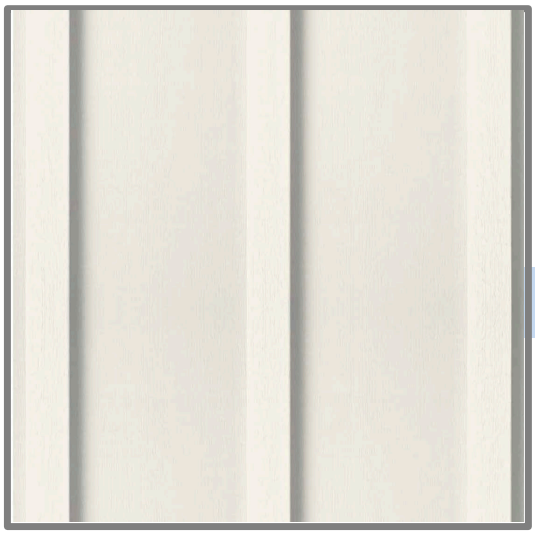
ATTACHMENT E

ROOFING
METAL SEAMED

GUTTERS
PAINTED
RECTANGULAR

W/ ROUND
DOWNSPOUTS

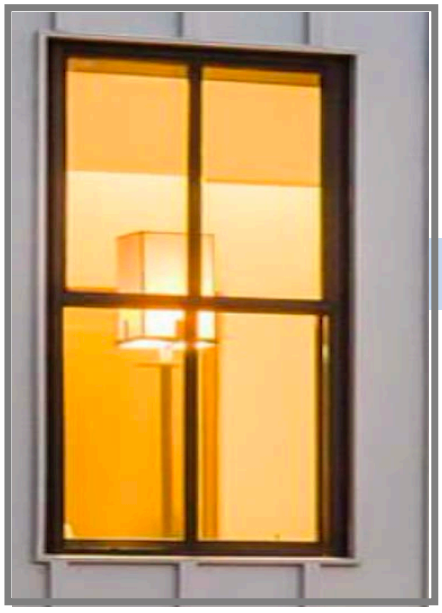




EXTERIOR WALLS

BOARD AND BATTEN
SANDSTONE BEIGE

EXTERIOR VENEER
OFF WHITE STONE

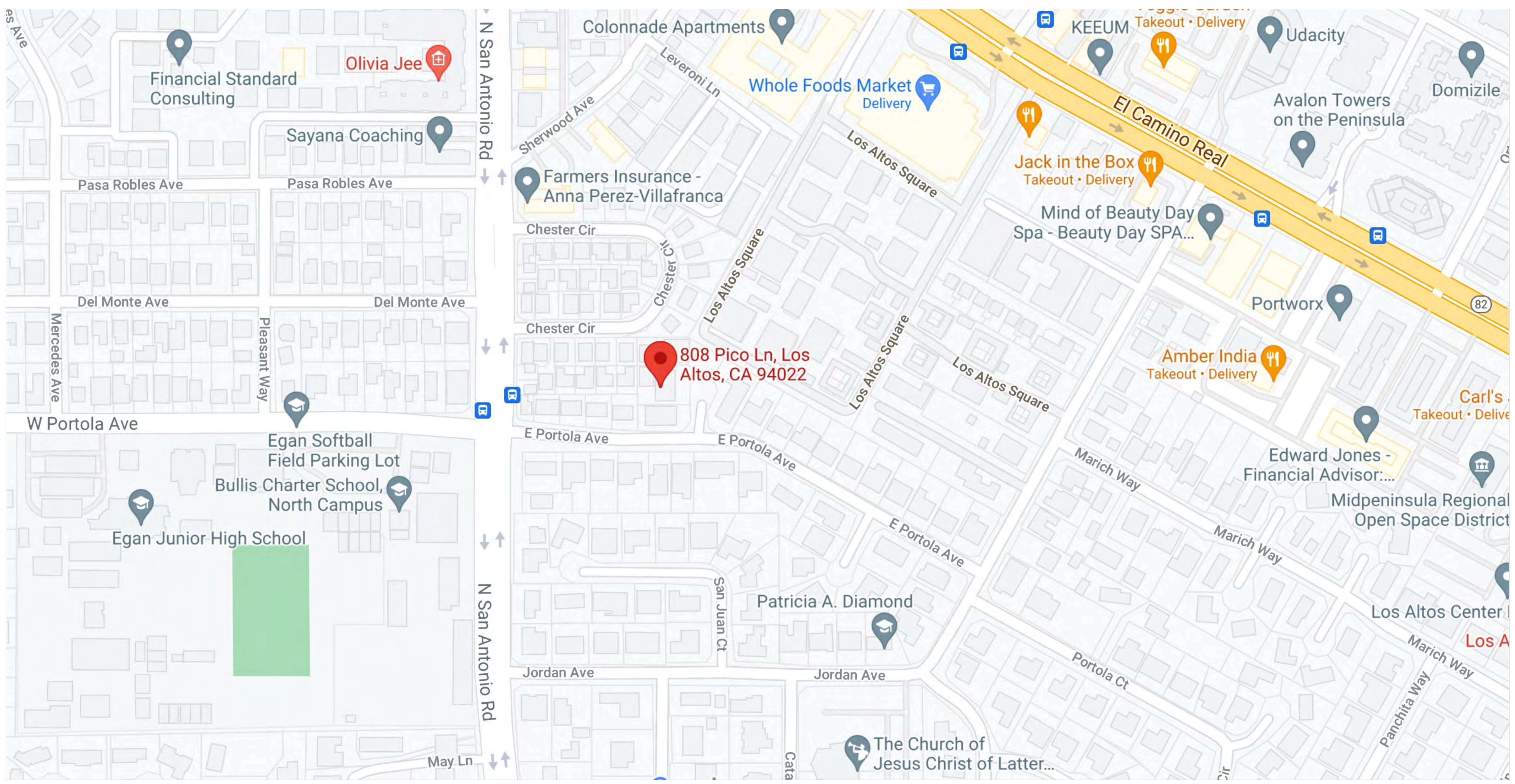


WINDOW TRIM
MODERN STYLE
WINDOW INSET
1X1 TRIM
2X APRON AT BASE

WINDOWS
ALUMINUM CASED
DUAL GLAZED / MARVIN

3D RENDERING

1/4" = 1'-0"



VICINITY MAP

PROPERTY DESCRIPTION

OWNER	TEDDY & SHILPA TOMS
ADDRESS	808 PICO LANE LOS ALTOS, CA 94022
PARCEL	170-13-013
ACREAGE	0.29
ZONING	R1-10
OCCUPANCY	R-3/U
CONSTR. TYPE	V-B
PROJECT DESCRIPTION	PROPOSED 1,885 SF. ADDITION TO AN EXISTING 2,427 SF. TWO-STORY SINGLE FAMILY RESIDENCE WITH AN ATTACHED GARAGE. (SECOND STORY ADDITION OF (2) BEDROOMS & (2) BATHS. ADD LIVING RM., FAMILY RM., DINING RM. AND KITCHEN - INTERIOR ADDITION OF MASTER BATHROOM)

NOTE: AN AUTOMATIC SPRINKLER SYSTEM WILL BE INSTALLED AS DEFFERED SUBMITTAL

CONSULTANT DIRECTORY

SURVEYOR	SAVIOR P. MICALLEF LAND SURVEYING 421 WILDWOOD DRIVE SOUTH SAN FRANCISCO, CA 940780 (805) 709-2423
SOILS ENGINEER	GEOFORENSICS INC. 303VINTAGE PARK DRIVE, STE. 220 FOSTER CITY, CA 94404 (650) 349-3369
CIVIL ENGINEER	GREEN CIVIL ENGINEERING 1905 S. NORFOLK ST., SUITE #350 SAN MATEO, CA 94403
STRUCTURAL ENGINEER	T.B.D.
ENERGY CONSULTANT	T.B.D.
LANDSCAPE ARCHITECT	N/A

SHEET INDEX

APPLICABLE CODES

THIS PROJECT SHALL COMPLY (AS REQUIRED) WITH THE:

2019	CALIFORNIA BUILDING CODE
2019	CALIFORNIA FIRE CODE
LAMC	LOS ALTOS MUNICIPAL CODE
CCR	CALIFORNIA CODE OF REGULATIONS AND HEALTH & SAFETY CODE
2019	CALIFORNIA RESIDENTIAL CODE
2019	CALIFORNIA MECHANICAL CODE
2019	CALIFORNIA ELECTRICAL CODE
2019	CALIFORNIA PLUMBING CODE
2019	CALIFORNIA GREEN BUILDING

Agenda Item 5.

NOTE

PLANNING COMMENTS

JOB SITE ADDRESS

808 PICO LANE
LOS ALTOS, CA 94022

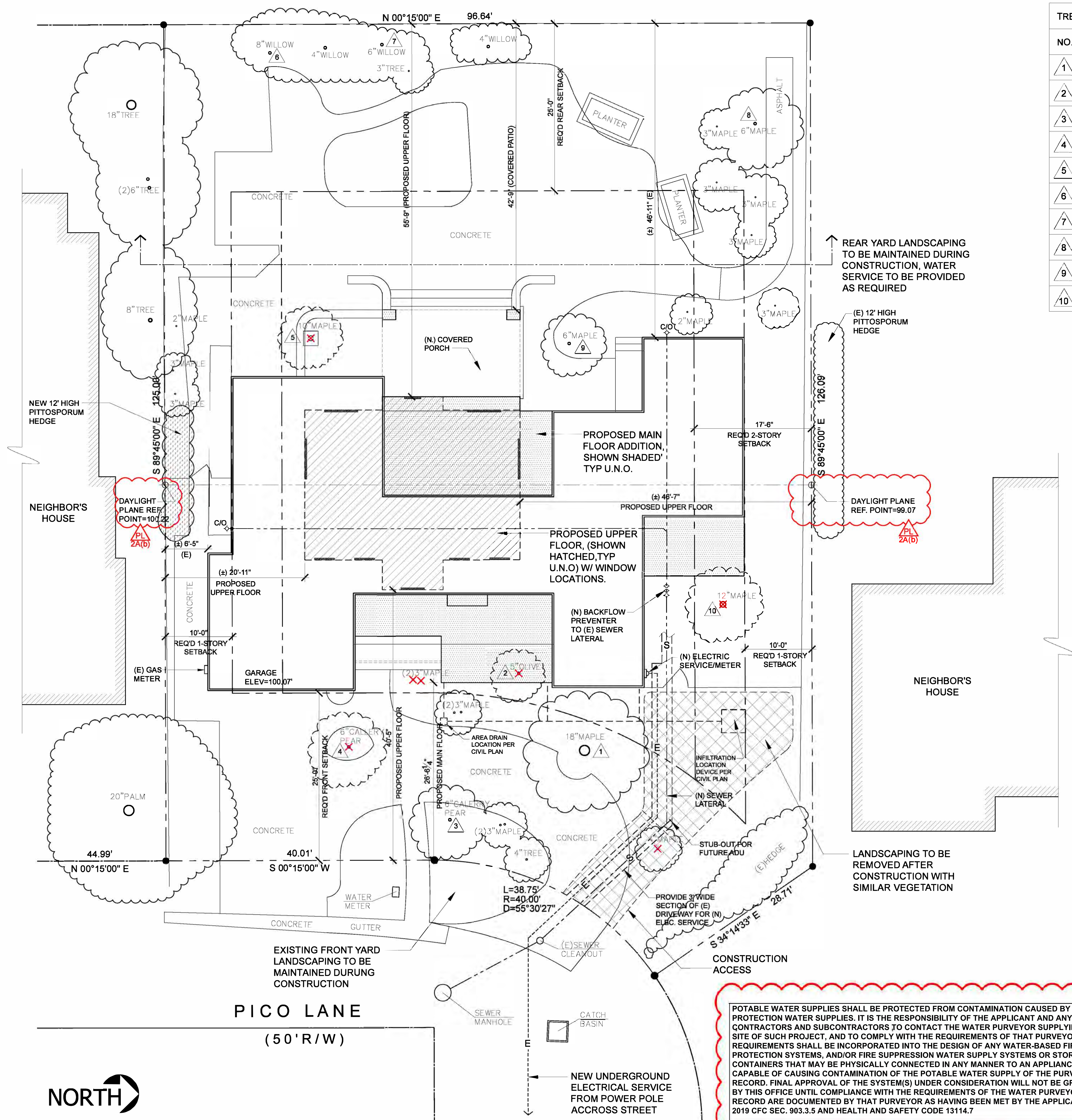
CLIENT (JOB No. 22120)

TEDDY & SHILPA TOMS
MAILING ADDRESS
190 RYLAND ST. #4406, SAN JOSE, CA 95110
PHONE No. (408) 421-3478

CHAPMAN DESIGN ASSOCIATES
620 S. EL MONTE AVENUE
LOS ALTOS, CA 94022 (650) 941-6890

SHEET

A0.0



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 SYSTEM(S) 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). 2019 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7

SITE PLAN

1/8" = 1'-0"

TREE SCHEDULE		REMOVE	
NO.	TYPE	YES	NO
1	18" Ø JAPANESE MAPLE		✓
2	5" Ø OLIVE	✓	
3	6" Ø CALLERY PEAR		✓
4	6" Ø CALLERY PEAR	✓	
5	10" Ø JAPANESE MAPLE	✓	
6	8" Ø WILLOW		✓
7	6" Ø WILLOW		✓
8	6" Ø JAPANESE MAPLE		✓
9	6" Ø PERSIMMON		✓
10	12" Ø JAPANESE MAPLE	✓	

CONSTRUCTION FIRE SAFETY

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. CFC CHP.33.

GENERAL NOTES

A	VERIFICATION	CONTRACTOR & ALL SUBCONTRACTORS SHALL VERIFY ALL GRADES, DIMENSIONS & CONDITIONS PRIOR TO START OF WORK
B	DIMENSIONS	DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS
C	DISCREP-ANCIES	MINOR DISCREPANCIES BETWEEN DRAWINGS & ACTUAL CONDITIONS ARE TO BE EXPECTED. CONDITIONS REQUIRING CLARIFICATION SHALL BE BROUGHT TO THE ATTENTION OF C.D.A. IMMEDIATELY
D	CONTRACT DOCUMENTS	CONSTRUCTION DOCUMENTS TO POST DATE JOB COPY. VERIFY DOCUMENT DATE WITH C.D.A. PRIOR TO START OF WORK. CONTRACTOR TO ENSURE THAT ANY REVISED DOCUMENTS SHALL BE PROVIDED TO SUBCONTRACTORS IMMEDIATELY

SITE PLAN NOTES

1	DRIVEWAY	EXISTING CONCRETE TO REMAIN
2	FLATWORK	EXISTING TO REMAIN
3	GRADING	SEE GRADING AND DRAINAGE PLAN BY OTHERS
4	DRAINAGE	SEE GRADING AND DRAINAGE PLAN BY OTHERS
5	STORM DRAINAGE	SEE GRADING AND DRAINAGE PLAN BY OTHERS
6	SEWER LATERAL	TIE INTO EXISTING IN CRAWL SPACE
7	GAS & ELEC SERVICE	GAS SERVICE TO REMAIN NEW UNDERGROUND ELECTRICAL SERVICE
8	SETBACKS	AS SHOWN
9	TREES	PROTECT EXISTING DURING CONSTRUCTION WITH CHAIN LINK & 2"Ø 5 FT. IN HEIGHT PIPES DRIVEN INTO THE GROUND
10	FENCES	EXISTING TO REMAIN
11	LANDSCAPE	PROTECT EXISTING LANDSCAPING WHERE POSSIBLE

TABULATIONS

	EXISTING	PROPOSED	ALLOWED / REQUIRED
LOT COVERAGE: (land area covered by all structures that are over 6 feet in height)	2,878.68 s.f. (23.08 %)	3,532.96 s.f. (28.33 %)	3,740.36 (30.00%)
FLOOR AREA	2,426.68 s.f. (19.46 %)	3,993.48 s.f. (32.03 %)	3,996.79 s.f. (32.05%)
SETBACKS: Front Rear Right Side (1st / 2nd) Left Side (1st / 2nd)	 25.42 feet / N/A 46.92 feet / N/A 10.00 feet / N/A 6.50 feet / N/A	 26.50 feet / 40.42 feet 42.75 feet / 55.75 feet 10.00 feet / 46.58 feet 6.50 feet / 20.92 feet	 25.0 feet 25.0 feet 10.0 feet / 17.50 feet 10.0 feet / 17.50 feet
HEIGHT:	(±) 14'-8"	26'-2" PL 2A(a)1	27'-0"

SQUARE FOOTAGE BREAKDOWN			
	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA: Includes habitable basement areas	1,919.51 sq.ft.	(+) 1,566.80 sq.ft.	3,486.31 sq.ft.
NON-HABITABLE AREA: Does not include covered porches or open structures	452.76 sq.ft.	(+) 54.41 sq.ft.	507.17 sq.ft.
		TOTAL PROPOSED FLOOR AREA:	3,993.48 sq.ft.

LOT CALCULATIONS		
NET LOT AREA:		12,468.00 square feet (PL 2A(a)2)
FRONT YARD HARDSCAPE AREA: Hardscape area in the front yard setback shall not exceed 50%		1,130.27 square feet (49.75%)
LANDSCAPING BREAKDOWN:	Total hardscape area (existing & proposed): Existing softscape (undisturbed area): New softscape area: Building footprint w/ all porches: Total (Net size of lot)	4,254.70 sq. ft. 0.00 sq. ft. 4,680.34 sq. ft. 3,532.96 sq. ft. 12,468.00 sq. ft.

COVERAGE & F.A.R.

	SITE PLAN	12,468.00	SQ. FT. = 0.28 ac.
COV:	ALLOWABLE	3,740.38	SQ. FT.= 30.00 %
	EXISTING	2,878.68	SQ. FT. = 23.08 %
	PROPOSED	3,532.96	SQ. FT. = 28.33 %
FAR:	ALLOWABLE	3,996.79	SQ. FT. = 32.05 %
	EXISTING	2,426.68	SQ. FT. = 19.46 %
	PROPOSED	3,993.48	SQ. FT. = 31.92 %

NOTE *

-	-
PL 1/10/2022	PLANNING COMMENTS

JOB SITE ADDRESS

808 PICO LANE
LOS ALTOS, CA 94022

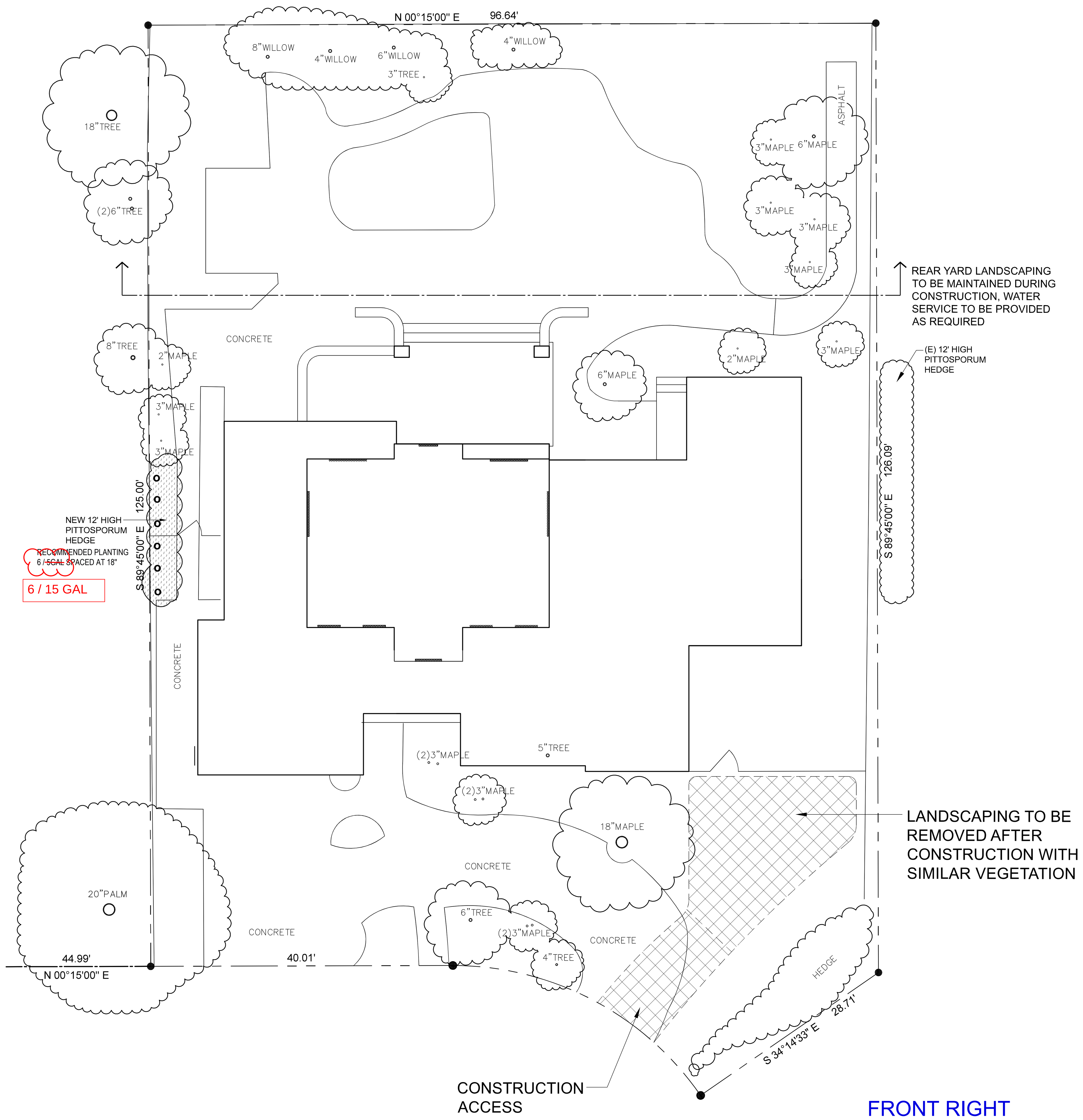
CLIENT (JOB No. 22120)

TEDDY & SHILPA TOMS
MAILING ADDRESS
190 RYLAND ST. #4406, SAN JOSE, CA 95110
PHONE No. (408) 421-3478

CHAPMAN DESIGN ASSOCIATES
620 S. EL MONTE AVENUE
LOS ALTOS, CA 94022 (650) 941-6890

SHEET

A1.0



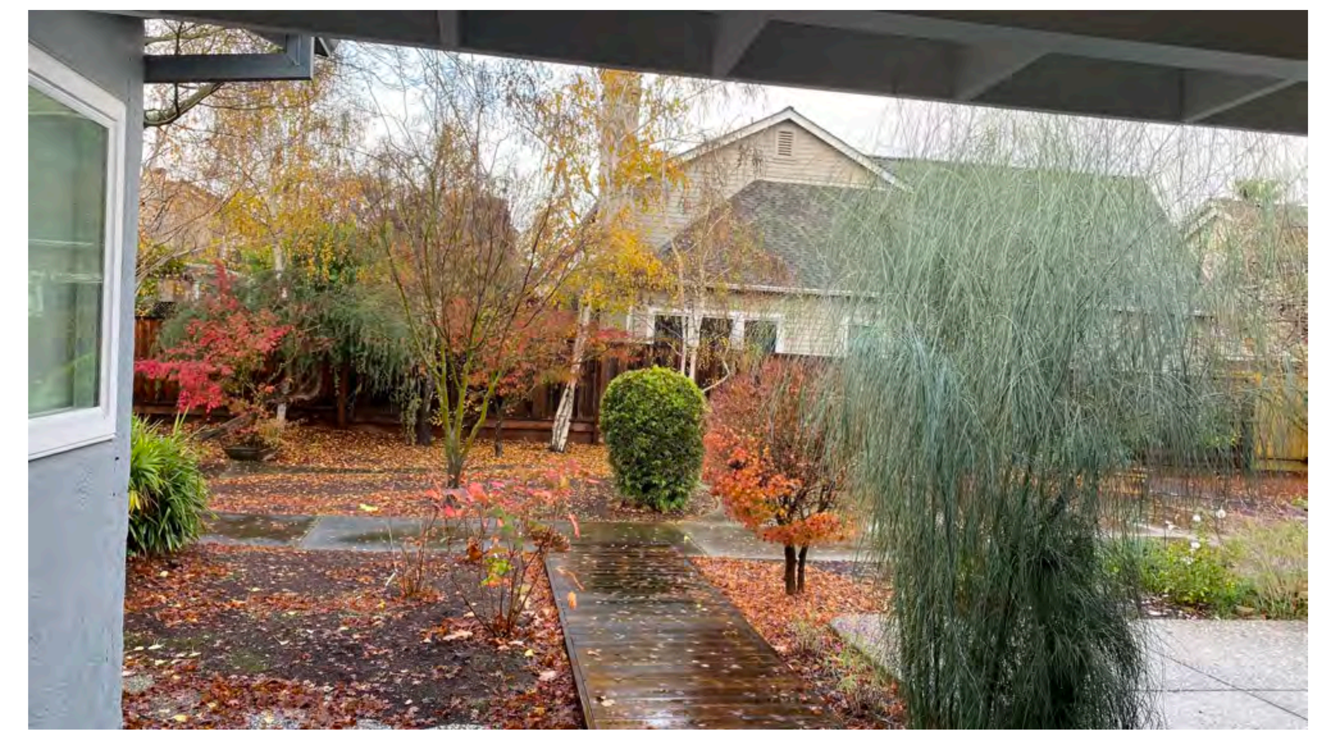
SITE LANDSCAPE

1" = 10'-0"

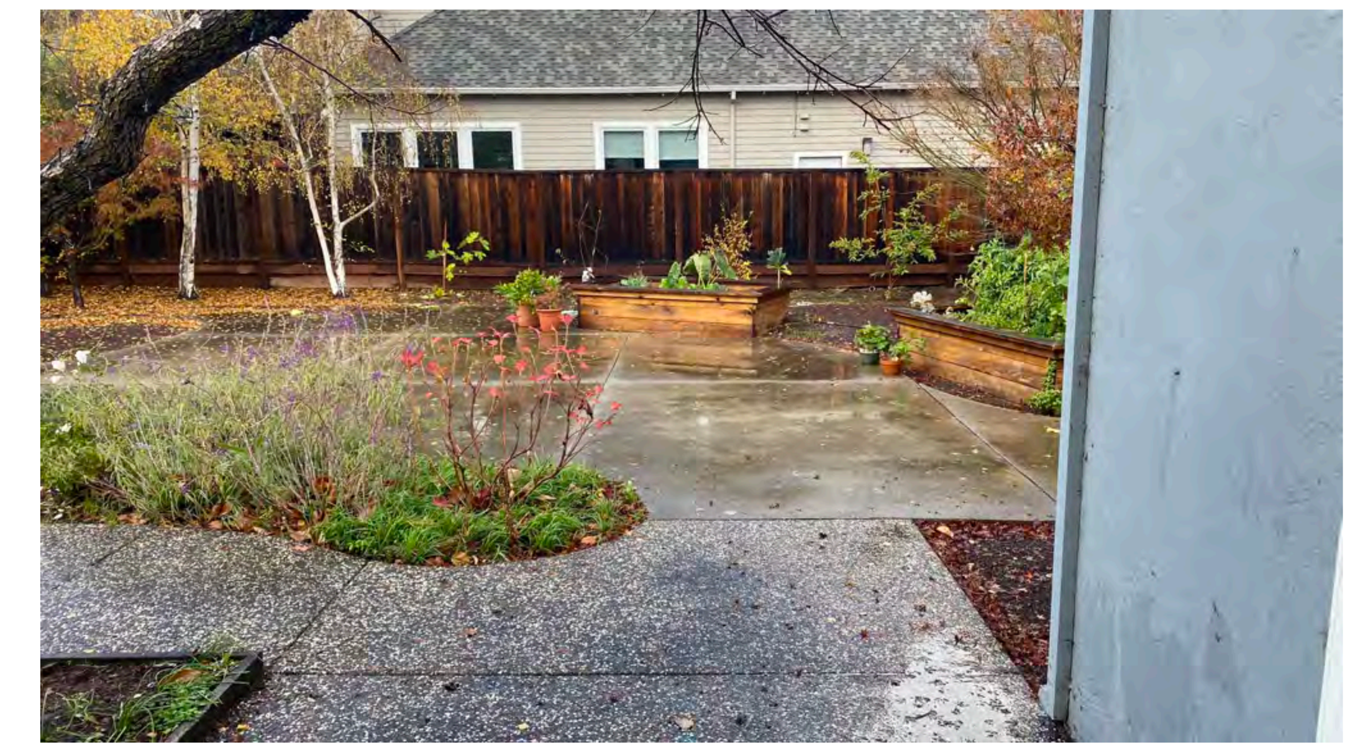
BACK FENCE-REAR LEFT

BACK FENCE-REAR RIGHT

REAR LEFT CORNER

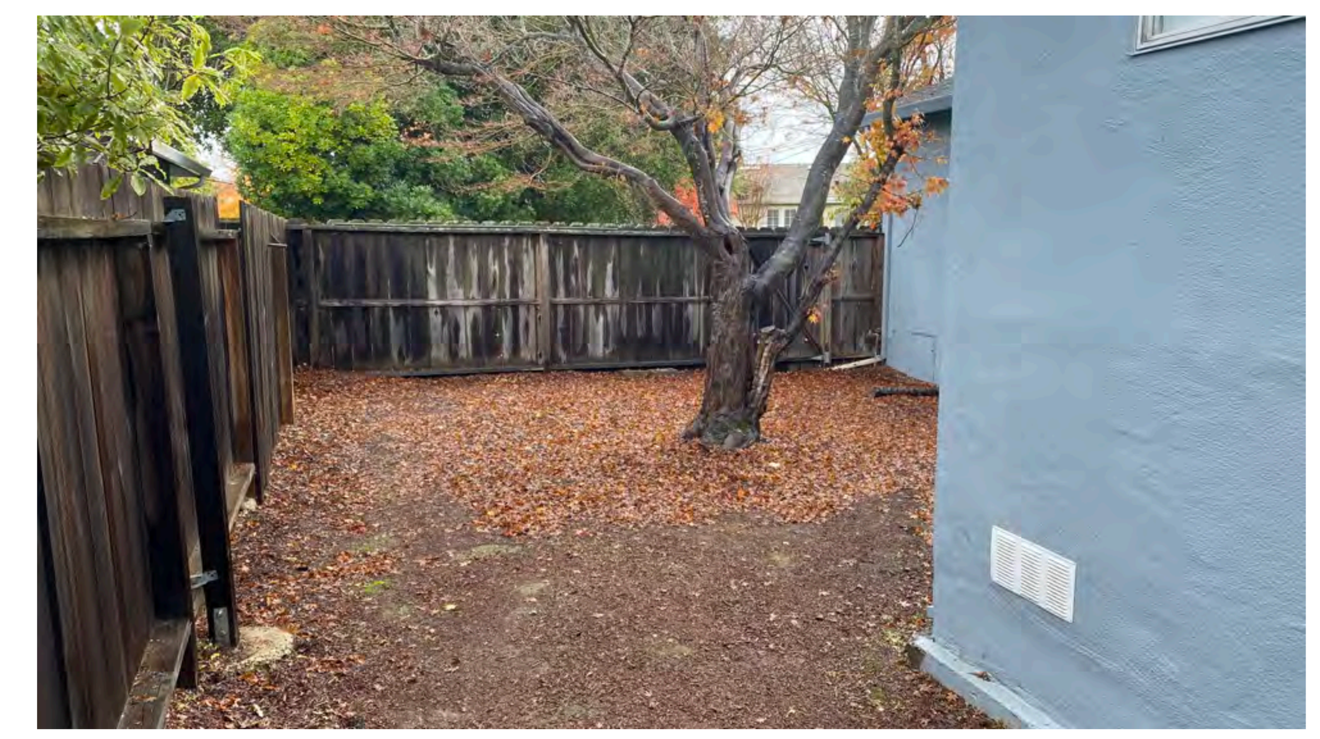


REAR CENTER

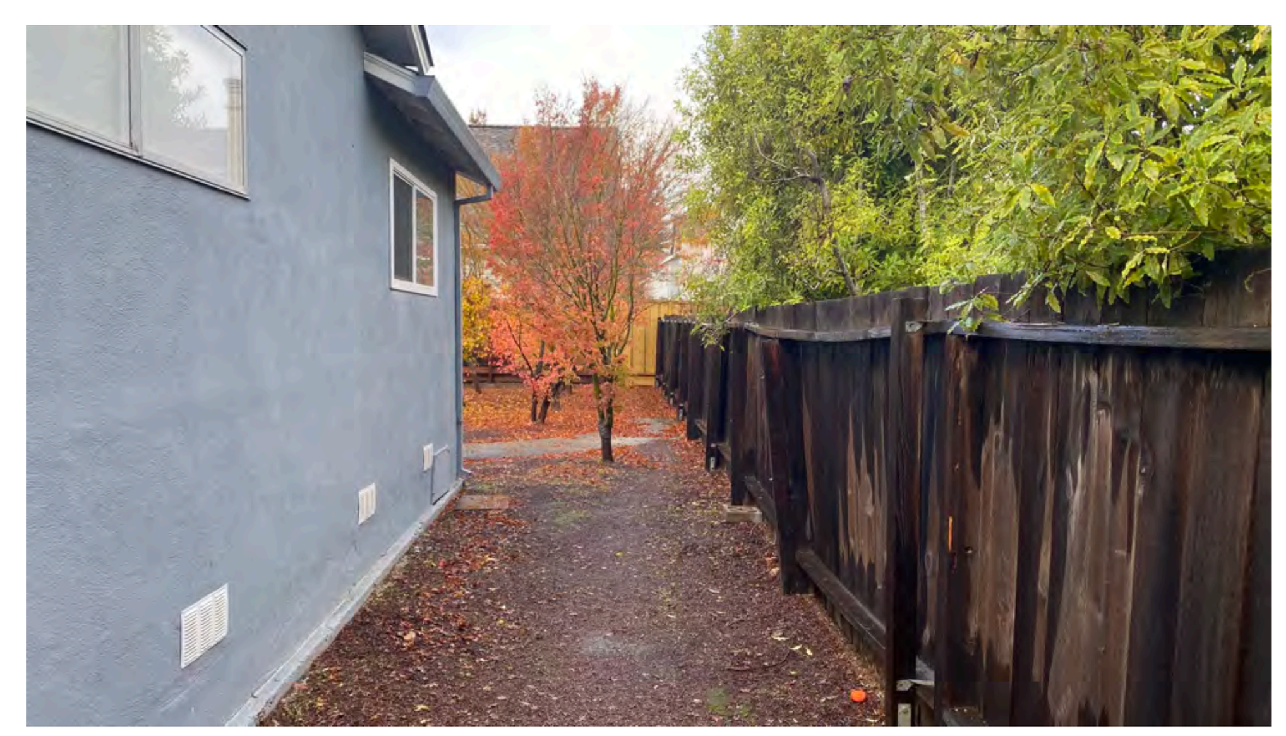


REAR RIGHT CORNER

RIGHT SIDE FACING FRONT



RIGHT SIDE FACING REAR



Pittosporum (New)
°Height of 8 to 12 feet at maturity
°Growth rate of 1 or 2 feet to its height each year.
°Maximum spread is12 to 18 feet.

Willow Trees (Existing)
°Height of 50-75 feet at maturity
°Growth rate of 6-10 feet per year
°Maximum spread is 20-30 feet.

Maple Trees (Existing)
°Height of 50-75 feet at maturity
°Growth rate of 6-10 feet per year
°Maximum spread is 20-30 feet.

FRONT RIGHT

FRONT RIGHT

NOTE

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SHEET
A1.1

SANTA CLARA COUNTY FIRE DEPARTMENT
14700 Winchester Blvd., Los Gatos, CA 95032 | (408) 378-4010 | www.sccfd.org

PLAN REVIEW No. 22 0323
BLDG PERMIT No.

DEVELOPMENTAL REVIEW COMMENTS

Plans and Scope of Review:

This project shall comply with the following:
The California Fire (CFC) & Building (CBC) Code, 2019 edition, as adopted by the City of Los Altos Municipal Code (LAMC), California Code of Regulations (CCR) and Health & Safety Code.

The scope of this project includes the following:
Proposed 1,885 SF addition to an exisitng 2,427 SF two-story single-family residence with an attached garage.

Plan Status:
Plans are **NOT APPROVED.** Revise and resubmit drawings and provide a response letter addressing comments on this plan review. All comments having **BOLD** font require correction prior to approval.

Plan Review Comments:
1. **Review of this Developmental proposal is limited to acceptability of site access, water supply and may include specific additional requirements as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make application to, and receive from, the Building Department all applicable construction permits.**

2. **Fire Sprinklers Required:** 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 2019 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 (750) 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.* **Exceptions:** Detached Accessory Dwelling Units (ADUs), provided that all of the following are met: a) The unit meets the definition of an Accessory Dwelling Unit as defined in the Government Code Section 65852.2. b) The existing primary residence does not have automatic fire sprinklers. c) The detached ADU does not exceed 1,200 square feet in size. d) The unit is on the same lot as the primary residence. e) The unit meets all access and water supply requirements of Chapter 5 and Appendix B and C of the 2019 California Fire Code. **Additions exceed 750 SF. Note on Sheet A0.0 that an automatic sprinkler system will be installed as a deferred submittal.**

City	PLANS	SPECS	NEW	RMDL	AS	OCCUPANCY	CONST. TYPE	ApplicantName	DATE	PAGE
LOS	☒	☐	☒	☐	☒	R-3/U	VB	Chapman Design Associates	02/08/2022	1 OF 3

SEC/FLOOR	AREA	LOAD	PROJECT DESCRIPTION	PROJECT TYPE OR SYSTEM
2	4312		Residential Development	Design Review

NAME OF PROJECT	LOCATION
SFR	808 Pico Lane Los Altos

TABULAR FIRE FLOW	REDUCTION FOR FIRE SPRINKLERS	REQUIRED FIRE FLOW @ 20 PSI	BY
1750	50%	875	Flanagan, Caleb

Serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, and Saratoga.

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PLAN REVIEW No. 22 0323
BLDG PERMIT No.

DEVELOPMENTAL REVIEW COMMENTS

3. **Required Fire Flow:** The fire flow for this project is 1,750 GPM at 20 psi residual pressure from a single hydrant. If an automatic fire sprinkler system will be installed, the fire flow will be reduced by 50% establishing a required adjusted fire flow of 875 GPM at 20 psi residual pressure. **Provide a fire flow letter from a local water purveyor confirming the required fire flow of 875 GPM @ 20 psi residual from a fire hydrant located within 600' of the farthest exterior corner of the structure. Contact your local water purveyor (CalWater) for details on how to obtain the fire flow letter.**

4. **Fire Department (Engine) Driveway Turnaround Required:** 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 driveway turnaround with a minimum radius of 36 feet outside and 23 feet inside. Maximum grade in any direction shall be 5%. Installations shall conform with Fire Department Standard Details and Specifications D-1. [CFC Section 503.2.5]. *Turnaround C can fit within the exisiting cul-de-sac.*

5. **Water Supply Requirements:** 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 system(s) 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). 2019 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.

6. **Address identification:** 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.

City	PLANS	SPECS	NEW	RMDL	AS	OCCUPANCY	CONST. TYPE	ApplicantName	DATE	PAGE
LOS	☒	☐	☒	☐	☒	R-3/U	VB	Chapman Design Associates	02/08/2022	2 OF 3

SEC/FLOOR	AREA	LOAD	PROJECT DESCRIPTION	PROJECT TYPE OR SYSTEM
2	4312		Residential Development	Design Review

NAME OF PROJECT	LOCATION
SFR	808 Pico Lane Los Altos

TABULAR FIRE FLOW	REDUCTION FOR FIRE SPRINKLERS	REQUIRED FIRE FLOW @ 20 PSI	BY
1750	50%	875	Flanagan, Caleb

Serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, and Saratoga.

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PLAN REVIEW No. 22 0323
BLDG PERMIT No.

DEVELOPMENTAL REVIEW COMMENTS

7. **Construction Site Fire Safety:** 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. CFC Chp. 33.

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

City	PLANS	SPECS	NEW	RMDL	AS	OCCUPANCY	CONST. TYPE	ApplicantName	DATE	PAGE
LOS	☒	☐	☒	☐	☒	R-3/U	VB	Chapman Design Associates	02/08/2022	3 OF 3

SEC/FLOOR	AREA	LOAD	PROJECT DESCRIPTION	PROJECT TYPE OR SYSTEM
2	4312		Residential Development	Design Review

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SFR	808 Pico Lane Los Altos

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1750	50%	875	Flanagan, Caleb

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NOTE *

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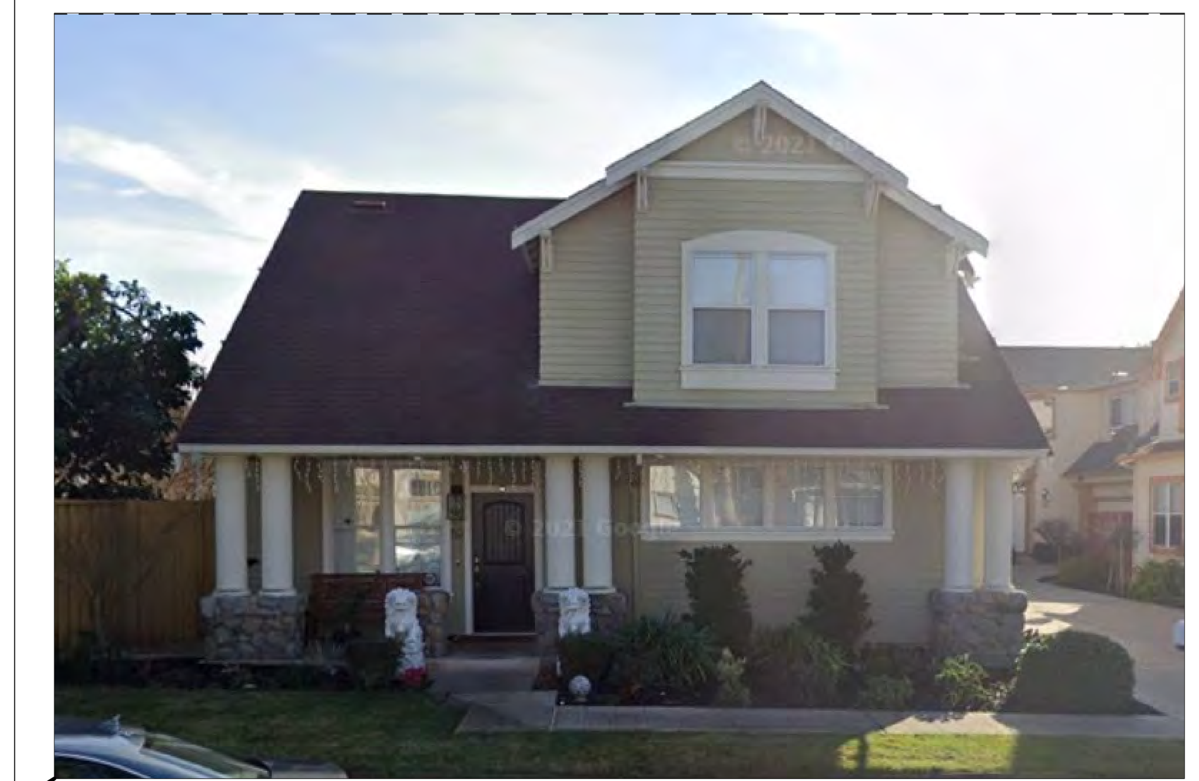
SHEET
A1.2

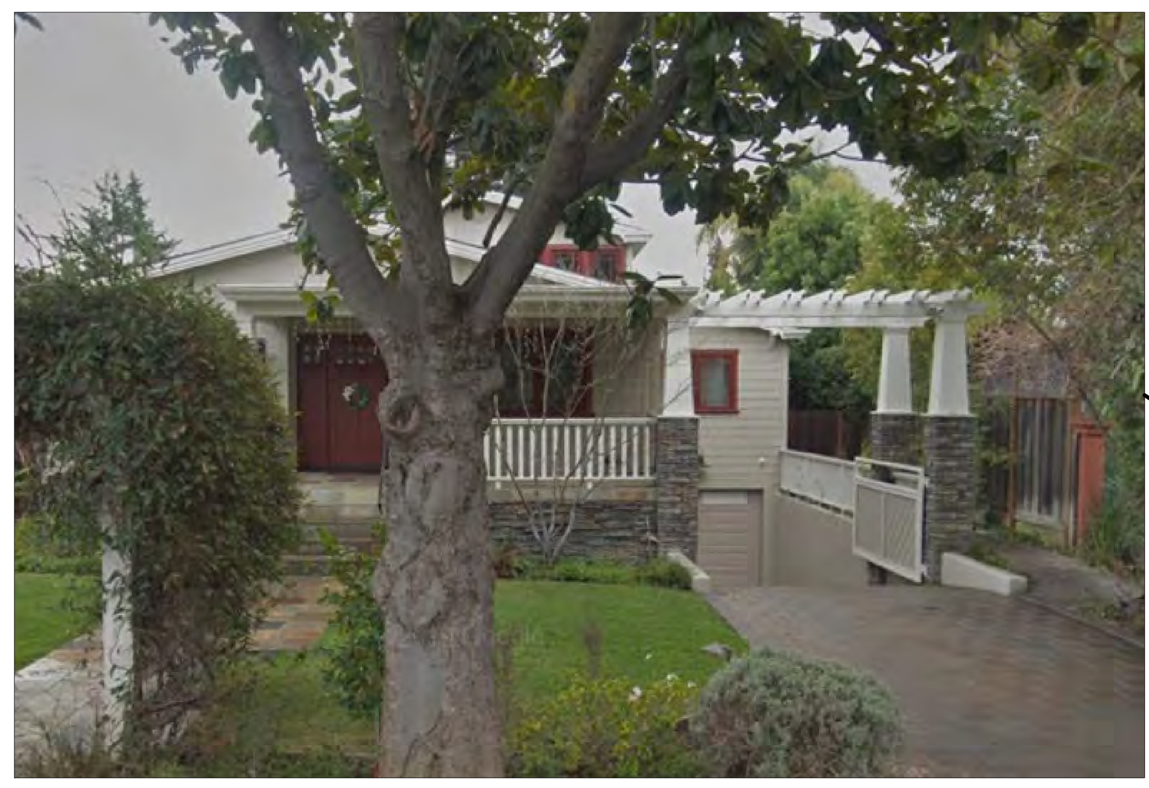

50 E. PORTOLA AVE.


42 E. PORTOLA AVE.


51 E. PORTOLA AVE.


50 CHESTER CIRCLE


52 CHESTER CIRCLE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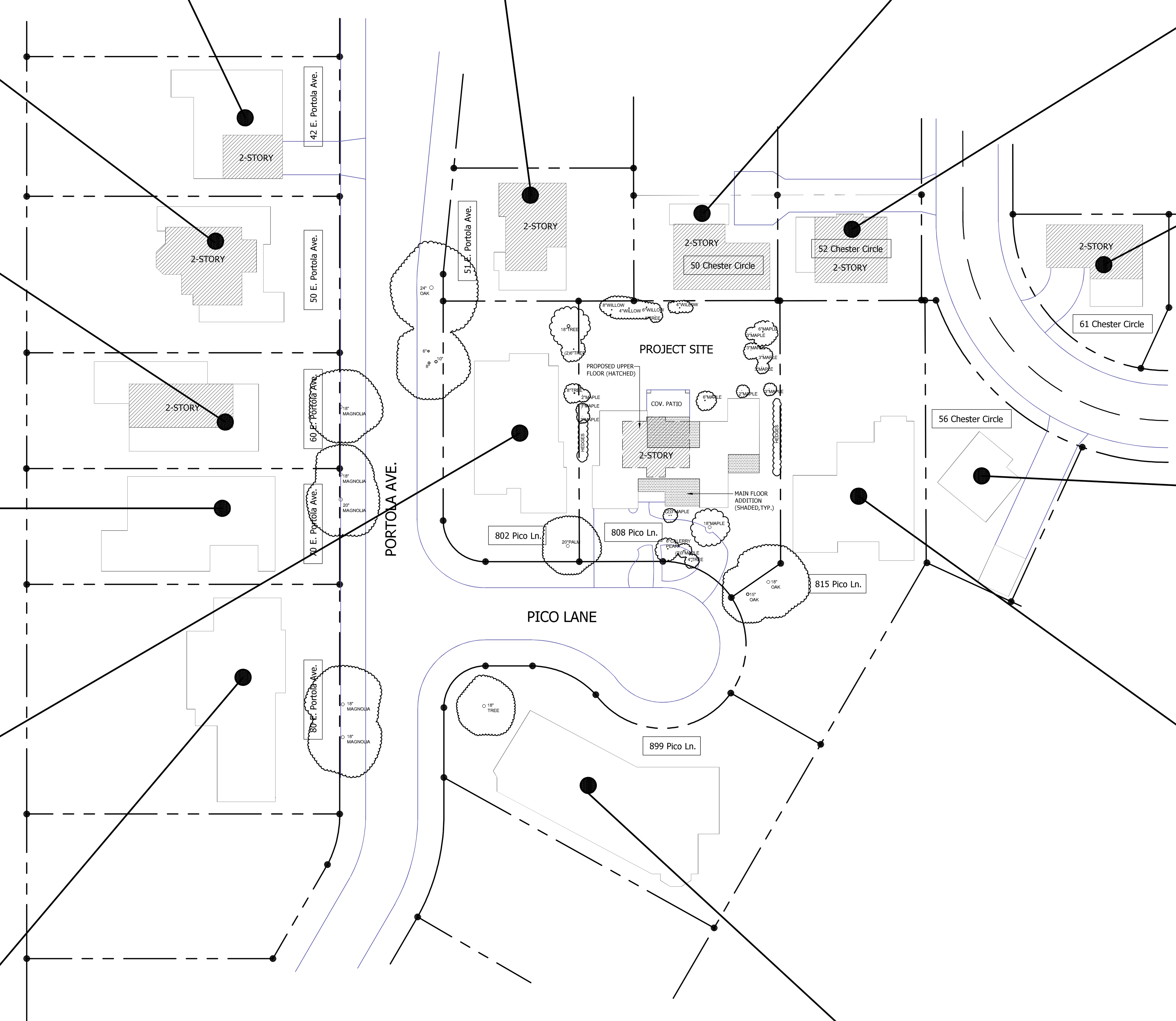
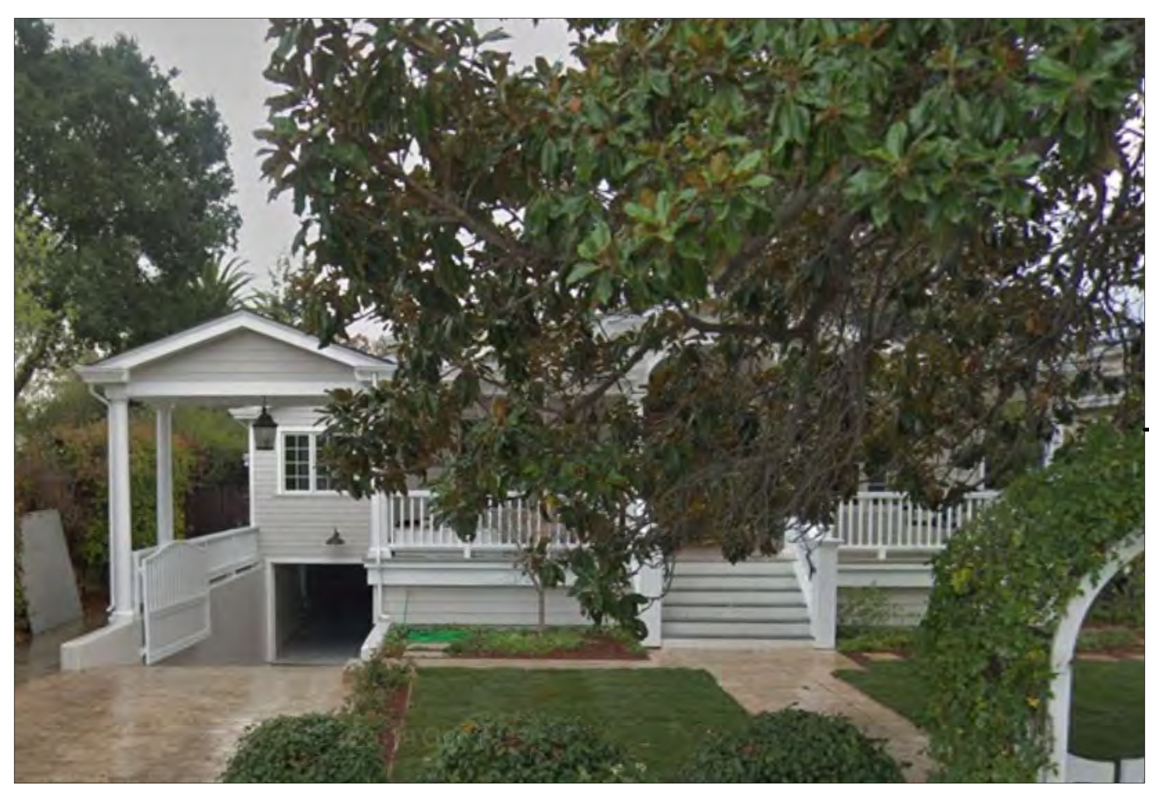



61 CHESTER CIRCLE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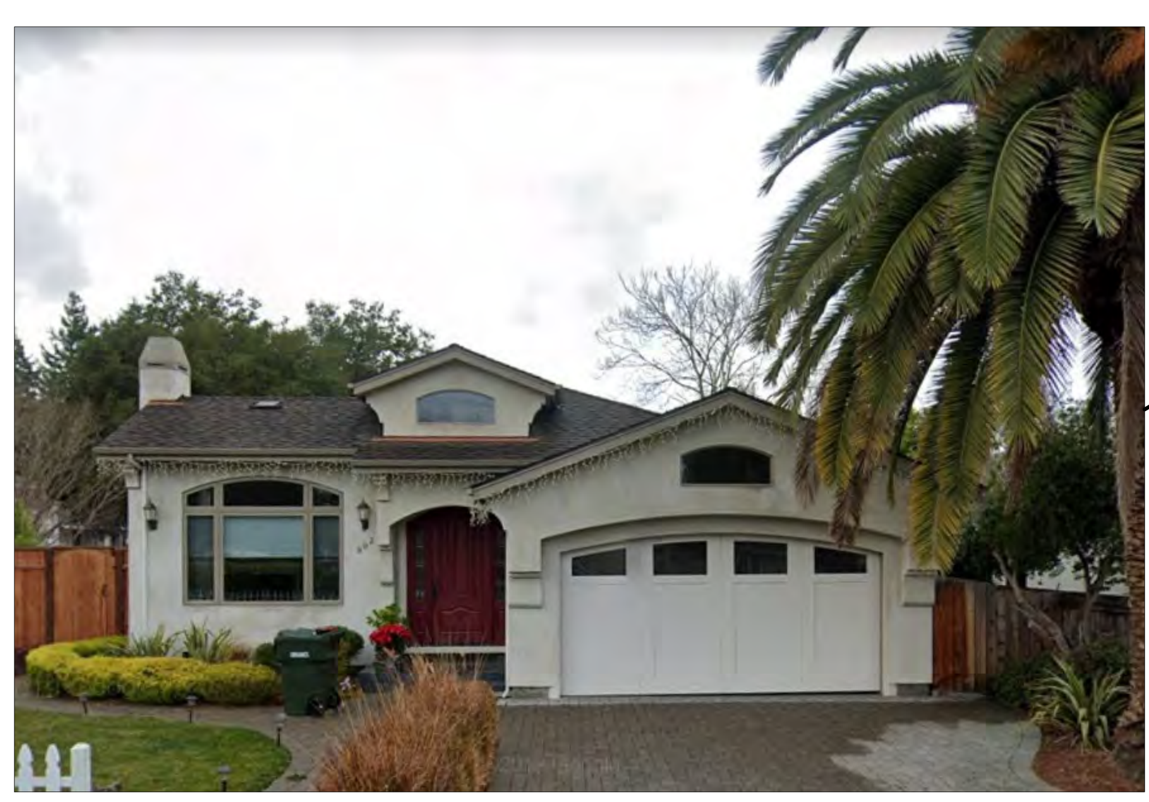
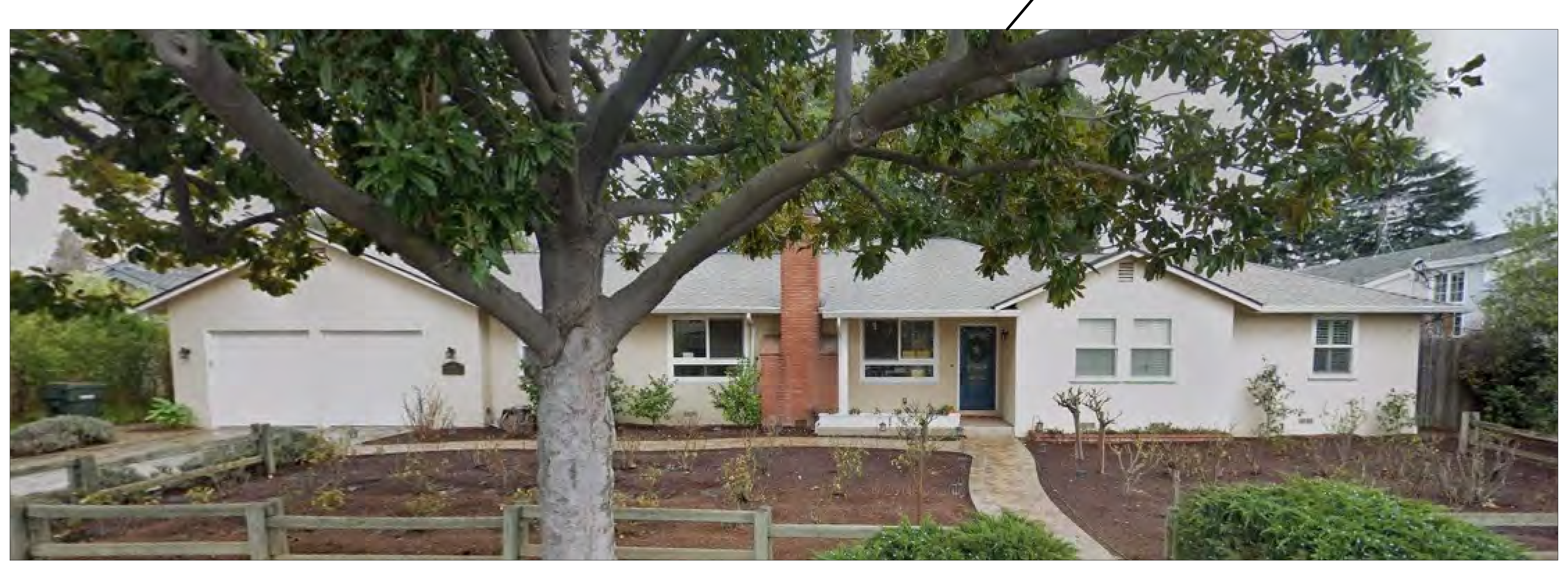
56 CHESTER CIRCLE


802 PICO LANE


815 PICO LANE


80 E. PORTOLA AVE.


899 PICO LANE

Agenda Item 5.

NOTE *

-	-

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SHEET

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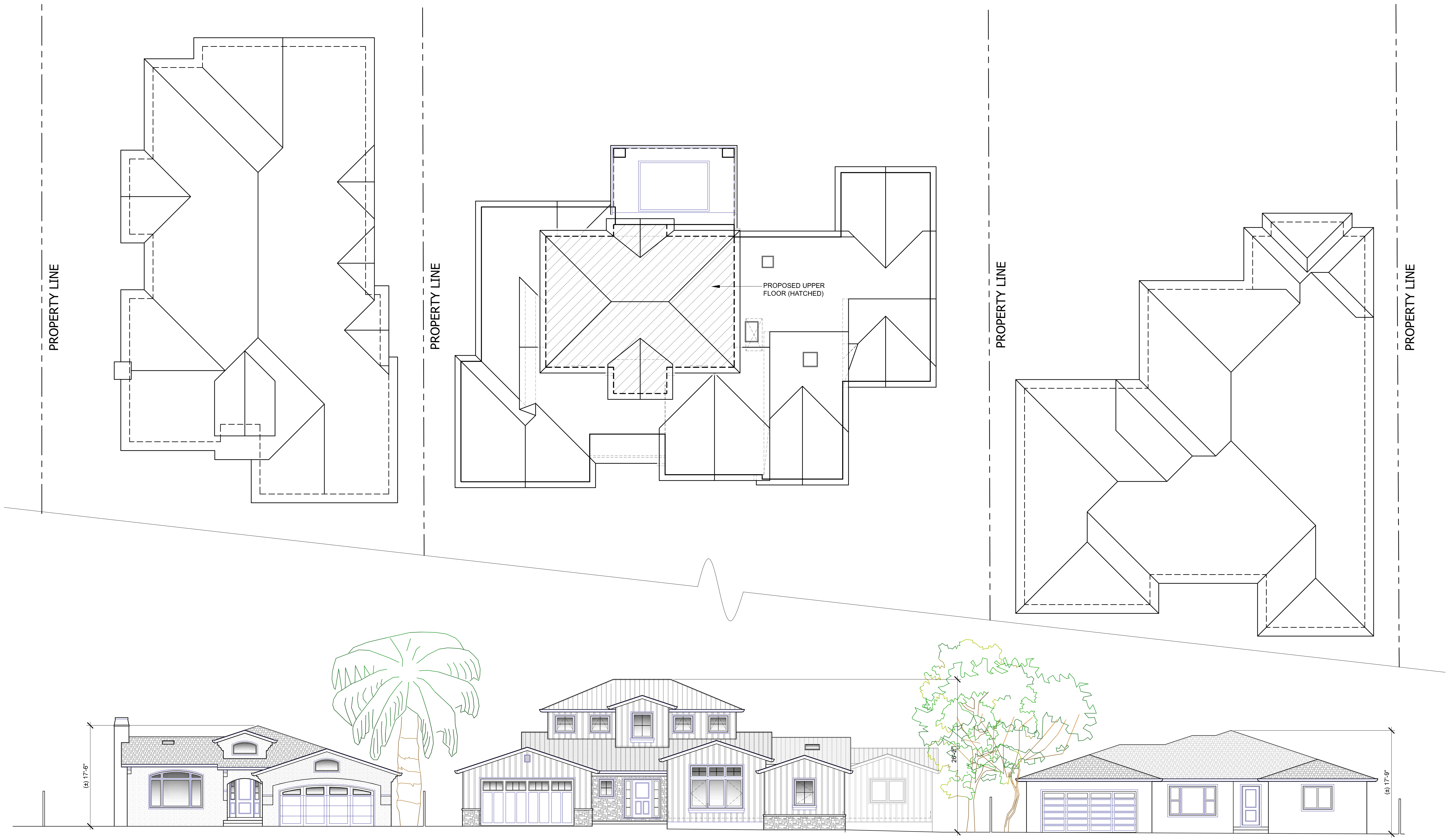

802 Pico Ln.

808 Pico Ln.

815 Pico Ln.

STREETSCAPE

1/8" = 1'-0"

NOTE

*

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SHEET

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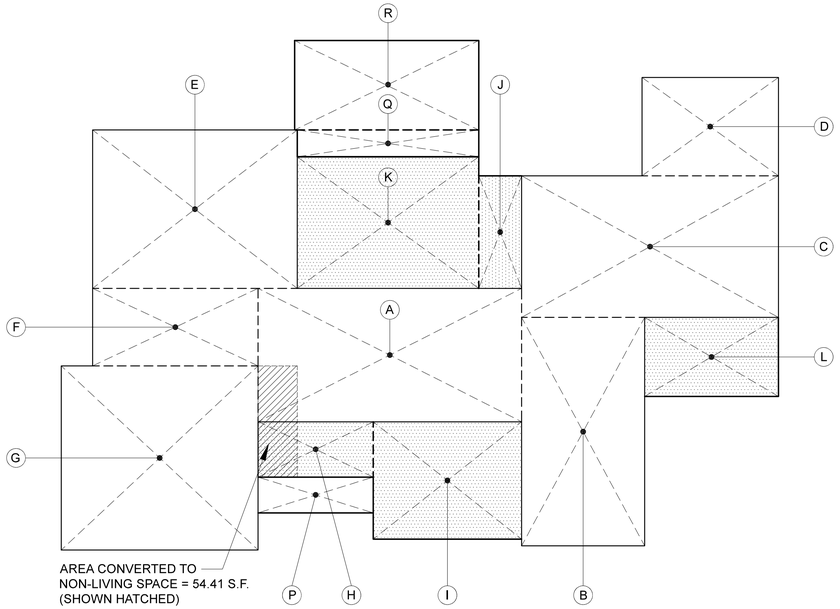
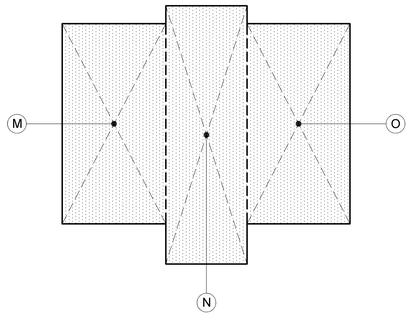


MAIN FLOOR DIAGRAM



UPPER FLOOR DIAGRAM

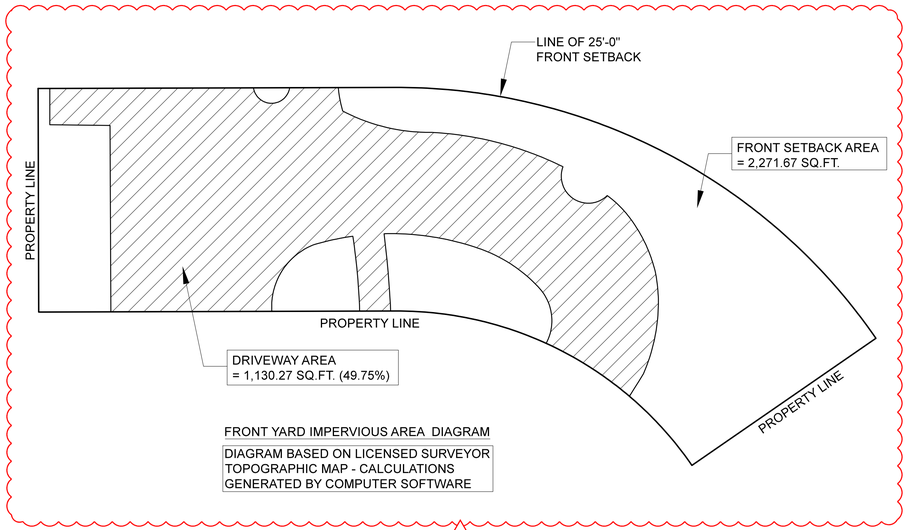
FLOOR AREA CALCULATIONS

EXISTING HOUSE :			
A	14.91' X 29.458'	439.22	S.F.
B	13.75' X 25.54'	351.17	S.F.
C	15.83' X 28.71'	454.48	S.F.
D	11.00' X 15.25'	167.75	S.F.
E	17.71' X 22.875'	405.11	S.F.
F	8.66' X 18.00'	155.88	S.F.
		1,973.92	S.F.
PORTION OF (E) CONVERTED TO NON-LIVING AREA		54.41	S.F.
		1,919.51	S.F.
GARAGE :			
G	20.58' X 22.00'	452.76	S.F.
PORTION OF (E) ADDED TO NON-LIVING AREA		54.41	S.F.
TOTAL EXISTING		2,426.68	S.F.

FLOOR AREA CALCULATIONS

PROPOSED MAIN FLOOR ADDITION :			
H	6.19' X 12.875'	79.69	S.F.
I	13.125' X 16.58'	217.61	S.F.
J	4.79' X 12.58'	60.26	S.F.
K	14.71' X 20.29'	298.46	S.F.
L	8.83 X 14.96	132.09	S.F.
		788.11	S.F.
PROPOSED UPPER FLOOR:			
M	11.58 X 22.375	259.10	S.F.
N	9.08 X 28.88	262.28	S.F.
O	11.50 X 22.375	257.31	S.F.
		778.69	S.F.
TOTAL ADDITION		1,566.80	S.F.
TOTAL PROPOSED		3,993.48	S.F.

COVERAGE:			
P	4.00 X 12.875	51.50	S.F.
Q	3.00 X 20.29	60.87	S.F.
R	10.00 X 20.58	205.80	S.F.
		318.17	S.F.
TOTAL PROPOSED COVERAGE		3,532.96	S.F.



FRONT YARD IMPERVIOUS AREA DIAGRAM

DIAGRAM BASED ON LICENSED SURVEYOR TOPOGRAPHIC MAP - CALCULATIONS GENERATED BY COMPUTER SOFTWARE

PL 2.A(3)

FLOOR DIAGRAM & AREA CALCULATIONS

1/8" = 1'-0"

*

NOTE

-	-
1 11/3/2022	PLANNING COMMENTS

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SHEET

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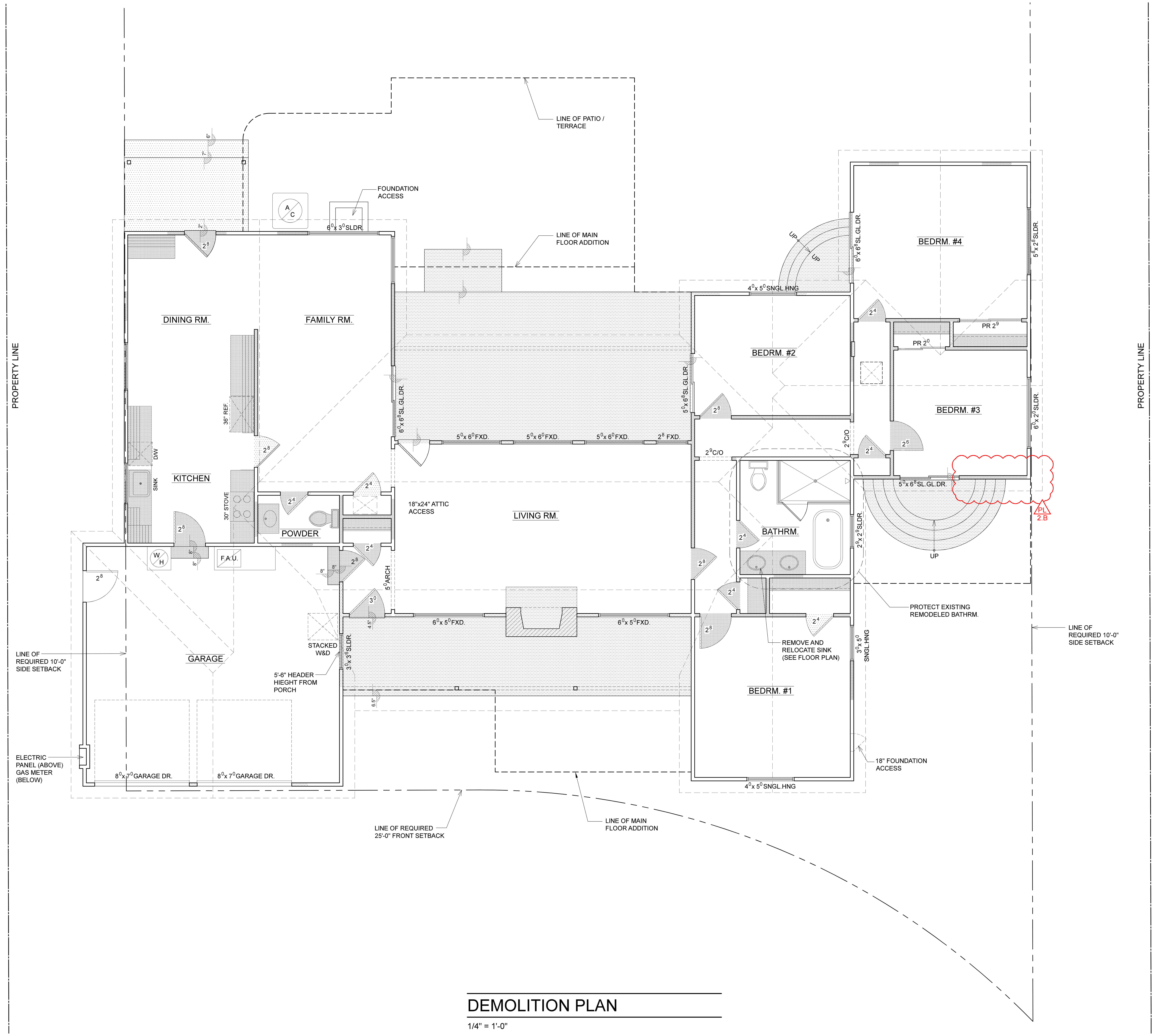

DEMOLITION PLAN

1/4" = 1'-0"

GENERAL NOTES

I	PLUMBING	CAP OFF, EXTEND OR RELOCATE AFFECTED WATER SUPPLY, DRAIN AND WASTE LINES AS REQUIRED
II	ELECTRICAL	REPLACE (OR RELOCATE AS REQUIRED) ALL EXISTING WIRING DAMAGED OR REMOVED DURING CONSTRUCTION
III	DUCTWORK	REPLACE, RELOCATE OR EXTEND (AS REQUIRED) ALL EXISTING DUCTWORK DAMAGED OR REMOVED DURING CONSTRUCTION
IV	BRACING	CONTRACTOR TO PROVIDE BRACING (WHEN REQUIRED) FOR AREAS WHERE WALLS ARE REMOVED AND WHERE TEMPORARY SUPPORT IS REQUIRED
V	DISPOSAL	ALL DEBRIS IS TO BE DISPOSED OF AT AN APPROVED DUMPING LOCATION
VI	HAZARDOUS MATERIALS	IF LEAD PAINT, ASBESTOS, ETC., ARE FOUND AT THE JOB SITE, STOP WORK IMMEDIATELY AND CONTACT OWNER AND C.D.A. FOR INSTRUCTIONS

DEMOLITION NOTES

1. DOORS
2. WINDOWS & SKYLIGHTS
3. CABINETRY
4. FLOOR COVERINGS
5. LIGHT FIXTURES
6. APPLIANCES
7. LANDSCAPE
8. FLATWORK
9. VENEER
10. ELECTRICAL METER
11. GAS METER

LEGEND

(wall symbol)	EXISTING WALLS TO REMAIN
(wall symbol)	EXISTING WALLS, CASEWORK, FIXTURES, ETC. TO BE REMOVED
(E)	EXISTING TO REMAIN
(R)	EXISTING TO BE REMOVED
(R)	EXISTING TO BE RELOCATED

NOTE

1/10/2022 PLANNING COMMENTS

JOB SITE ADDRESS
808 PICO LANE
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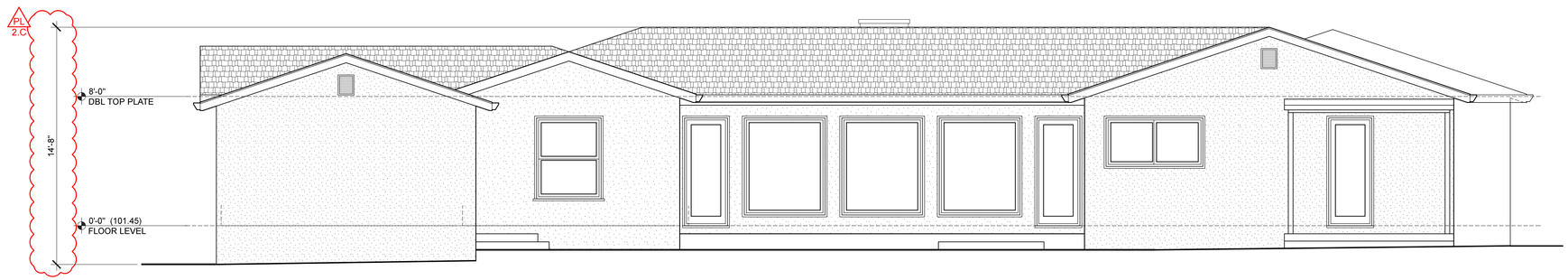
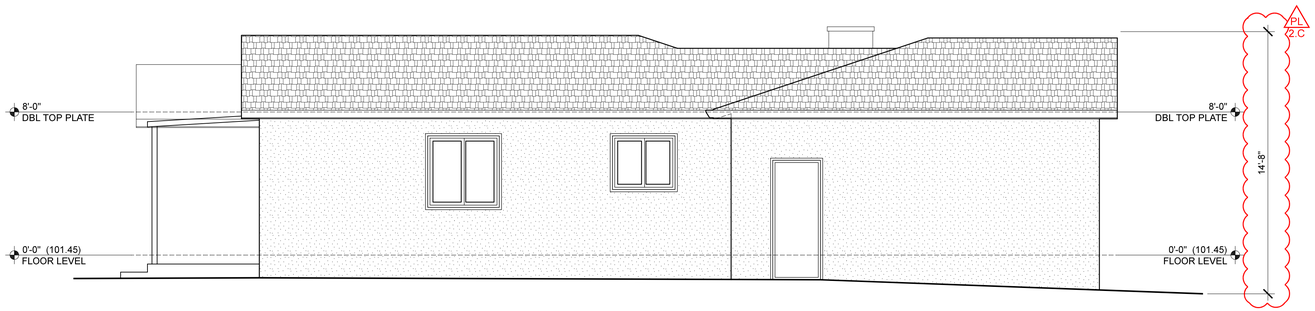
SHEET
A2.0

FRONT ELEVATION



REAR ELEVATION

RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

EXISTING EXTERIOR ELEVATIONS

1/4" = 1'-0"

*

NOTE

–	–
1 11/3/2022	PLANNING COMMENTS

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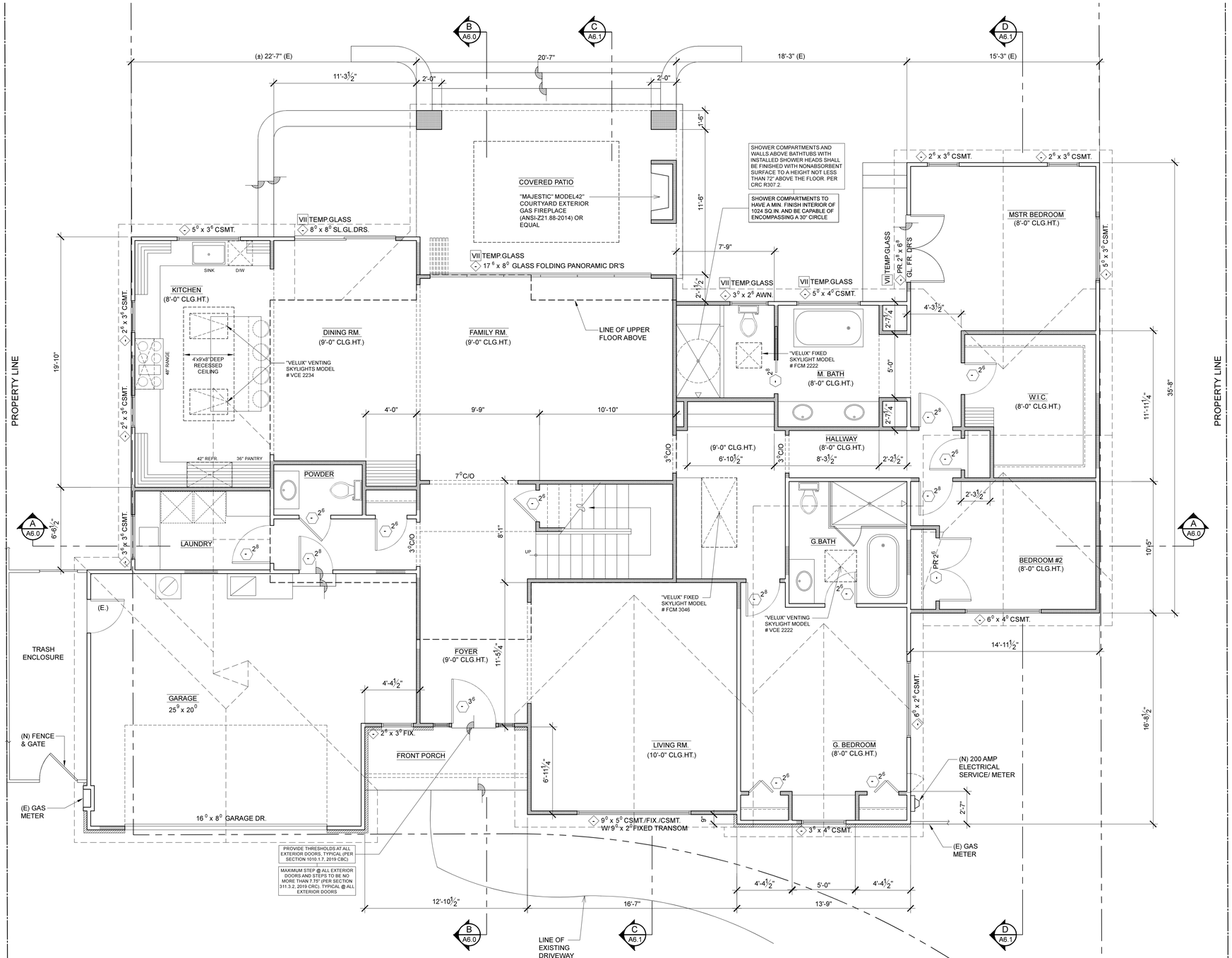
SHEET

A2.1



MAIN FLOOR PLAN

1/4" = 1'-0"

GENERAL NOTES

I	EGRESS	ALL BEDROOMS TO HAVE WINDOWS MEETING EGRESS REQUIREMENTS PER SEC. 310 & 311 CRC 2019 - MIN. NET CLEAR OPENABLE AREA 5.7 S.F. - MIN. NET CLEAR OPENABLE WIDTH = 20" - MIN. NET CLEAR OPENABLE HEIGHT = 24"
II	GARAGE COMMON WALL	GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY MEANS OF MIN. ⅝" GYPSUM BOARD (5/8" MIN. @ ATTIC) APPLIED TO THE GARAGE SIDE PER CRC SEC. R302.5&6. DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID / HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1⅜" THICK & SHALL BE SELF-CLOSING & SELF-LATCHING
III	STAIRWAYS	DESIGN SHALL CONFORM TO SEC. R311.7 CRC 2019. USABLE SPACE UNDER STAIR TO BE 1 HR. RATED CONSTRUCTION. 6'-8" MIN. HEADROOM CLEARANCE FROM TREAD NOSING TO SOFFIT ABOVE. STYLE & FINISH PER OWNER'S SPECIFICATIONS - 36" MINIMUM CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT (PROJECTION OF HANDRAIL INTO STAIRWAY TO BE 4.5" MAXIMUM ON EITHER SIDE)
IV	GUARDRAILS	DESIGN SHALL CONFORM TO SEC. R312.2 CRC 2019. GUARDRAIL IS REQUIRED ON THE OPEN SIDE OF THE STAIR LANDINGS AT 42" HIGH, WITH INTERMEDIATE RAILS AT 34"-38" HIGH
V	STAIR & HANDRAILS	DESIGN SHALL CONFORM TO SEC. R311.7.7 & R311.8.3 CRC 2019. STYLE AND FINISH PER OWNER SPECIFICATIONS
VI	FIREPLACE	DESIGN SHALL CONFORM TO CH. 10 CRC 2019, WITH NON-COMBUSTIBLE FACE & HEARTH. SEE SEC. R1001.9 CRC 2019 FOR FURTHER INFORMATION REGARDING THE HEARTH. SEE INTERIOR ELEVATIONS FOR SPECIFICATIONS
VII	TEMPERED GLASS	PROVIDE TEMPERED SAFETY GLASS AT HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2019
VIII	FIRE BLOCKS	PROVIDE FIRE BLOCKING IN ALL AREAS AS DESCRIBED, OUTLINED & DEFINED IN SEC. R302.11, R302.8 & R1001.12 CRC 2019
IX	WATER CLOSETS	PROVIDE 24" MIN. CLEARANCE IN FRONT OF WATER CLOSET BOWL AND 30" MIN. CLEAR WIDTH FOR WATER CLOSET SPACE (SEC. 407.6 2019 CPC)
X	SHOWERS	ALL SHOWERS SHALL CONFORM TO SECTION R307 2019 CRC - ALL GLASS SHOWER ENCLOSURE TO BE OF TEMPERED GLASS - ALL SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN 22 INCHES UNOBSTRUCTED OPENING FOR EGRESS (2019 CPC 408.5)
XI	WATER CONSERVING FIXTURES	ALL (N) PLUMBING FIXTURES (AS OUTLINED IN SEC. 402, 2019 CPC) SHALL CONFORM TO SEC. 402, 2019 CPC - WATER CLOSETS TO HAVE A MAXIMUM WATER USE OF 1.28 GPF - SHOWERHEADS TO HAVE A MAXIMUM FLOW USE OF 1.8 GPM @ 80 psi - BATHROOM FAUCETS TO HAVE A MAXIMUM FLOW USE OF 1.2 GPM @ 60 psi - KITCHEN SINK FAUCETS TO HAVE A MAXIMUM FLOW USE OF 1.8 GPM @ 60 psi

ROOM FINISH SCHEDULE

SEE ARCHITECTURAL SPECIFICATIONS SHEET FOR ABBREVIATIONS

ROOM NAME	FLOOR	BASEBOARD	WALLS	CEILING	RE-MARKS

LEGEND

#	WINDOW - SEE "WINDOW SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
#	DOOR - SEE "DOOR SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
	EXISTING WALLS TO REMAIN
	NEW WALLS
(E)	EXISTING
(N)	NEW
R	RELOCATED

*

NOTE

-	-

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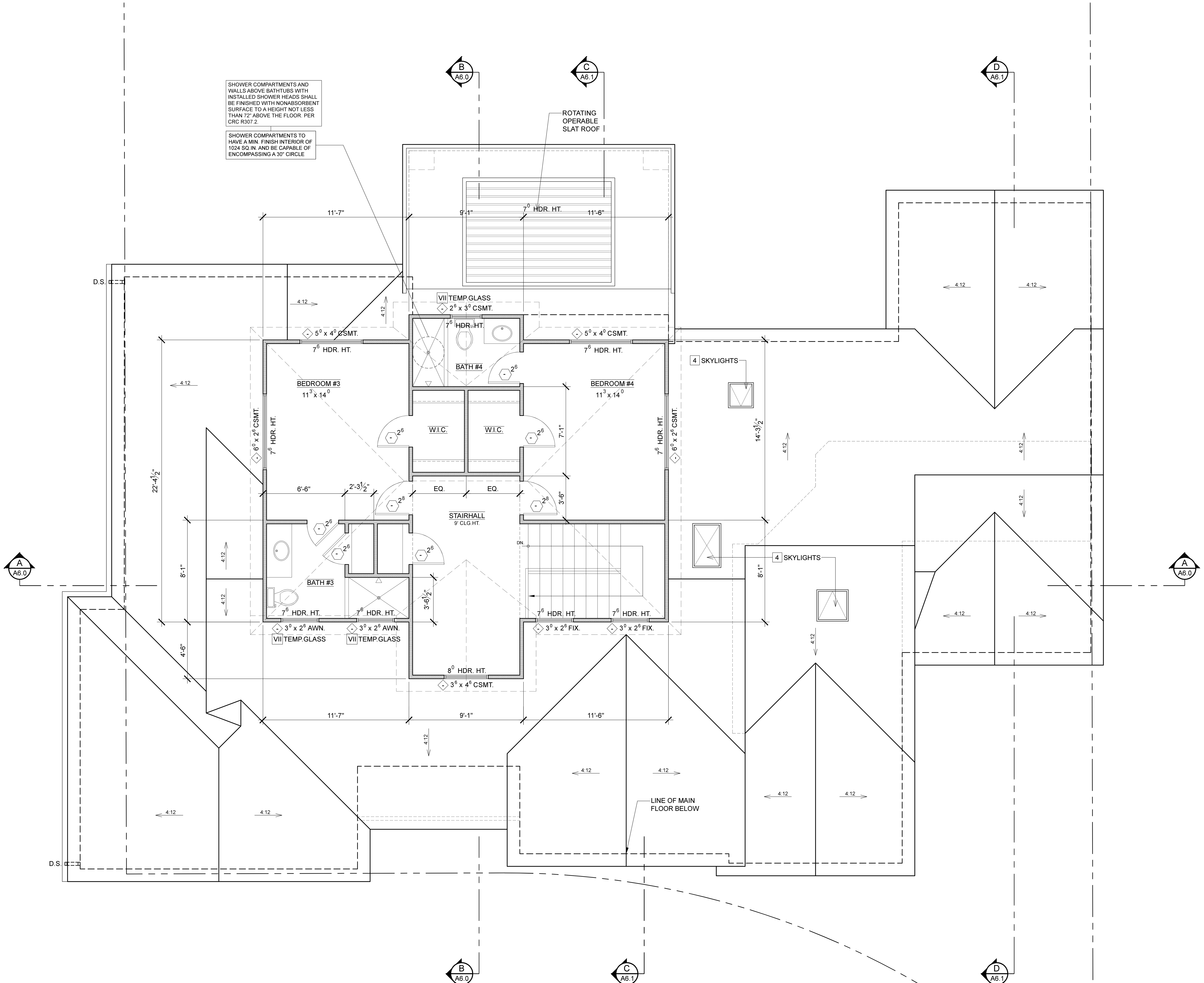
SHEET

A3.0



UPPER FLOOR PLAN

1/4" = 1'-0"

GENERAL NOTES

I	EGRESS	ALL BEDROOMS TO HAVE WINDOWS MEETING EGRESS REQUIREMENTS PER SEC. 310 & 311 CRC 2019 - MIN. NET CLEAR OPENABLE AREA 5.7 S.F. - MIN. NET CLEAR OPENABLE WIDTH = 20" - MIN. NET CLEAR OPENABLE HEIGHT = 24"
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V	STAIR & HANDRAILS	DESIGN SHALL CONFORM TO SEC. R311.7.7 & R311.8.3 CRC 2019. STYLE AND FINISH PER OWNER SPECIFICATIONS
VI	FIREPLACE	DESIGN SHALL CONFORM TO CH. 10 CRC 2019, WITH NON-COMBUSTIBLE FACE & HEARTH. SEE SEC. R1001.9 CRC 2019 FOR FURTHER INFORMATION REGARDING THE HEARTH. SEE INTERIOR ELEVATIONS FOR SPECIFICATIONS
VII	TEMPERED GLASS	PROVIDE TEMPERED SAFETY GLASS AT HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2019
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ROOM FINISH SCHEDULE

SEE ARCHITECTURAL SPECIFICATIONS SHEET FOR ABBREVIATIONS

ROOM NAME	FLOOR	BASEBOARD	WALLS	CEILING	RE-MARKS

LEGEND

- # WINDOW - SEE "WINDOW SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
- # DOOR - SEE "DOOR SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
- EXISTING WALLS TO REMAIN
- NEW WALLS
- (E) EXISTING
- (N) NEW
- R RELOCATED

NOTE *

-	-

JOB SITE ADDRESS

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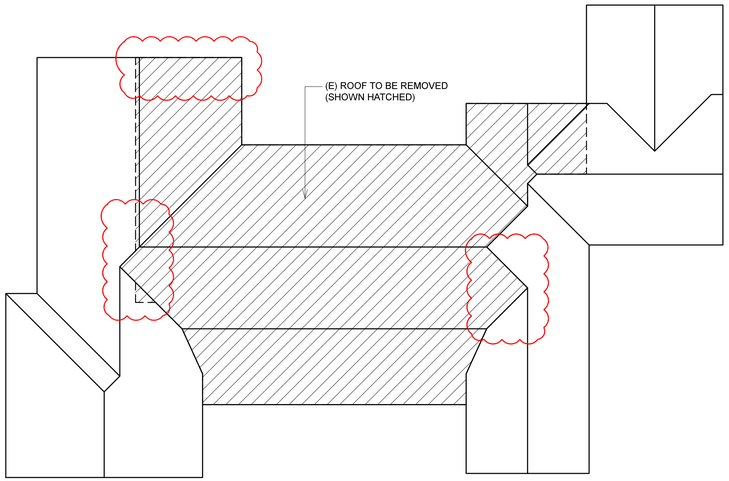
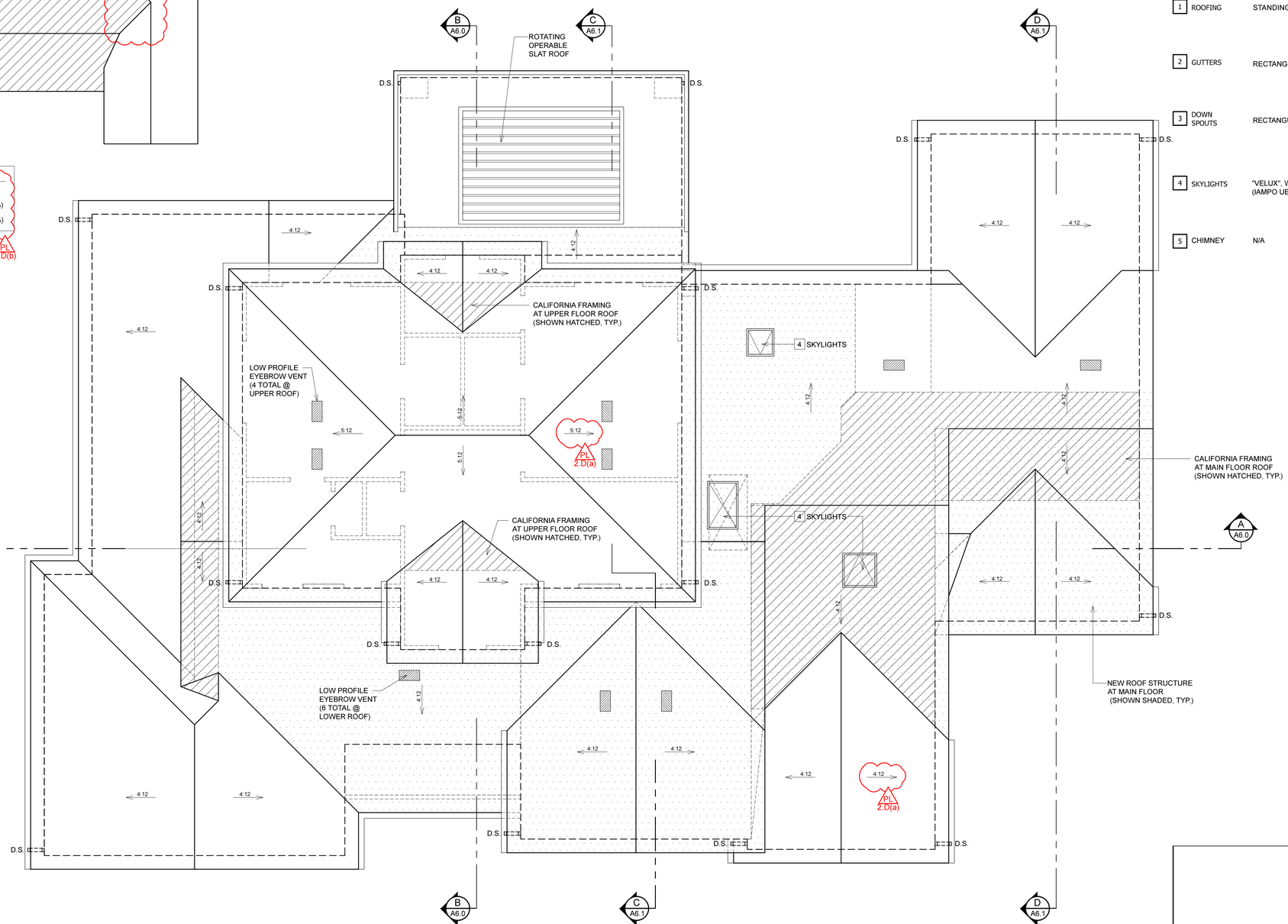
SHEET

A3.1



ROOF DEMO CALCULATIONS	
TOTAL EXISTING ROOF STRUCTURE	2,813.15 SQ.FT.
(E) ROOF STRUCTURE TO BE REMOVED	1,256.80 SQ.FT. (44.67 %)
(E) ROOF STRUCTURE TO REMAIN	1,556.35 SQ.FT. (55.32 %)

PL 2.D(b)



ROOF PLAN

1/4" = 1'-0"

ATTIC VENT CALCULATIONS		
AREA = 778.69 SQ. FT. (UPPER ROOF ATTIC SPACE)		
150		
= 5.19 SQ. FT. (REQ'D. VENTING AREA)		
PROPOSED VENTING		
= 0.73 SQ. FT.	(LOW PROFILE RECT. EYEBROW VENT)	
X 4	(NFVA = 0.73 S.F/ VENT)	
= 2.92 SQ. FT.		
= .493 SQ. FT.	(22.25" X 5.5" RECT. EAVE VENT)	
X 6	(NFVA = 0.493 S.F/ VENT)	
= 2.96 SQ. FT.		
= 5.88 SQ. FT.	(TOTAL PROPOSED VENTING AREA)	

AREA = 2,053.94 SQ. FT. (LOWER ROOF ATTIC SPACE)		
150		
= 13.69 SQ. FT. (REQ'D. VENTING AREA)		
PROPOSED VENTING		
= 0.92 SQ. FT.	(12'x15" GABLE EAVE VENT)	
X 4	(NFVA = 0.902 S.F/ VENT)	
= 3.68 SQ. FT.		
= 0.73 SQ. FT.	(LOW PROFILE RECT. EYEBROW VENT)	
X 5	(NFVA = 0.73 S.F/ VENT)	
= 3.65 SQ. FT.		
= .493 SQ. FT.	(22.25" X 5.5" RECT. EAVE VENT)	
X 13	(NFVA = 0.493 S.F/ VENT)	
= 6.41 SQ. FT.		
= 13.74 SQ. FT.	(TOTAL PROPOSED VENTING AREA)	

GENERAL NOTES

I	ROOF JACKS	WHENEVER POSSIBLE, LOCATE ROOF JACKS WHERE THEY ARE NOT VISIBLE
II	VALLEY FLASHING	24 GA. G.I. "L" FLASHING @ ALL VALLEYS
III	VALLEY FLASHING	24 GA. G.I. OVER $\frac{15}{32}$" D.F. CDX PLYWOOD (OR BETTER) - $\frac{1}{4}$" MIN. SLOPE
IV	ATTIC VENTILATION	PROVIDE ATTIC VENTILATION AS OUTLINED IN SEC. R806.2, 2019 CRC
V	FIREPLACE & CHIMNEY	DESIGN AND CONSTRUCTION TO FOLLOW PARAMETERS AS OUTLINED IN CHAPTER 10 OF THE 2019 CRC

ROOF PLAN NOTES

1	ROOFING	STANDING METAL SEAM
2	GUTTERS	RECTANGULAR GUTTER
3	DOWN SPOUTS	RECTANGULAR DOWNSPOUTS
4	SKYLIGHTS	"VELUX", WDMA HALLMARK CERTIFICATION 426 (IAMPO UES 0199) OR EQUIVALENT
5	CHIMNEY	N/A

–	–
1 11/21/2022	PLANNING COMMENTS

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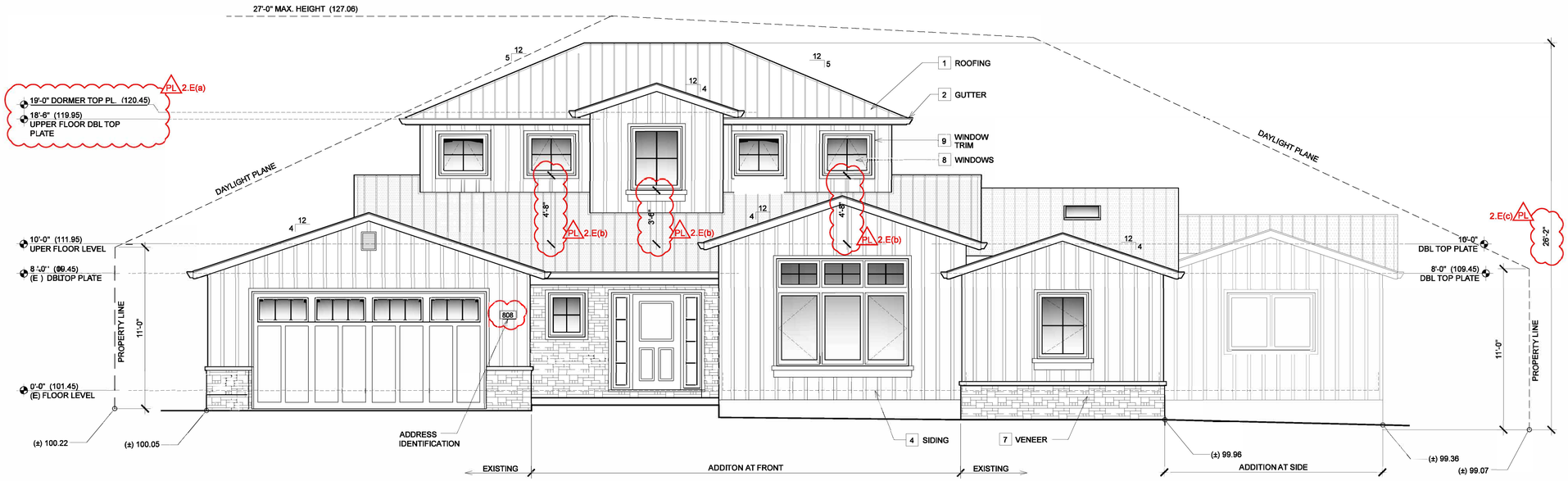
SHEET
A3.2



FRONT ELEVATION

1/4" = 1'-0"

REAR ELEVATION

1/4" = 1'-0"

GENERAL NOTES

I	STUCCO	REQUIREMENTS: 1) 3-COAT & ⅞" MIN. THICK 2) HAS 2 LAYERS OF GRADE D BUILDING PAPER 3) 26 GA. GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE OR 2" ABOVE CONCRETE OR PAVING (SEC. 2512.11, 2510.6 & 2512.1.2 CBC 2019
II	FLUE CLEARANCE	AS PER SECTION R1003.18 CRC 2019 .2'-0" ABOVE COMBUSTIBLE CONSTRUCTION @ 10'-0" AWAY
III	CHIMNEY BRACING	AS PER CH. 10 CRC 2019
IV	SPARK ARRESTOR	PROVIDE AS PER SEC. R1003.4.1 CRC 2019
IV	TEMPERED GLASS	PROVIDE TEMPERED SAFETY GLASS @ HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2019

EXT. MATERIAL NOTES

1	ROOFING	STANDING METAL SEAM
2	GUTTER	RECTANGULAR GUTTER
3	DOWN SPOUTS	RECTANGULAR DOWNSPOUTS
4	SIDING	BOARD & BATT
5	TRIM	SAME AS BATTENS
6	STUCCO	N/A
7	VENEER	DRY STACKED STONE VENEER
8	WINDOWS	DUAL GLAZED "MILGARD" VINYL WINDOWS Aluminum Cased
8	WINDOW TRIM	BATTENS, TYPICAL
10	SKYLIGHTS	"VELUX", WDMA HALLMARK CERTIFICATION 426 (IAMPO UES 0199) OR EQUIVALENT
11	CHIMNEY	N/A

LEGEND

#	WINDOW - SEE "WINDOW SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
#	DOOR - SEE "DOOR SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS

NOTE

-	-
1 11/2/2022	PLANNING COMMENTS
2 3/17/2023	PLANNING COMMENTS

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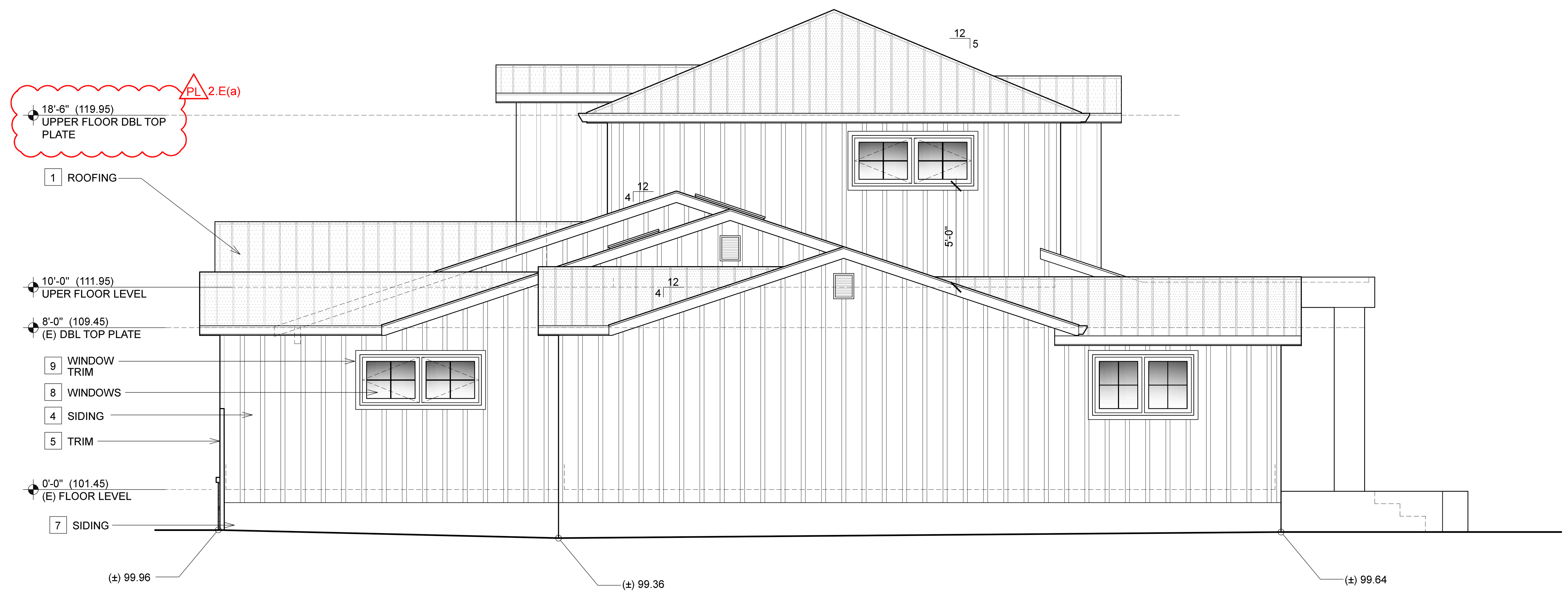
SHEET

A5.0

Agenda Item 5.



RIGHT ELEVATION

1/4" = 1'-0"

LEFT ELEVATION

1/4" = 1'-0"

GENERAL NOTES

I	STUCCO	REQUIREMENTS: 1) 3-COAT & ⅞" MIN. THICK 2) HAS 2 LAYERS OF GRADE D BUILDING PAPER 3) 26 GA. GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE OR 2" ABOVE CONCRETE OR PAVING (SEC. 2512.11, 2510.6 & 2512.1.2 CBC 2019
II	FLUE CLEARANCE	AS PER SECTION R1003.18 CRC 2019. 2'-0" ABOVE COMBUSTIBLE CONSTRUCTION @ 10'-0" AWAY
III	CHIMNEY BRACING	AS PER CH. 10 CRC 2019
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EXT. MATERIAL NOTES

1	ROOFING	STANDING METAL SEAM
2	GUTTER	RECTANGULAR GUTTER
3	DOWN SPOUTS	RECTANGULAR DOWNSPOUTS
4	SIDING	BOARD & BATT
5	TRIM	SAME AS BATTENS
6	STUCCO	N/A
7	VENEER	DRY STACKED STONE VENEER
8	WINDOWS	DUAL GLAZED "MILGARD" VINYL WINDOWS
9	WINDOW TRIM	BATTENS, TYPICAL
10	SKYLIGHTS	"VELUX", WDMA HALLMARK CERTIFICATION 426 (IAMPO UES 0199) OR EQUIVALENT
11	CHIMNEY	N/A

LEGEND

# (window)	WINDOW - SEE "WINDOW SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
# (door)	DOOR - SEE "DOOR SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS

NOTE *

-	-
PL 1/10/2022	PLANNING COMMENTS

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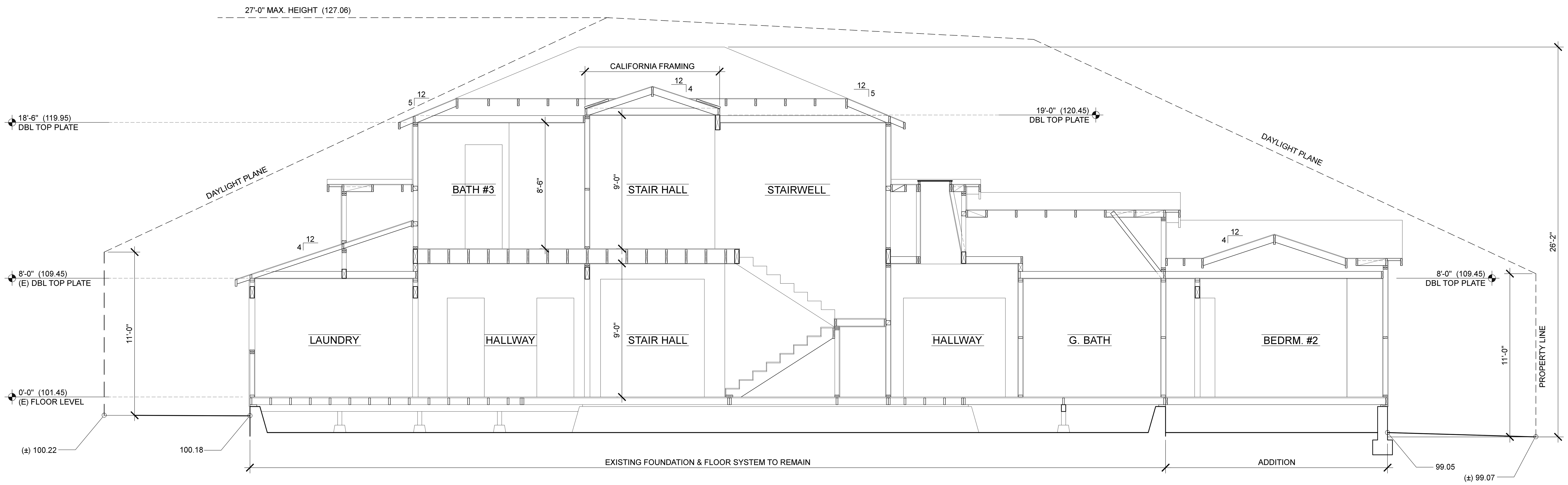
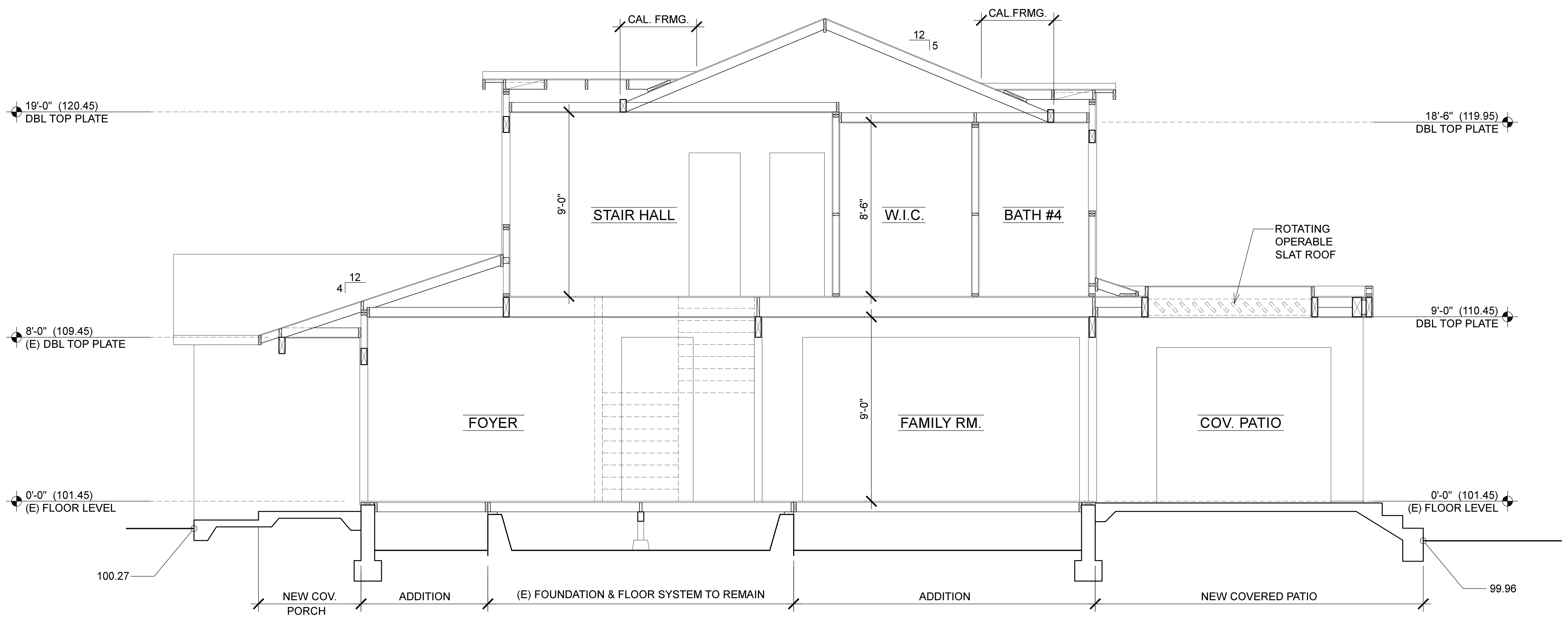
SHEET

A5.1



CROSS SECTION A-A

1/4" = 1'-0"



CROSS SECTION B-B

1/4" = 1'-0"

SECTION NOTES

1	ROOF	ROOF MATERIAL (SEE ROOF PLAN FOR TYPE) O/ 30# UNDERLAYMENT O/ SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ RAFTERS (SEE ROOF PLAN AND/OR ROOF FRAMING SCHEDULE FOR TYPE/SIZE & SPACING), TYPICAL U.O.N.
2	CEILING @ ATTIC	CEILING JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING) w/ ½" SHETROCK, TYPICAL U.O.N.
3	EXTERIOR WALL	EXTERIOR FINISH (SEE EXTERIOR ELEVATIONS FOR TYPE) O/ 2 LAYERS CLASS "D" BUILDING PAPER O/ SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ 2x4 STUDS @ 16"o.c. (2x6 STUDS @ MAIN PLUMBING WALLS) W/ DOUBLE 2x4 TOP PLATE & 2x4 SOLE PLATE W/ ½" SHEET ROCK @ INSIDE FACE, TYPICAL U.O.N.
4	INTERIOR WALL	2x4 STUDS @ 16"o.c. (2x6 STUDS @ MAIN PLUMBING WALLS) W/ DOUBLE 2x4 TOP PLATE & 2x4 SOLE PLATE W/ ½" SHEET ROCK BOTH SIDES, TYPICAL U.O.N.
5	FLOOR	FLOOR SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ FLOOR JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING), TYPICAL U.O.N.
6	FLOOR w/ CEILING	FLOOR SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ FLOOR JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING) W/ ½" SHEET ROCK, TYPICAL U.O.N.
7	CRAWL SPACE SLAB	16" CONCRETE SLAB w/ #5 @ 6" O.C. EA. WAY @ BOTTOM & #5 @ 10" O.C. @ TOP o/ APPROVED WATER PROOF MEMBRANE o/ 4" CRUSHED ROCK
8	CONCRETE SLAB	5" CONCRETE SLAB w/ #4 BARS @ 18" O.C. o/ 8" CLASS II CLEAN CRUSHED ROCK
9	GARAGE SLAB	5" CONCRETE SLAB w/ #4 BARS @ 18" O.C. o/ 15 mil VISQ o/ 8" CLASS II CLEAN CRUSHED ROCK
10	INSULATION	ATTIC INSULATION R - EXTERIOR WALL INSULATION R - RAISED FLOOR INSULATION R -

NOTE *

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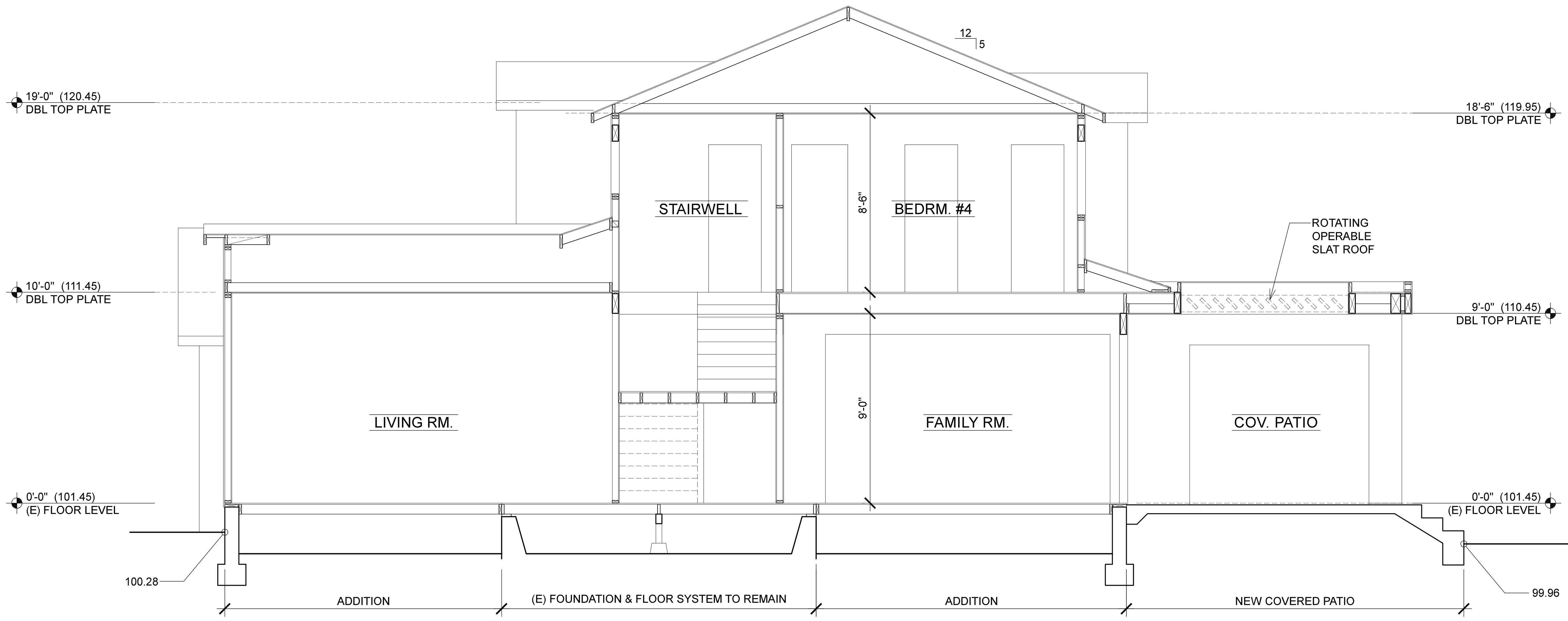
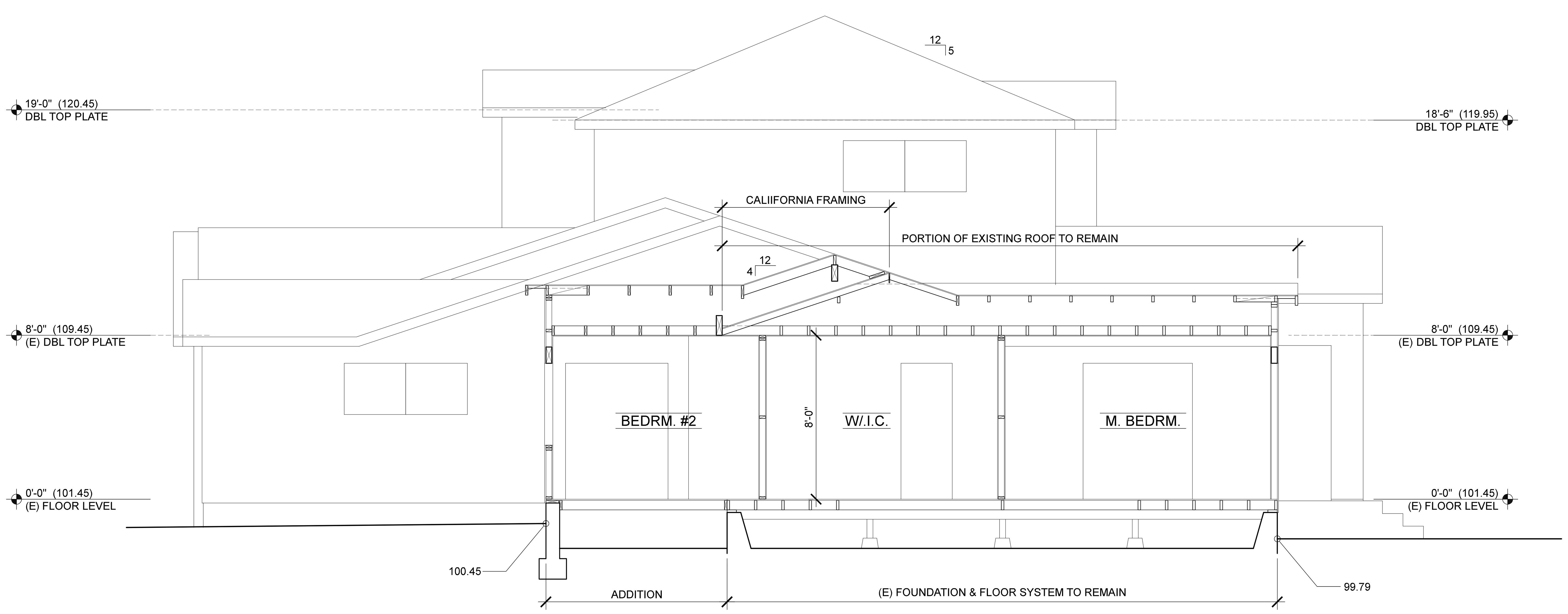
SHEET

A6.0



CROSS SECTION C-C

1/4" = 1'-0"



CROSS SECTION D-D

1/4" = 1'-0"

SECTION NOTES

1	ROOF	ROOF MATERIAL (SEE ROOF PLAN FOR TYPE) O/ 30# UNDERLAYMENT O/ SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ RAFTERS (SEE ROOF PLAN AND/OR ROOF FRAMING SCHEDULE FOR TYPE/SIZE & SPACING), TYPICAL U.O.N.
2	CEILING @ ATTIC	CEILING JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING) w/ ½" SHETROCK, TYPICAL U.O.N.
3	EXTERIOR WALL	EXTERIOR FINISH (SEE EXTERIOR ELEVATIONS FOR TYPE) O/ 2 LAYERS CLASS "D" BUILDING PAPER O/ SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ 2x4 STUDS @ 16"o.c. (2x6 STUDS @ MAIN PLUMBING WALLS) W/ DOUBLE 2x4 TOP PLATE & 2x4 SOLE PLATE W/ ½" SHEET ROCK @ INSIDE FACE, TYPICAL U.O.N.
4	INTERIOR WALL	2x4 STUDS @ 16"o.c. (2x6 STUDS @ MAIN PLUMBING WALLS) W/ DOUBLE 2x4 TOP PLATE & 2x4 SOLE PLATE W/ ½" SHEET ROCK BOTH SIDES, TYPICAL U.O.N.
5	FLOOR	FLOOR SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ FLOOR JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING), TYPICAL U.O.N.
6	FLOOR w/ CEILING	FLOOR SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ FLOOR JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING) W/ ½" SHEET ROCK, TYPICAL U.O.N.
7	CRAWL SPACE SLAB	16" CONCRETE SLAB w/ #5 @ 6" O.C. EA. WAY @ BOTTOM & #5 @ 10" O.C. @ TOP o/ APPROVED WATER PROOF MEMBRANE o/ 4" CRUSHED ROCK
8	CONCRETE SLAB	5" CONCRETE SLAB w/ #4 BARS @ 18" O.C. o/ 8" CLASS II CLEAN CRUSHED ROCK
9	GARAGE SLAB	5" CONCRETE SLAB w/ #4 BARS @ 18" O.C. o/ 15 mil VISQ o/ 8" CLASS II CLEAN CRUSHED ROCK
10	INSULATION	ATTIC INSULATION R - EXTERIOR WALL INSULATION R - RAISED FLOOR INSULATION R -

NOTE *

-	-

JOB SITE ADDRESS

808 PICO LANE
LOS ALTOS, CA 94022

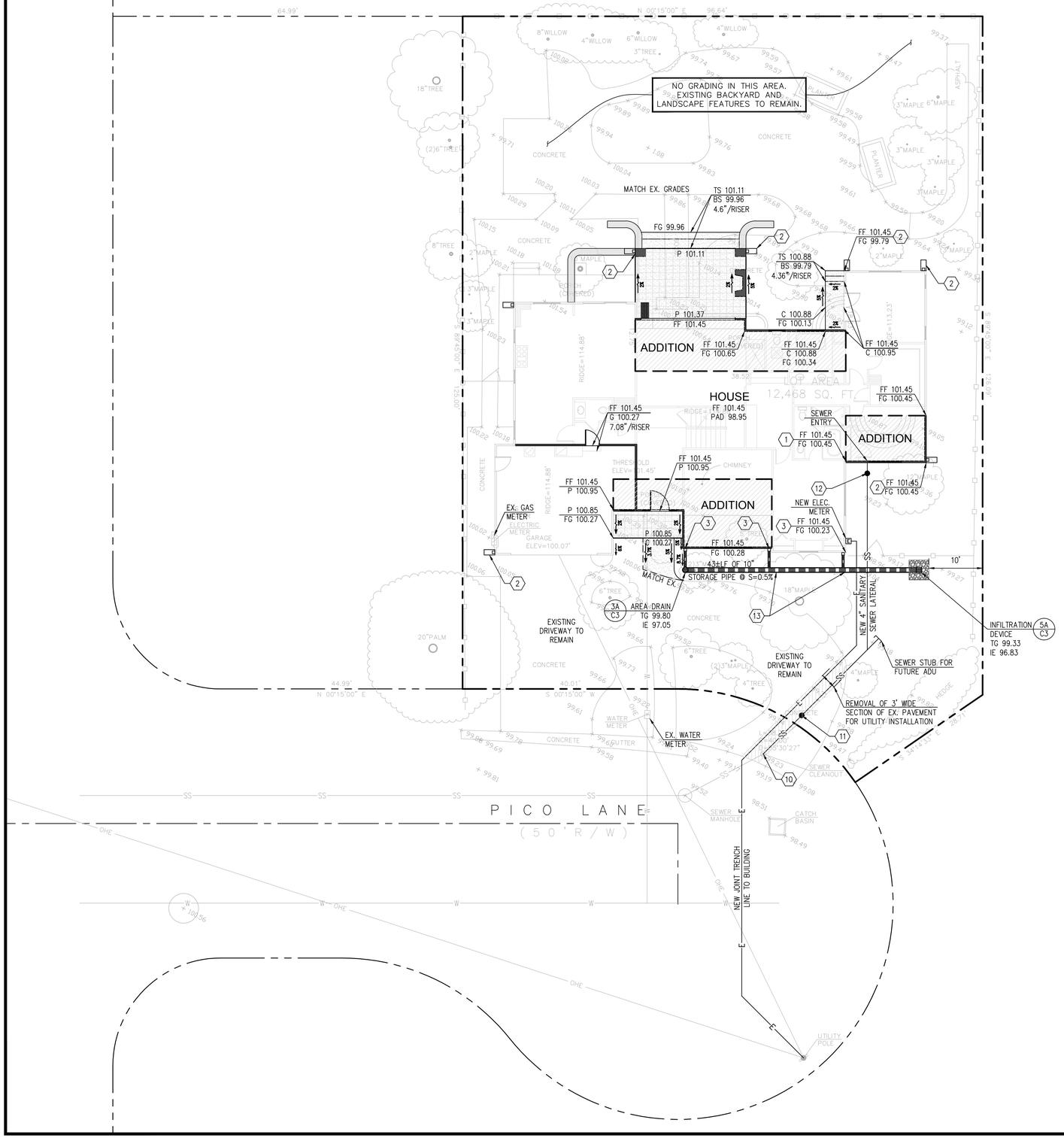
CLIENT (JOB No. 22120)

TEDDY & SHILPA TOMS
MAILING ADDRESS
190 RYLAND ST. #4406, SAN JOSE, CA 95110
PHONE No. (408) 421-3478

CHAPMAN DESIGN ASSOCIATES
620 S. EL MONTE AVENUE
LOS ALTOS, CA 94022 (650) 941-6890

SHEET

A6.1



GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 inch = 10 ft.

EARTHWORK VOLUME:

(INCLUDES BUILDING PAD)

EARTHWORK QUANTITIES:	VOLUME (CUBIC YARD)
FILL	6
COMPACTION RATE: 15%	6 x 0.15 = 0.9
TOTAL FILL	7 (ROUND UP)
CUT	12
TOTAL EARTHWORK	5 (EXPORT)

CONTRACTOR SHALL ESTIMATE THEIR EARTHWORK QUANTITIES WHEN BIDDING ON THIS PROJECT

PRE & POST DEVELOPMENT PERVIOUS/IMPERVIOUS AREAS:		
AREA TYPE	EXISTING (SF)	PROPOSED (SF)
LOT AREA	12,468 SF	12,468 SF
	0.286 ACRE	0.286 ACRE
TOTAL LAND DISTURBANCE		2,200 SF
HOUSE (ROOF)	2,497	3,822
PATIO/HARDSCAPE	3,113	2,521
DRIVEWAY	1,222	1,224
TOTAL IMPERVIOUS AREA	6,832	7,567
NET IMPERVIOUS AREA INCREASED:		735
PLANTER	84	84
PERVIOUS AREA	5,552	4,817
TOTAL PERVIOUS AREA	5,636	4,901

STORM DRAIN VOLUME CALCULATION:

TIME OF CONCENTRATION = 5 MIN
INTENSITY = 10 YEAR = 2.57 IN/HR
IMPERVIOUS AREA INCREASED = 735 SF = 0.017 ACRE

PRE-CONDITION
Q=CIA C=0.35
Q=0.35 X 2.57 X 0.017
Q=0.015 CFS

POST-CONDITION
Q=CIA
Q=0.90 X 2.57 X 0.017
Q=0.039 CFS

VOLUME REQUIRED:
V=1.5(Q POST – Q PRE) X 10 MIN
Q=1.5(0.039 – 0.015) X 600
Q=21.6 CF

VOLUME PROVIDED:
V=43 LF X 10"ø STORAGE PIPE
V=23.7 CF (TOTAL)

GENERAL NOTES:

1. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
2. CONTRACTOR SHALL PROTECT ALL PROPERTY CORNERS.
3. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
4. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
5. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOR ALL NATURAL AND PAVED AREAS.
6. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
7. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
8. UTILITY VAULTS, TRANSFORMERS, UTILITY CABINETS, CONCRETE BASES, OR OTHER STRUCTURES CANNOT BE PLACED OVER WATER MAINS/SERVICES. MAINTAIN 1' HORIZONTAL CLEAR SEPARATION FROM THE VAULTS, CABINETS & CONCRETE BASSES TO EXISTING UTILITIES AS FOUND IN THE FIELD. IF THERE IS CONFLICT WITH EXISTING UTILITIES, CABINETS, VAULTS & BASES SHALL BE RELOCATED FROM THE PLAN LOCATION AS NEEDED TO MEET FIELD CONDITIONS. TREES MAY NOT BE PLANTED WITHIN 10' OF EXISTING WATER MAINS/SERVICES OR METERS. MAINTAIN 10' BETWEEN TREES AND WATER SERVICES, MAINS & METERS.
9. CONTRACTOR SHALL REFER TO ARCH. PLANS FOR EXACT LOCATIONS OF UTILITIES SERVICES TO NEW BUILDING. COORDINATE WITH LOCAL UTILITIES COMPANIES FOR SERVICE CONNECTIONS.
10. ANY DAMAGED RIGHT-OF-WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB AND GUTTER SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY ENGINEER OR HIS DESIGNEE. CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS DEPARTMENT AT (650) 947-2680.
11. GROUND COVER IS PROVIDED IN AREAS WHERE THERE IS EXPOSED SOIL.
12. PRIOR TO THE COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC RIGHT-OF-WAY, A PERMIT TO OPEN STREET AND/OR AN ENCROACHMENT PERMIT WILL BE REQUIRED.

LEGEND

- = PROPERTY LINE
- = STREET CENTER LINE
- = EX. ROLLED CURB
- + 50.0 = EX. SPOT ELEVATION
- = FLOW DIRECTION
- = GRADE BREAK
- = FLOW LINE
- = INFILTRATION DEVICE
- = AREA INLET
- = STORM DRAIN PIPE
- = CONCRETE SPLASH PAD

ABBREVIATIONS:

BS	= BOTTOM OF STEP	G	= GARAGE	SD	= STORM DRAIN
BOW	= BACK OF WALK	GB	= GRADE BREAK	SR	= STRAW ROLL
BW	= BOTTOM OF WALL	IE	= INVERT ELEVATION	TC	= TOP OF CURB
C	= CONCRETE	L	= LAWN	TG	= TOP OF GRATE
DWY	= DRIVEWAY	LF	= LINEAL FOOT	TP	= TOP OF PAVEMENT
EG	= EXISTING GRADE	LP	= LOW POINT	TS	= TOP OF STEP
EX	= EXISTING	N	= NEW	TW	= TOP OF WALL
FF	= FINISHED FLOOR	P	= PATIO OR PORCH	TYP	=TYPICAL
FG	= FINISHED GRADE	R.O.W.	= RIGHT-OF-WAY		
FL	= FLOW LINE	S	= SLOPE		

GRADING NOTES

1. MATCH EXISTING ELEVATION. GRADING LIMIT IS TO PROPERTY LINE. NO GRADING ALLOWED ON ADJACENT PROPERTIES
2. DOWNSPOUT WITH CONCRETE SPLASH PAD PER DETAIL #1A/C3
3. RAINWATER LEADER PER DETAIL #1D/C3
10. EX. SANITARY SEWER LATERAL TO REMAIN
11. INSTALL SANITARY SEWER CLEANOUT PER CITY OF LOS ALTOS STANDARD DETAIL #SS-6/C3. CLEANOUT PLACEMENT SHALL BE WITHIN 5' OF PROPERTY LINE. CONTRACTOR SHALL FIELD VERIFY THE EXACT SEWER LOCATION AND INVERT ELEVATION PRIOR TO INSTALLATION.
12. INSTALL SANITARY SEWER CLEANOUT WITH BACKFLOW PREVENTION DEVICE
13. HAND DIG STORM DRAIN TRENCH WITHIN TREE CANOPY AREA. DO NOT DISTURB TREE ROOTS

REV.	DATE	DESCRIPTION
1	1	1

GRADING AND DRAINAGE PLAN
TEDDY & SHILPA TOMS RESIDENCE
808 PICO LANE
LOS ALTOS, CA 94022

GREEN
CIVIL ENGINEERING, INC
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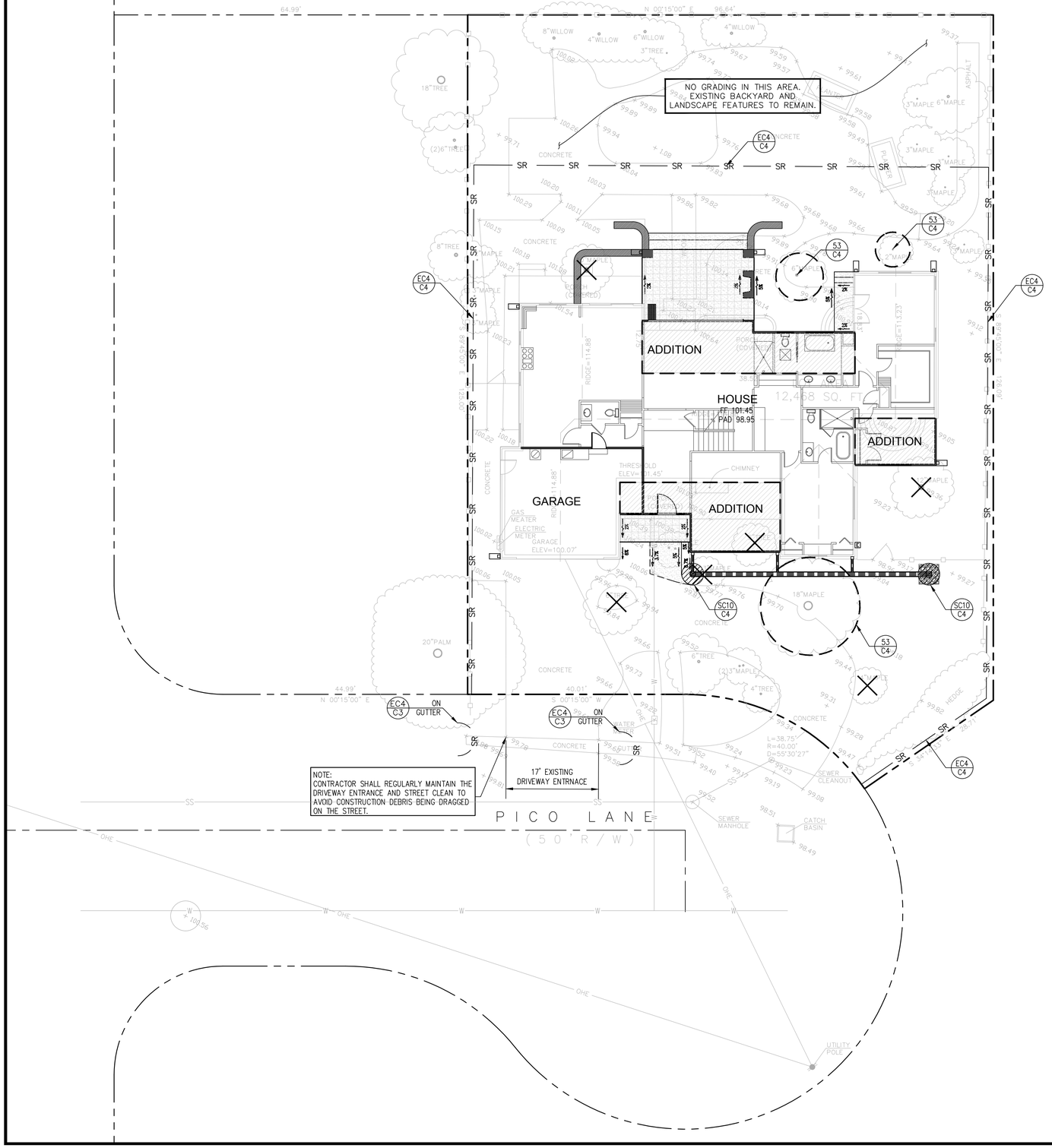
SAN MATEO, CA 94403

REGISTERED PROFESSIONAL ENGINEER
HON-CHEONG LEE
No. 68629
Exp. 9/30/2023
CIVIL
STATE OF CALIFORNIA

SCALE
VERTICAL: 1"= AS SHOWN
HORIZONTAL: 1"= AS SHOWN

DATE:	11/22/2021
DESIGNED:	HCL
DRAWN:	BL
REVIEWED:	HCL
JOB NO.:	20210049

SHEET
C1
1 OF 5 SHEET



GRAPHIC SCALE

10 0 5 10 20

(IN FEET)

1 inch = 10 ft.

EROSION AND SEDIMENT CONTROL NOTES & MEASURES:

1. GRADING WORK BETWEEN OCTOBER 1 AND APRIL 30 IS AT THE DISCRETION OF THE **LOS ALTOS** GRADING OFFICIAL. REFER TO CITY'S STANDARD GUIDELINES FOR ADDITIONAL CONDITIONS.

   A. THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL INSTALL AND MAINTAIN THROUGH OUT THE DURATION OF CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL WITHIN **SANTA CLARA COUNTY** ROAD RIGHT OF WAY AND ANY PORTION OF THE SITE WHERE STORM WATER RUN-OFF IS DIRECTLY FALLING INTO THE SAN MATEO COUNTY ROAD RIGHT OF WAY BEST MANAGEMENT PRACTICES (BMPS) TO PREVENT CONSTRUCTION MATERIALS, EXCAVATED MATERIALS, WE USED MATERIALS, AND SEDIMENT, CAUSED BY EROSION FROM CONSTRUCTION ACTIVITIES ANCHORING THE STORM DRAIN SYSTEM, WATERWAYS, AND ROADWAY INFRASTRUCTURE. BMPS SHALL INCLUDE, BUT NOT TO BE LIMITED TO, THE FOLLOWING PRACTICES APPLICABLE TO THE PUBLIC ROAD FACILITIES:

      i. REDUCTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM CONSTRUCTION SITE AND CONTRACTOR'S MATERIAL AND EQUIPMENT/STAGING AREAS.
      ii. PREVENTION OF TRACKING MUD, DIRT AND CONSTRUCTION MATERIALS ONTO PUBLIC ROAD RIGHT OF WAY.
      III. PREVENTION OF DISCHARGE OF WATER RUNOFF DURING DRY AND WET WEATHER CONDITIONS ONTO PUBLIC ROAD RIGHT OF WAY.

   B. THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL ENSURE THAT ALL TEMPORARY CONSTRUCTION FACILITIES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIALS, DELIVERIES, HAZARDOUS AND NON-HAZARDOUS MATERIAL STORAGE, EQUIPMENT, TOOLS, PORTABLE TOILETS, CONCRETE WASHOUT, GARBAGE CONTAINERS, LAY DOWN YARDS, SECONDARY CONTAINMENT AREAS, ETC. ARE LOCATED OUTSIDE THE **SANTA CLARA COUNTY** ROAD RIGHT OF WAY AND ANY PORTION OF THIS SITE WHERE STORM WATER RUN-OFF IS CORRECTLY FOLLOWING INTO **SANTA CLARA COUNTY** ROAD RIGHT OF WAY.

2. 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 DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
3. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE CITY ENGINEER.
4. IF HYDROSEEDING IS NOT USED, THEN OTHER METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF: 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. CONTACT CITY OF **LOS ALTOS** FOR APPROVED SEED MIX. UTILIZE EROSION FABRIC ON DISTURBED SLOPES GREATER THAN 2:1.
5. DURING WINTER MONTHS, ALL DISTURBED SLOPES GREATER THAN 2:1 SHALL HAVE MANDATORY EROSION CONTROL FABRIC.
6. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FORM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
7. 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.
8. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS OF FUTURE CONSTRUCTION.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL PRIOR, DURING, AND AFTER STORM EVENTS.
10. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
11. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
12. 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 DRAINAGE SYSTEMS, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
13. DEMOLITION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
14. CONTRACTORS SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
15. WITH THE APPROVAL OF THE CITY INSPECTOR, EROSION AND SEDIMENT CONTROLS MAYBE REMOVED AFTER AREAS ABOVE THEM HAVE BEEN STABILIZED.

MAINTENANCE NOTES

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
   A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
   B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
   C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
   D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAPS RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE FOOT.
   E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
   F. RILLS AND GULLIES MUST BE REPAIRED.

DEMOLITION NOTES:

1. EXISTING BUILDING TO BE REMOVED.
2. LOCATE AND MARK ALL UNDERGROUND UTILITIES. THE UTILITIES SHALL BE TREATED AS FOLLOWS:

WATER SERVICE

A. EXISTING WATER SHALL BE CAPPED AND REMOVED IF NECESSARY FOR NEW CONSTRUCTION.

GAS SERVICE

A. GAS LINE SHALL BE PROTECTED IN PLACE.

LEGEND

= TREE PROTECTION (53 / C4)

SR = STRAW ROLL (EC4 / C4)

= INLET PROTECTION (SC10 / C4)

= EX. TREE TO BE REMOVED

EROSION CONTROL POINT OF CONTACT:

NAME: CHIN HANG WONG

TITLE/QUALIFICATION: PE, QSD

PHONE: (650) 931-2514

PHONE:

E-MAIL: cwong@green-ce.com

REV.	DATE	DESCRIPTION
1	1	1

EROSION CONTROL PLAN
TEDDY & SHILPA TOMS RESIDENCE
808 PICO LANE
LOS ALTOS, CA 94022

GREEN
CIVIL ENGINEERING, INC
INFO@GREEN-CE.COM
1900 S. NORFOLK ST. SUITE #350
SAN MATEO, CA 94403

REGISTERED PROFESSIONAL ENGINEER
CHIN HANG WONG
No. 73068
Exp. 12/31/2022
CIVIL
STATE OF CALIFORNIA

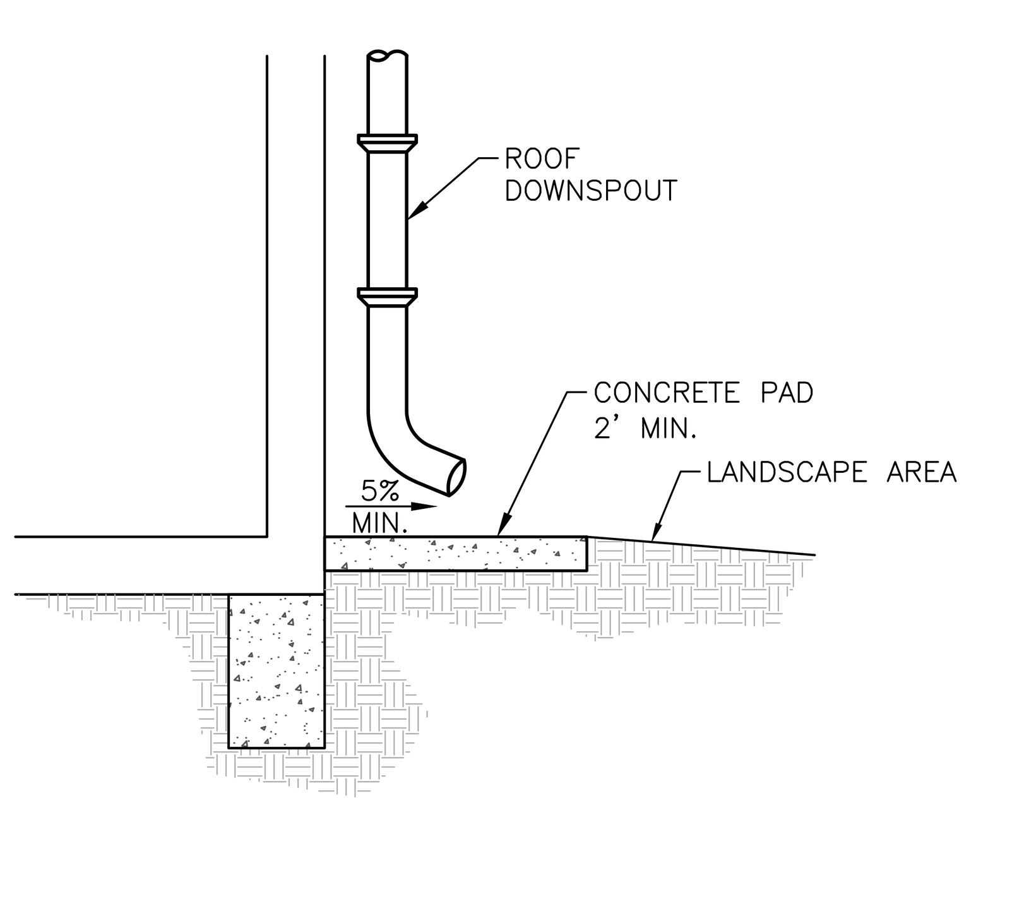
SCALE

VERTICAL: 1"= AS SHOWN

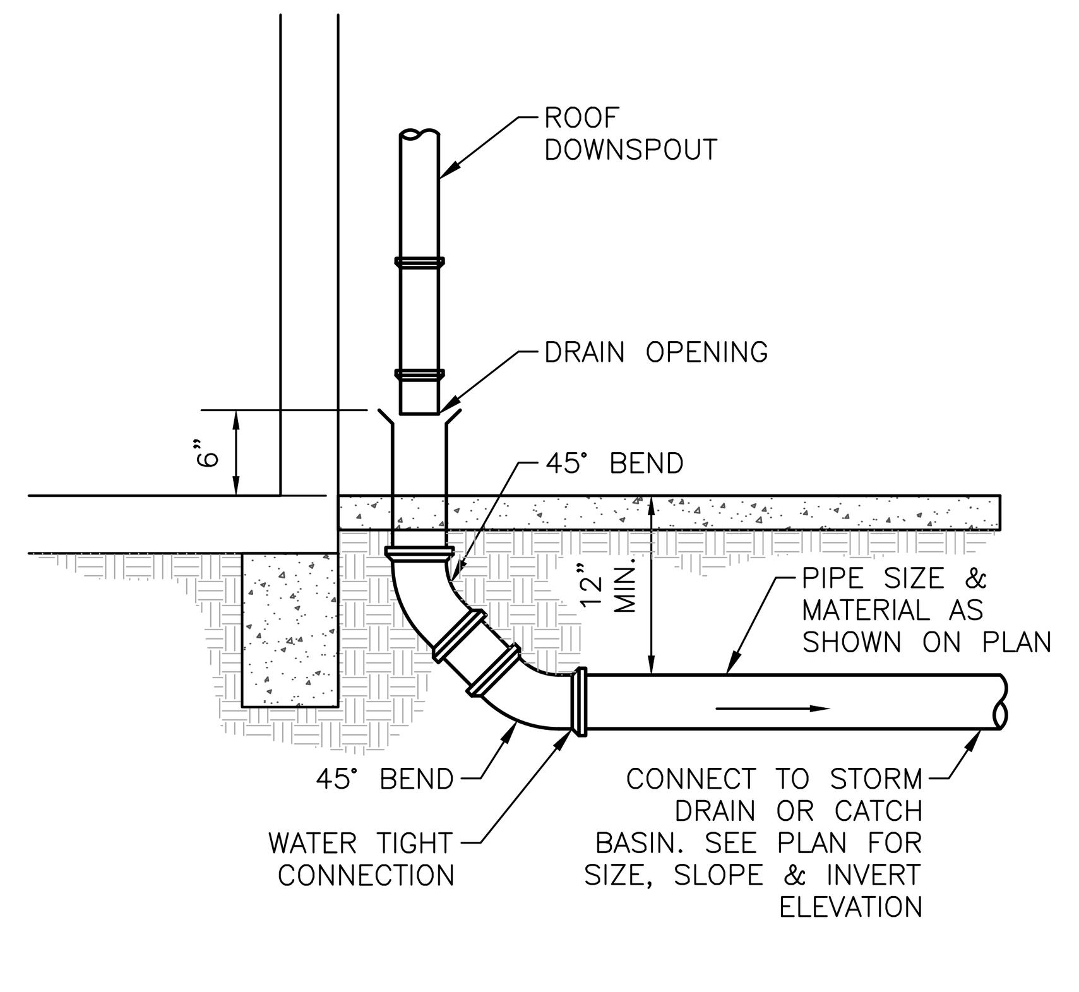
HORIZONTAL: 1"= AS SHOWN

DATE:	11/22/2021
DESIGNED:	HCL
DRAWN:	BL
REVIEWED:	HCL
JOB NO.:	20210049

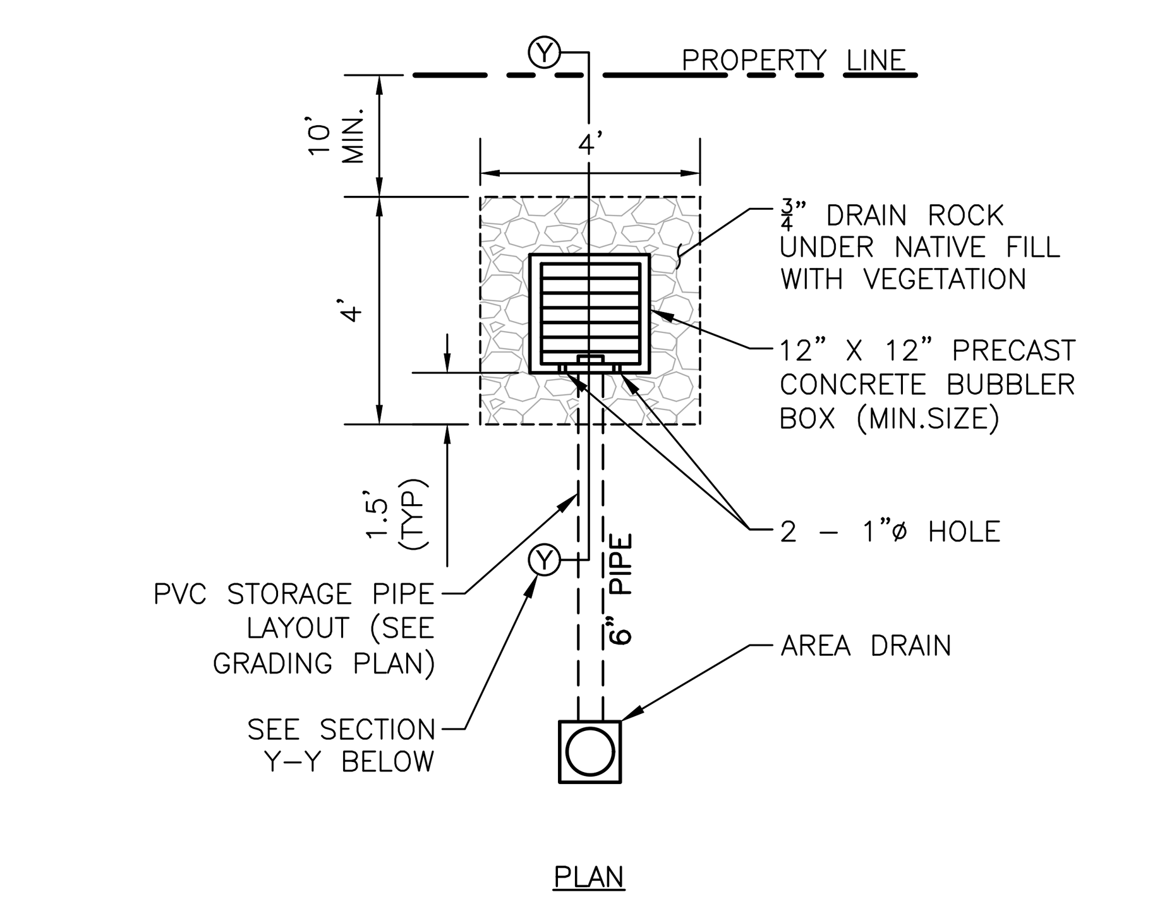
SHEET
C2
2 OF 5 SHEET

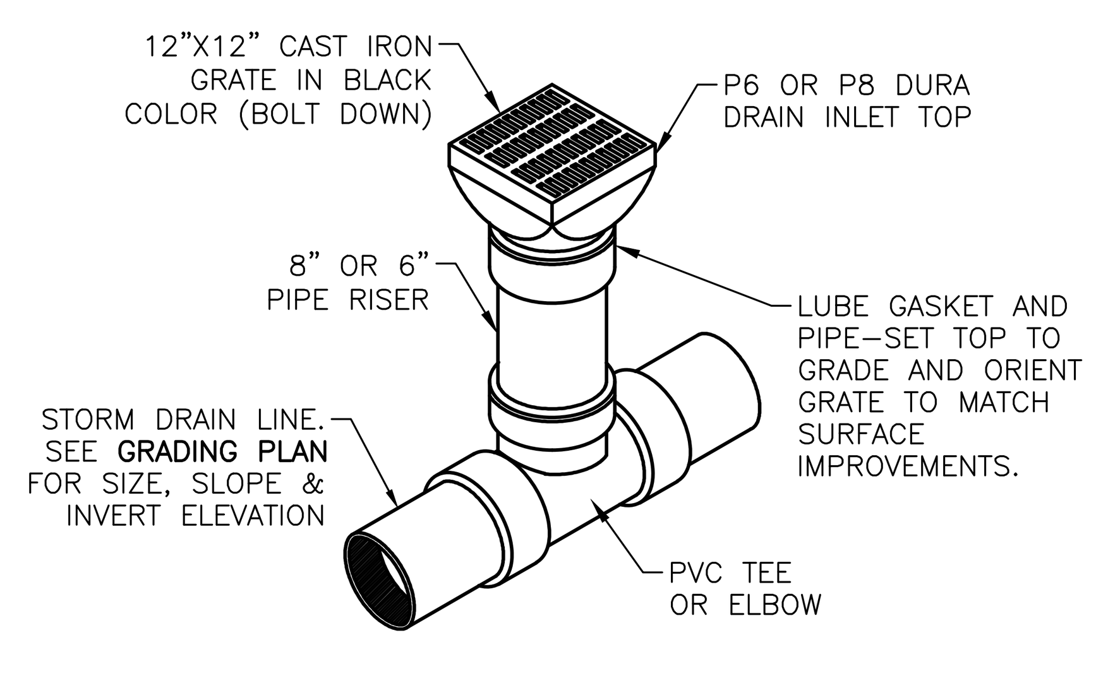


1A	CONCRETE SPLASH PAD	N.T.S.

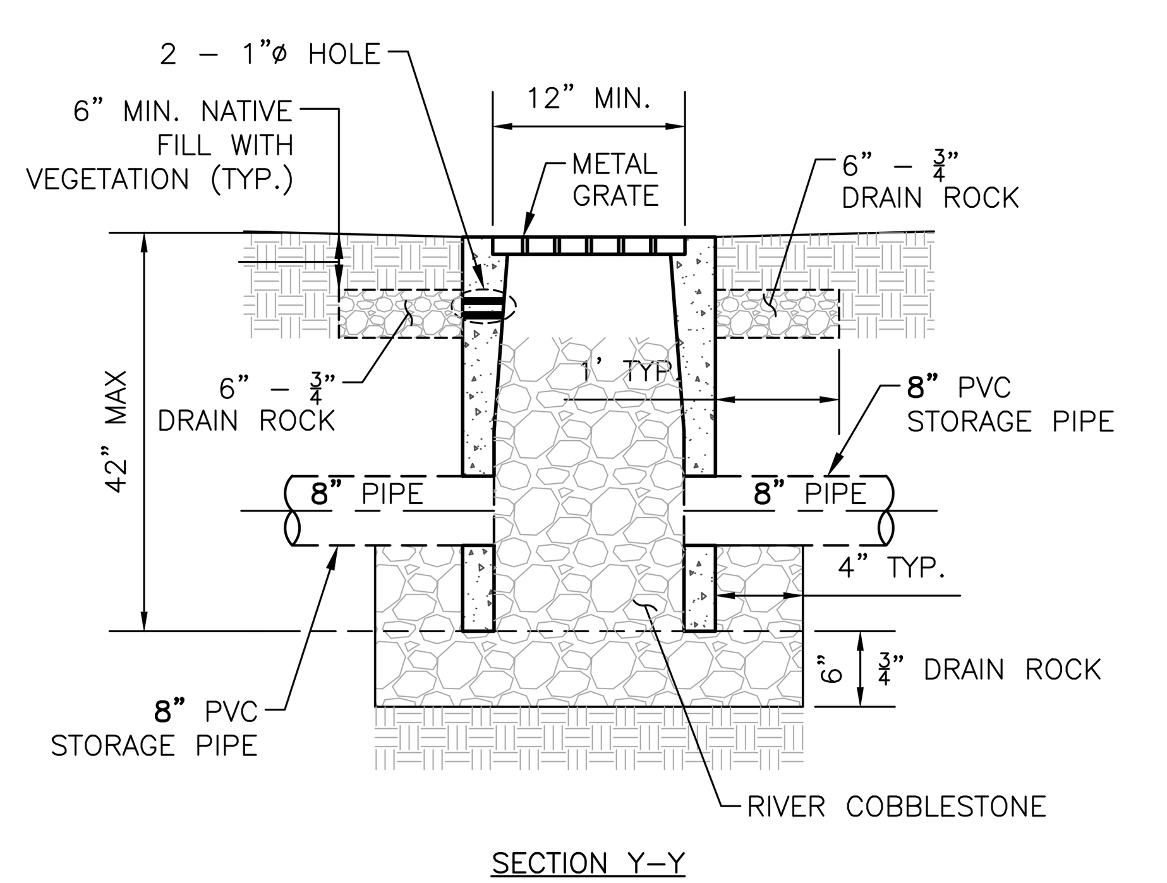


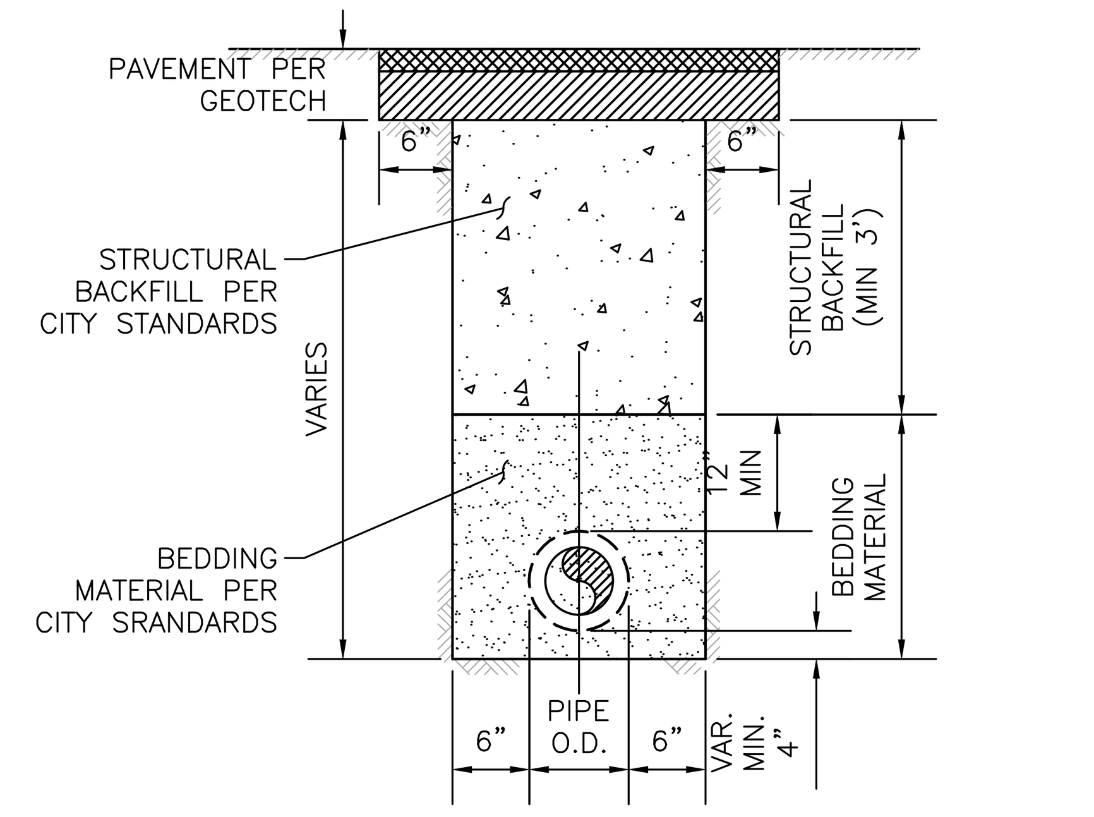
1D	RAINWATER LEADER WITH DRAIN INLET	N.T.S.





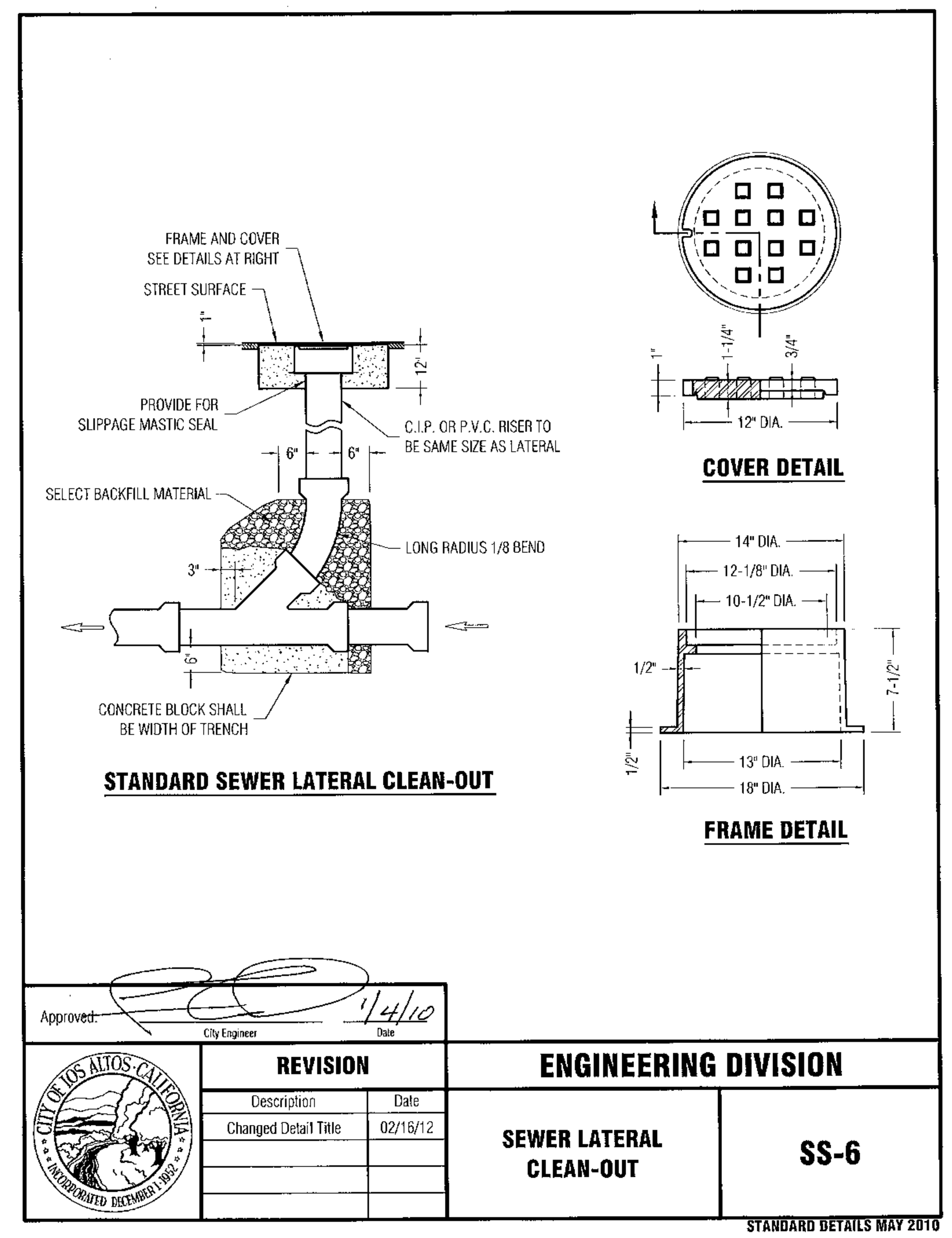
3A	12"X12" LANDSCAPE AREA DRAIN	N.T.S.





NOTE: BEDDING & STRUCTURAL MATERIALS PER GEOTECH RECOMMENDATIONS

5A	INFILTRATION DEVICE	N.T.S.	11	TRENCH DETAIL	N.T.S.



REV.	DATE	DESCRIPTION
△	-	-

DETAIL SHEET
TEDDY & SHILPA TOMS RESIDENCE
808 PICO LANE
LOS ALTOS, CA 94022

GREEN CIVIL ENGINEERING,INC
INFO@GREEN-CE.COM
1900 S. NORFOLK ST. SUITE #350
SAN MATEO, CA 94403

REGISTERED PROFESSIONAL ENGINEER CHIN HANG WONG NO. 73068 Exp. 12/31/2022 CIVIL STATE OF CALIFORNIA

SCALE
VERTICAL: 1"= AS SHOWN
HORIZONTAL: 1"= AS SHOWN

DATE:	11/22/2021
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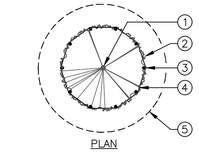
DRAWN:	BL
REVIEWED:	HCL
JOB NO.:	20210049

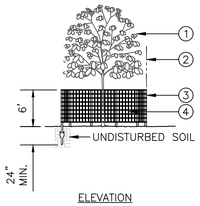
SHEET
C3
3 OF 5 SHEET

LEGEND:

1. SEE ARBORIST REPORT FOR TREES TO BE PROTECTED FOR THIS DEMOLITION PROJECT.
2. TREE DRIP LINE.
3. STEEL T–POST. 6' O.C. MAX. DRIVE POST INTO UNDISTURBED SOIL, AVOIDING MAJOR ROOTS AS MUCH AS POSSIBLE.
4. CHAIN LINK FENCING, 6' TALL.
5. EXTEND FENCING 50% BEYOND DRIPLINE OF SIGNIFICANT MATURE SPECIMEN TREES WHERE POSSIBLE, UNLESS OTHERWISE SHOWN ON PLAN.

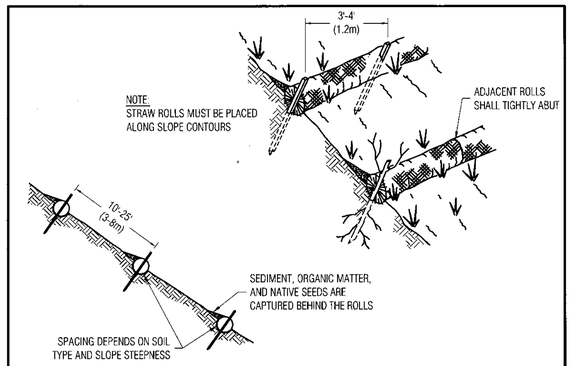


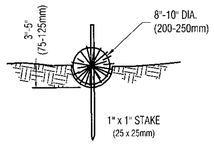
PLAN



ELEVATION

53 | TREE PROTECTION FENCING | N.T.S.





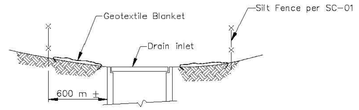
NOTES:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"-5" (75-125mm) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL
2. VERTICAL SPACING FOR SLOPE INSTALLATIONS
   1:1 SLOPES = 10 FEET APART
   2:1 SLOPES = 20 FEET APART
   3:1 SLOPES = 30 FEET APART
   4:1 SLOPES = 40 FEET APART
   <4:1 SLOPE = ONE ROW AT LOW POINT
3. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT TO RUN OFF-SITE AND CAN BE PERMANENTLY STABILIZED

Approved: _____ City Engineer — Date: 1/4/10

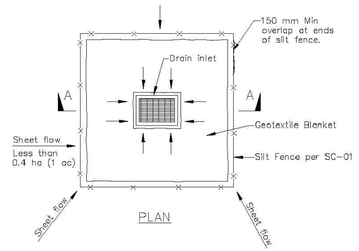
REVISION		ENGINEERING DIVISION	
Description	Date	STRAW ROLLS	EC-4

STANDARD DETAILS MAY 2010

Storm Drain Inlet Protection — SC-10



SECTION A–A



PLAN

DI PROTECTION TYPE 1
NOT TO SCALE

NOTES:
1. For use in areas where grading has been completed and final soil stabilization and seeding are pending.
2. Not applicable in paved areas.
3. Not applicable with concentrated flows.

REV.	DATE	DESCRIPTION
1	1	

DETAIL SHEET
TEDDY & SHILPA TOMS RESIDENCE
808 PICO LANE
LOS ALTOS, CA 94022

GREEN
CIVIL ENGINEERING,INC
INFO@GREEN-CE.COM
1900 S. NORFOLK ST. SUITE #350
SAN MATEO, CA 94403

REGISTERED PROFESSIONAL ENGINEER
CHIN HANG NGAO
NO. 73565
Exp. 12/31/2022
CIVIL
STATE OF CALIFORNIA

SCALE
VERTICAL: 1"= AS SHOWN
HORIZONTAL: 1"= AS SHOWN

DATE:	11/22/2021
DESIGNED:	HCL
DRAWN:	BL
REVIEWED:	HCL
JOB NO.:	20210049

SHEET
C4
4 OF 5 SHEET

Heavy Equipment Operation

Best Management Practices for the Construction Industry

Best Management Practices for the

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

Doing the Job Right

Site Planning and Preventive Vehicle Maintenance

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

Storm water Pollution from Heavy Equipment on Construction Sites

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

Spill Cleanup

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

Roadwork and Paving

Best Management Practices for the Construction Industry

Best Management Practices for the

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

Doing The Job Right

General Business Practices

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

During Construction

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

Storm Drain Pollution from Roadwork

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

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

Asphalt/Concrete Removal

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

Fresh Concrete and Mortar Application

Best Management Practices for the Construction Industry

Best Management Practices for the

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

Doing The Job Right

General Business Practices

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

Storm Drain Pollution from Fresh Concrete and Mortar Applications

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

During Construction

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

Preventing Pollution: It's Up to Us

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

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

Spill Response Agencies

DIAL 9-1-1

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

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

Local Pollution Control Agencies

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

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

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

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

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

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

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

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

City of Los Altos

Building Department: (650) 947-2752

Engineering Department: (650) 947-2780

Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry

Best Management Practices for the

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

Doing The Right Job

General Business Practices

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

Landscaping/Garden Maintenance

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

Storm Drain Pollution From Landscaping and Swimming Pool Maintenance

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

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

Pool/Fountain/Spa Maintenance

Draining Pools Or Spas

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

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

Filter Cleaning

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

Painting and Application of Solvents and Adhesives

Best Management Practices for the Construction Industry

Best Management Practices for the

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

Doing The Job Right

Handling Paint Products

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

Storm Drain Pollution from Paints, Solvents, and Adhesives

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

Painting Cleanup

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

Paint Removal

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

Recycle/Reuse Leftover Paints Whenever Possible

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

Los Altos Municipal Code Requirements

Los Altos Municipal Code Chapter 10.08.390 Non-storm water discharges

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

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

Los Altos Municipal Code Section 10.08.430 Requirements for construction operations.

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

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

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

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

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

General Construction And Site Supervision

Best Management Practices For Construction

Best Management Practices for the

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

Storm Drain Pollution from Construction Activities

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

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

Doing The Job Right

General Principals

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

Advance Planning To Prevent Pollution

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

Good Housekeeping Practices

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

Materials/Waste Handling

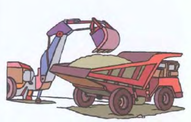
- ☐ Practice Source Reduction -- minimize waste when you order materials. Order only the amount you need to finish the job.
- ☐ Use **recyclable materials whenever** possible. Arrange for pick-up of recyclable materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleaned vegetation,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

Permits

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

Earth-Moving And Dewatering Activities

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Job Right

General Business Practices

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

Practices During Construction

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

Storm Drain Pollution from Earth-Moving Activities and Dewatering

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

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

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

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

Dewering Operations

1. *Check for Toxic Pollutants*

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

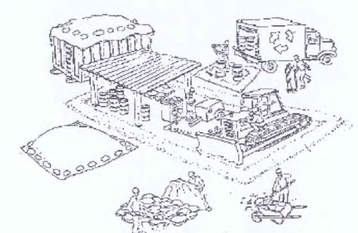
2. *Check for Sediment Levels*

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

Blueprint for a Clean Bay

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

Best Management Practices for the Construction Industry



Santa Clara Urban Runoff Pollution Prevention Program

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

REV.	DATE	DESCRIPTION
△	-	-

CONSTRUCTION BMPS
TEDDY & SHILPA TOMS RESIDENCE
808 PICO LANE
LOS ALTOS, CA 94022

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REVIEWED:	HCL
JOB NO.:	20210049

SHEET
C5
5 OF 5 SHEET

From: Susan Sweeley
To: Los Altos Design Review Commission
Subject: Meeting tonight 808 Pico Lane
Date: Wednesday, April 06, 2022 1:18:57 PM

We are directly behind the home being renovated. Their new addition will tower over our main living space (family room, kitchen, office). We would like to make sure that the owners put in a higher fence (lattice?) along their back fence, add trees along the fence to block their view into our family living area.
We live at 50 Chester Circle, Los Altos

Thank you,

Bryan and Susan Sweeley
(650) 793,0828

Susan Sweeley, MBA
Broker Associate
167 S. San Antonio Road
Los Altos, CA 94022
DRE#: 01255460
(650) 793-0828