



DISCUSSION ITEMS

Agenda Item # 8

AGENDA REPORT SUMMARY

Meeting Date: October 10, 2017

Subject: New Multiple-Family Building – 517 Tyndall Street

Prepared by: Sean K. Gallegos, Associate Planner

Reviewed by: Jon Biggs, Community Development Director

Approved by: Chris Jordan, City Manager

Attachment(s):

1. Resolution No. 42
2. Planning and Transportation Commission Meeting Minutes, August 17, 2017
3. Planning and Transportation Commission Agenda Report, August 17, 2017
4. Plans

Initiated by:

Applicant

Fiscal Impact:

The project provides fiscal benefits: traffic impact fees and in-lieu of parkland fees. The traffic impact fees total \$11,311 (\$3,777 per unit). The park fees total \$106,650 (\$35,500 per unit).

Environmental Review:

Categorically exempt per section 15303(b) of the California Environmental Quality Act

Policy Question(s) for Council Consideration:

- Is the project design appropriate for the neighborhood context and does it minimize its impact on the surrounding neighborhood?

Summary:

- The project will replace an existing single-family residential house and two accessory structures with a two-story three unit residential condominium, and provides the required the number of on-site parking spaces.
- The project helps the City meet its housing goals.

Staff Recommendation:

Move to adopt Resolution No. 2017-42 approving design review and subdivision applications 17-D-01 and 17-SD-01 subject to the recommended findings and conditions of approval



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Purpose

Review the development proposal and reach a decision on whether to approve the project as recommended by the Planning and Transportation Commission (PTC).

Background

This project is a two-story multiple-family building with three residential townhouse condominium units and three one-car garages. The existing site is occupied by a single-family residential house and two accessory structures, which will be demolished.

Following a study session on March 2, 2017, the applicant made significant changes to the plans in response to the comments from the PTC study session. These changes include:

- A modification to the architectural style from a contemporary modern style to a more eclectic style with Craftsman elements;
- Additional wall articulations at the second story to break-up the massing of the structure;
- Replacement of the flat roof forms with hip and gable roof forms to maintain consistency with the architectural style and minimize the massing of the structure;
- Increase in the first story setback along the right side (south) from 7.5 feet to 8.5 feet to increase the outdoor area for each unit;
- Elimination of the tower element along the rear elevation;
- Recessed entries for each unit;
- Additional architectural details, including window trim, corbels and entry columns;
- Replacement of the standing seam metal roof with composition shingle to maintain a consistent roof material;
- Replacement of the horizontal siding material with stucco to maintain a consistent siding material.
- Addition of stone wainscoting on the front elevation and left elevations of unit Nos. 2 and 3;
- Addition of a porch with columns at the entry of unit No. 3;
- Addition of windows with divided lite upper sash; and
- Addition of a visitor parking space along the rear alley.

After a review by the Bicycle and Pedestrian Commission on June 28, 2017, the applicant addressed recommendations to modify and add more bicycle racks and lighting in the area of the bicycle rack.

On August 17, 2017, the PTC held a public hearing to consider the project. The PTC discussed the relationship of the subject site with the immediate context of the neighborhood and its overall architecture. The Commission unanimously voted to recommend approval of the applicant, as



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recommended by staff. No members of the public spoke to the project at the PTC meeting on August 17, 2017. The PTC meeting minutes and memorandum are included as Attachments 3 and 4.

The Planning and Transportation Commission noted a minor design concern related to the proposed stone wainscoting, which only partially wraps around the left elevation. To address this issue, condition no. 2 requires the extension of the stone wainscoting along the entire left elevation of the garage for Unit 1.

Discussion/Analysis

Design

The PTC found that the project was consistent with all zoning codes and the General Plan. General Plan Community Design Policy stresses a consideration of a project's architecture, bulk, massing and human scale. The building has architectural integrity and it is informal and modest in character; the size and mass of structure and building elements are at a human scale; the building has a compatible scale, color and material with surrounding structures; and the building's simple roof forms and uniform roof materials are consistent with its Craftsman style. The bulk and mass of this structure is articulated to create a smaller scale rhythm within each elevation, which creates an appropriate scale for the project. The use of articulation, dormers, one-story elements and varying materials, and a recessed second floor along the front, rear and left side elevations provides varying depths, avoids large blank surfaces, and breaks up the overall massing.

Affordable Housing

The City's Multiple-Family Affordable Housing regulations (Chapter 14.28) requires new multiple-family housing projects of five units or more to include below market rate housing units. However, since the project only includes three units, it is exempt from these regulations.

Options

- 1) Approve the project as recommended by the Planning and Transportation Commission and staff.

Advantages: The project replaces an existing house and two accessory structures with a new multiple-family building.

Disadvantages: There would be no disadvantage to the City if project is approved.

- 2) Deny the project.

Advantages: The existing site would remain unchanged, and no housing units would be added to the City supply.



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Disadvantages: The existing single-family house and accessory structures would be maintained and the site would not be upgraded.

Recommendation

The staff recommends approving the project as recommended by the Planning and Transportation Commission.

RESOLUTION NO. 2017-42

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS
APPROVING A DESIGN REVIEW AND SUBDIVISION APPLICATION FOR A
NEW THREE-UNIT, MULTIPLE-FAMILY CONDOMINIUM PROJECT AT 517
TYNDALL STREET**

WHEREAS, the City of Los Altos received a development application from Chapman Design Associates, for a new a three-unit, multiple-family project, which includes Design Review and Subdivision applications 17-D-01 and 17-SD-01, referred herein as the “Project”; and

WHEREAS, said Project is exempt from environmental review as a multiple-family structure totaling no more than four residences qualifies for an exemption in accordance with Section 15303(b) of the California Environmental Quality Act of 1970 as amended (“CEQA”); and

WHEREAS, the Design Permit and Subdivision application were processed in accordance with the applicable provisions of the California Government Code and the Los Altos Municipal Code; and

WHEREAS, the Planning and Transportation Commission held a duly noticed public hearing on the Project on August 17, 2017, at which all public comment was duly considered and voted to recommended approval of the project to the City Council; and

WHEREAS, the City Council held a duly noticed public meeting on the Project on October 10, 2017 at which all public comment was duly considered; and

WHEREAS, the location and custodian of the documents or other materials which constitute the record of proceedings upon the City Council’s decision was made are located in the Office of City Clerk.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Los Altos hereby approves the Project subject to the findings and conditions of approval attached hereto as Exhibit “A” and incorporated by this reference.

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution passed and adopted by the City Council of the City of Los Altos at a meeting thereof on the 10th day of October, 2017 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Mary Prochnow, MAYOR

Attest:

Jon Maginot, CMC, CITY CLERK

EXHIBIT A

FINDINGS

1. With regard to multiple-family design review, the City Council finds in accordance with Section 14.78.040 of the Municipal Code that:
 - a. The proposal meets the goals, policies and objectives of the general plan and any specific plan, design guidelines and ordinance design criteria adopted for the R3-1 (Multiple-Family) District or the area;
 - b. The proposal has architectural integrity and has an appropriate relationship with other structures in the immediate area in terms of height, bulk and design since it will be maintaining the approximate footprint and height of the existing building;
 - c. Building mass is articulated to relate to the human scale, both horizontally and vertically. Building elevations have variation and depth, and avoid large blank wall surfaces. This project incorporates elements that signal habitation, and has an identifiable entrance and provides architectural details that articulate the building facade;
 - d. Exterior materials and finishes convey quality, integrity, permanence and durability, and materials are used effectively to define building elements such as base, body, parapets, bays, arcades and structural elements. There is a mix of materials that compliments the existing apartment buildings with similar vertical and horizontal siding, and new materials such as stone veneer that provides the appearance of an appropriate foundation and that will differentiate the clubhouse from the existing buildings;
 - e. Landscaping is generous and inviting, and hardscape features are designed to complement the building and parking areas, and to be integrated with the building architecture and the surrounding streetscape. The landscaping plan is limited to the area around the building and maintains existing mature trees and provides landscaping adjacent to the building and walkways to compliment the architecture;
 - f. On site signage is minimal by design and complements the building architecture in terms of style, materials, colors and proportions;
 - g. Mechanical equipment is screened from public view and the screening is designed to be consistent with the building architecture in form, material and detailing. All mechanical equipment is contained within the roof structure not visible from the exterior; and

- h. Service, trash and utility areas are screened from public view, or are enclosed in structures that are consistent with the building architecture in materials and detailing. The existing trash enclosures will be maintained on site in the current configuration.
2. With regard to environmental review, the Planning and Transportation Commission finds that the project is categorically exempt from environmental review under Class 3 (New Construction or Conversion of Small Structures), Section 15303(b) of the California Environmental Quality Act (CEQA) Guidelines since it is a multi-family residential structure with four or fewer dwelling units.
3. With regard to the new three-unit multiple-family structure, the Planning and Transportation Commission findings the following in accordance with Section 14.78.060 of the Municipal Code:
 - a. The proposal meets all applicable the goals, policies and objectives of the General Plan, and R3-1.8 District design criteria because it is providing three new multiple-family residential townhouse units in a multiple-family district, it incorporates high quality architectural design and is compatible with the existing development immediate vicinity;
 - b. The proposal has architectural integrity and an appropriate relationship with other structures in the immediate area in terms of height, bulk and design;
 - c. The building mass is well articulated to relate to the human scale, both horizontally and vertically because the project includes a variety of walls depths, smaller scale elements and a well-defined one-story roofline. The building elevations have variation and depth to avoid large blank wall surfaces, and the project incorporate elements, such as defined front porches, smaller scale windows and bay windows, which signal habitation;
 - d. The exterior materials and finishes, which include composition shingle roof, smooth finish stucco siding, stone veneer wainscoting, and wood garage doors and wood corbels and trim details, convey a sense of quality, integrity, permanence and durability. These materials are used effectively to define the building's front porches, garages and second story elements;
 - e. The landscaping, which maintained the existing redwood tree, installs a new crape myrtle tree and other lower planting species is generous and inviting. The landscape and hardscape features are designed to complement the building and parking areas, highlight each of the front entries and is integrated with the building architecture and the surrounding streetscape;
 - f. The exterior mechanical equipment, which is located in alcoves and within the fenced private areas, is screened from public view and the fencing is consistent with the building architecture in form, material and detailing; and

- g. The service, trash and utility areas are located behind fences, recessed in alcoves or enclosed within the building in order to be screened from public view and are placed in a way that is consistent with the building architecture in materials and detailing.
4. With regard to the three-unit condominium subdivision, the Planning and Transportation Commission finds the following in accordance with Chapter 4, Article 1, Section 66474 of the Subdivision Map Act of the State of California:
- a. The proposed subdivision is consistent with all applicable goals, policies and objectives of the Los Altos General Plan and does not exceed the maximum density of 38 dwelling units per acre for the Medium, Density Multi-Family land use designation;
 - b. The site is physically suitable for this type and density of development in that the site is generally flat with minimal slope and located within a suburban context with access to all city services, including sewer, water, electricity and public streets;
 - c. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage, or avoidably injure fish or wildlife since there is not any identified sensitive habitat or other environmental resources on or in proximity to the site;
 - d. The design of the subdivision is not likely to cause serious public health problems since the project is consistent with the multiple-family character of the neighborhood and is located on a site for which all public utilities are available; and
 - e. The design of the subdivision will not conflict with access easements since there are not any existing access easements that are on or adjacent to the site.

CONDITIONS

GENERAL

1. **Approved Plans**

Project approval is based upon the plans received on August 2, 2017 except as modified by these conditions.

2. **Design Revision**

The project shall incorporate stone wainscoting along the entire left elevation of the garage for unit 1.

3. **Public Right-of-Way Work**

All work within the public right of way shall be done in accordance with plans to be approved by the City Engineer.

4. **Encroachment Permit**

The applicant shall obtain an encroachment permit and/or excavation permit prior to any work done within the public right-of-way and it shall be in accordance with plans to be approved by the City Engineer.

5. **Public Utilities**

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

6. **Americans with Disabilities Act**

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

7. **Urban Runoff Pollution Prevention**

The project shall comply 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 area, etc.) The improvement plans shall include the “Blueprint for a Clean Bay” plan sheet in all plan submittals.

8. **Sewer Connection**

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

9. **Second Story Lighting**

All exterior lighting above the ground floor shall be shrouded and/or downward facing.

10. **Indemnity and Hold Harmless**

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

PRIOR TO FINAL MAP RECORDATION

11. **Public Utility Easements**

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

12. Impact Fees

The applicant shall pay all applicable fees, including but not limited to sanitary sewer impact fees, parkland dedication in lieu fees, traffic impact fees and map check fee plus deposit as required by the City of Los Altos Municipal Code.

PRIOR TO BUILDING PERMIT SUBMITTAL

13. Right-of-Way Construction

The applicant shall submit detailed plans for any construction activities affecting the public right-of-way, include but not limited to excavations, pedestrian protection, material storage, earth retention, and construction vehicle parking, to the City Engineer for review and approval. The applicant shall also submit on-site and off-site grading and drainage plans that include drain swales, drain inlets, rough pad elevations, building envelopes, and grading elevations for approval by the City.

14. Sewer Capacity

The applicant shall submit calculations showing that the City's existing six-inch diameter sewer line will not exceed two-thirds full due to the project's sewer loads. Calculations shall include the six-inch main from the property along Miramonte Avenue. to the point where it connects to the twenty-four inch sewer line on Covington Avenue. For any segment that is calculated to exceed two-thirds full for average daily flow or for any segment that the flow is surcharged in the main due to peak flow, the applicant shall replace the six-inch sewer line with an eight-inch sewer line.

15. Trash Enclosure

The applicant shall contact Mission Trail Waste Systems and submit a solid waste, recyclables (and organics, if applicable) disposal plan indicating the type, size and number of containers proposed, and the frequency of pick-up service subject to the approval of the Engineering Division. The applicant shall also submit evidence that Mission Trail Waste Systems has reviewed and approved the size and location of the proposed trash enclosure. The enclosure shall be roofed to prevent rainwater from mixing with the enclosure's contents and shall be drained into the city's sanitary sewer system. The enclosure's pad shall be designed to not drain outward, and the grade surrounding the enclosure designed to not drain into the enclosure.

16. Stormwater Management Plan

The applicant shall comply with the Stormwater Pollution Prevention Measures per Chapter 10.16 of the Los Altos Municipal Code.

17. Green Building Standards

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

18. Property Address

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

19. Truck Routing

A truck routing and staging plan for the proposed excavation of the site shall be submitted for review and approval by the City Engineer.

20. Construction Management Plan

The applicant shall submit a construction management plan for review and approval by the Community Development Director. The construction management plans shall address any construction activities affecting the public right-of-way, including but not limited to: prohibiting dirt hauling during peak traffic hours, excavation, traffic control, truck routing, pedestrian protection, appropriately designed fencing to limit project impacts and maintain traffic visibility as much as practical, material storage, earth retention and construction and employee vehicle parking.

PRIOR TO FINAL OCUPANCY

21. Underground Utilities

The applicant shall be responsible for the removal/undergrounding of all existing overhead utilizes.

22. Sidewalk Replacement

The applicant shall remove and replace all broken, cracked, or damaged sidewalks (and/or curb and gutters) adjacent to the site as directed by the City Engineer.

23. Stormwater Catch Basin

The applicant shall label all new or existing public and private catch basin inlets which are on or directly adjacent to the site with the “NO DUMPING - FLOWS TO ADOBE CREEK” logo as required by the City.

24. Alley Improvement

The applicant shall improve the entire width of the alleyway with the treatment approved by the City Engineer.

25. Off-Site Improvements

The applicant shall obtain design approval and construct A City standard sidewalk, vertical curb and gutter and City standard parking duck-out along the Tyndall Street frontage.

26. Green Building Verification

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

**MINUTES OF A REGULAR MEETING OF THE PLANNING AND
TRANSPORTATION COMMISSION OF THE CITY OF LOS ALTOS, HELD ON
THURSDAY, AUGUST 17, 2017 BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY HALL,
ONE NORTH SAN ANTONIO ROAD, LOS ALTOS,
CALIFORNIA**

ESTABLISH QUORUM

PRESENT: Chair Meadows, Vice-Chair Bressack, Commissioners Bodner, Enander, Oreizy and Samek (arrived at 7:05 pm)

ABSENT: Commissioners McTighe

STAFF: Community Development Director Biggs, Advance Planning Services Manager Kornfield, Current Planning Services Manager Dahl and Assistant City Attorney Wisinski

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Randy Krieg, representing the Bicycle and Pedestrian Advisory Commission (BPAC), made himself available for questions.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

1. **Planning and Transportation Commission Minutes**
Approve the minutes of the August 3, 2017 Regular Meeting.

Commissioner Samek arrived at the meeting.

Action: Upon motion by Commissioner Enander, seconded by Vice-Chair Bressack, the Commission approved the minutes of the August 3, 2017 Regular Meeting as written. The motion was approved by the following vote: AYES: Bressack, Bodner, Enander, Meadows, and Samek; NOES: None; ABSTAIN: Oreizy; ABSENT: McTighe. (5-0-1)

Chair Meadows motioned to move agenda item #6, up to be heard as item #3. The rest of the Commission concurred. (6-0)

PUBLIC HEARING

2. **17-D-01 and 17-SD-01 – Chapman Design Associates – 517 Tyndall Street**
Design Review and Tentative Subdivision Map for three, multiple-family, residential townhouse condominiums with at-grade parking. *Project Planner: Gallegos*

Current Planning Services Manager Dahl presented the staff report for Associate Planner Gallegos, recommending that the City Council approve design review and subdivision applications 17-D-01 and 17-SD-01 subject to the recommended findings and conditions.

Commissioner Enander commended Associate Planner Gallegos' findings in the staff report.

Project architect/applicant Walter Chapman gave a project overview, describing the changes to the roof forms and style to a more traditional design.

Chair Meadows commended the applicant on his response to the Commissions' concerns and input.

Public Comment

None.

Action: Upon motion by Commissioner Enander, seconded by Vice-Chair Bressack, the Commission recommended approval to the City Council of design review and subdivision applications 17-D-01 and 17-SD-01 per the staff report findings and conditions, with the following additional condition.

- Colors be approved per the material board presented at the meeting.

The motion was approved by the following vote: AYES: Bressack, Bodner, Enander, Meadows, Oreizy and Samek; NOES: None; ABSTAIN: None; ABSENT: McTighe. (6-0)

3. 17-UP-01 – J. Morris – 400 Main Street

Review of a Staff interpretation that the conditional uses listed at Los Altos Municipal Code Section 14.48.040 are allowed in the existing vacant ground floor interior lease spaces of building with approval of a conditional use permit because they would not displace an existing retail business and consideration of a conditional use permit that would allow any of the following uses within these same lease spaces: office-administrative; personal services; business or professional trade schools; cocktail lounges (wine bars); commercial recreation; medical or dental clinics; and other uses determined by the Planning Commission to be of the same general character. *Project Manager: Biggs*

Community Development Director Biggs presented the staff report recommending the Commission agree with his interpretation that since the vacant lease area has never been occupied by a retail business, a use permit can be appropriately considered and staff recommends approval of that use permit subject to the staff report findings and conditions.

Property owner/developer Jeff Morris spoke to the difficulties he has had leasing the retail space; stated that Pharmaca will be leaving soon; the retail market is not strong in Los Altos; and listed the many tenants that sought the space but could not because the use was unpermitted.

Local realtor and agent leasing the space James Randolph spoke to the difficulty of retail and leasing the subject building, noted that on-line sales are affecting retail, but service uses are doing alright.

Public Comment

Los Altos resident and realtor Ron Labetich stated that Pharmaca needed more feet on the street to be successful and encouraged the Commission to keep an open mind for future uses.

The Commission discussed the code interpretation and use permit and provided the following input:

- Commissioner Bodner:
 - Are we setting a precedence?
 - If the intention of the code is retail, why allow a one-off decision for the newest building downtown?; and
 - Wants to see a connectivity of uses.

- Commissioner Enander:
 - Concerned about the City not looking at the whole issue – Downtown Vision.
- Vice-Chair Bressack:
 - Could support, but does not want three nail salons;
 - We could exclude office use from applicant's request;
 - Agrees with staff's approach if the Commission can narrow the list of uses and then use this example to inform the Downtown Vision process; and
 - She could support banks/financial institutions and salons (not nail).
- Commissioner Oreizy:
 - Office use does not seem right for the location on the ground floor.
- Chair Meadows:
 - Why not use the use permit process for discretion and see, since there is a good history of good downtown use permits?
- Commissioner Samek:
 - Supports idea of a use permit for other uses, but should change the code (this is not the correct way).

Action: Upon motion by Vice Chair Bressack, seconded by Commissioner Enander, the Commission voted to:

1. Concur with staff's interpretation that because the subject space had been vacant since completion of the building in 2014, a retail business was not being displaced and a use permit for uses other than retail or restaurant could be considered; and
2. Approve a conditional use permit allowing a barber shop or hair salon, cocktail lounge or wine bar, fitness studio, or other use of the same general character with approval by the Planning and Transportation Commission.

In addition to the conditions recommended by staff, the Commission included the following condition:

- This use permit is granted to the first business(es) to occupy the vacant space(s). Subsequent business uses must comply with zoning code requirements in place at that point in the future.

The motion was approved by the following vote: AYES: Bressack, Bodner, Enander, Meadows, and Oreizy; NOES: Samek; ABSTAIN: None; ABSENT: McTighe. (5-1)

4. **Density Bonus**

Proposed Density Bonus Regulations that establish the procedures for implementing the State of California's Density Bonus requirements for the production of affordable housing and achieve consistency with the City's goals, policies and programs for the provision of housing. *Project Manager: Biggs*

Community Development Director Biggs presented the staff report recommending the Commission support adoption of the proposed amendments to Chapter 14.50, CT Commercial Thoroughfare Zone District and the Density Bonus Regulations to the City Council. He recapped the purpose of the meeting, cautioned against lowering the height in the CT zoning district given the feedback from the State, said that the City Attorney provided changes to the Density Bonus ordinance, and that staff is still exploring housing impact fees/in-lieu fees for Below Market Rate (BMR) housing.

Assistant City Attorney Wisinski outlined the Density Bonus statutes.

Public Comment

Los Altos Square resident Fred Haubensak said to retain the 45-foot maximum height limit with no exceptions, that we need the City Attorney's input to lower height and raise density bonus, more height does not equal more BMR units, and affirm the maximum density is 38 dwelling units/acre.

Los Altos property owner Mircea applauded staff's effort to update the ordinance, that the City needs to abide by California State law, and recommend the Commission not limit incentives.

Mircea's attorney, Wilson Wendt, referred to his letter, complimented the City Attorney, and stated his support for staff's amended CT Zone and Density Bonus ordinances.

Resident Lili Najimi said that City needs to protect the R1 residents that back up to the CT zone district, that 45 feet should be the maximum height, there should be wider sidewalks, and privacy hedges need to be enforced.

Resident Mary Skougard stated that density bonus should not be allowed next to half acre lots in the R1 Residential District, the City needs to publish new zoning maps to correct the zoning oversight of Village Court.

Assistant City Attorney Wisinski took the Commission through the new Density Bonus ordinance and the preferred incentives menu.

Action: Upon motion by Commissioner Enander, seconded by Vice-Chair Bressack, the Commission recommended approval of the Density Bonus Regulations to the City Council per the staff report recommended changes. The motion was approved by the following vote: AYES: Bressack, Bodner, Enander, Meadows, Oreizy and Samek; NOES: None; ABSTAIN: None; ABSENT: McTighe. (6-0)

Action: Upon motion by Commissioner Bodner, seconded by Vice-Chair Bressack, the Commission continued agenda items #5 and #6 to the September 7, 2017 Planning and Transportation Commission meeting. The motion was approved by the following vote: AYES: Bressack, Bodner, Enander, Meadows, Oreizy and Samek; NOES: None; ABSTAIN: None; ABSENT: McTighe. (6-0)

5. Loyola Corners Update

Recommendation to the City Council for an Update to the Loyola Corners Specific Plan and adoption of a Negative Declaration of Environmental Impact. *Project Planner: Kornfield* ***THIS ITEM HAS BEEN CONTINUED TO THE SEPTEMBER 7, 2017 PTC MEETING***

INFORMATIONAL

6. Hillview Community Center Task Force

Receive an update from the Hillview Community Center Task Force. *Project Manager: J Logan* ***THIS ITEM HAS BEEN CONTINUED TO THE SEPTEMBER 7, 2017 PTC MEETING***

7. **17-CA-01 – Amendments to the CT Zone District – El Camino Real Corridor**

Proposed Amendments to Chapter 14.50, CT Commercial Thoroughfare Zone District, of the Los Altos Municipal Code that reflect modified height limits, setback requirements, open space requirements, standards for mechanical parking systems, standards for on-site areas to accommodate delivery, service, and refuse vehicles, and standards for rooftop uses, among other standards. The Planning and Transportation Commission will review the proposed amendments and develop a recommendation to the City Council. *Project Manager: Biggs*

The Commission discussed the proposed amendments to Chapter 14.50, CT Commercial Thoroughfare Zone District and offered the following comments:

- Commissioner Enander:
 - Suggested one height for pure R3 zoning and another for mixed-use or commercial;
 - Wants to keep the maximum height at 45 feet even with the Density Bonus; and
 - Provide and maintain landscape buffers to protect the R1 district.
- Commissioner Bodner:
 - Asked why go backward to go forward?;
 - If the 2010 changes to the CT Zone District did not result in more BMR units, going down to 30 feet does not get us more BMR units; and
 - The housing crisis has increased.
- Chair Meadows:
 - Stick to the 45-foot height limit to maintain General Plan conformance; and
 - Reiterated the State's Department of Housing and Community Development letter that noted height limit reductions and consistency with the Housing Element.
- Commissioner Oreizy:
 - Keep the existing code but protect the R1 zone, which proposed changes accomplish.
- Commissioner Samek:
 - Keep more housing as a conditional use permit, then only allow higher density for pure R3 zones.
- Vice-Chair Bressack:
 - The intent of the 45-foot limit was to provide built-in affordable housing; and
 - We have an ethical obligation to put housing on El Camino Real.

Resident Jeremy Macaluso said to go by Robert's Rules and set zoning to limit luxury housing if that is what we want to do (lower heights and less open space).

Resident Janaki Tenneti stated that a lower baseline reduces height and housing along El Camino Real should not take precedent over protection of R1 zoned neighborhoods.

Resident Emily Walther said to lower the base height to accommodate the Density Bonus increase, but maintain the 45-foot height limit.

Los Altos property owner Mircea stated that to be consistent with 4880 El Camino Real the height limit should be 47 feet with and 11-foot density bonus to equal a total height of 58 feet, that residential needs to be allowed on El Camino Real, retail goals along El Camino Real are outdated, and we don't need to be Mountain View, but we do need to meet the Grand Boulevard initiatives.

Action: Upon motion by Vice-Chair Bressack, seconded by Commissioner Oreizy, the Commission recommended approval of the amendments to Chapter 14.50, CT Commercial Thoroughfare Zone District to the City Council per the staff report recommended changes and the following modifications by Commissioner Enander:

- Uses per PTC/CC approval;
- To clarify and publish the Village Court underlying zoning including the R1 district parcel, with the CT district and PUD overlay; and
- City Council needs to evaluate the height needed for increased density to encourage the development of affordable housing.

The motion was approved by the following vote: AYES: Bressack, Bodner, Meadows, and Oreizy; NOES: Enander and Samek; ABSTAIN: None; ABSENT: McTighe. (4-2)

COMMISSIONERS' REPORTS AND COMMENTS

Commissioner Oreizy reported on the June 27, 2017 City Council meeting regarding accessory structures, vis-à-vis Accessory Dwelling Units. Chair Meadows noted that she would be out for both meetings in October.

POTENTIAL FUTURE AGENDA ITEMS

Vice-Chair Bressack asked about when the In-lieu Fees for affordable housing will come back to the Commission. Community Development Director Biggs stated that staff is working on it.

ADJOURNMENT

Chair Meadows adjourned the meeting at 11:39 P.M.

Jon Biggs
Community Development Director



DATE: August 17, 2017

AGENDA ITEM # 2

TO: Planning and Transportation Commission

FROM: Sean K. Gallegos, Associate Planner

SUBJECT: 17-D-01 & 17-SD-01—517 Tyndall Street

RECOMMENDATION

Recommend that the City Council approve design review and subdivision applications 17-D-01 and 17-SD-01 subject to the recommended findings and conditions

PROJECT DESCRIPTION

This project is a two-story multiple-family building with three residential townhouse condominium units and three one-car garages. The existing site is occupied by a single-family residential house and two accessory structures, which will be demolished. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION:	Medium Density Multi-Family (38 du/net acre)
ZONING:	Multiple-Family (R3-1.8)
PARCEL SIZE:	7,100 square feet
MATERIALS:	Composition shingle roof, stucco siding, stone veneer wainscoting, wood clad aluminum windows, and wood garage doors and trim

	Existing	Proposed	Allowed/Required
UNITS:	1 units	3 units	3 units
COVERAGE:	1,562 square feet (22%)	2,840 square feet (40%)	2,840 square feet (40%)
SETBACKS:			
Front	24.6 feet	20 feet	20 feet
Rear	75 feet	25 feet	25 feet
Right side (1 st /2 nd)	10 feet/-	8.75 feet/12.5 feet	7.5 feet/12.5 feet
Left side (1 st /2 nd)	5 feet/-	7.75 feet/12.5 feet	7.5 feet/12.5 feet
HEIGHT:	12 feet	23.6 feet	30 feet
PARKING:	2 spaces	7 spaces (3 covered)	7 spaces (3 covered)

BACKGROUND

Study Session

On March 2, 2017, the Planning and Transportation Commission (PTC) held a study session on the proposal. The PTC was generally supportive of the project concept and made the following recommendations: further articulate the building, use a uniform roof form and a consistent roof material, increase the height of the first story the wall plates, add additional design details and expand the size of the outdoor yard areas for each unit by reducing the north side setback and increasing the south side setback to. The study session meeting minutes are included as Attachment C.

Bicycle and Pedestrian Advisory Commission

As outlined in the Zoning Ordinance, the Bicycle and Pedestrian Advisory Commission (BPAC) acts in an advisory capacity to the PTC and provides a recommendation on the bicycle and pedestrian elements of a project prior to PTC consideration. On June 28, 2017, the BPAC held a public meeting to consider the project. Following public comment and discussion, concerns were raised regarding the upkeep, location and lighting in areas of the bicycle racks, the amount of proposed bicycle parking and potential impacts to surrounding properties.

As recommended by the Valley Transportation Authority (VTA) Bicycle Technical Guidelines, the project should provide two bicycle parking spaces: one Class I and one Class II. The project exceeds the Guidelines by providing three Class I bicycle rooms, with each bicycle room located within each unit's garage and a Class II bicycle rack along the southwest corner of the property. The BPAC meeting minutes are included as Attachment D.

DISCUSSION

Project Revisions

The applicant made significant changes to the plans in response to the comments from the PTC study session. These changes include:

- The architectural style has been changed from a contemporary modern style to a more eclectic style with Craftsman elements;
- Additional wall articulations at the second story to break-up the massing of the structure;
- Replacement of the flat roof forms with hip and gable roof forms to maintain consistency with the architectural style and minimize the massing of the structure;
- Increased the first story setback along the right side (south) from 7.5 feet to 8.5 feet to increase the outdoor area for each unit;
- Eliminated the tower element along the rear elevation;
- Created recessed entries for each unit;
- Additional architectural details, including window trim, corbels and entry columns;

- Replacement of the standing seam metal roof with composition shingle to maintain a consistent roof material;
- Replaced the horizontal siding material with stucco to maintain a consistent siding material.
- Addition of stone wainscoting on the front elevation and left elevations of unit Nos. 2 and 3;
- Added a porch with columns at the entry of unit No. 3;
- Added windows with divided lite upper sash; and
- Added a visitor parking space along the rear alley.

The applicant also made changes to the proposed bicycle facilities per the BPAC's recommendations by adding lighting along the left property line to increase visibility of the bicycle parking area.

General Plan Compliance

The subject property is designated with a Medium Density Multi-Family land use in the General Plan. The Land Use and Community Design and Historic Resources elements have goals that encourage residential housing and promote high quality designs that are compatible with surrounding property and uses. The General Plan Housing Element (Policies 2.1 and 2.3) recognizes that the City will maintain and enhance existing pleasant, attractive, moderate-density multi-family zoning districts and strive to encourage diversity of housing in these districts. The project is consistent with these General Plan goals and policies by providing three new multiple-family residential townhouse units in a multiple-family district, incorporating high quality architectural design and being compatible with the existing development immediate vicinity.

Zoning Compliance

The project conforms to the Multiple-Family (R3-1.8) zoning code. The project meets or exceeds the required building setbacks as listed on the project summary table. The project's approximately 23.6-foot height is within the district's 30-foot height limit. The project meets the City's parking spaces required by providing seven one-site parking spaces, two parking spaces per unit based on their room count, plus one guest space for every four units.

Design Controls and Findings

The project's design is consistent with the Commercial/Multi-Family design review findings (Section 14.78.060) and the R3-1.8 Design Controls (Section 14.22.110) as well as all other applicable policies and regulations.

The design has a eclectic architectural style that uses Craftsman elements, such as gable roof forms, wood corbels and brackets, stone wainscoting and wood carriage doors, which is complementary to the design character of the adjacent structures along Tyndall Street. The building has architectural integrity and it is informal and modest in character; the size and mass of the structure and building elements are at a human scale; the building has a compatible scale, color and material with surrounding structures; and the building's simple roof forms and uniform roof materials are consistent with its style. The proposed materials, which include composition shingle roof, smooth finish stucco siding, stone veneer wainscoting, and wood garage doors and trim, are high quality materials and consistent with those used in the immediate area.

Staff has identified a minor design concern related to the proposed stone wainscoting, which only partially wraps around the left elevation. To address this issue and improve the project's design integrity, staff recommends the following condition:

- Extend the stone wainscoting along the entire left elevation of the garage for Unit 1 (Condition No. 2).

The main entrance for unit No. 1 is located on Tyndall Street and the main entrances for unit Nos. 2 and 3 are located off a paseo along the left (south) side of the building. The proposed multi-family building is served by three garage parking spaces and four uncovered parking spaces, which satisfies the minimum required parking. One garage space and an uncovered parking space is accessible via a driveway on Tyndall Street. The other two garage parking spaces and remaining three uncovered parking spaces are accessible via the alley at the rear (east) property line.

The project is compatible with structures in the immediate area in terms of the mixture of scales of elements, height, building mass and design. The bulk and mass of this structure is articulated to create a smaller scale rhythm within each elevation, which creates an appropriate scale for the project. The use of articulation, dormers, one-story elements and varying materials, and a recessed second floor along the front, rear and left side elevations provides varying depths, avoids large blank surfaces, and breaks up the overall massing.

The proposed landscape plan is generous and inviting, and includes a planter strip and new sidewalk along Tyndall Street, retention of the existing large redwood tree in the front yard, and new landscaping along the access pathway and parking area in rear yard. The landscaping includes various shrubs and ground cover throughout the site, and a new Crape Myrtle street tree at the rear of the site. Five existing trees, a larger fir tree and four smaller trees, will be removed due to their conflict with the proposed building footprint, driveway and walkways.

Unit Nos. 1 and 2 have their trash enclosures in their rear yard and unit No. 3 has a trash room located along the rear of the structure between the two garages. The building's mechanical equipment is architecturally screened from view and recessed within 6-foot deep wells on the roof.

Affordable Housing

The City's Multiple-Family Affordable Housing regulations (Chapter 14.28) requires new multiple-family housing projects of five units or more to include below market rate housing units. However, since the project only includes three units, it is exempt from these regulations.

Trip Generation Study

The General Plan requires a transportation analysis for all development projects that result in 50 or more net new daily trips. Hexagon Transportation Consultants, Inc., prepared a trip generation study for the project, showing that it will generate a net increase of 19 new average daily trips, one additional trip in the AM peak hour and two additional trips in the PM peak hour as compared to

the existing single-family house on the site (Attachment E). Based on this minor traffic increase, a more detailed transportation analysis is not required.

Construction Management Plan

Sheet CM-1 of the plans shows the applicant's construction management plan. The construction management plan would permit access to one driveway on Tyndall Street and one driveway on the alley for deliveries. The perimeter of the site would be fenced, and the rear yard would serve as the materials storage area for the project.

Subdivision

The project includes a subdivision application with a Tentative Map for the new condominium units. The subdivision will primarily divide the site into three residential condominiums with private outdoor space and a common area that surrounds the units. As outlined above, the subdivision conforms to the General Plan and meets all applicable Zoning Code requirements. The subdivision is not injurious to public health and safety, is suitable for the proposed type of development, and provides proper access easements for ingress, egress, public utilities and public services. Therefore, all required Findings per the State Subdivision Map Act can be made.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15303(b) of the California Environmental Quality Act because it involves the construction of a multi-family residential structure with four or fewer dwelling units.

PUBLIC NOTIFICATION

A public hearing notice was published in the *Town Crier*, and mailed to the 247 property owners and business tenants within 500 feet of the site. A public notice billboard with color renderings was installed along the project's Tyndall Street frontage and story poles to represent the corners of the building, front and rear gables and primary ridgeline were installed. The story poles at the center of the front (east) and rear (west) elevations are 26.9 feet tall to represent the primary ridgeline.

Cc: Chapman Design Associates Applicant and Designer
Les Poltrack, Property Owner

Attachments:

- A. Application
- B. Area, Vicinity and Notification Maps
- C. Planning and Transportation Commission Study Session Minutes, dated March 2, 2017
- D. Bicycle and Pedestrian Advisory Commission Meeting Minutes, dated June 28, 2017
- E. Trip Generation Study
- F. Material and Color Board

FINDINGS

17-D-01 and 17-SD-01 – 517 Tyndall Street

1. With regard to environmental review, the Planning and Transportation Commission finds that the project is categorically exempt from environmental review under Class 3 (New Construction or Conversion of Small Structures), Section 15303(b) of the California Environmental Quality Act (CEQA) Guidelines since it is a multi-family residential structure with four or fewer dwelling units.
2. With regard to the new three-unit multiple-family structure, the Planning and Transportation Commission findings the following in accordance with Section 14.78.060 of the Municipal Code:
 - a. The proposal meets all applicable the goals, policies and objectives of the General Plan, and R3-1.8 District design criteria because it is providing three new multiple-family residential townhouse units in a multiple-family district, it incorporates high quality architectural design and is compatible with the existing development immediate vicinity;
 - b. The proposal has architectural integrity and an appropriate relationship with other structures in the immediate area in terms of height, bulk and design;
 - c. The building mass is well articulated to relate to the human scale, both horizontally and vertically because the project includes a variety of walls depths, smaller scale elements and a well defined one-story roofline. The building elevations have variation and depth to avoid large blank wall surfaces, and the project incorporate elements, such as defined front porches, smaller scale windows and bay windows, which signal habitation.
 - d. The exterior materials and finishes, which include composition shingle roof, smooth finish stucco siding, stone veneer wainscoting, and wood garage doors and wood corbels and trim details, convey a sense of quality, integrity, permanence and durability. These materials are used effectively to define the building's front porches, garages and second story elements;
 - e. The landscaping, which maintained the existing redwood tree, installs a new crape myrtle tree and other lower planting species is generous and inviting. The landscape and hardscape features are designed to complement the building and parking areas, highlight each of the front entries and is integrated with the building architecture and the surrounding streetscape.
 - f. The exterior mechanical equipment, which is located in alcoves and within the fenced private areas, is screened from public view and the fencing is consistent with the building architecture in form, material and detailing; and
 - g. The service, trash and utility areas are located behind fences, recessed in alcoves or enclosed within the building in order to be screened from public view and are placed in a way that is consistent with the building architecture in materials and detailing.

3. With regard to the three-unit condominium subdivision, the Planning and Transportation Commission finds the following in accordance with Chapter 4, Article 1, Section 66474 of the Subdivision Map Act of the State of California:
 - a. The proposed subdivision is consistent with all applicable goals, policies and objectives of the Los Altos General Plan and does not exceed the maximum density of 38 dwelling units per acre for the Medium, Density Multi-Family land use designation;
 - b. The site is physically suitable for this type and density of development in that the site is generally flat with minimal slope and located within a suburban context with access to all city services, including sewer, water, electricity and public streets;
 - c. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage, or avoidably injure fish or wildlife since there is not any identified sensitive habitat or other environmental resources on or in proximity to the site;
 - d. The design of the subdivision is not likely to cause serious public health problems since the project is consistent with the multiple-family character of the neighborhood and is located on a site for which all public utilities are available; and
 - e. The design of the subdivision will not conflict with access easements since there are not any existing access easements that are on or adjacent to the site.

CONDITIONS

17-D-01 and 17-SD-01 – 517 Tyndall Street

GENERAL

1. Approved Plans

Project approval is based upon the plans received on August 2, 2017 except as modified by these conditions.

2. Design Revision

The project shall incorporate stone wainscoting along the entire left elevation of the garage for unit 1.

3. Public Right-of-Way Work

All work within the public right of way shall be done in accordance with plans to be approved by the City Engineer.

4. Encroachment Permit

The applicant shall obtain an encroachment permit and/or excavation permit prior to any work done within the public right-of-way and it shall be in accordance with plans to be approved by the City Engineer.

5. Public Utilities

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

6. Americans with Disabilities Act

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

7. Urban Runoff Pollution Prevention

The project shall comply 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 area, etc.) The improvement plans shall include the "Blueprint for a Clean Bay" plan sheet in all plan submittals.

8. Sewer Connection

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

9. Second Story Lighting

All exterior lighting above the ground floor shall be shrouded and/or downward facing.

10. Indemnity and Hold Harmless

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

PRIOR TO FINAL MAP RECORDATION

11. Public Utility Easements

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

12. Impact Fees

The applicant shall pay all applicable fees, including but not limited to sanitary sewer impact fees, parkland dedication in lieu fees, traffic impact fees and map check fee plus deposit as required by the City of Los Altos Municipal Code.

PRIOR TO BUILDING PERMIT SUBMITTAL

13. Right-of-Way Construction

The applicant shall submit detailed plans for any construction activities affecting the public right-of-way, include but not limited to excavations, pedestrian protection, material storage, earth retention, and construction vehicle parking, to the City Engineer for review and approval. The applicant shall also submit on-site and off-site grading and drainage plans that include drain swales, drain inlets, rough pad elevations, building envelopes, and grading elevations for approval by the City.

14. Sewer Capacity

The applicant shall submit calculations showing that the City's existing six-inch diameter sewer line will not exceed two-thirds full due to the project's sewer loads. Calculations shall include the six-inch main from the property along Miramonte Ave. to the point where it connects to the twenty four-inch sewer line on Covington Ave. For any segment that is calculated to exceed two-thirds full for average daily flow or for any segment that the flow is surcharged in the main due to peak flow, the applicant shall replace the six-inch sewer line with an eight-inch sewer line.

15. Trash Enclosure

The applicant shall contact Mission Trail Waste Systems and submit a solid waste, recyclables (and organics, if applicable) disposal plan indicating the type, size and number of containers proposed, and the frequency of pick-up service subject to the approval of the Engineering Division. The applicant shall also submit evidence that Mission Trail Waste Systems has reviewed and approved the size and location of the proposed trash enclosure. The enclosure shall be roofed to prevent rainwater from mixing with the enclosure's contents and shall be drained into the city's sanitary sewer system. The enclosure's pad shall be designed to not drain outward, and the grade surrounding the enclosure designed to not drain into the enclosure.

16. Stormwater Management Plan

The applicant shall comply with the Stormwater Pollution Prevention Measures per Chapter 10.16 of the Los Altos Municipal Code.

17. Green Building Standards

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

18. Property Address

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

19. Truck Routing

A truck routing and staging plan for the proposed excavation of the site shall be submitted for review and approval by the City Engineer.

20. Construction Management Plan

The applicant shall submit a construction management plan for review and approval by the Community Development Director. The construction management plans shall address any construction activities affecting the public right-of-way, including but not limited to: prohibiting dirt hauling during peak traffic hours, excavation, traffic control, truck routing, pedestrian protection, appropriately designed fencing to limit project impacts and maintain traffic visibility as much as practical, material storage, earth retention and construction and employee vehicle parking.

PRIOR TO FINAL OCUPANCY

21. Underground Utilities

The applicant shall be responsible for the removal/undergrounding of all existing overhead utilities.

22. Sidewalk Replacement

The applicant shall remove and replace all broken, cracked, or damaged sidewalks (and/or curb and gutters) adjacent to the site as directed by the City Engineer.

23. Stormwater Catch Basin

The applicant shall label all new or existing public and private catch basin inlets which are on or directly adjacent to the site with the "NO DUMPING - FLOWS TO ADOBE CREEK" logo as required by the City.

24. Alley Improvement

The applicant shall improve the entire width of the alleyway with the treatment approved by the City Engineer.

25. Off-Site Improvements

The applicant shall obtain design approval and construct A City standard sidewalk, vertical curb and gutter and City standard parking duck-out along the Tyndall Street frontage.

26. Green Building Verification

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



ATTACHMENT A

CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1107681

<input type="checkbox"/>	One-Story Design Review	<input checked="" type="checkbox"/>	Commercial/Multi-Family	<input type="checkbox"/>	Environmental Review
<input type="checkbox"/>	Two-Story Design Review	<input type="checkbox"/>	Sign Permit	<input type="checkbox"/>	Rezoning
<input type="checkbox"/>	Variance	<input type="checkbox"/>	Use Permit	<input type="checkbox"/>	R1-S Overlay
<input type="checkbox"/>	Lot Line Adjustment	<input type="checkbox"/>	Tenant Improvement	<input type="checkbox"/>	General Plan/Code Amendment
<input checked="" type="checkbox"/>	Tentative Map/Division of Land	<input type="checkbox"/>	Sidewalk Display Permit	<input type="checkbox"/>	Appeal
<input type="checkbox"/>	Historical Review	<input type="checkbox"/>	Preliminary Project Review	<input type="checkbox"/>	Other:

Project Address/Location: 517 TYNDALL STREET

Project Proposal/Use: MULTI FAMILY Current Use of Property: SINGLE FAMILY

Assessor Parcel Number(s): 170-38-47 Site Area: .16 ACREAGE

New Sq. Ft.: 2839 Altered/Rebuilt Sq. Ft.: 0 Existing Sq. Ft. to Remain: 0

Total Existing Sq. Ft.: 1556.0 Total Proposed Sq. Ft. (including basement): 2839

Is the site fully accessible for City Staff inspection? YES

Applicant's Name: Chapman Design Associates

Telephone No.: 650-941-6890 Email Address: info@wjcda.com

Mailing Address: 620 S. El Monte Ave.

City/State/Zip Code: Los Altos, CA. 94022

Property Owner's Name: LES POLTRACK

Telephone No.: 415-706-7500 Email Address: lap164@gmail.com

Mailing Address: 517 TYNDALL STREET

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

Architect/Designer's Name: Chapman Design Associates

Telephone No.: 650-941-6890 Email Address: info@wjcda.com

Mailing Address: 620 S. El Monte Ave.

City/State/Zip Code: Los Altos, CA. 94022

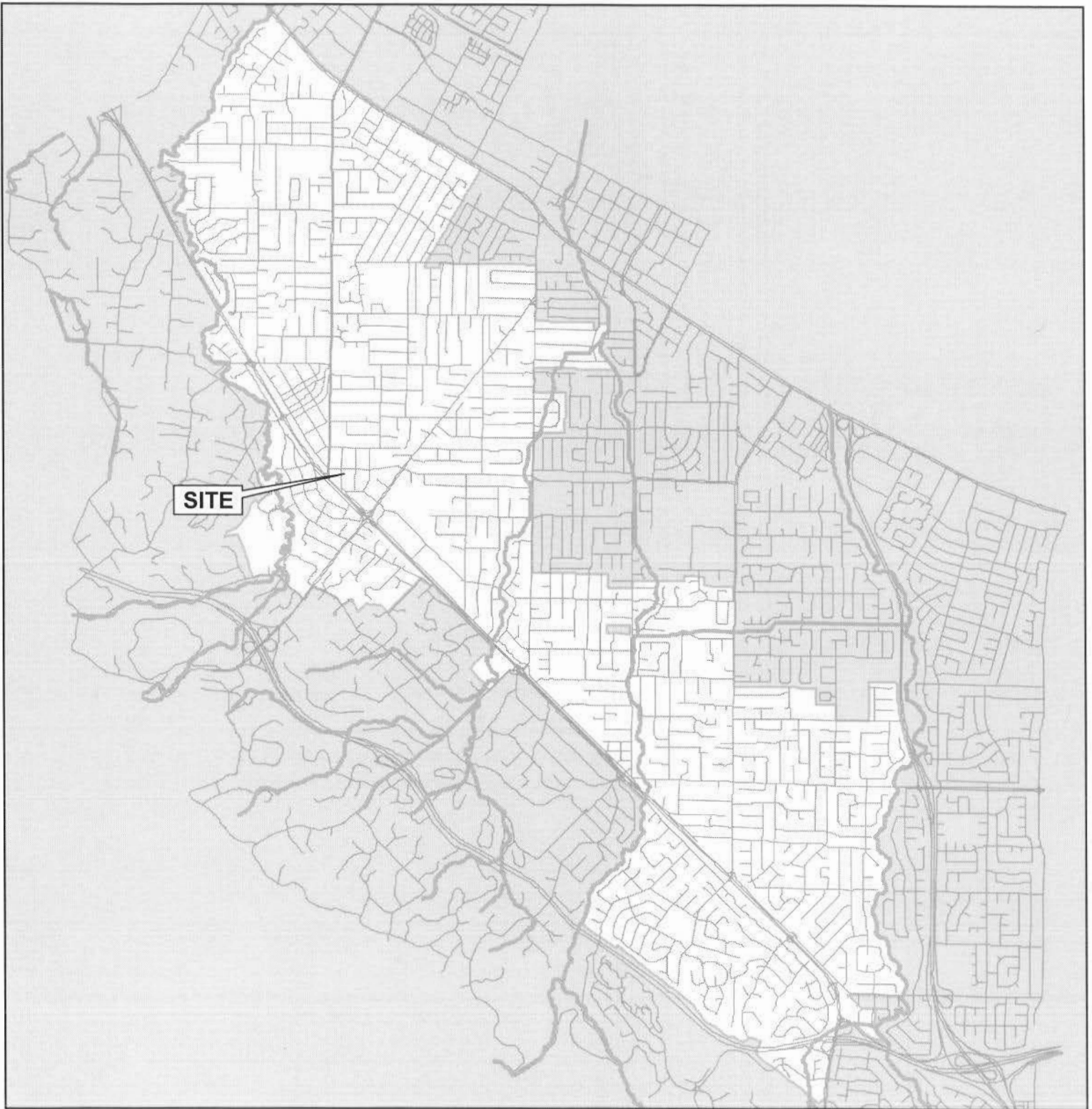
** If your project includes complete or partial demolition of an existing residence or commercial building, a demolition permit must be issued and finalized prior to obtaining your building permit. Please contact the Building Division for a demolition package. **

(continued on back)

17-D-01 and 17-SD-01

ATTACHMENT B

AREA MAP



CITY OF LOS ALTOS

APPLICATION: 17-D-01 and 17-SD-01
APPLICANT: Chapman Design Associates/ L. Poltrack
SITE ADDRESS: 517 Tyndall Street



Not to Scale

VICINITY MAP



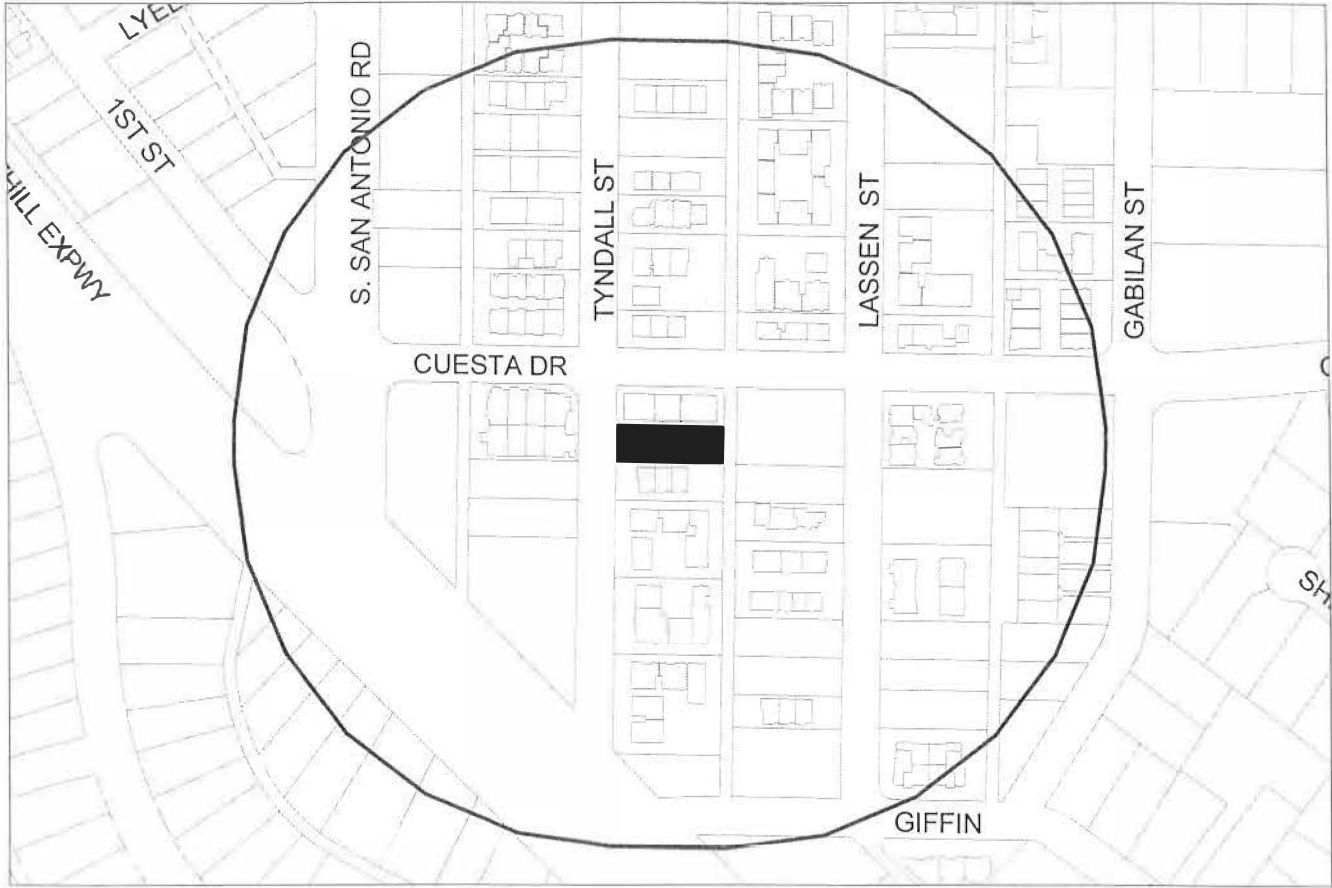
SCALE 1 : 6,000



CITY OF LOS ALTOS

APPLICATION: 17-D-01 and 17-SD-01
APPLICANT: Chapman Design Associates/ L. Poltrack
SITE ADDRESS: 517 Tyndall Street

517 Tyndall Street Notification Map



SCALE 1 : 3,000



MINUTES OF A STUDY SESSION OF THE PLANNING AND TRANSPORTATION COMMISSION OF THE CITY OF LOS ALTOS, HELD ON THURSDAY, MARCH 2, 2017 BEGINNING AT 5:30 P.M. AT LOS ALTOS CITY HALL, ONE NORTH SAN ANTONIO ROAD, LOS ALTOS, CALIFORNIA

ESTABLISH QUORUM

- PRESENT: Chair Moison, Vice Chair Meadows, and Commissioners McTighe, Oreizy and Samek
- ABSENT: Commissioners Bressack and Bodner
- STAFF: Community Development Director Biggs, Advance Planning Services Manager Kornfield and Assistant Planner Gallegos

ITEMS FOR CONSIDERATION/ACTION

1. 17-PPR-02 – Chapman Design Associates – 517 Tyndall Street

Pre-application study session for design review of a three-unit, Multiple-Family, residential building. *Project Planner: Gallegos*

Assistant Planner GALLEGOS introduced the project and summarized the study session staff report, noting that the intent of the meeting was to provide preliminary feedback to the applicant on the proposed architectural design and site planning for the project.

Project designer Walter Chapman presented the project and outlined how the design was developed featuring Redwood siding, stucco, composition roofing and bike storage on site. Property owner Les Poltrack was also present.

Public Comment

None.

The Commission received a letter from Commissioner Bressack dated February 25, 2017 providing input.

The Commission discussed the project and offered the following comments:

- Commissioner McTighe:
 - Good design, but colors are too busy and need to complement the design; and
 - Need to see photo simulation with site and the two adjacent properties.
- Commissioner Oreizy:
 - Nice floor plans, but lacks consistent style;
 - Roof forms top/bottom varied and lack consistency;
 - Lacks logical design aesthetic;
 - Agree with Commissioner Bressack: the proposal lacks a consistent style, and character or logic for aesthetic;
 - The design is based upon the internal organization of the structure;
 - Likes horizontal band, but consider varying materials to emphasize horizontal;
 - Rear tower suffers from being skinny and tall;
 - Rear tower should be articulated or vary in materials;

- Consider taller lower plates and increased articulation;
 - Vertical windows seem too narrow and vertical;
 - Consider greater articulation when changing materials; and
 - Consider reducing north setback and increasing the south side to increase the outdoor yard area and to improve sun exposure;
 - The proposal does not seem to be modern architecture;
 - There are different ways to maintain an architectural style and improve the design, including changing the material at the top and bottom, adding metal awnings or trellis, etc.; and
 - The plans seem to be set in stone, but there needs to be increased offsets.
- Chair Moison:
 - Needs pitched roofs (lower);
 - Design favors function over design (too bland and articulate windows);and
 - Consider increasing the recess or popping-out the windows.
 - Vice-Chair Meadows:
 - Use standing seam metal for entire roof to tie into metal overhangs; and
 - Emphasize front doors to create statement for entries.
 - Commissioner Samek:
 - Agree with Commissioner Reizy;
 - Need to be concerned with exterior and as much as the interior;
 - Need to refine the exterior; and
 - Overarching concern is the need for increased articulation;

ADJOURNMENT

Chair Moison adjourned the meeting at 6:30 P.M.

David Kornfield
Advance Planning Services Manager

APPROVED

MINUTES OF THE BICYCLE AND PEDESTRIAN ADVISORY COMMISSION OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, June 28, 2017 AT 7:00 P.M. AT THE LOS ALTOS CITY HALL-COMMUNITY CHAMBERS, ONE NORTH SAN ANTONIO ROAD, LOS ALTOS, CALIFORNIA

PRESENT: Suzanne Ambiel (Chair), Wes Brinsfield (Vice Chair), Jerry Chester, Jim Fenton, Steve Hindman, Randy Kriegh, Nadim Maluf, Susanna Chan (Staff Liaison)

ABSENT: None

PUBLIC COMMENTS

NONE

ITEMS FOR CONSIDERATION/ACTION

1. Minutes

Upon a motion by Vice Chair Brinsfield, seconded by Commissioner Fenton, the Commission approved the minutes of the meeting of May 24, 2017, by the following vote: AYES: Ambiel, Brinsfield, Fenton, Hindman, Kriegh, and Maluf. NOES: None. ABSTAIN: Chester

2. Multi-family Project at 517 Tyndall Street

Assistant Planner Sean Gallegos presented plans for bicycle parking inclusion at a new multi-family building at 517 Tyndall Street. Although the City does not have a bicycle parking ordinance, it does follow the VTA Bicycle Technical Guidelines as a guideline. The project will exceed the guidelines set by the VTA.

Commission members expressed concerns as to upkeep, locations, and lighting in the areas where the common area bicycle racks will be stored at the site. The expectation is that upkeep, etc., is the responsibility of the applicant. There are also concerns regarding the potential impact to the surrounding streets if bike storage is not sufficient and people use the surrounding streets to park their cars instead of their garages if bikes take up garage space. The alleyway will be improved to accommodate increased traffic.

3. Foothill Expressway Improvement Project

County representative Dawn Cameron gave a presentation about the project and outlined the three alternatives developed for the expressway project. Commission members expressed concerns about maintaining and increasing bicycle and pedestrian safety, while decreasing the congestion on Foothill Expressway between El Monte Avenue and San Antonio Road. The project is not limited to the three alternatives with the final design possible being a combination of the aspects of the presented alternatives. There are concerns to keep traffic flow on Foothill Expressway and keep cars off neighborhood streets.

Public comments favored Alternative 3 with an importance of developing a mitigation plan for construction. The public also raised concerns that opening lanes may mitigate attempts already made at reducing/slowing traffic in some areas.

Discussion involved concerns about bicycle and pedestrian safety. Discussion on safety include the possibility of improved bicycle and pedestrian signalization and adding the green paint in the conflict areas for bicyclists. Current policy is for green only in a dedicated bike lane. Existing policy should be considered when designing options. Pedestrian and bicycle visibility is an important consideration for the safety aspect at the intersections for safe crossings.

This project will be the first project with Measure B funding and has high priority. It has a goal to be under construction in summer 2018. Community inclusion/feedback will be an important part of this project

4. 2016 Measure B Complete Streets Reporting Requirements Overview

Staff Liaison provided an overview of the 2016 Measure B Complete Streets Reporting Requirements. (The City of Los Altos adopted a Complete Streets Resolution which meets Measure B reporting requirements.) In 2020, the update to the General Plan should have Complete Streets in full compliance. Checklists are being developed and requests for exceptions will be needed if projects will not meet Complete Street Standards. Each project will have to be addressed individually in regards to Complete Streets as each is different.

5. Mobility Managers Partnership

Received information regarding Mobility Managers Partnership and discussed the need to form a subcommittee to evaluate if the City should participate in this partnership. After the motion was unanimously passed that a subcommittee of two shall be formed to research this partnership. Vice Chair Brinsfield and Commissioner Kriegh agreed to be the subcommittee and find out more information about what the partnership involves and advantages and disadvantages to being part of the existing partnership. Discussion also included reaching out to other communities to possibly increase the scope of the partnership to include other cities that might be advantageous.

INFORMATIONAL ITEMS

6. Monthly Staff Report

Staff liaison updated the Commission on the following items:

- Transportation Projects Updates-six
 - Illuminated Crosswalk Project-30% Complete
 - Covington Bike/Pedestrian Improvement-Finish before School Starts
 - W. Edith/University Improvements-Starting July
 - University/Lincoln/Burke Improvements-Starting July
 - Annual Pathway Rehabilitation, three locations
 - Paving Projects-two projects covering 18 miles of streets
- NTMP request-Linden Avenue. Deodara Drive is also showing interest.
- Cuesta Drive traffic calming
- Coordination with Sunnyvale, Cupertino, and the School District. Working with the communities in the southern parts of the city about safe routes to school.
- San Antonio Open Space Preserve-Interagency Meeting
- Update on Transportation Services Manager-Interviews in progress

COMMISSIONERS' REPORTS AND COMMENTS

Commissioners Brinsfield, Chester, Fenton, Hindman, Kreig, and Chair Ambiel reported on events/meetings that they attended.

POTENTIAL FUTURE AGENDA ITEMS

- School Packets
- Mobility Managers Partnership Subcommittee Report
- Neighborhood Traffic Management Plan (NTMP) and Traffic Calming
- Update on BPAC with Transportation
- PD-Update on Traffic Challenges and their perspective of Rule Enforcement

CALENDAR

- August meeting cancelled
- Special Meeting early September 6

ADJOURNMENT

Chair Suzanne Ambiel adjourned the meeting at 10:24 P.M.



HEXAGON TRANSPORTATION CONSULTANTS, INC.



Memorandum

Date: April 25, 2017
To: Mr. Les Poltrack
From: Gary Black
Subject: Trip Generation Study for the Proposed Townhome Project on Tyndall Street in Los Altos, California.

Hexagon Transportation Consultants, Inc. has completed a trip generation study for the proposed townhome development located at 517 Tyndall Street in Los Altos, California. The project proposes to demolish the existing single-family home currently on-site and build three townhomes.

The City of Los Altos typically does not require a comprehensive traffic study that includes an intersection level of service analysis if a project is projected to generate fewer than 50 daily vehicle trips, as identified in Section C.8 of the circulation element of the General Plan. For projects that would generate fewer than 50 daily trips, a simple trip generation analysis usually will suffice. The reason the City typically does not require more extensive traffic analysis for "small" projects, including intersection level of service, is because once the project-generated peak hour trips are assigned to the roadway network based on the inbound/ outbound splits, the trips disperse and the number of new trips added to any intersection is effectively negligible. This approach to intersection level of service analysis has become standard procedure in the City of Los Altos.

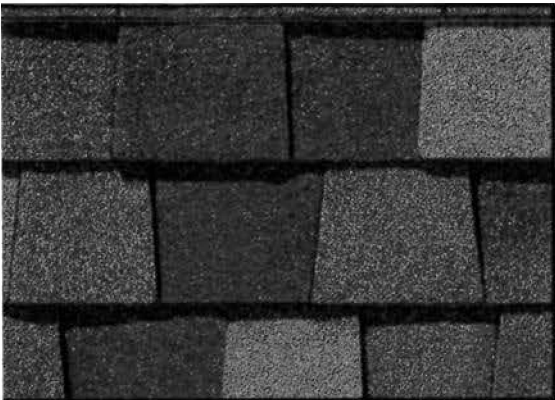
Hexagon prepared project trip estimates based on trip generation rates obtained from the *ITE Trip Generation Manual, 9th Edition*. After applying the ITE rates and trip credits for the existing use to be removed, the project would be expected to generate a net 19 daily vehicle trips, with 1 trip occurring during the AM peak hour of traffic, and 2 trips occurring during the PM peak hour of traffic. Based on the ITE-recommended inbound/outbound splits, it is estimated that the project would generate a net 1 inbound trip during the AM peak hour as well as 1 inbound and 1 outbound trip during the PM peak hour (see Table 1 below). Based on the trip generation estimates, Hexagon does not believe the project warrants additional traffic analysis.

**Table 1
Project Trip Generation**

Land Use ¹	Size	Unit	Daily Trips		AM Peak Hour			PM Peak Hour				
			Rate	Trips	Rate	In	Out	Total	Rate	In	Out	Total
Proposed Project	3	d.u.	9.52	29	0.75	1	1	2	1.00	2	1	3
Existing Home On-Site	1	d.u.	9.52	10	0.75	0	1	1	1.00	1	0	1
Net Trip Generation				19		1	0	1		1	1	2

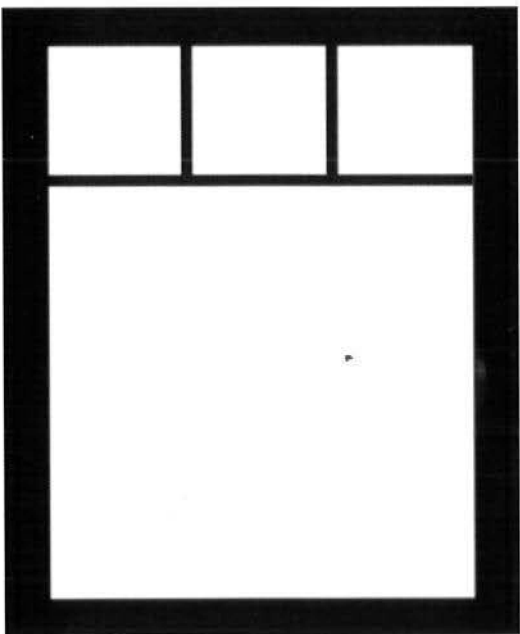
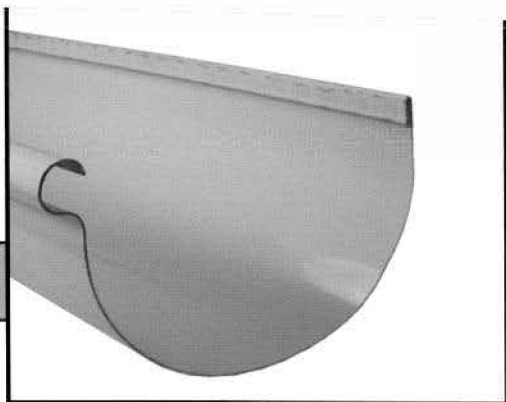
Notes:
 1. Trip generation estimates based on *ITE's Trip Generation, 9th Manual* for single-family detached housing (Land Use Code: 210)

ATTACHMENT F



ROOFING
40 YO COMP
GEORGETOWN GRAY

GUTTERS
HALF ROUND



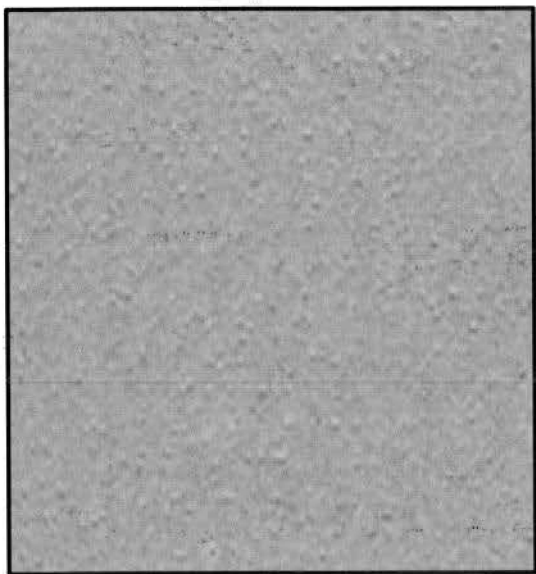
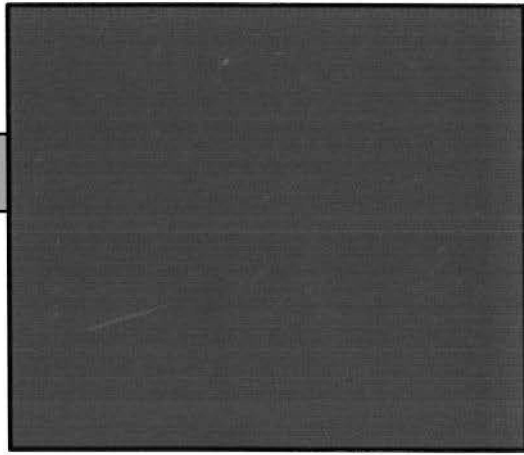
WINDOWS
ANDERSON 100 SERIES
DUAL PANED
FIBREX CASING

WINDOW TRIM
2 X WOOD TRIM



EXTERIOR DOORS

WOOD
[MUD ROOM]



EXTERIOR WALLS
STUCCO SIDING
[GHOST TOWN]

STONE VENEER TRIM
LIGHT GRAY





TYNDALL STREET TOWNHOMES LLC



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** DISCREPANCIES 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

CONSULTANT DIRECTORY

SURVEYOR LEA AND BRAZE ENG. INC.
2495 INDUSTRIAL PARKWAY W.
HAYWARD CA 94545
(510) 887-4086

SOILS ENGINEER EARTH INVESTIGATIONS
250 DARDENELLE AVE., PO BOX 795
PACIFICA, CA 94044
(650) 557-0262

CIVIL ENGINEER LEA AND BRAZE ENG. INC.
2495 INDUSTRIAL PARKWAY W.
HAYWARD CA 94545
(510) 887-4086

STRUCTURAL ENGINEER 4x ENGINEERING
4340 STEVEN S CREEK BLVD., STE. 172
SAN JOSE, CA 95129
(408) 642-5464

ENERGY CONSULTANT ENERGY DESIGN GROUP
2149 DARTMOUTH STREET
PALO ALTO, CA 94306
(650) 424-1189

LANDSCAPE ARCHITECT W. JEFFREY HEID
6179 OREIDA DR.
SAN JOSE, CA 95123
(408) 691-5207

DESIGN CONSULTANT SOTOINTERIORDESIGN
PO BOX 1623
LOS ALTOS, CA 94023
(650) 941-8918

UNIT DESCRIPTIONS

# OF UNITS	UNIT 1	UNIT 2	UNIT 3
# OF BEDROOMS	3	2	3
FLOOR AREA (sq.ft.)	1658.69	1572.78	1937.74
STORAGE: required (cu.ft.) proposed (cu.ft.)	96 100.3	96 100.3	96 98.4
PARKING SPACES: required proposed	2 2	2 2	2 2

TABULATIONS

	EXISTING (TO BE REMOVED)	PROPOSED	ALLOWED / REQUIRED
LOT COVERAGE: (land area covered by all structures that are over 6 feet in height)	1562.20 sq. ft. (22.0%)	2839.84 sq. ft. (39.98%)	2840.00 sq. ft. (40.0%)
FLOOR AREA	1st Flr: 1555.90 sq. ft. (21.9%) 2nd Flr: N/A sq. ft. TOTAL: 1555.90 sq. ft. (21.9%)	2839.84 sq. ft. 2329.34 sq. ft. 5169.18 sq. ft. (72.80%)	N/A sq. ft. (N/A%)
SETBACKS:			
Front	24.7 feet	20.0 feet	20.0 feet
Rear	75.0 feet	25.0 feet	25.0 feet
Right Side (1st / 2nd)	10.0 feet / N/A	8.75 feet / 12.50 feet	7.50 feet / 12.5 feet
Left Side (1st / 2nd)	5.0 feet / N/A	7.50 feet / 12.50 feet	7.50 feet / 12.5 feet
HEIGHT:	12.0 feet	26.83 feet	30.0 feet

SQUARE FOOTAGE BREAKDOWN

	EXISTING (TO BE REMOVED)	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA: Includes habitable basement areas	1225.50 sq. ft.	+ 3190.85 sq. ft.	4416.35 sq. ft.
NON-HABITABLE AREA: Does not include covered porches or open structures	330.40 sq. ft.	+ 422.43 sq. ft.	752.83 sq. ft.

LOT CALCULATIONS

NET LOT AREA:	7100.00 square feet
FRONT YARD HARDSCAPE AREA: Hardscape area in the front yard setback shall not exceed 50%	338.22 square feet (33.3%)
LANDSCAPING BREAKDOWN:	Total hardscape area (existing & proposed): 2188.55 sq. ft. Softscape (undisturbed area): 2072.83 sq. ft. Building footprint w/ front porch: 2838.62 sq. ft. Total: 7100.00 sq. ft.

PROPERTY DESCRIPTION

OWNER TYNDALL STREET TOWNHOMES LLC

ADDRESS 517 TYNDALL STREET
LOS ALTOS, CA 94022

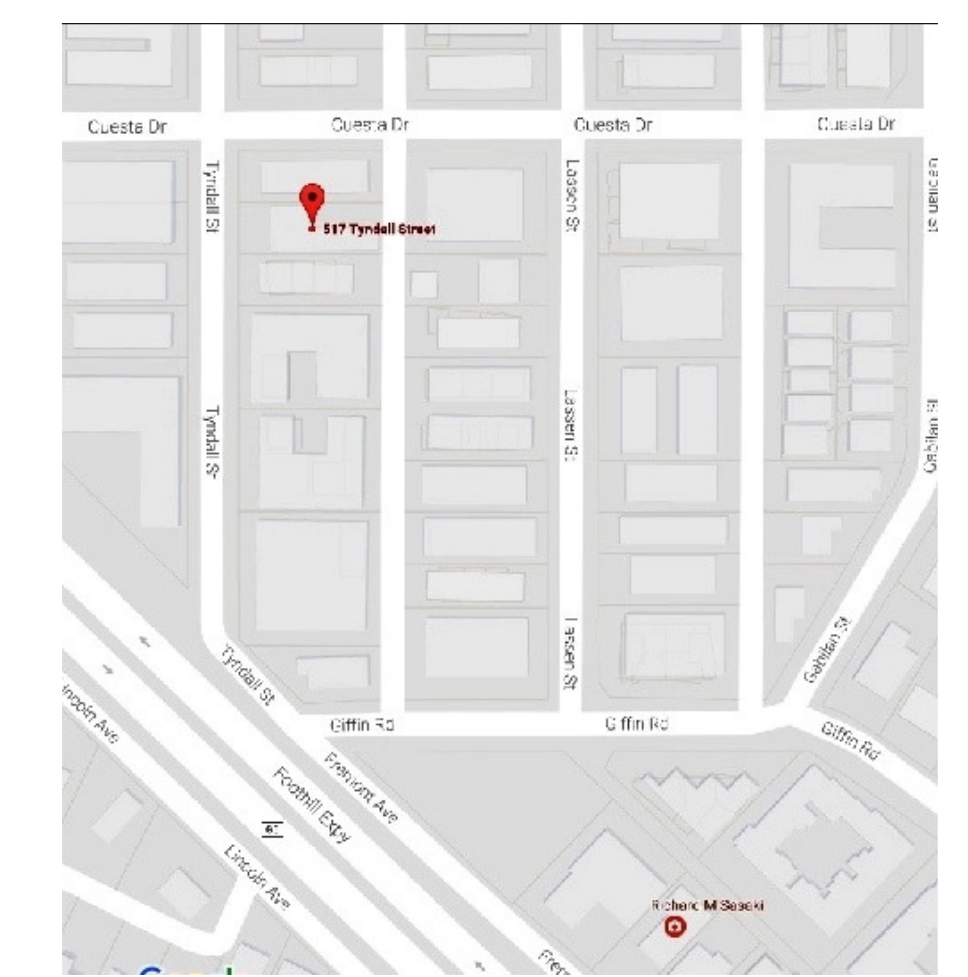
PARCEL 170 - 38 - 47

ACREAGE 0.16

ZONING R3 - 1.8
MEDIUM DENSITY MULTI-FAMILY
(38DU/ACRE)

PROJECT DESCRIPTION NEW TWO-STORY
3-UNIT CONDOMINIUM

VICINITY MAP



SHEET INDEX

ARCHITECTURAL SHEETS

- A - 1 COVER SHEET
- A - 2 SITE PLAN (PART "A")
- A - 3 SITE PLAN (PART "B")
- A - 4 EXTERIOR ELEVATIONS, FRONT & REAR
- A - 5 EXTERIOR ELEVATIONS, RIGHT & LEFT
- A - 5A EXTERIOR RENDERINGS
- A - 5B MATERIAL BOARD
- A - 6 PROPOSED MAIN FLOOR PLAN
- A - 7 PROPOSED UPPER FLOOR PLAN
- A - 8 FLOOR AREA CALCULATIONS FOR 3 UNITS
FLOOR AREA & COVERAGE CALCULATIONS
- A - 9 ROOF PLAN
- A - 10 SECTIONS "A & B"
- A - 11 SECTIONS "C, D, E, F"
- A - 12 SECTIONS "G, H, I"
- A - 13 ARCHITECTURAL DETAILS

CIVIL SHEETS

- TM - 1.0 TITLE SHEET
- TM - 1.1 AREA SHEET
- TM - 2.0 GRADING & DRAINAGE PLAN
- TM - 2.1 GRADING & DRAINAGE PLAN
- SU - 1 TOPOGRAPHIC SURVEY

LANDSCAPE SHEETS

- L - 1 PLANTING PLAN
- L - 2 HYDROZONE PLAN

CONSTRUCTION MANAGEMENT SHEET

- CM - 1 PRELIMINARY CONSTRUCTION MANAGEMENT PLAN,
TRUCK ROUTE MAP, MULTIPLE TRUCK STAGING / PARKING

APPLICABLE CODES

THIS PROJECT SHALL COMPLY (AS REQUIRED) WITH THE:

- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA RESIDENTIAL CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA FIRE CODE
- 2016 CALIFORNIA ENERGY CODE



STREETSCAPE ELEVATION

* NOTE

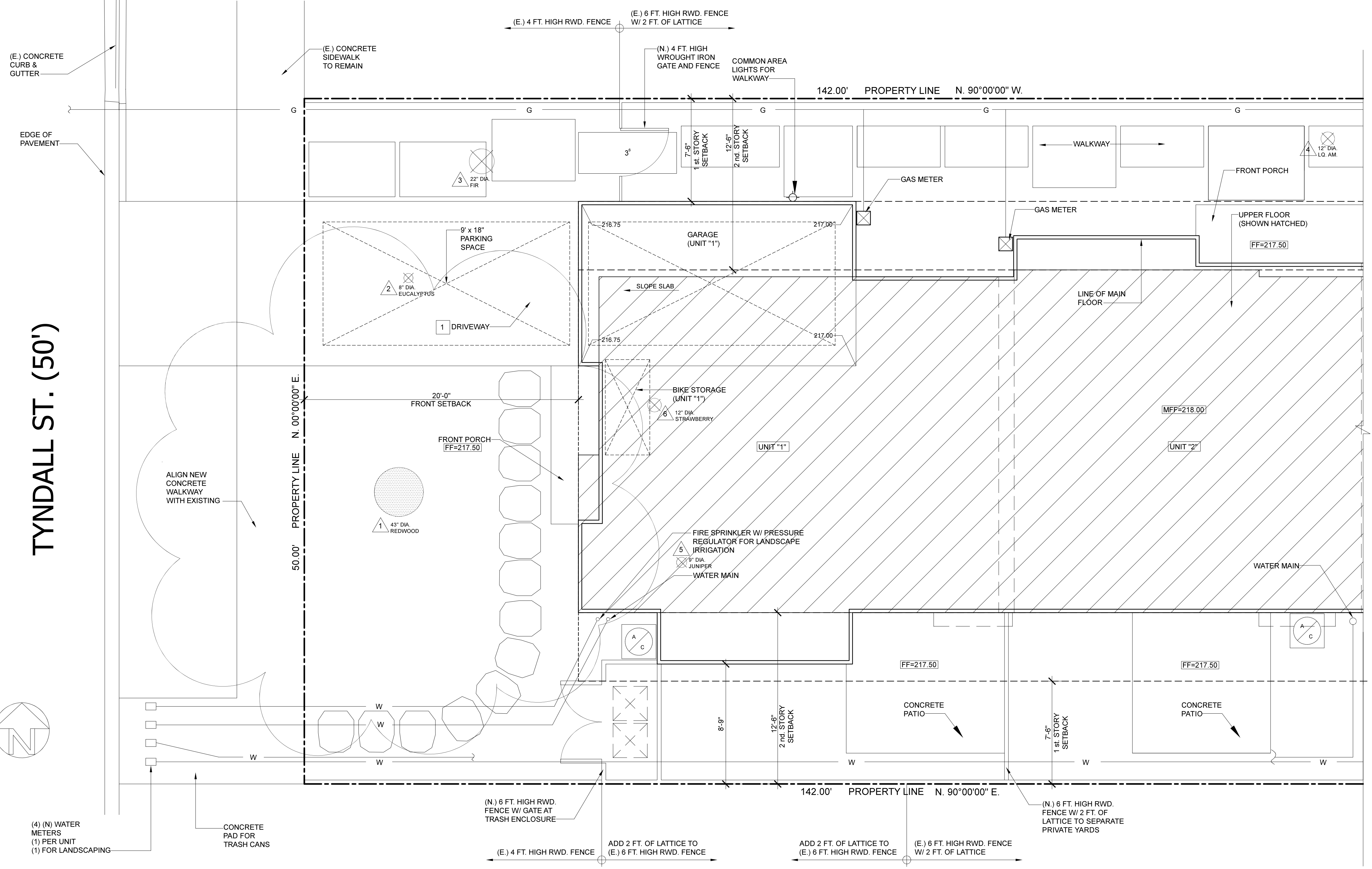
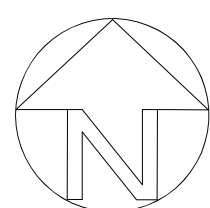
CLIENT (JOB No. 21635)
TYNDALL STREET TOWNHOMES LLC
517 TYNDALL STREET
LOS ALTOS, CA 94022
(415) 706-7500

CHAPMAN
DESIGN
ASSOCIATES
620 S. EL MONTE AVENUE
LOS ALTOS, CA 94022 (650) 941-6890

SHEET

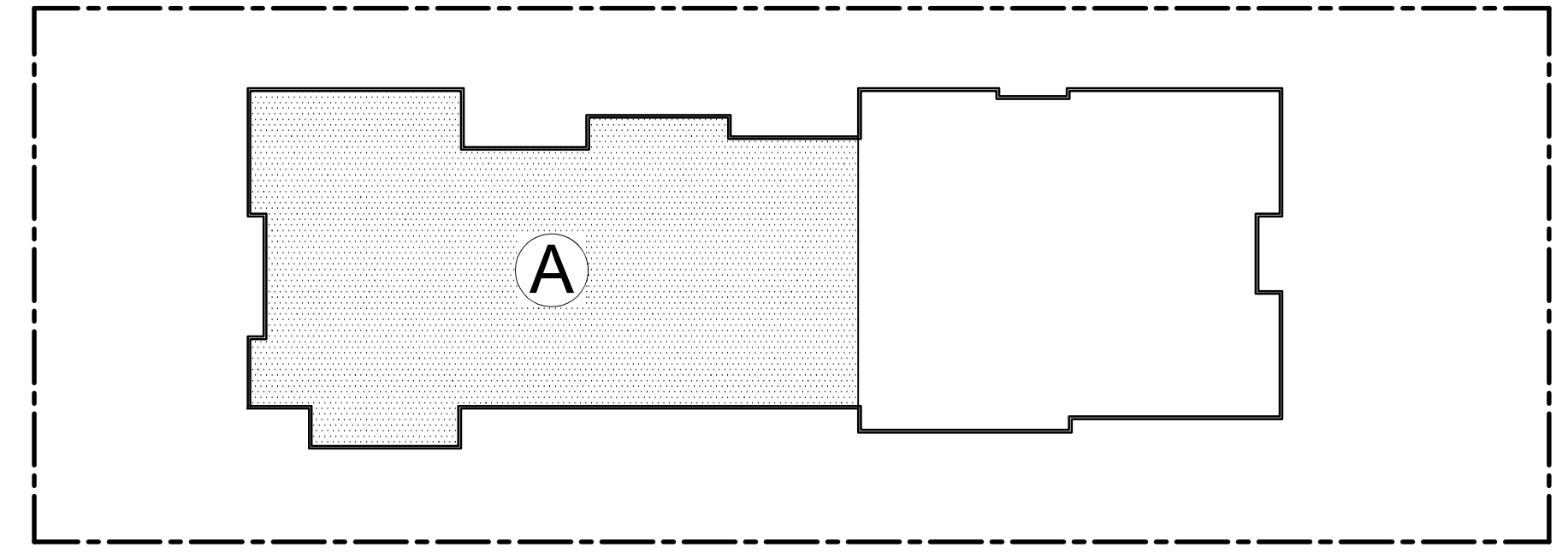
A-1

TYNDALL ST. (50')



TREE SCHEDULE		REMOVE	
NO.	TYPE	YES	NO
1	43"Ø REDWOOD		✓
2	8"Ø EUCALYPTUS	✓	
3	22"Ø FIR	✓	
4	12"Ø LQ. AM.	✓	
5	9"Ø JUNIPER	✓	
6	12"Ø STRAWBERRY TREE	✓	

SITE PLAN (PART "A")
1/4" = 1'-0"



NOTE
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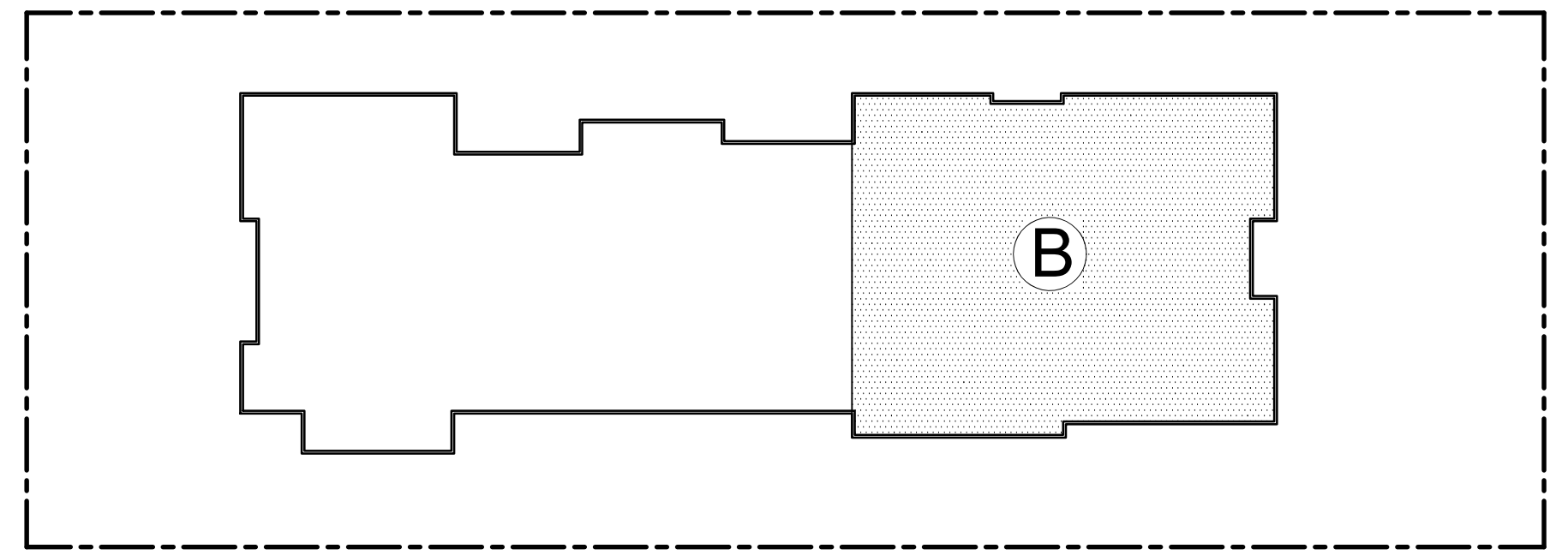
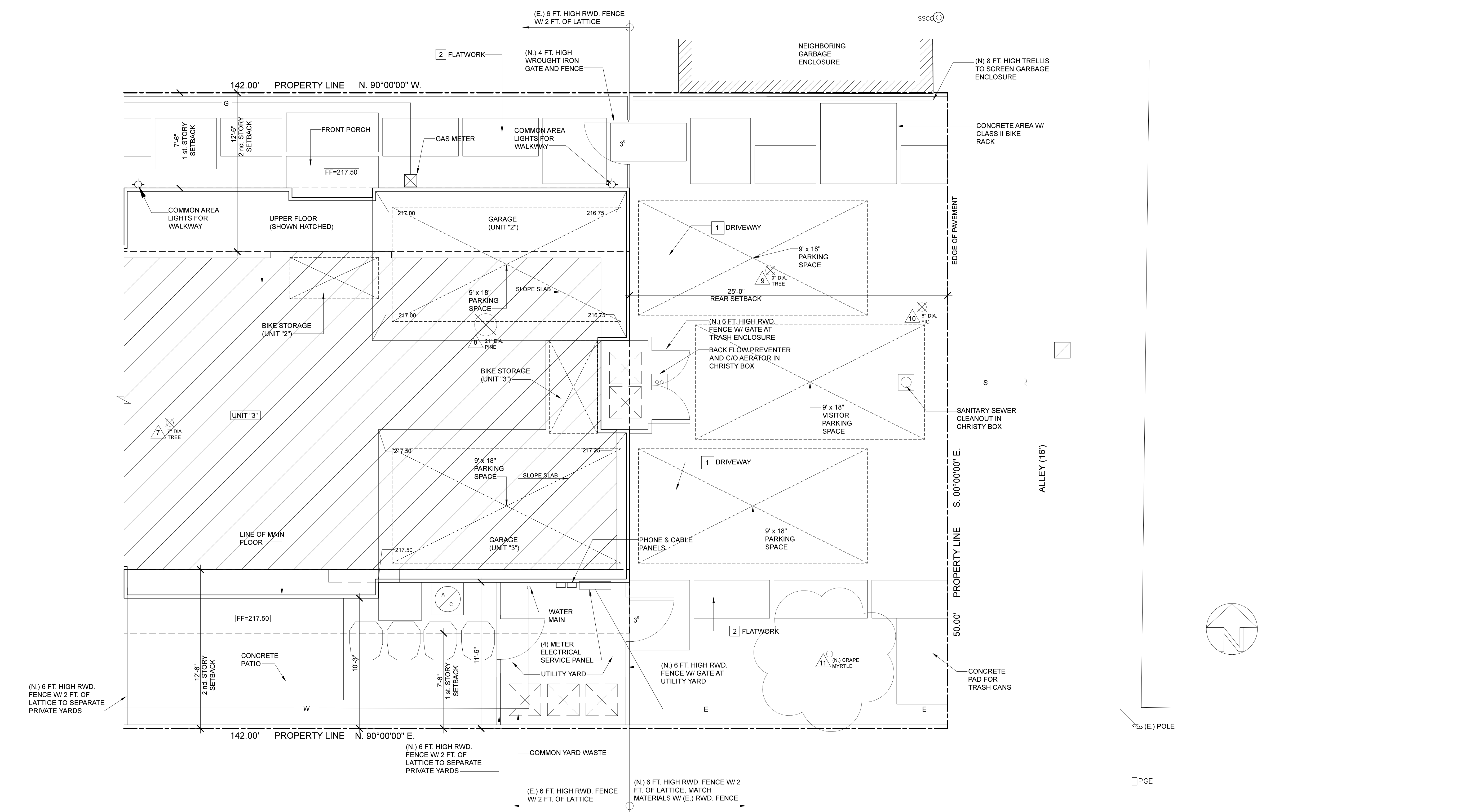
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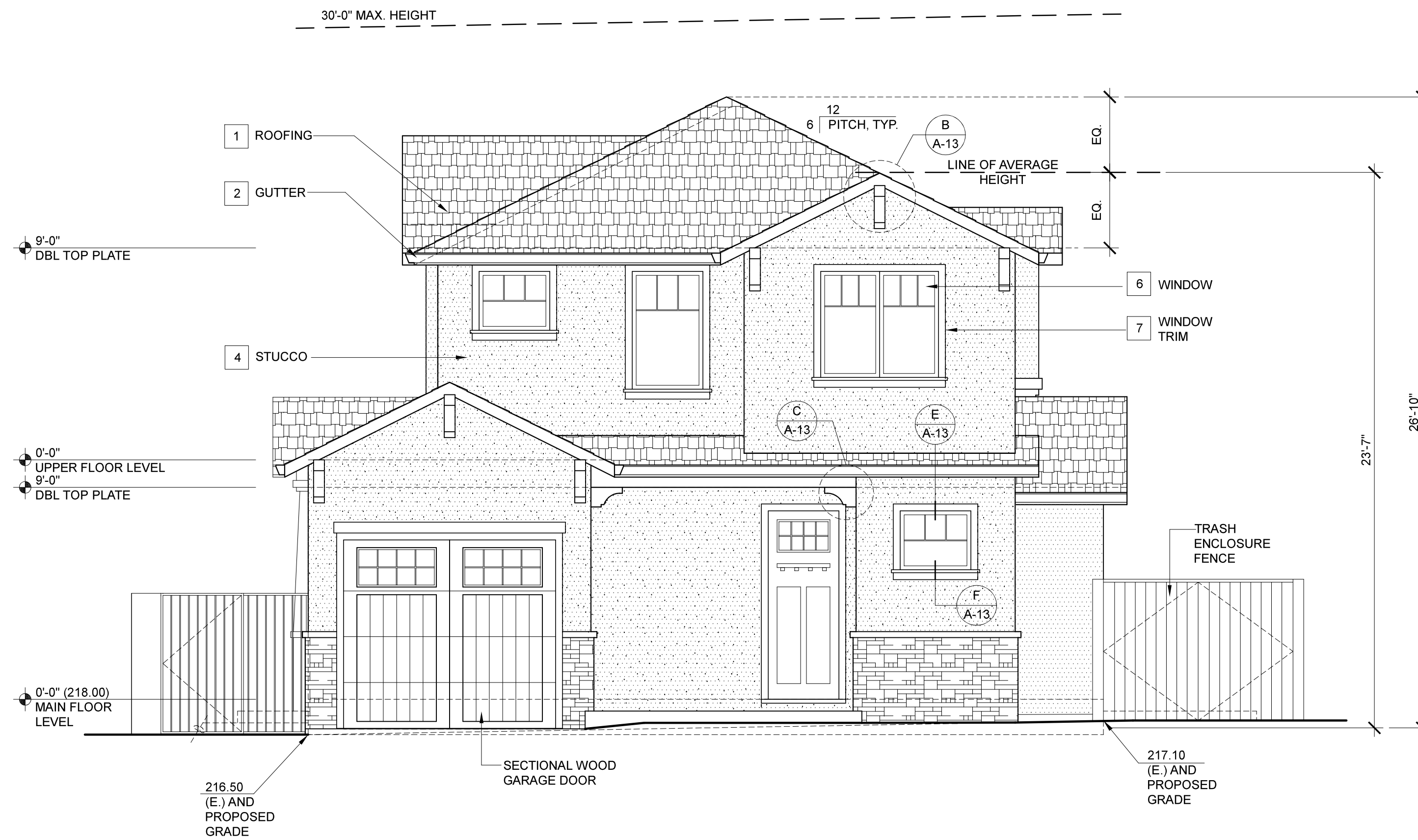
SHEET

A-3

TREE SCHEDULE		REMOVE	
NO.	TYPE	YES	NO
7	7"Ø TREE	✓	
8	21"Ø PINE	✓	
9	9"Ø TREE	✓	
10	8"Ø FIG	✓	
11	(N.) CRAPE MYRTLE TREE		✓

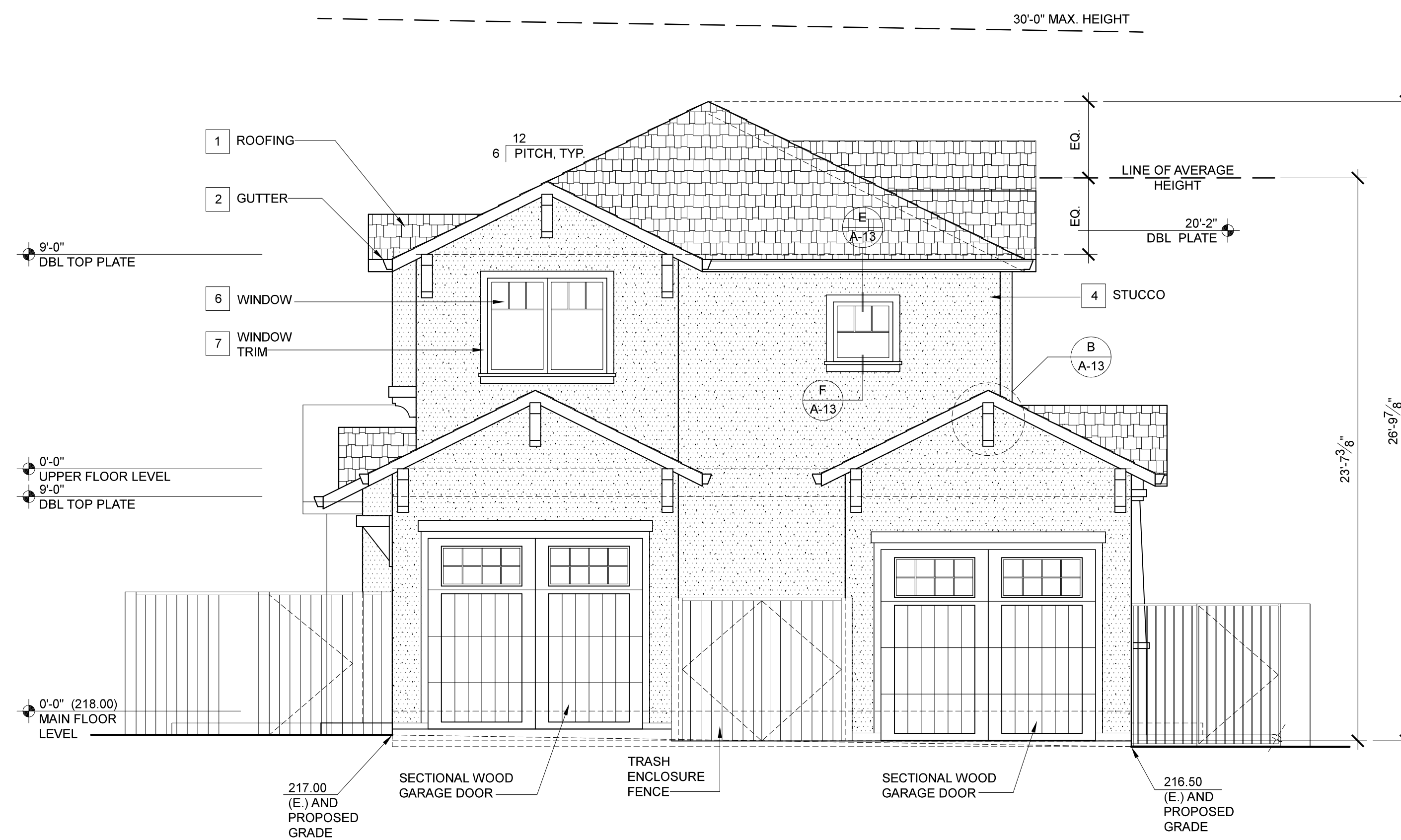
SITE PLAN (PART "B")
 1/4" = 1'-0"





FRONT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

GENERAL NOTES

- I STUCCO REQUIREMENTS: 1) 3-COAT & 1/2" 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 2016)
- II FLUE CLEARANCE AS PER SECTION R1003.18 CRC 2016. 2'-0" ABOVE COMBUSTIBLE CONSTRUCTION @ 10'-0" AWAY
- III CHIMNEY BRACING AS PER CH. 10 CRC 2016
- IV SPARK ARRESTOR PROVIDE AS PER SEC. R1003.4.1 CRC 2016
- IV TEMPERED GLASS PROVIDE TEMPERED SAFETY GLASS @ HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2016

EXTERIOR MATERIAL NOTES

- 1 ROOFING COMPOSITION SHINGLES
- 2 GUTTER RECTANGULAR
- 3 DOWN SPOUTS RECTANGULAR
- 4 STUCCO SMOOTH TEXTURE. SEE "GENERAL NOTES" FOR INFORMATION.
- 5 VENEER STONE VENEER
- 6 WINDOWS ANDERSEN, DUAL GLAZED COMPOSITE OR EQ.
- 7 WINDOW TRIM 2 x 4 KILN-DRIED D.F., TYP.
- 8 SKYLIGHTS "VELUX" WDMA HALLMARK CERTIFICATION 426 OR EQ.

LEGEND

- ◆ WINDOW. SEE "WINDOW SCHEDULE" ON SHEET () FOR FURTHER SPECIFICATIONS
- ⬡ DOOR. SEE "DOOR SCHEDULE" ON SHEET () FOR FURTHER SPECIFICATIONS

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RIGHT ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"

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SHEET
 A-5



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION

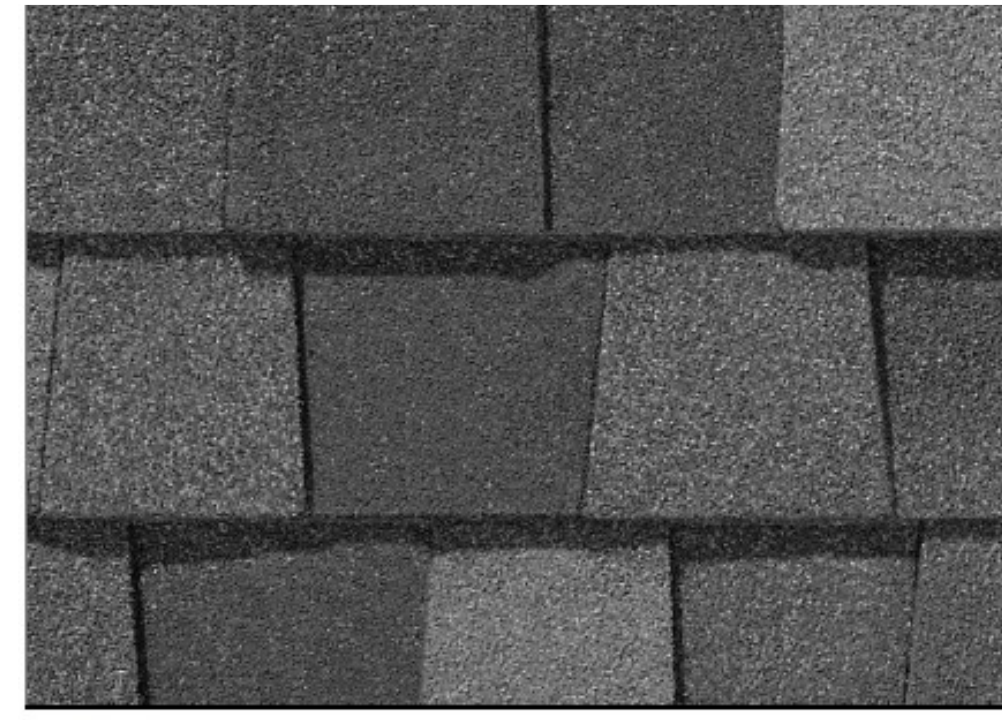


RIGHT ELEVATION

*
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ROOFING
40 YO COMP
GEORGETOWN GRAY



GARAGE DOOR
PAINTED



EXTERIOR WALLS
STUCCO SIDING
KELLY MOORE - GHOST TOWN
KM4579-2



EXTERIOR DOORS
KELLY MOORE - MUDROOM
KM4575-5

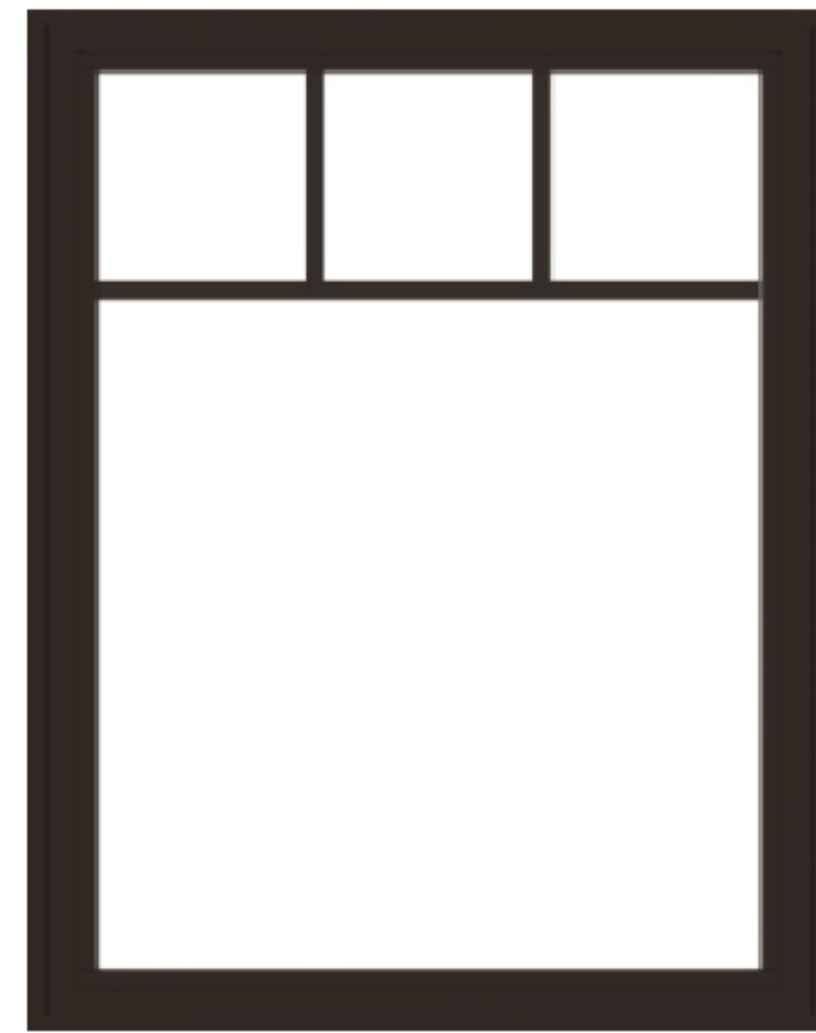
GUTTERS
HALF ROUND
PAINTED TO MATCH TRIM
OYSTER HAZE



EXTERIOR DOORS
PAINTED



EXTERIOR WALLS
STONE VENEER
ELDORADO - NANTUCKET



WINDOWS
DUAL PANED - FIBREX CASING
ANDERSON 100 SERIES



TRIM
KELLY MOORE - OYSTER HAZE
KM4562-1

WINDOW TRIM
2X WOOD TRIM
PAINTED -



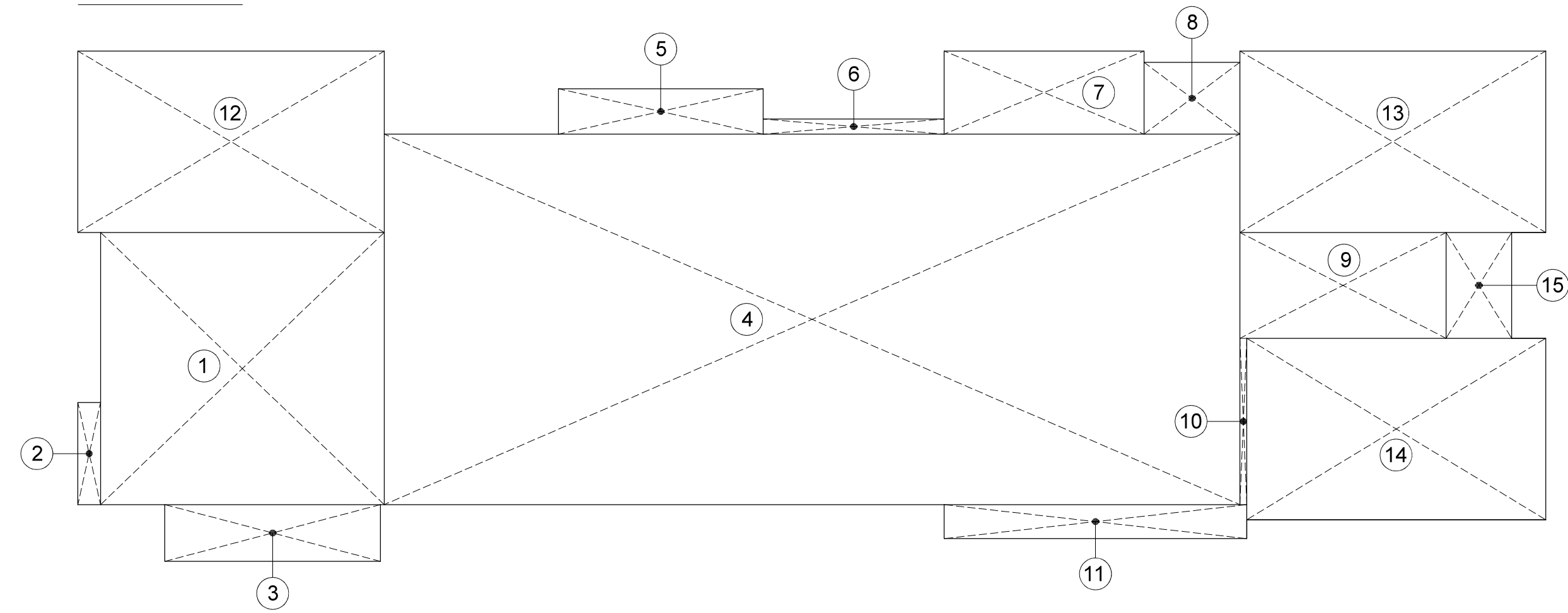
MATERIAL BOARD

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MAIN FLOOR



HABITABLE LIVING AREA

①	18.75 X 18.00	337.50 S.F.
②	1.50 X 6.75	10.13 S.F.
③	14.25 X 3.75	53.43 S.F.
④	56.54 X 24.50	1385.23 S.F.
⑤	13.54 X 3.00	40.62 S.F.
⑥	11.95 X 1.00	11.95 S.F.
⑦	13.21 X 5.50	72.65 S.F.
⑧	6.33 X 4.75	30.07 S.F.
⑨	13.64 X 7.00	95.48 S.F.
⑩	0.45 X 11.00	4.95 S.F.
⑪	20.00 X 2.25	45.00 S.F.

SUBTOTAL 2087.01 S.F.

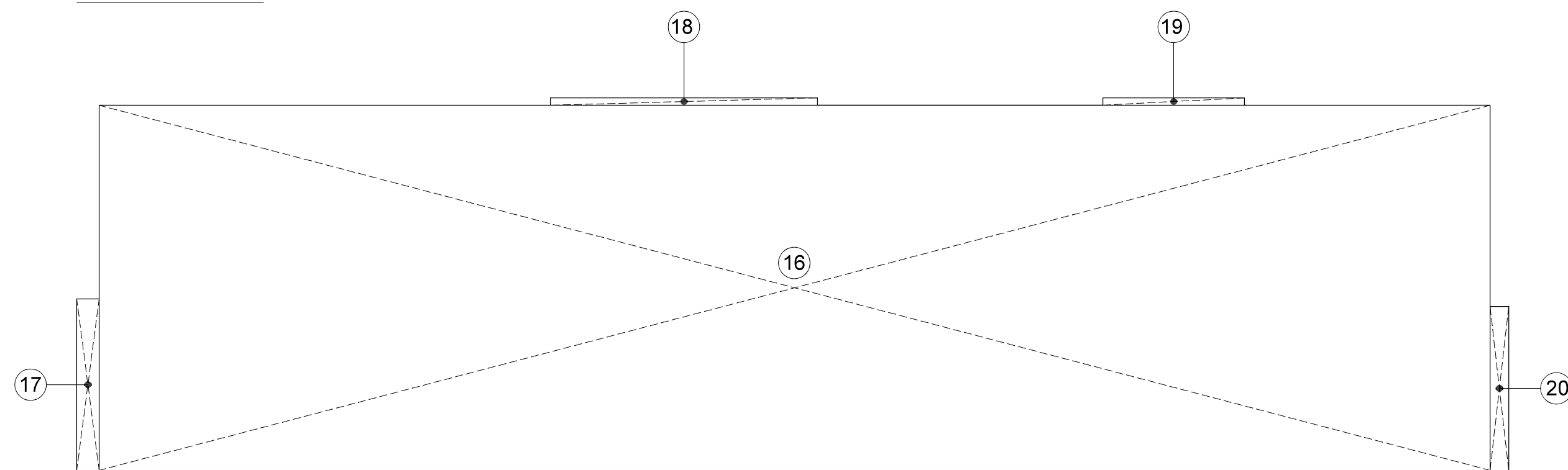
NON-HABITABLE AREA (GARAGE, STORAGE)

⑫	20.25 X 12.00	243.00 S.F.
⑬	20.21 X 12.00	242.52 S.F.
⑭	12.00 X 19.75	237.00 S.F.
⑮	4.33 X 7.00	30.31 S.F.

SUBTOTAL 752.83 S.F.

TOTAL MAIN FLOOR 2839.84 S.F.

UPPER FLOOR



⑬	20.25 X 12.00	243.00 S.F.
⑭	20.21 X 12.00	242.52 S.F.
⑮	12.00 X 19.75	237.00 S.F.
⑯	4.33 X 7.00	30.31 S.F.
⑰	1.50 X 11.50	17.25 S.F.
⑱	17.92 X 0.50	8.96 S.F.
⑲	9.50 X 0.50	4.75 S.F.
⑳	11.00 X 1.25	13.75 S.F.

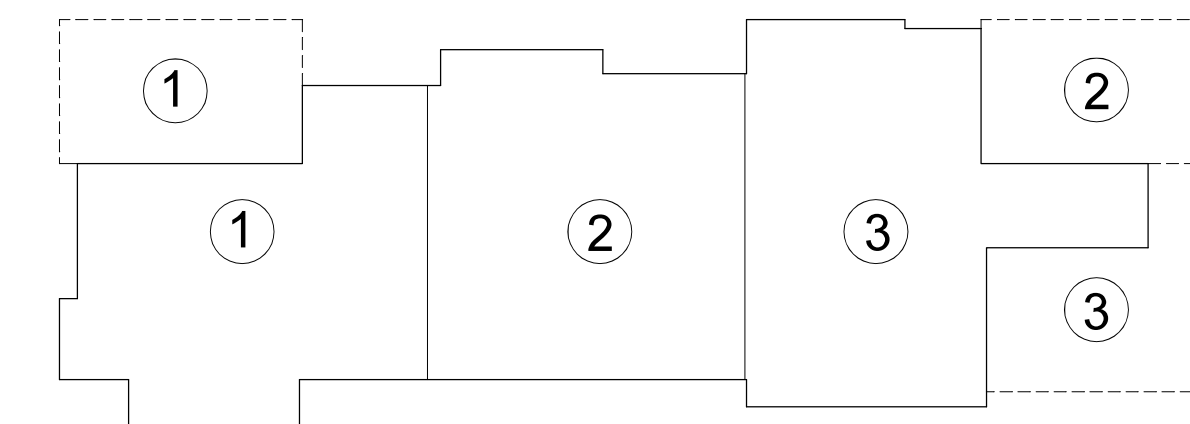
TOTAL UPPER FLOOR 2329.34 S.F.

TOTAL STRUCTURE 5169.04 S.F.

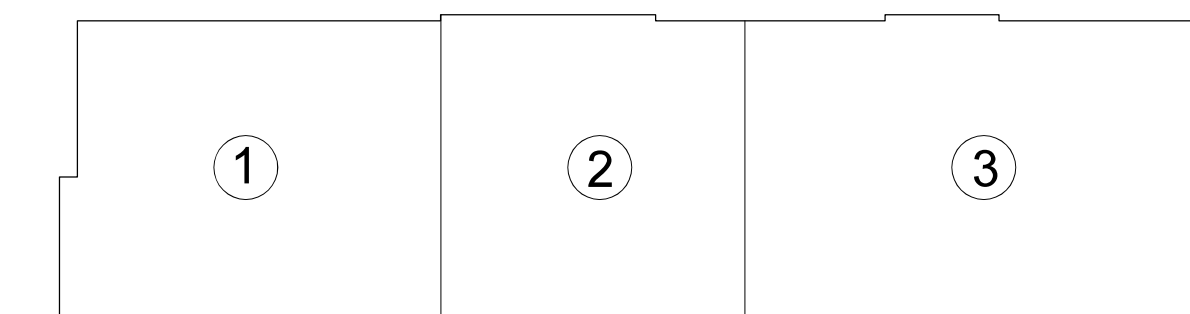
TOTAL COVERAGE 2839.70 S.F.

FLOOR AREA & COVERAGE CALCULATION DIAGRAM

1/8" = 1'-0"



MAIN FLOOR



UPPER FLOOR

UNIT "1"		UNIT "2"		UNIT "3"	
MAIN FLOOR	656.27 S.F.	MAIN FLOOR	700.68 S.F.	MAIN FLOOR	732.14 S.F.
UPPER FLOOR	759.42 S.F.	UPPER FLOOR	629.60 S.F.	UPPER FLOOR	940.31 S.F.
SUBTOTAL	1415.69 S.F.	SUBTOTAL	1330.28 S.F.	SUBTOTAL	1672.45 S.F.
GARAGE	243.00 S.F.	GARAGE	242.50 S.F.	GARAGE	265.29 S.F.
TOTAL	1658.69 S.F.	TOTAL	1572.78 S.F.	TOTAL	1937.74 S.F.

TOTAL FLOOR AREA 5169.21 S.F.

COVERAGE ALLOWABLE 2840.00 S.F.

COVERAGE PROPOSED 2839.88 S.F.

FLOOR AREA CALCULATIONS FOR 3 UNITS

N.T.S.

NOTE
 THIS DRAWING, AND THE DETAILS, SPECIFICATIONS, NOTES AND SPECIAL NOTES CONTAINED HEREIN, ARE THE PROPERTY OF CHAPMAN DESIGN ASSOCIATES AND SHALL REMAIN THE PROPERTY OF CHAPMAN DESIGN ASSOCIATES. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF CHAPMAN DESIGN ASSOCIATES.

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CHAPMAN
 DESIGN
 ASSOCIATES
 620 S. EL MONTE AVENUE
 LOS ALTOS, CA 94022 (650) 941-6890

SHEET

A-8

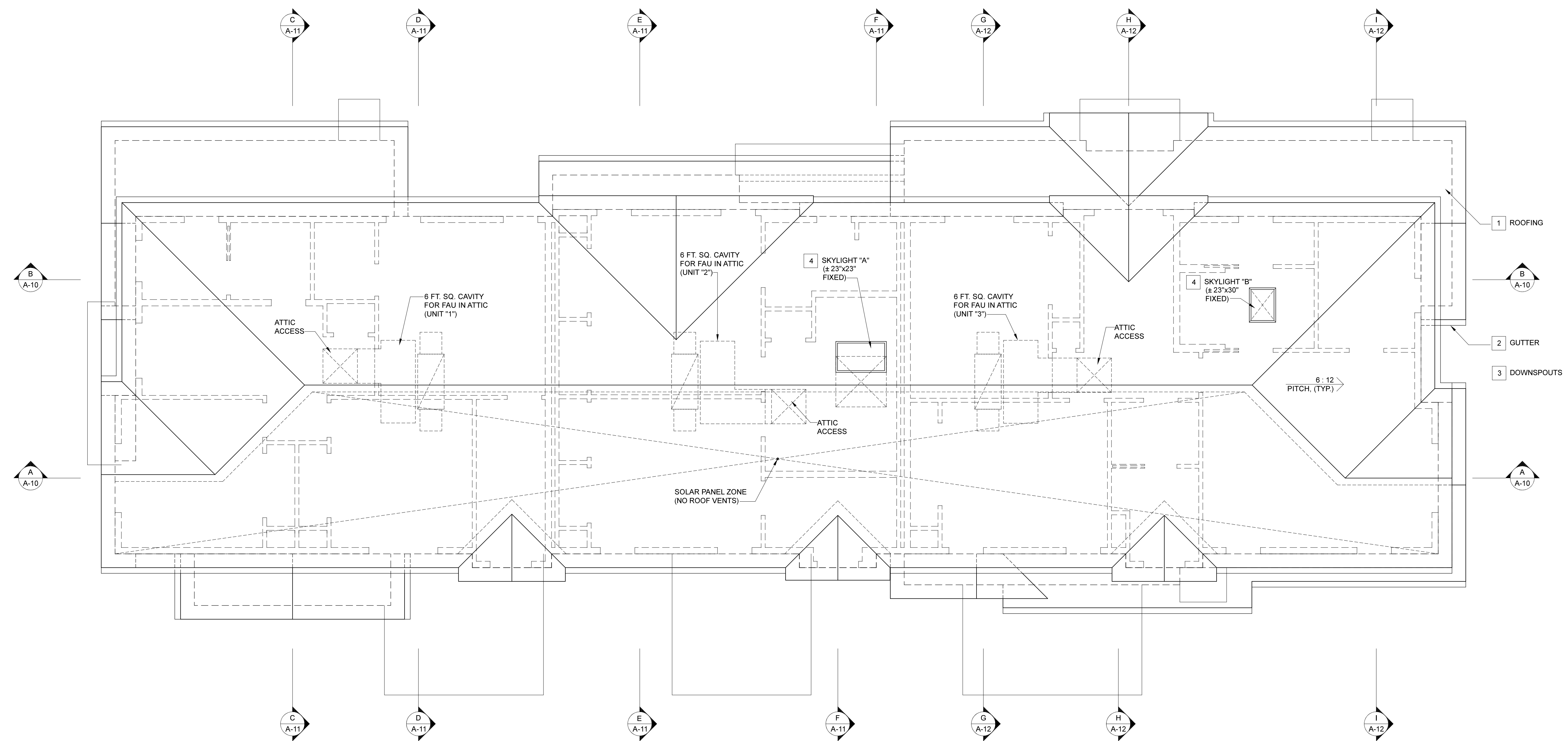
GENERAL NOTES

- 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 CRICKET FLASHING 24 GA. G.I. OVER $\frac{1}{8}$ " D.F. CDX PLYWOOD (OR BETTER) - $\frac{1}{4}$ " MIN. SLOPE
- IV ATTIC VENTILATION CLOSED CELL FOAM INSULATION IS BEING USED IN ATTIC (R-30 OR EQUIVALENT) THEREFORE, VENTILATION IS NOT REQUIRED
- V FIREPLACE & CHIMNEY DESIGN AND CONSTRUCTION TO FOLLOW PARAMETERS AS OUTLINED IN CHAPTER 10 OF THE 2016 CRC

ROOF PLAN NOTES

- 1 ROOFING COMPOSITION SHINGLES
- 2 GUTTERS RECTANGULAR
- 3 DOWN SPOUTS RECTANGULAR
- 4 SKYLIGHTS "VELUX" WDMA HALLMARK CERTIFICATION 426 OR EQ.
- 5 CHIMNEY N/A

* NOTE
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ROOF PLAN

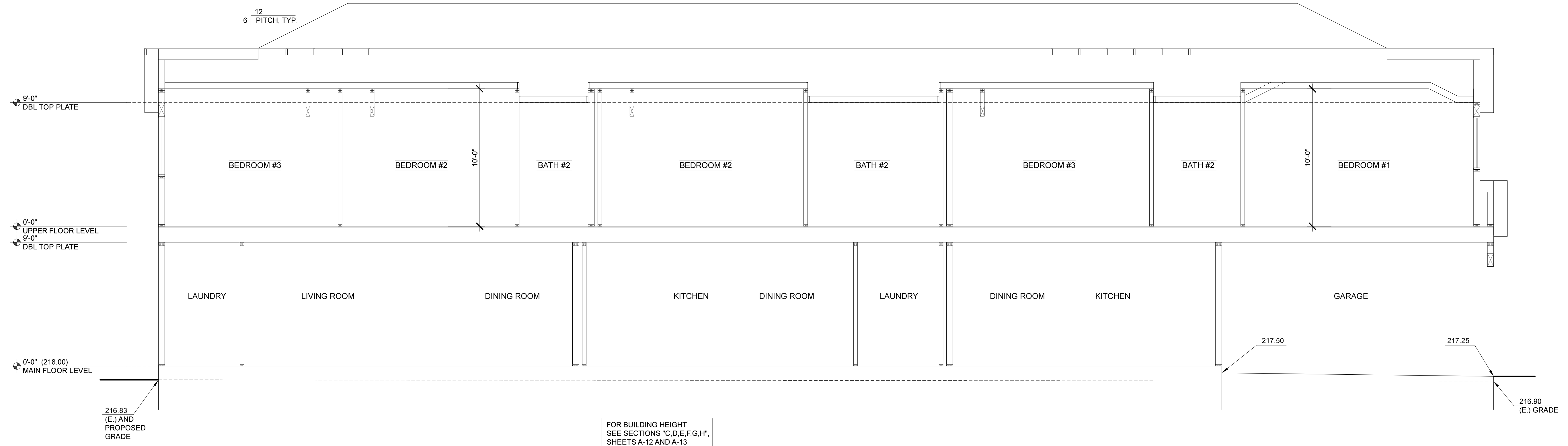
1/4" = 1'-0"

CLIENT (JOB No. 21635)
 TYNDALL STREET TOWNHOMES LLC
 517 TYNDALL STREET
 LOS ALTOS, CA 94022
 (415) 706-7500

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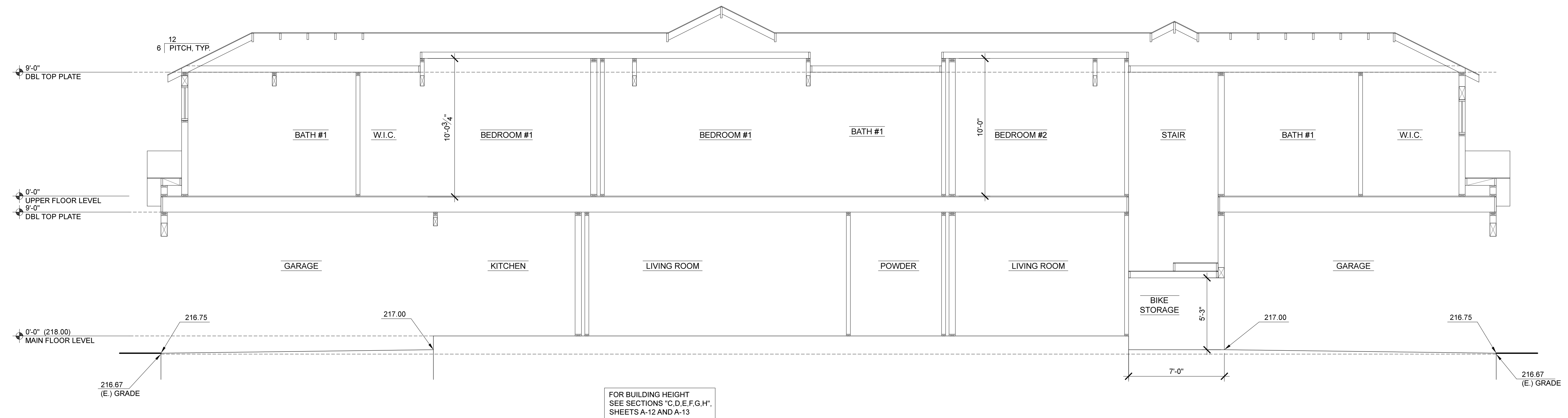
SHEET

A-9



SECTION "A - A"

1/4" = 1'-0"



SECTION "B - B"

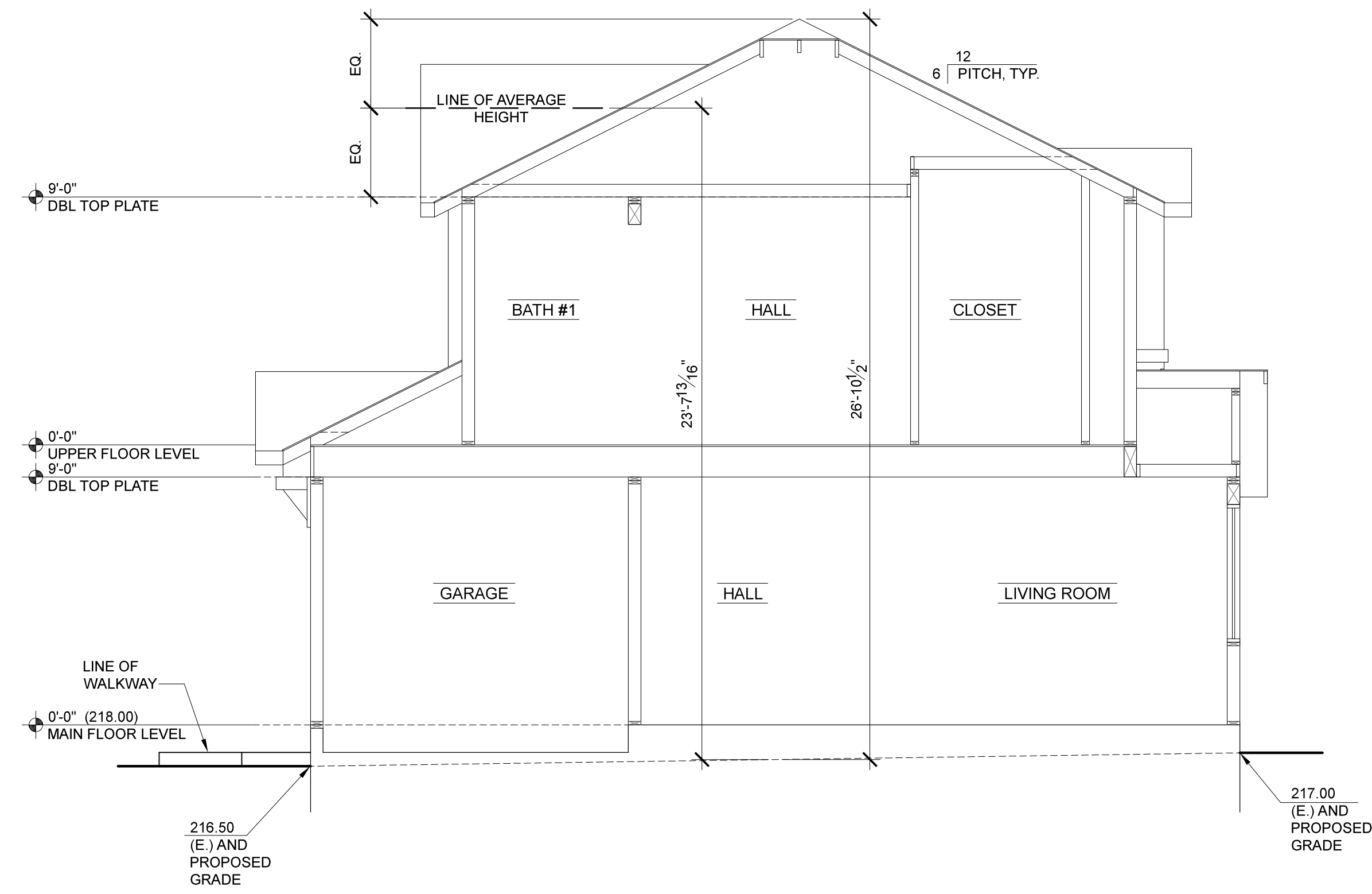
1/4" = 1'-0"

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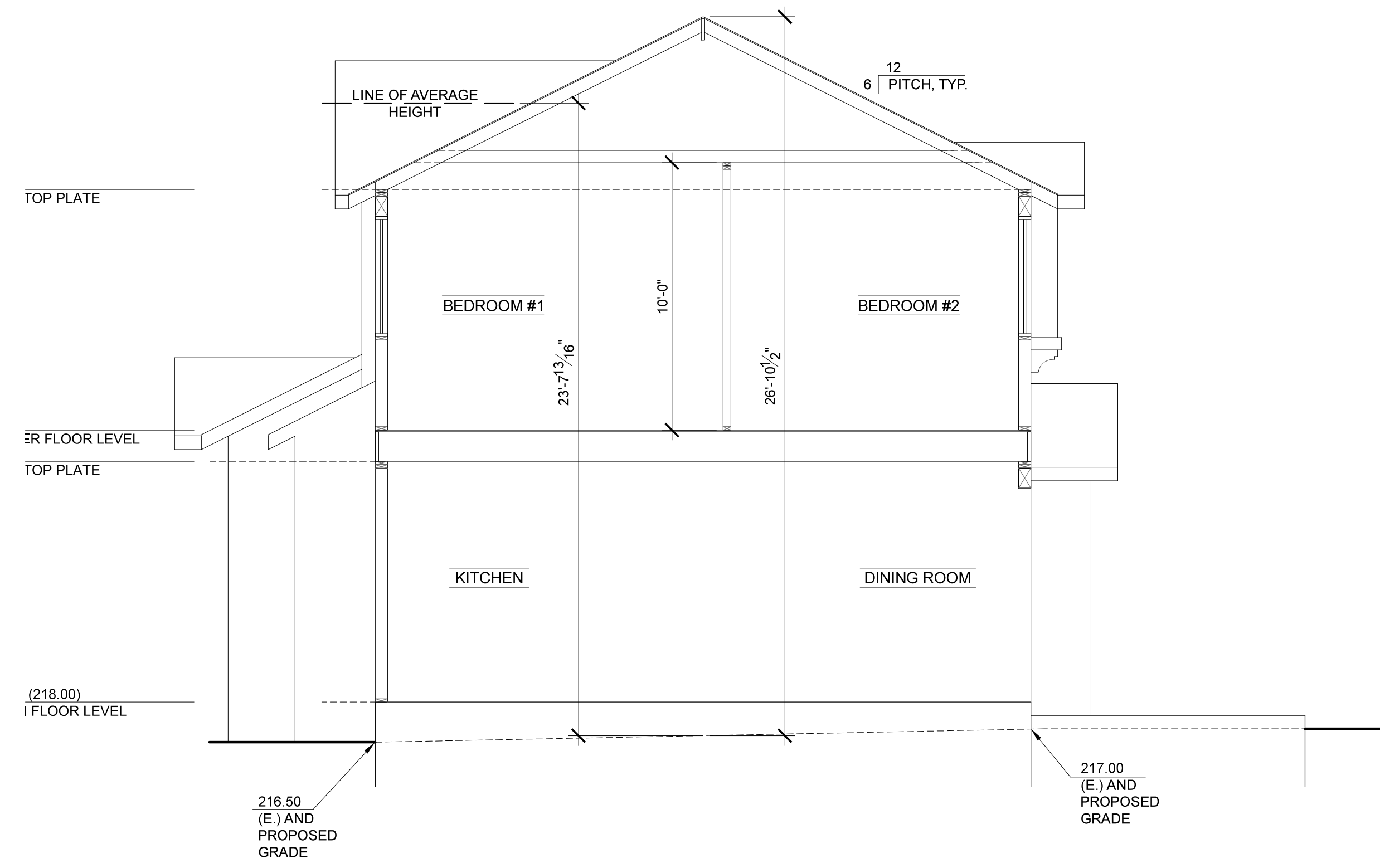
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SHEET
A-10



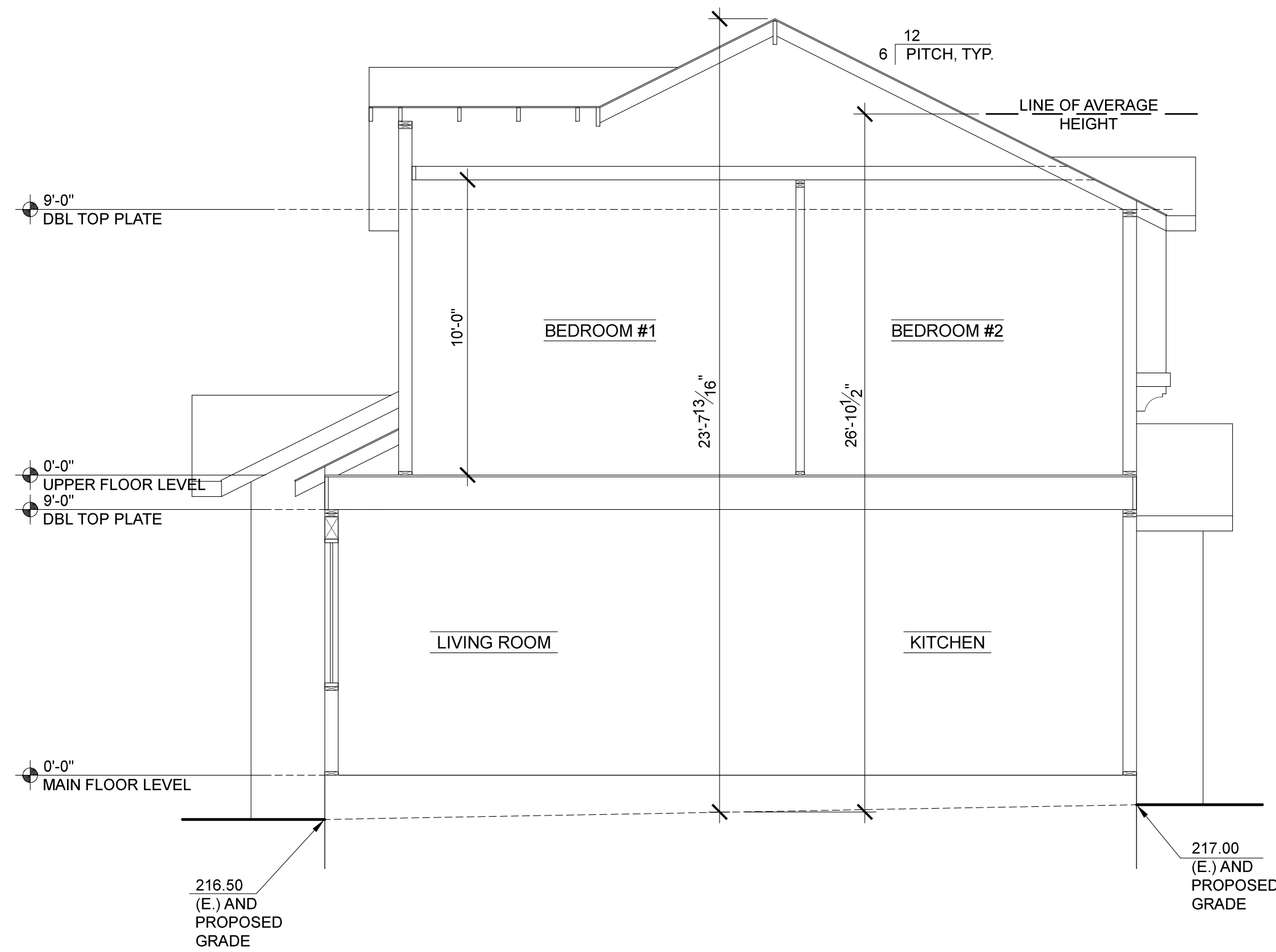
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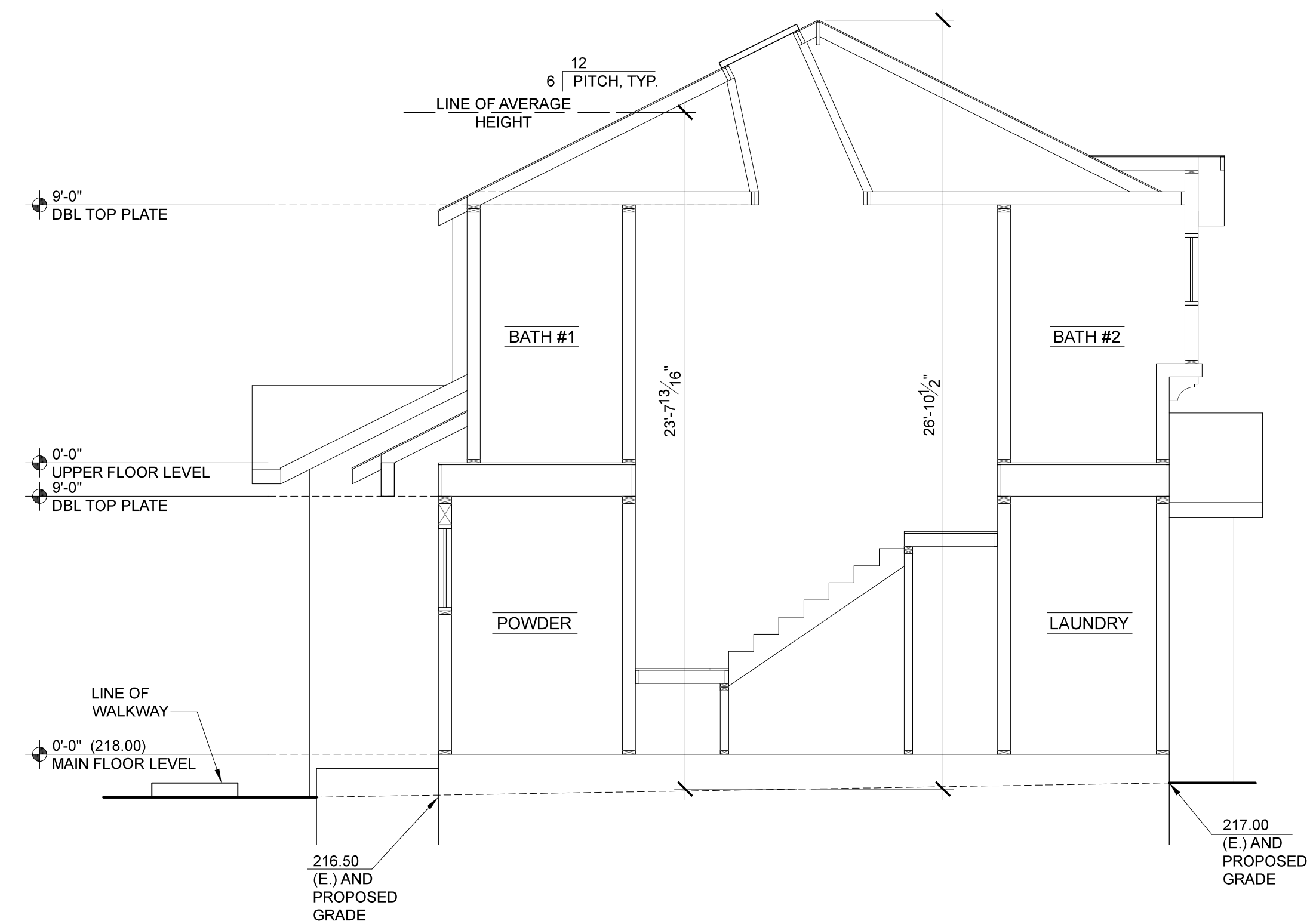
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SECTION "E - E"

1/4" = 1'-0"



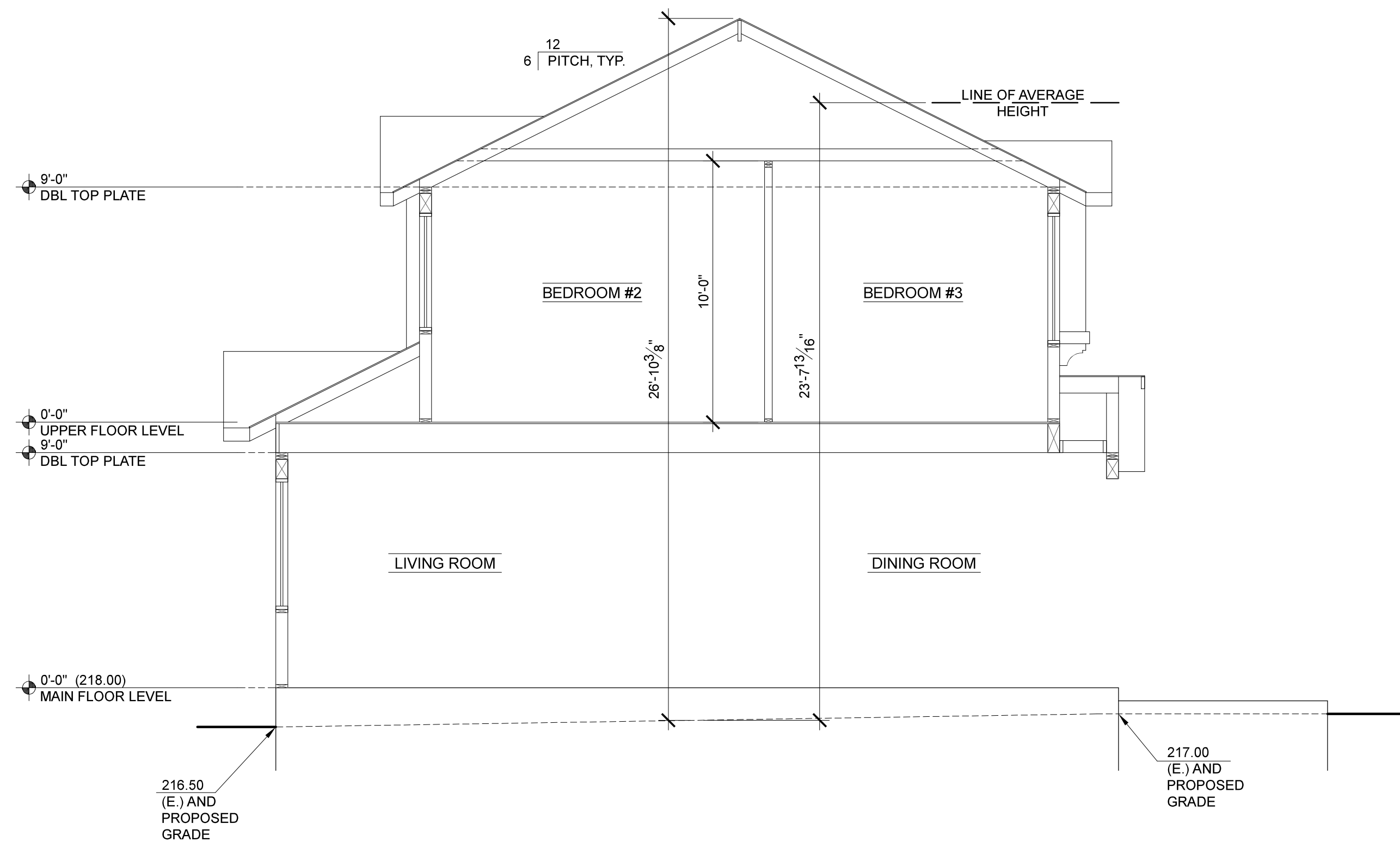
SECTION "F - F"

1/4" = 1'-0"

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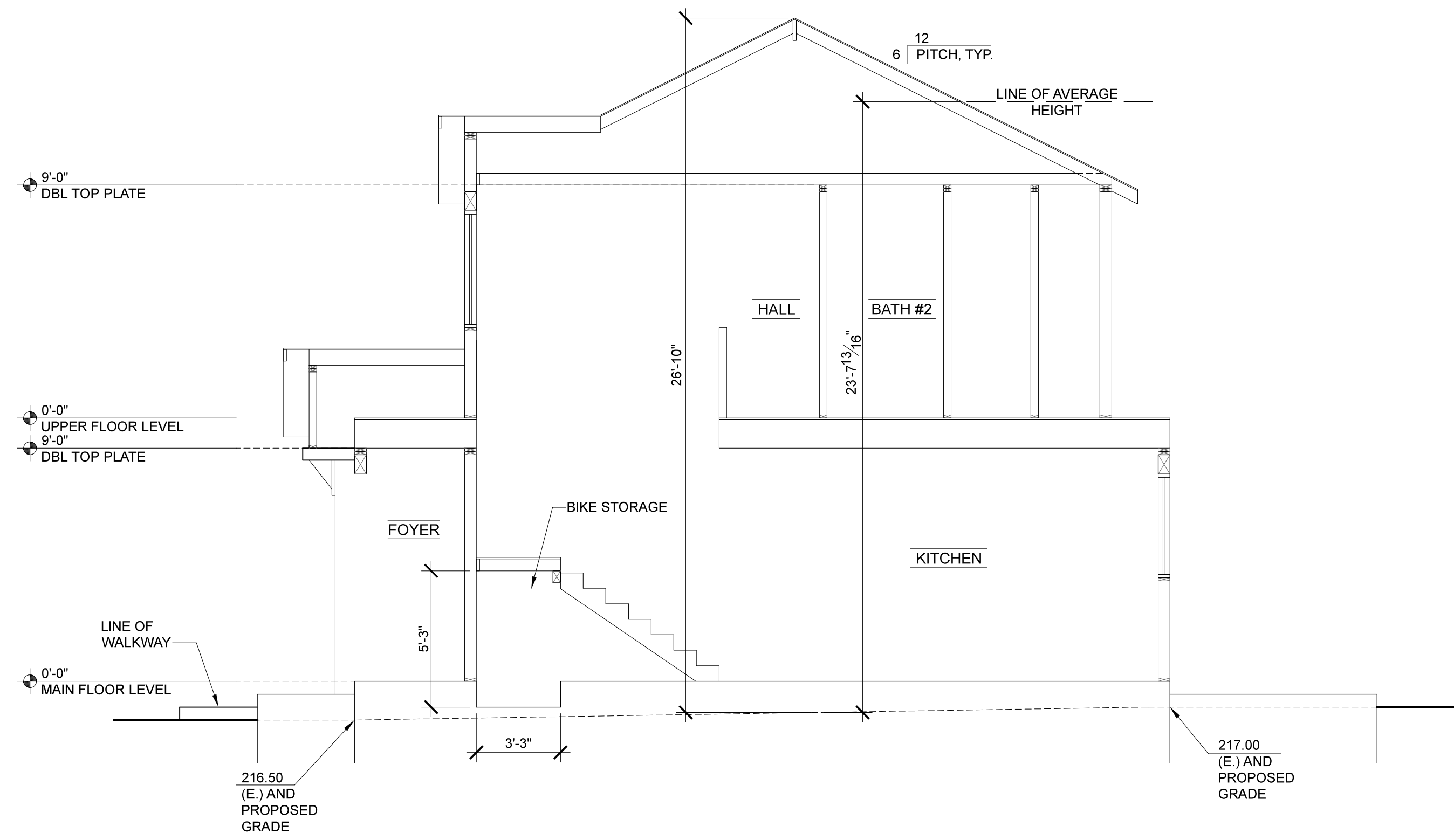
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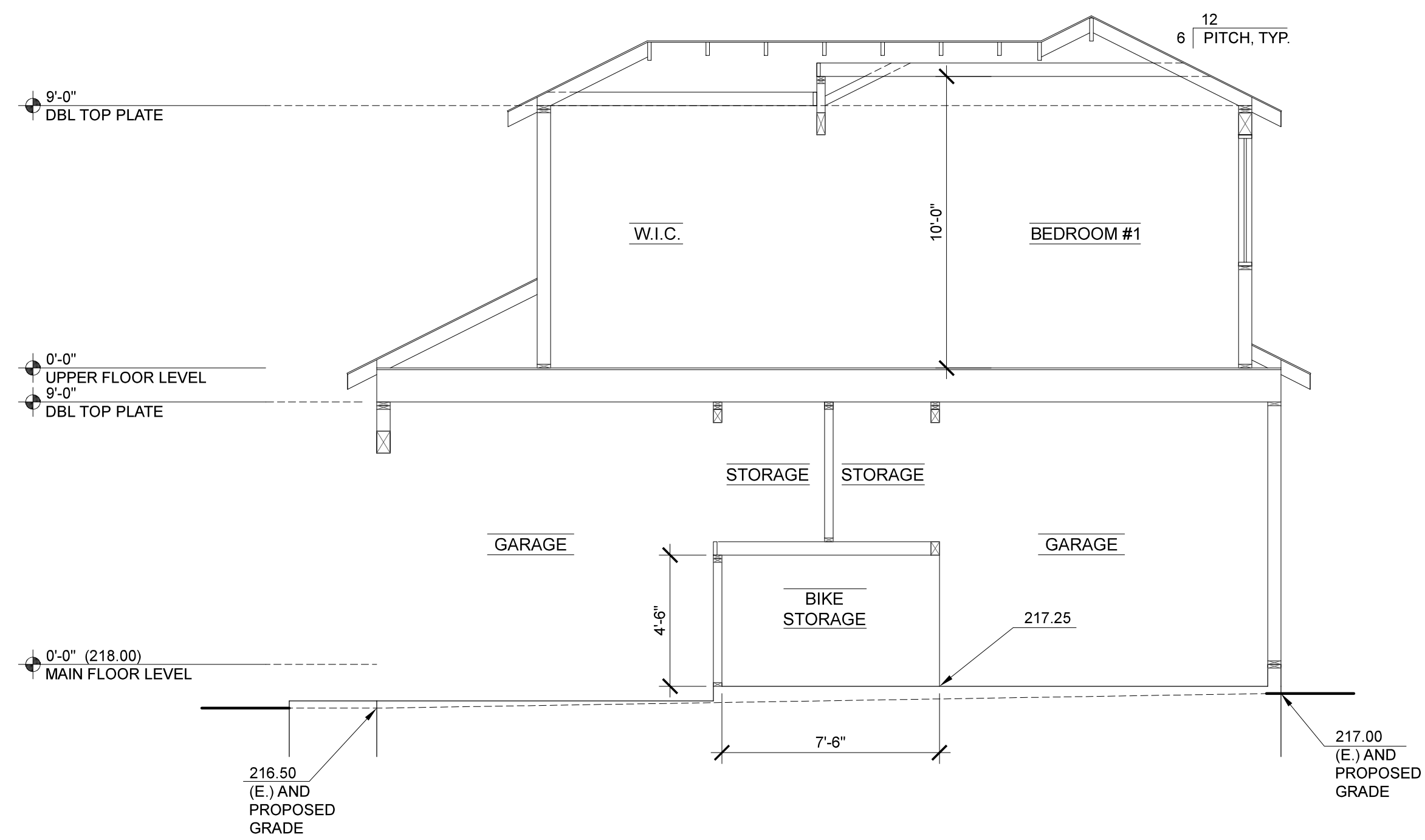
SECTION "G - G"

1/4" = 1'-0"



SECTION "H - H"

1/4" = 1'-0"



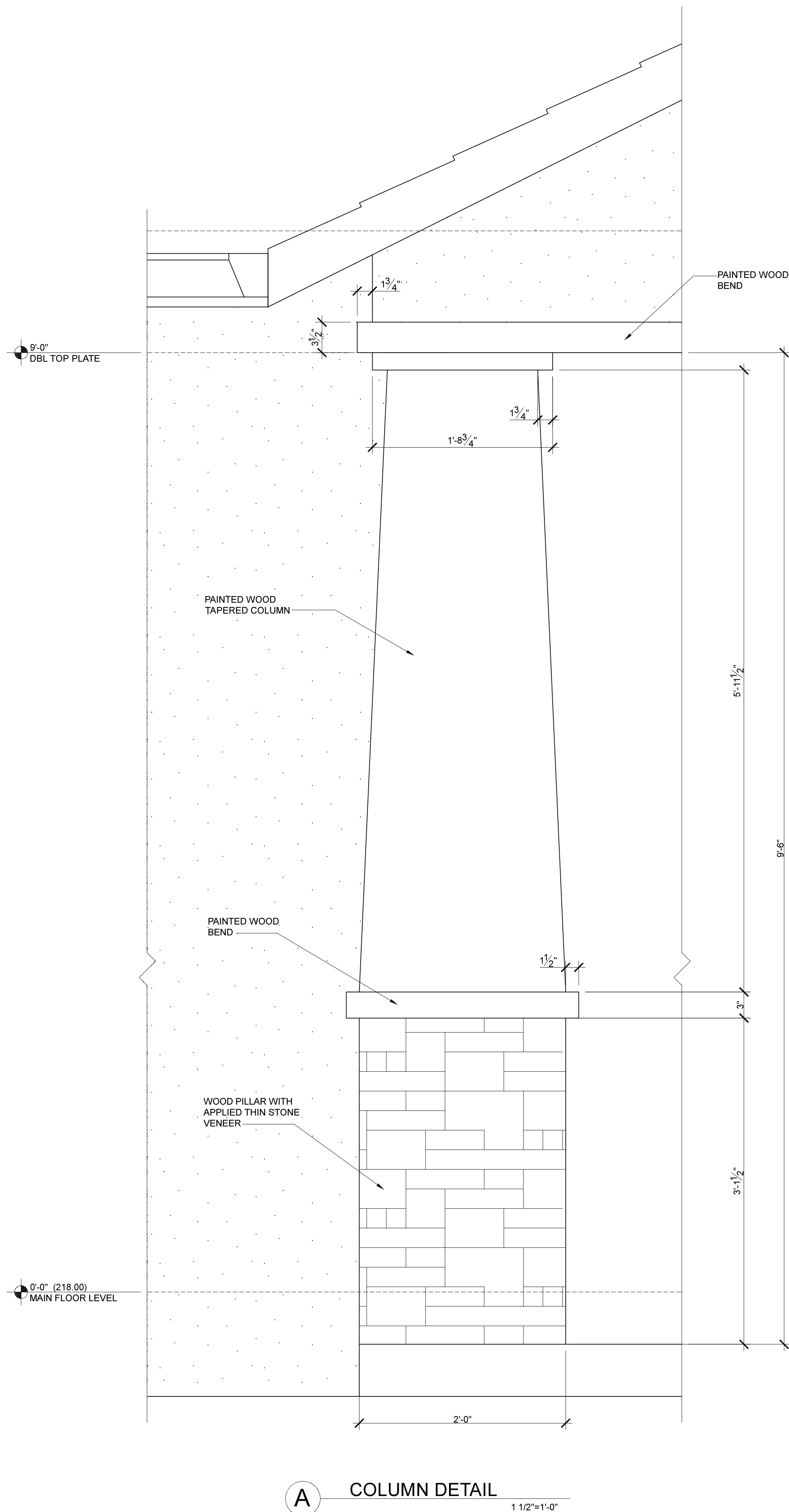
SECTION "I - I"

1/4" = 1'-0"

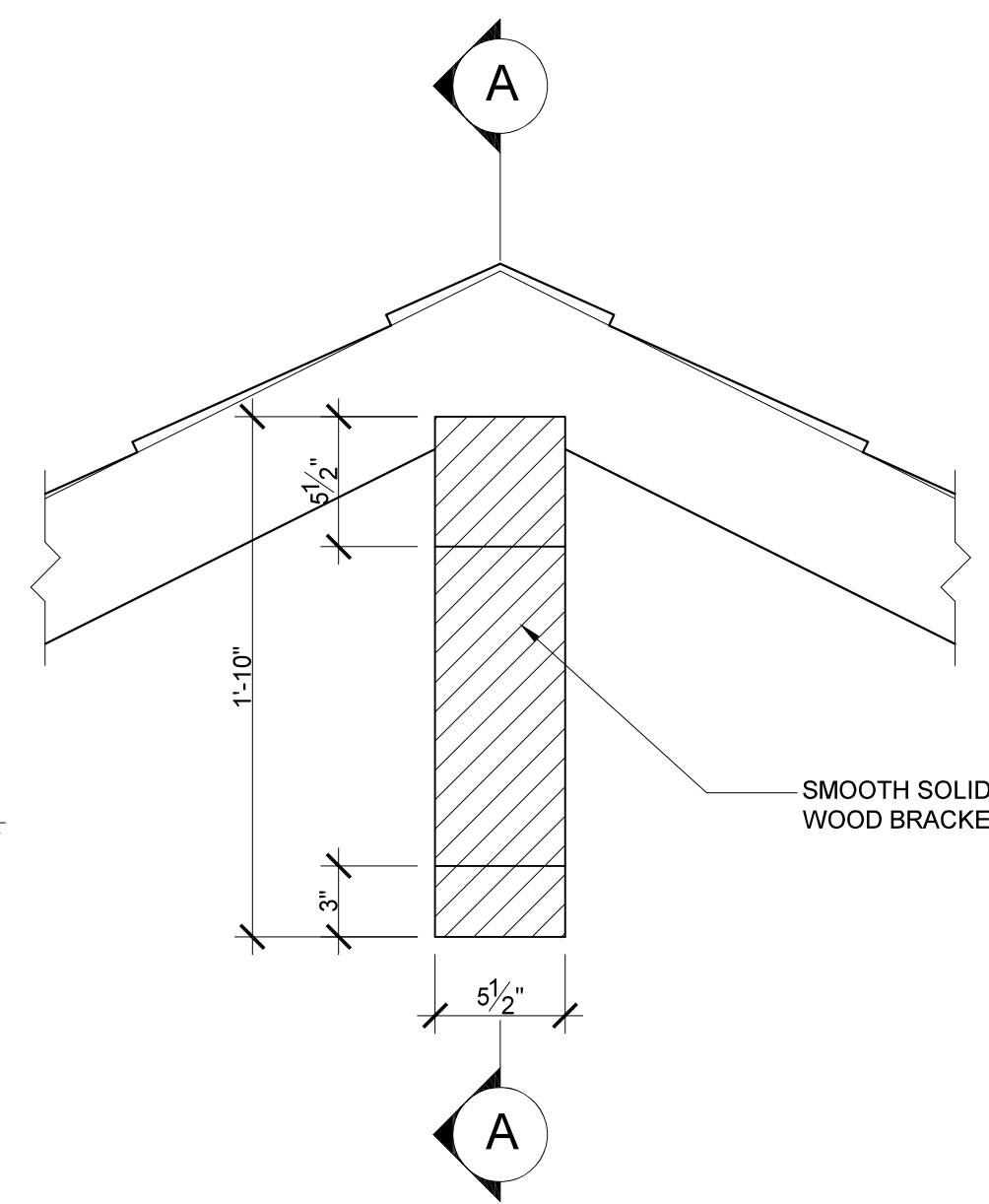
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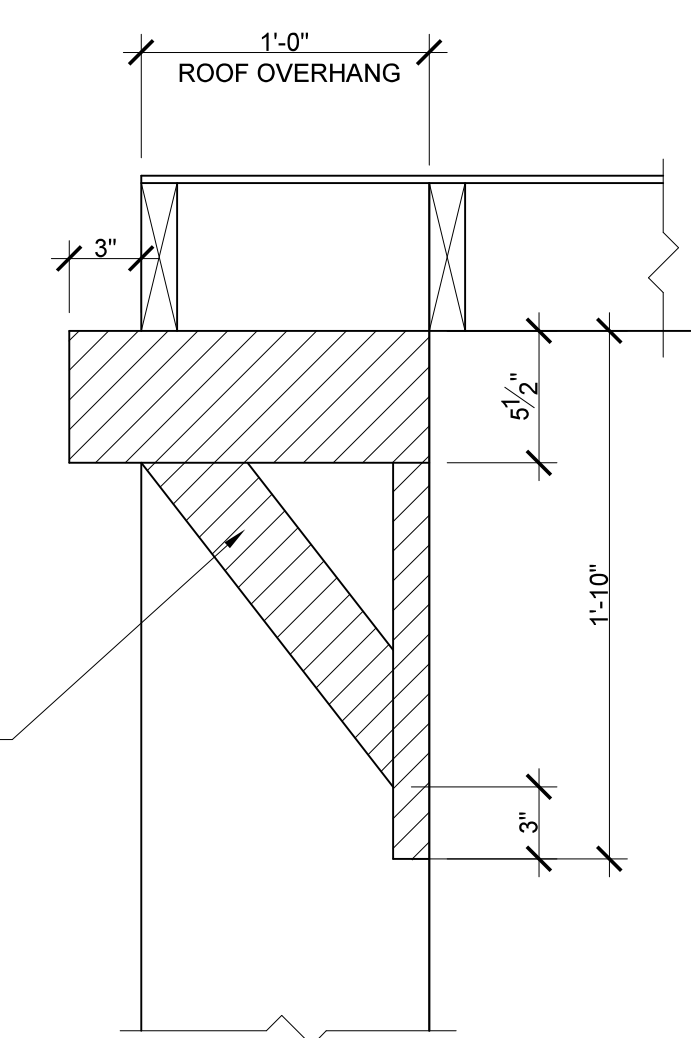
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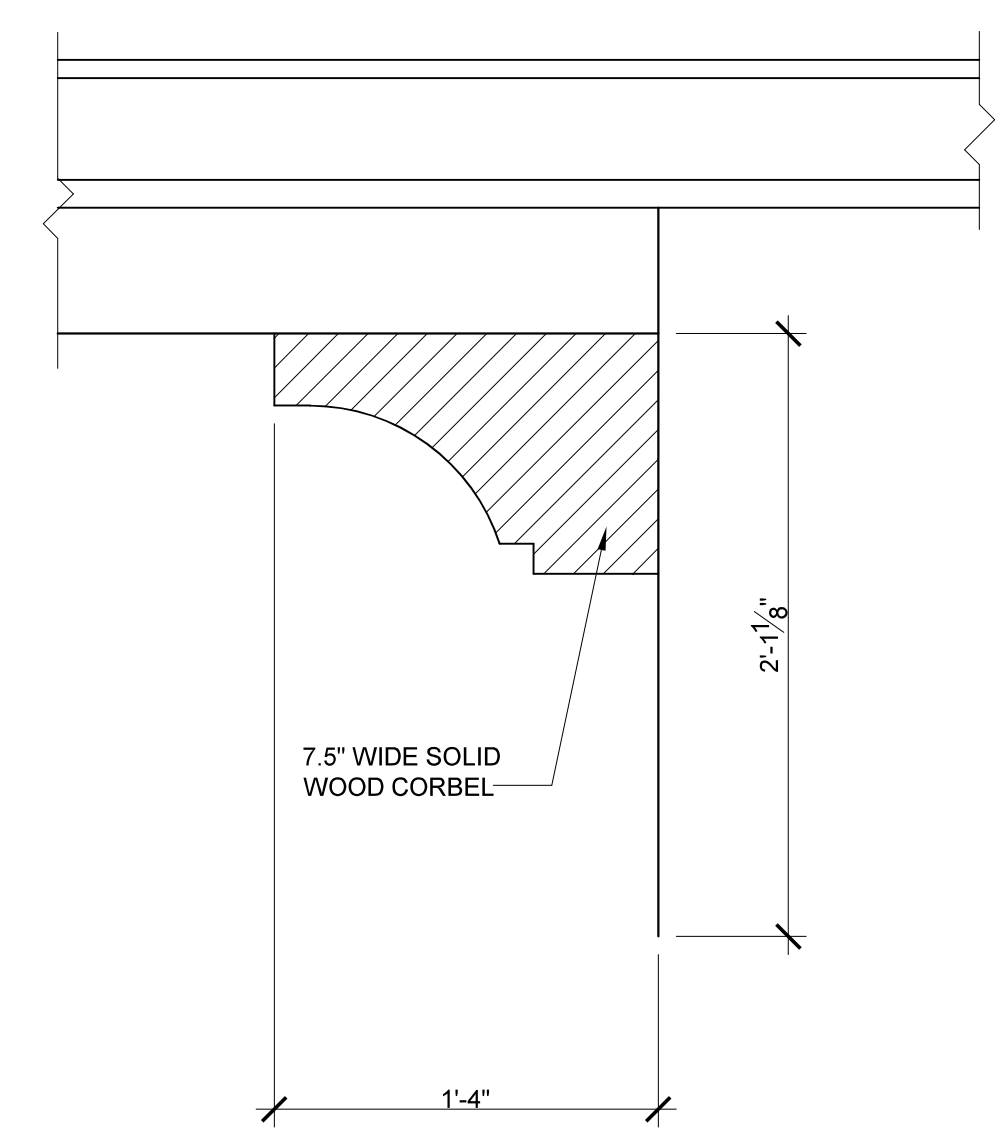
A COLUMN DETAIL
1 1/2"=1'-0"



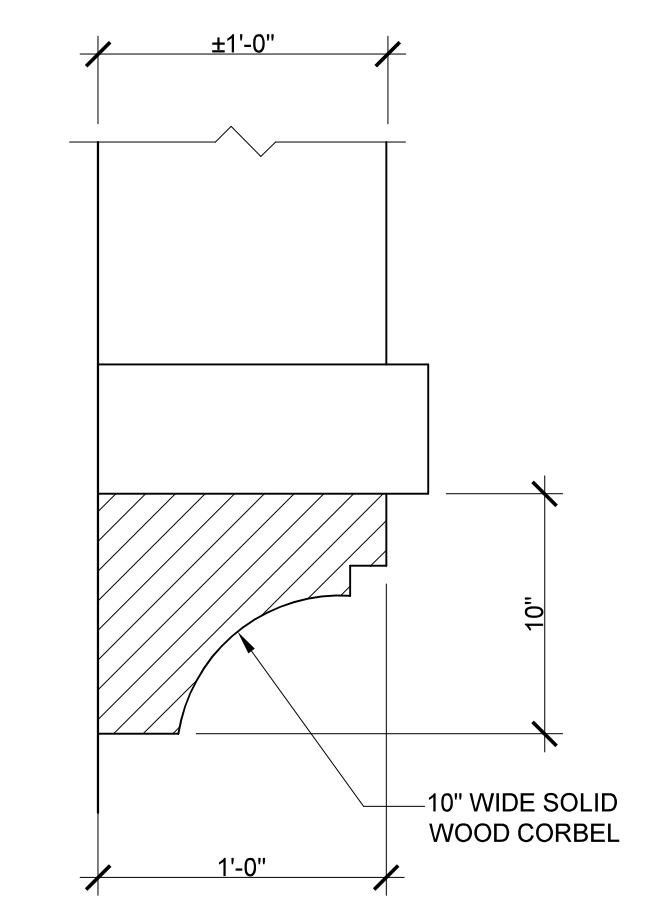
B BRACKET DETAIL
1 1/2"=1'-0"



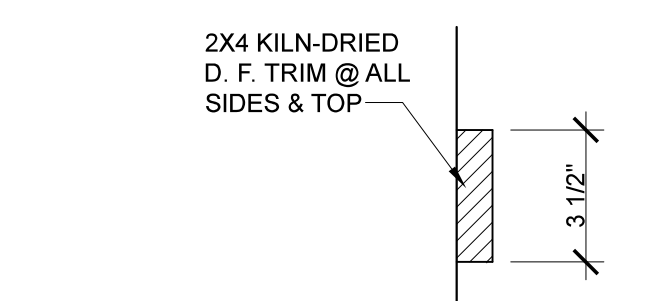
SECTION "A-A"
1 1/2"=1'-0"



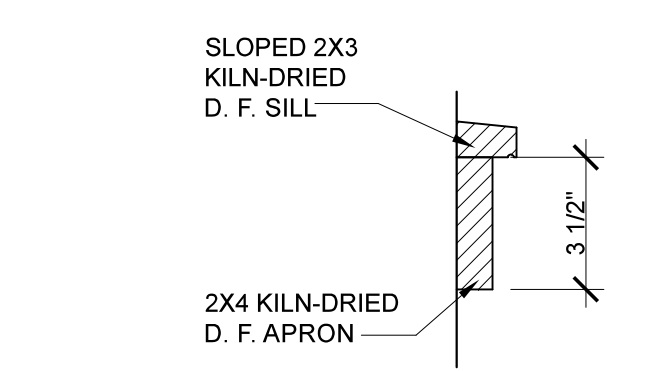
C PORCH CORBEL DETAIL
1 1/2"=1'-0"



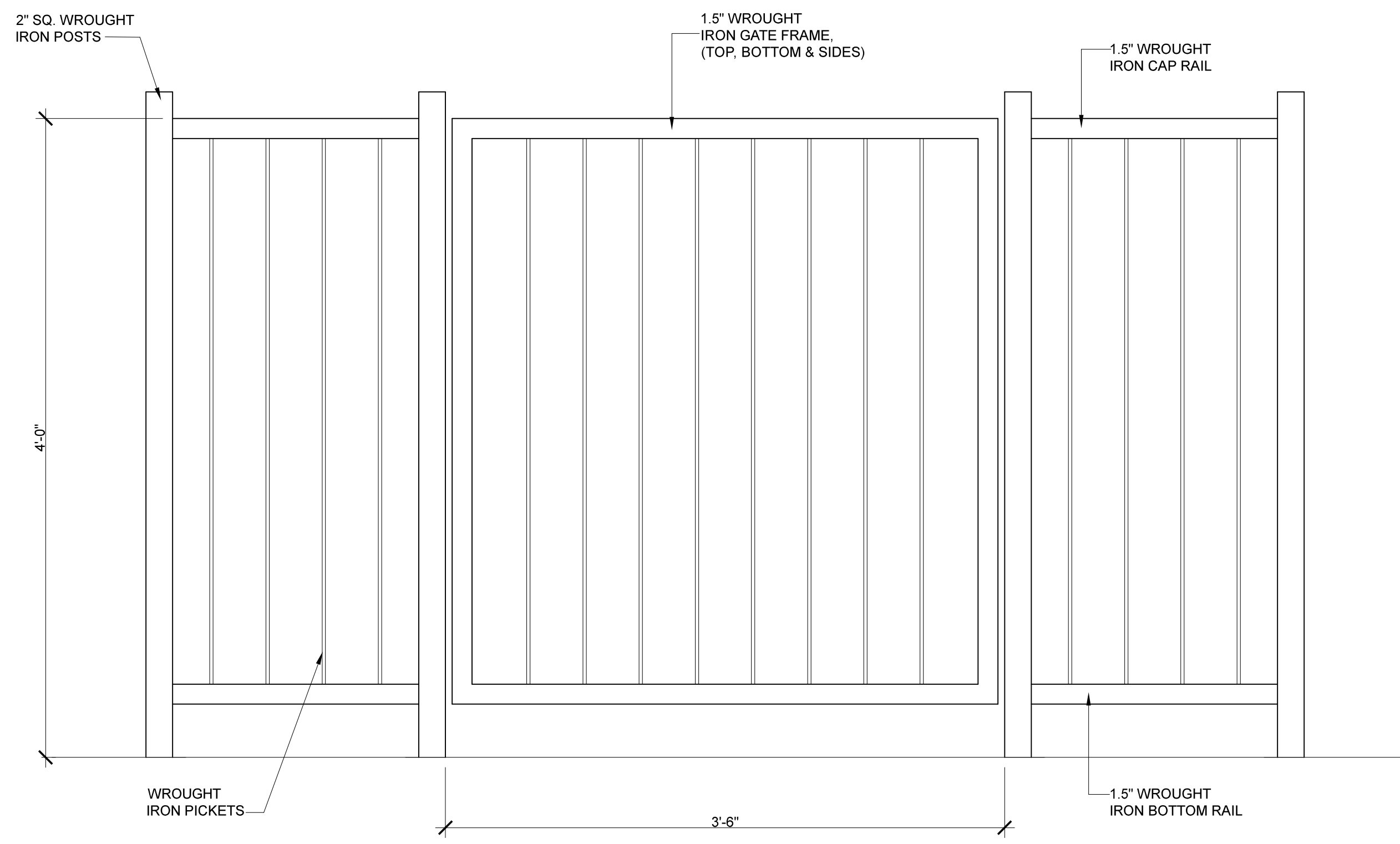
D CORBEL DETAIL
1 1/2"=1'-0"



E WINDOW TRIM DETAIL
1 1/2"=1'-0"



F WINDOW SILL DETAIL
1 1/2"=1'-0"

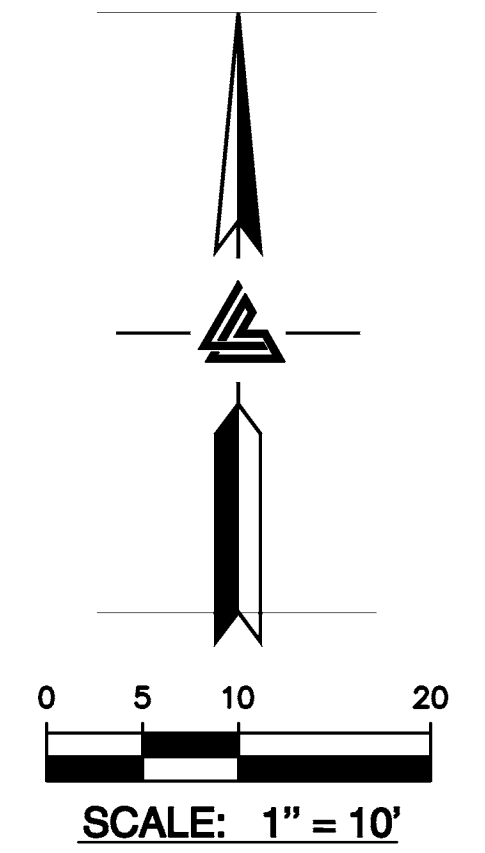
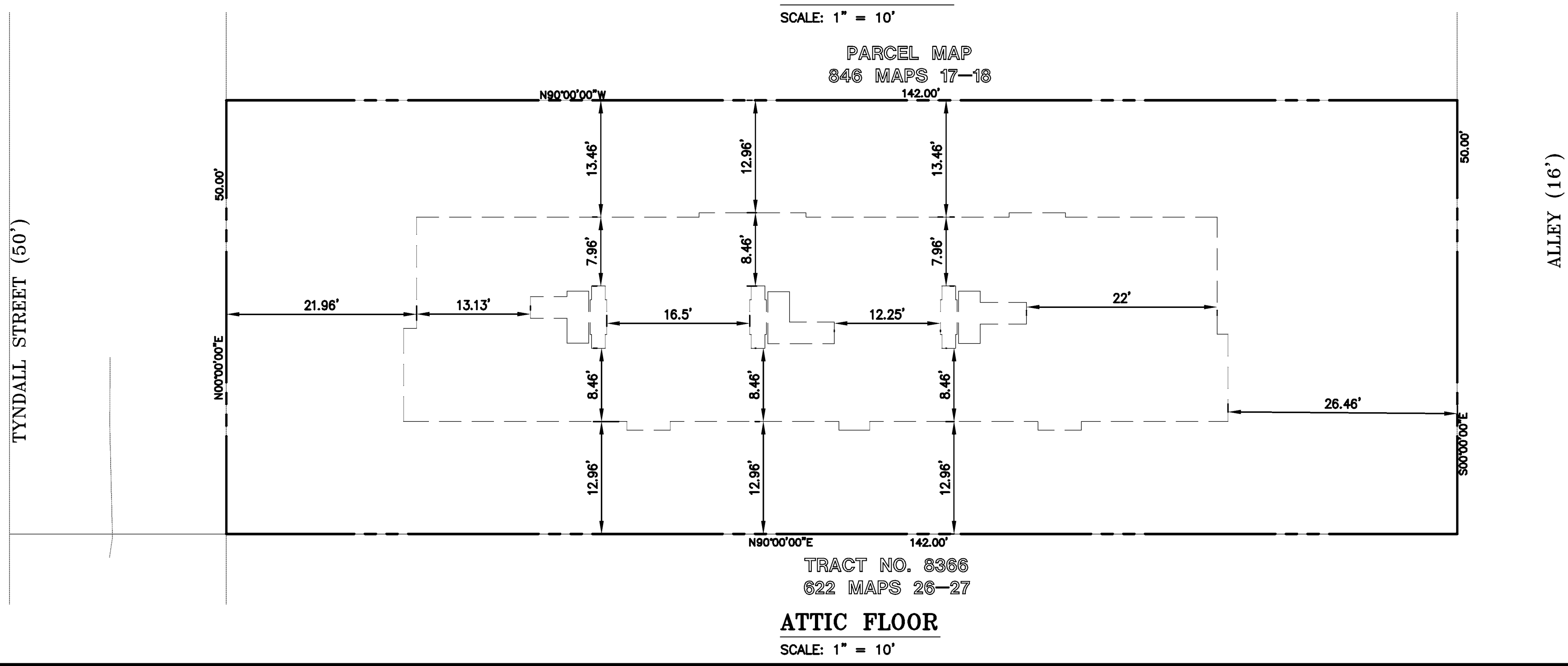
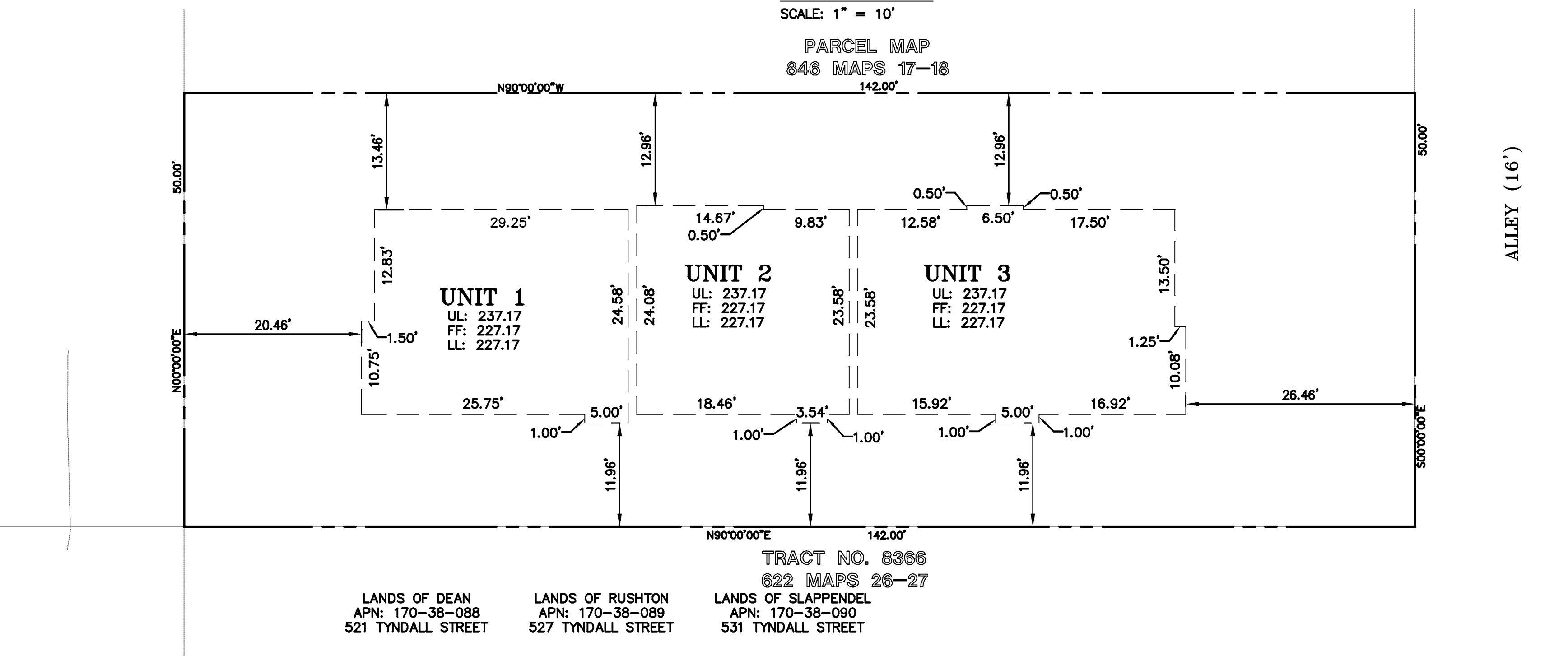
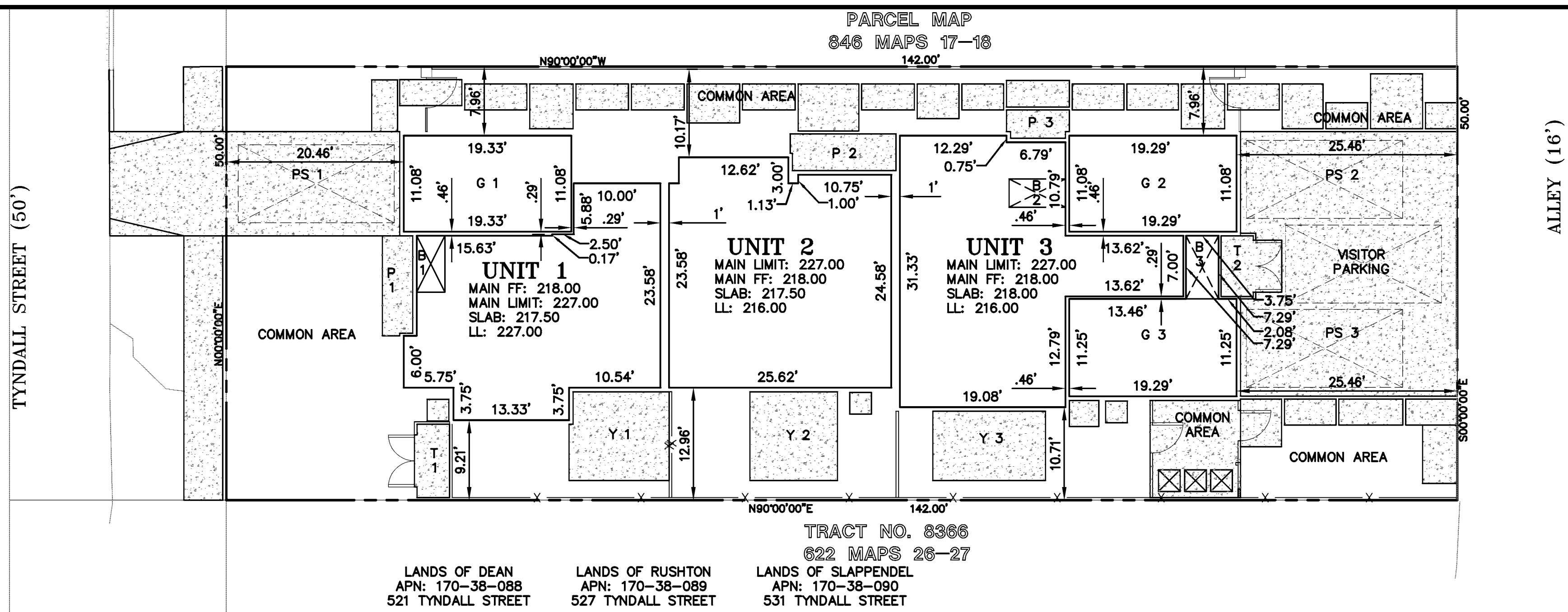


G WROUGHT IRON FENCE/ GATE DETAIL
1 1/2"=1'-0"

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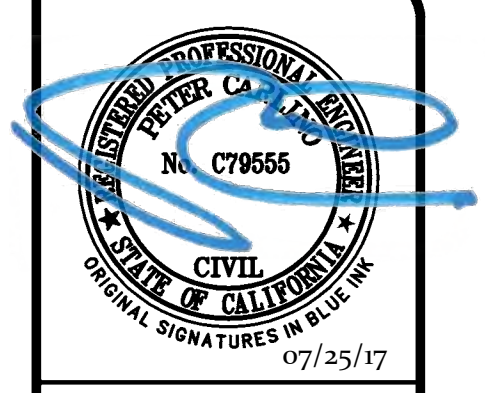
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ABBREVIATIONS

- B BIKE STORAGE
- FF FINISHED FLOOR ELEVATION
- G GARAGE
- LL LOWER LIMIT
- P PORCH
- PS PARKING SPACE
- T TRASH AREA
- UL UPPER LIMIT
- Y YARD
- 1 UNIT 1
- 2 UNIT 2
- 3 UNIT 3

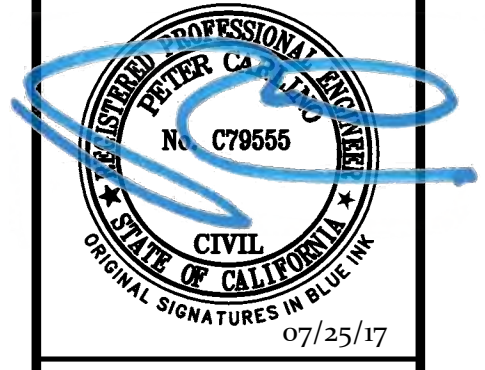


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517 TYNDALL STREET
LOS ALTOS, CALIFORNIA
SANTA CLARA COUNTY APN: 170-38-047

AREA SHEET

PLAN CHK	JO
07-25-17	
CLIENT REV	TB
06-13-17	
REVISIONS	BY
JOB NO:	2161047
DATE:	02-27-17
SCALE:	1" = 10'
DESIGN BY:	CA/TB
DRAWN BY:	TB
SHEET NO:	



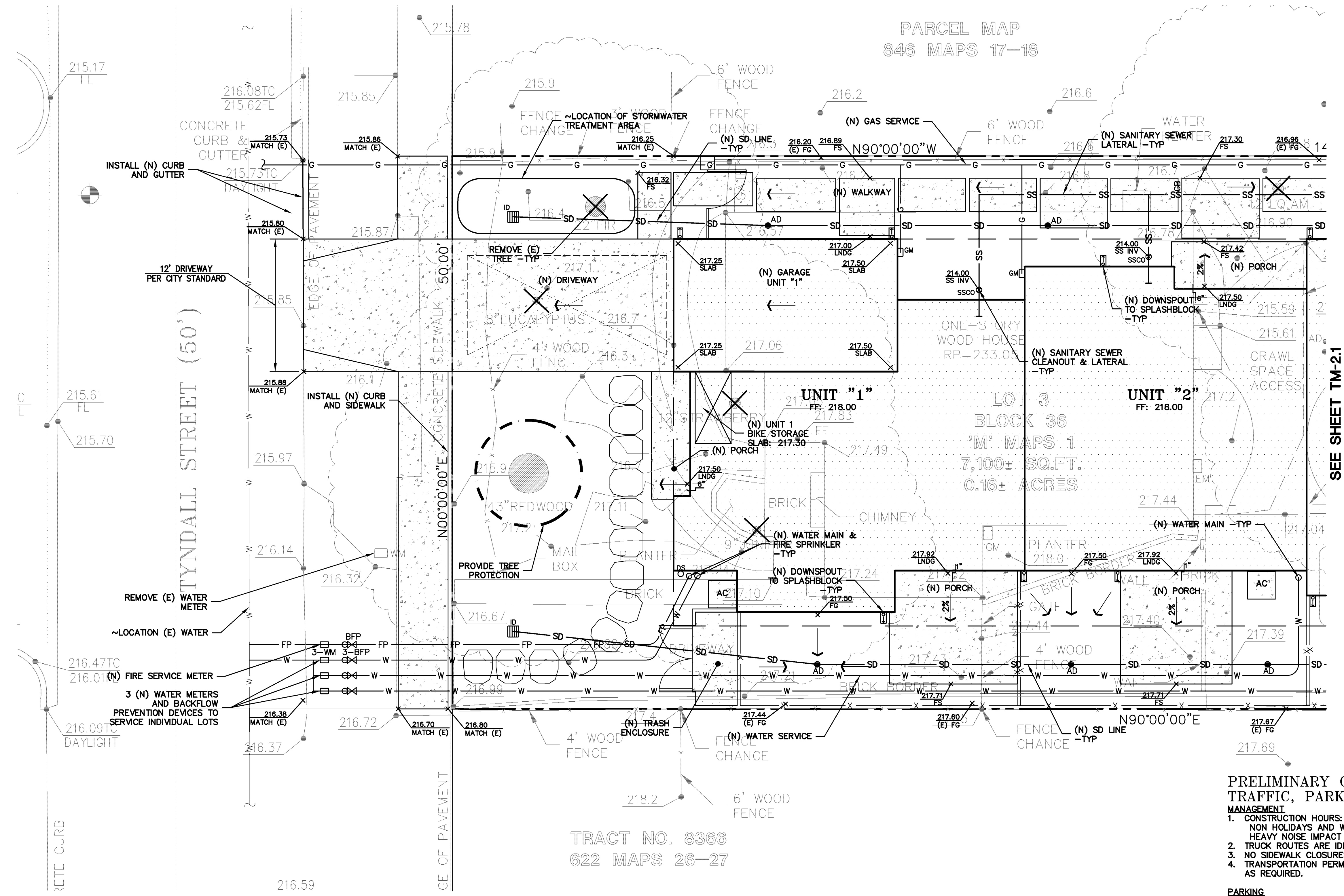
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**517 TYNDALL STREET
 LOS ALTOS, CALIFORNIA**
 APN: 170-38-047
 SANTA CLARA COUNTY

**GRADING AND
 DRAINAGE PLAN**

PLAN CHK	DATE	BY
07-25-17	JO	
06-13-17	TB	
REVISIONS	BY	
JOB NO:	2161047	
DATE:	02-27-17	
SCALE:	1" = 5'	
DESIGN BY:	CA/TB	
DRAWN BY:	TB	
SHEET NO:		

TM-2.0
 03 OF 04 SHEETS



TREE INVENTORY

SIZE/DESCRIPTION	STATUS
22" FIR	TO BE REMOVED
8" EUCALYPTUS	TO BE REMOVED
43" REDWOOD	TO REMAIN
12" STRAWBERRY	TO BE REMOVED
9" JUNIPER	TO BE REMOVED
12" LIQUID AMBER	TO BE REMOVED

**PRELIMINARY CONSTRUCTION PLAN
 TRAFFIC, PARKING, AND NOISE NOTES**

- MANAGEMENT**
- CONSTRUCTION HOURS:
 NON HOLIDAYS AND WEEKDAYS 7:00AM-7:00PM
 HEAVY NOISE IMPACT ACTIVITIES 8:00AM-3:00PM
 - TRUCK ROUTES ARE IDENTIFIED ON THE PLAN.
 - NO SIDEWALK CLOSURES ARE NOTED ON THE PLAN.
 - TRANSPORTATION PERMITS FOR OVERSIZED LOADS WILL BE OBTAINED AS REQUIRED.

- PARKING**
- CONTRACTORS AND THEIR EMPLOYEES WILL CARPOOL WHENEVER POSSIBLE.
 - CONTRACTORS AND THEIR EMPLOYEES WILL DELIVER TOOLS, EQUIPMENT AND MATERIALS ON SITE BUT PARK OFF SITE TO AVOID NEARBY RESIDENTIAL STREETS AND NEIGHBORHOODS.
 - CONSTRUCTION HEAVY EQUIPMENT, LIFTS, AND TOOLS TO REMAIN ON SITE AND BE STORED ON SITE.
 - CONTRACTOR WILL OBTAIN PERMITS FOR NEARBY PARKING LOTS IF AVAILABLE.
 - NO SPILL OVER PARKING TO RESIDENTIAL STREETS AND NEIGHBORHOODS.
 - CONTRACTORS AND EMPLOYEES ARE TO WALK FROM OFFSITE PARKING TO JOB SITE VIA APPROVED PEDESTRIAN ROUTES.
 - INGRESS AND EGRESS FOR CONSTRUCTION EQUIPMENT IS PER PLAN.

- SIGNAGE**
- SIGNAGE TO BE POSTED TO REINFORCE TRUCK DELIVERY ROUTES.
 - SIDEWALK CLOSURE NOTIFICATION SIGNS AND BARRICADES TO BE PLACED AS NEEDED DURING SIDEWALK CLOSURE PERIODS.

- PEDESTRIAN/BICYCLE ROUTES**
- CONSTRUCTION SITE TO BE FENCED OFF FROM PEDESTRIAN AND BICYCLES.
 - PEDESTRIAN SIDEWALK ROUTES TO BE SIDE OF STREET OPPOSITE THE CONSTRUCTION SITE.
 - SIDEWALK CLOSURES AND DETOURS TO BE CLEARLY MARKED AT ALL TIMES.
 - SIDEWALK CLOSURE SIGNS TO BE PLACED AND NEAREST CROSSWALKS IN EACH DIRECTION TO DETOUR PEDESTRIAN TRAFFIC.

- NOISE REDUCTION**
- COMPLY WITH CITY'S NOISE CONTROL ORDINANCE AS STATED IN CHAPTER 6.16 OF THE MUNICIPAL CODE.
 - AT LEAST 24 HOURS PRIOR TO ANY JACK HAMMERING ACTIVITIES, ALL OCCUPANTS OF THE ADJACENT PROPERTIES WILL BE NOTIFIED.

FLATWORK
 FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.3 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.11.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.

SLOPE GARAGE SLAB 1% MINIMUM (1/8" PER FOOT) FROM BACK TO FRONT TO ALLOW FOR ADEQUATE DRAINAGE. MAINTAIN 1/2" TO 1" LIP BETWEEN GARAGE SLAB AND DRIVEWAY. SEE PLANS FOR SPECIFIC DROP

PROVIDE 2% (1% MIN.) SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 2304.11.2. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.

(N) AC DRIVEWAY.
 GRIND AC TO TIE (N) AC INTO (E) AC PAVING.
 (N) CONCRETE PATIOS/WALKWAYS.

STORM DRAIN
 INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEAN OUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.

CONSTRUCT (N) EARTHEN SWALE SLOPED AT 1% MINIMUM TOWARDS POSITIVE OUTFALL.

CONNECT RAIN WATER DOWNSPOUTS TO 4" PVC (SDR-35) TIGHTLINE, SLOPED AT 1% MINIMUM. DIRECT TO NEAREST STORM DRAIN LINE. PROVIDE CLEAN OUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS. TIGHTLINE MAY BE PLACED IN COMMON TRENCH WITH SUBDRAIN LINES, HOWEVER, NOT CONNECT TO SUBDRAIN LINES. CONNECT TO NEAREST STORM DRAIN LINE AS SHOWN ON PLAN.

INSTALL (N) "CHRISTY V-1" AREA DRAINS. CONNECT TO ON-SITE STORM DRAIN SYSTEM. SEE DETAIL X ON C-X.

INSTALL (N) INFILTRATION DEVICE (ID).

UTILITIES
 INSTALL (N) SANITARY SEWER LATERALS. USE 4" PVC (SDR-26) SLOPED AT 2% MINIMUM. CONNECT TO (E) SEWER MAIN AS SHOWN. PROVIDE CLEANOUT TO GRADE AT BUILDING AND BEHIND PROPERTY LINE AND AT MAJOR CHANGES IN DIRECTION AS SHOWN. REUSE (E) LATERAL IF POSSIBLE. CONNECT PER DISTRICT STANDARDS.

CONNECT (N) WATER SERVICE PER WATER DISTRICT STANDARDS. UPGRADE (E) WATER METER PER WATER DISTRICT STANDARDS AS APPLICABLE. INSTALL (N) 2" MINIMUM SERVICE LINE TO (N) RESIDENCE OR AS DIRECTED BY FIRE SPRINKLER DESIGNER.

INSTALL (N) JOINT TRENCH FOR SERVICES INCLUDING GAS, CATV & ELECTRIC FROM NEAREST POINT OF CONNECTION. DESIGN BY OTHERS.

DEMOLITION
 DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.

REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.

PROVIDE TREE PROTECTION AROUND TREES TO REMAIN.

*** BUILDING PAD NOTE:**
 ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

TRACT NO. 8366
 622 MAPS 26-27

PARCEL MAP
 846 MAPS 17-18



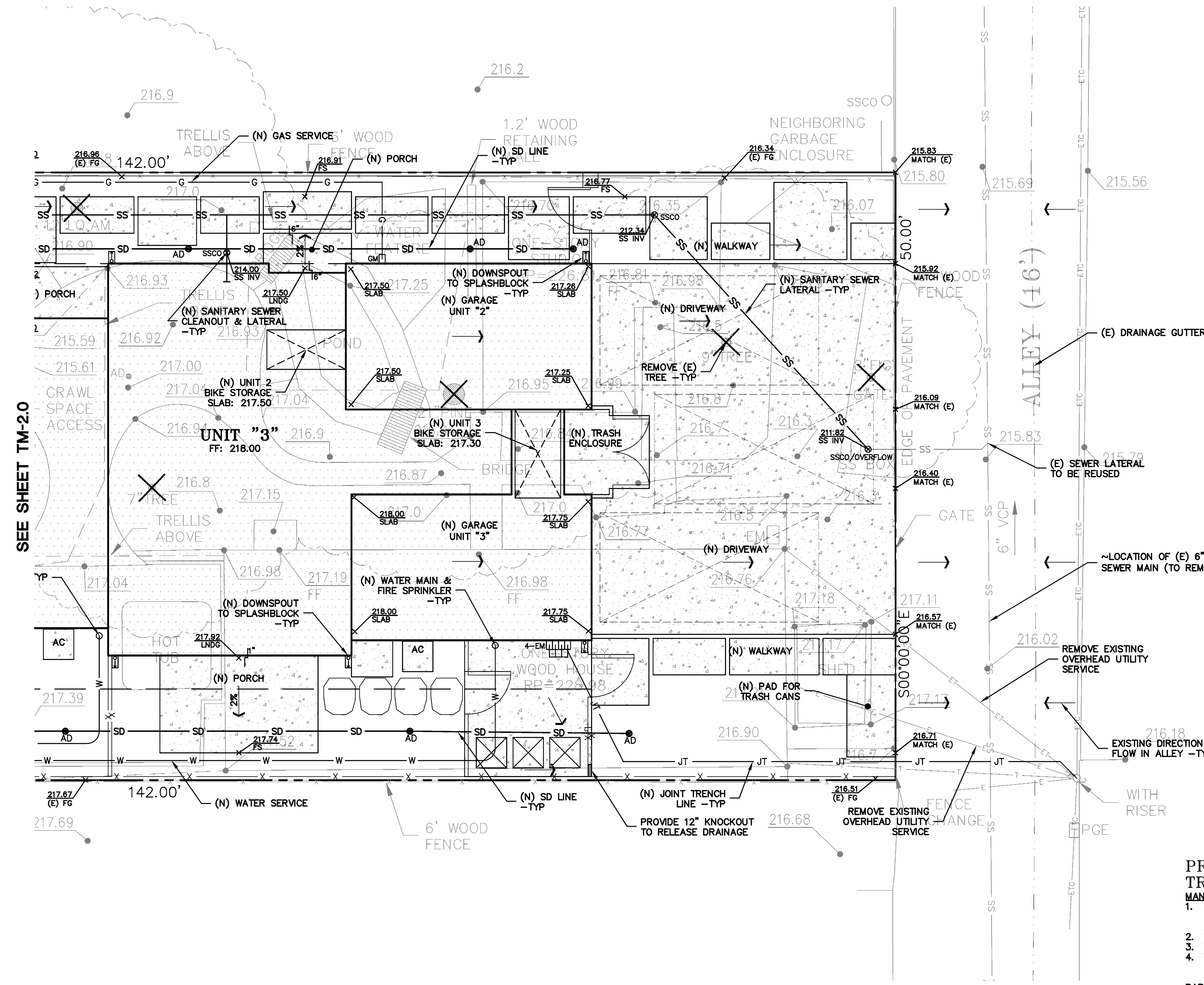
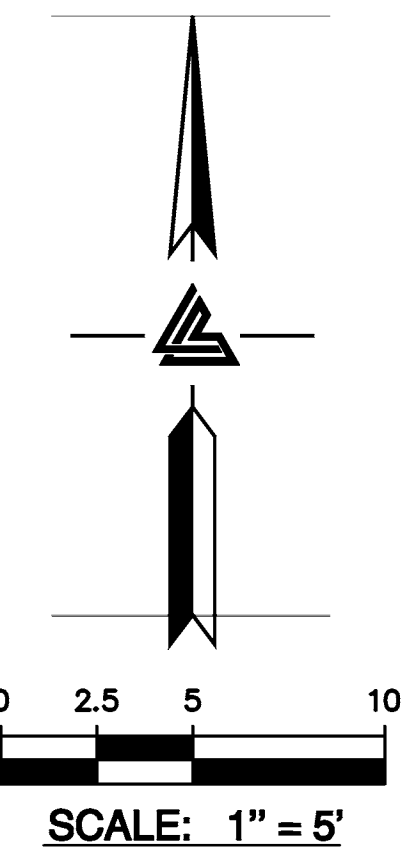
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**517 TYNDALL STREET
 LOS ALTOS, CALIFORNIA**

**GRADING AND
 DRAINAGE PLAN**

APN: 170-38-047

SANTA CLARA COUNTY



TREE INVENTORY	
SIZE/DESCRIPTION	STATUS
7" TREE	TO BE REMOVED
21" PINE	TO BE REMOVED
9" TREE	TO BE REMOVED
8" FIG	TO BE REMOVED

**PRELIMINARY CONSTRUCTION PLAN
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- GRIND AC TO TIE (N) AC INTO (E) AC PAVING.
- (N) CONCRETE PATIOS/WALKWAYS.

STORM DRAIN

INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEAN OUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.

CONSTRUCT (N) EARTHEN SWALE SLOPED AT 1% MINIMUM TOWARDS POSITIVE OUTFALL.

CONNECT RAIN WATER DOWNSPOUTS TO 4" PVC (SDR-35) TIGHTLINE. SLOPED AT 1% MINIMUM. DIRECT TO NEAREST STORM DRAIN LINE. PROVIDE CLEAN OUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS. TIGHTLINE MAY BE PLACED IN COMMON TRENCH WITH SUBDRAIN LINES, HOWEVER, NOT CONNECT TO SUBDRAIN LINES. CONNECT TO NEAREST STORM DRAIN LINE AS SHOWN ON PLAN.

- INSTALL (N) "CHRISTY V-1" AREA DRAINS. CONNECT TO ON-SITE STORM DRAIN SYSTEM. SEE DETAIL X ON C-X.
- INSTALL (N) INFILTRATION DEVICE (ID).

UTILITIES

INSTALL (N) SANITARY SEWER LATERALS. USE 4" PVC (SDR-26) SLOPED AT 2% MINIMUM. CONNECT TO (E) SEWER MAIN AS SHOWN. PROVIDE CLEANOUT TO GRADE AT BUILDING AND BEHIND PROPERTY LINE AND AT MAJOR CHANGES IN DIRECTION AS SHOWN. REUSE (E) LATERAL IF POSSIBLE. CONNECT PER DISTRICT STANDARDS.

CONNECT (N) WATER SERVICE PER WATER DISTRICT STANDARDS. UPGRADE (E) WATER METER PER WATER DISTRICT STANDARDS AS APPLICABLE. INSTALL (N) 2" MINIMUM SERVICE LINE TO (N) RESIDENCE OR AS DIRECTED BY FIRE SPRINKLER DESIGNER.

INSTALL (N) JOINT TRENCH FOR SERVICES INCLUDING GAS, CATV & ELECTRIC FROM NEAREST POINT OF CONNECTION. DESIGN BY OTHERS.

DEMOLITION

DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.

- REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.
- PROVIDE TREE PROTECTION AROUND TREES TO REMAIN.

*** BUILDING PAD NOTE:**
 ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

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REVISED 2/15/17
REVISED 2/14/17
REVISED 5/24/17
REVISED 6/9/17

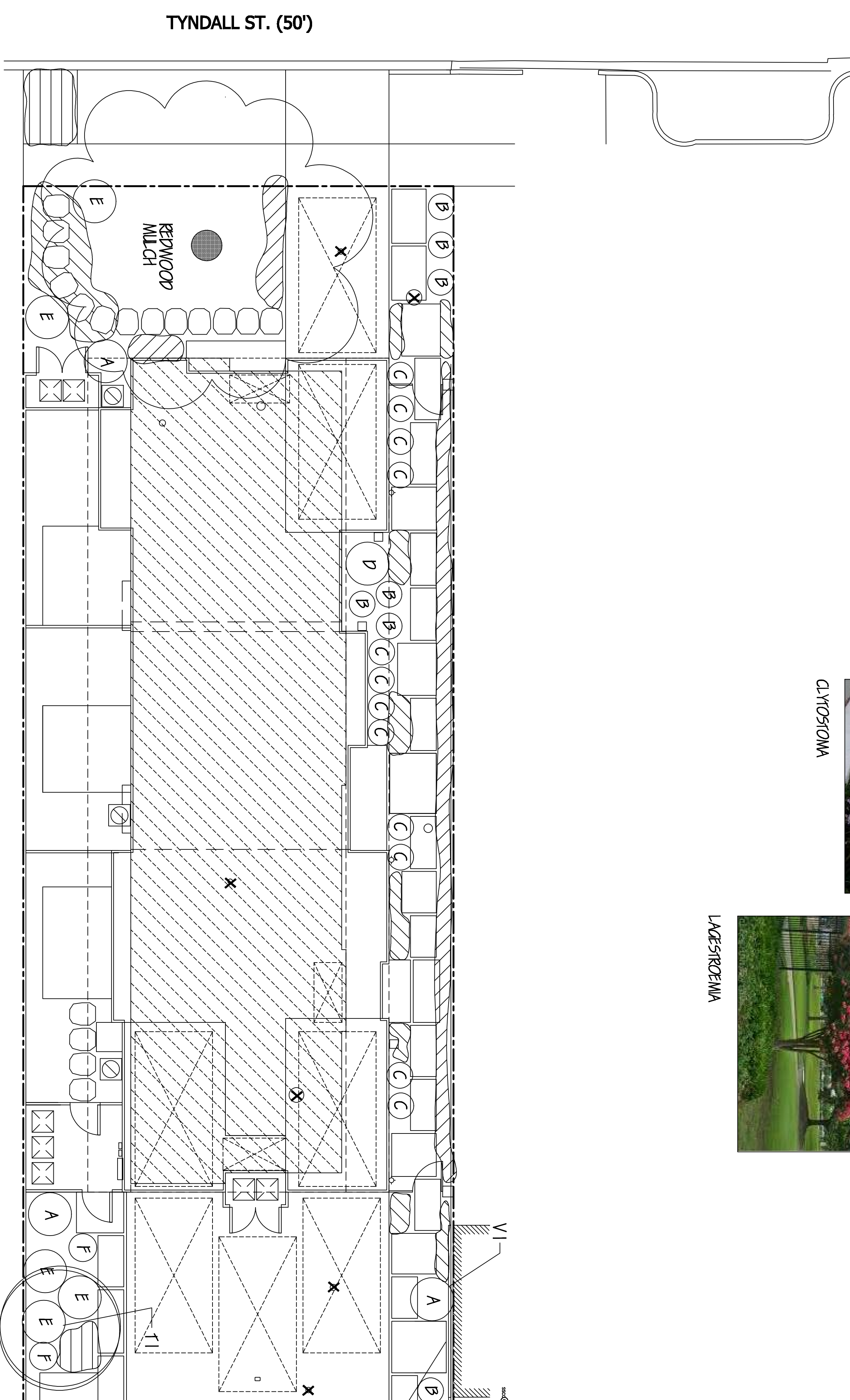
PLANT LEGEND AND NOTES

Symbol	Species	Size	Water	Mulch
	<i>Eriogonum karwinskianus</i> / Santa Barbara Daisy @ 30" oc	1 gallon	low	3
	<i>Carex almisia</i> / Barkdon Sedge @ 30" oc	1 gallon	low	3
	1' rope Silver Dragon @ 24" oc	1 gallon	medium	3
	<i>Lantana montevidensis</i> / Yellow Lantana @ 36" oc	1 gallon	low	3
A	<i>Loropetalum chinense</i> Razzdornii	5 gallon	low	3
B	<i>Soliva heterophylla</i> / Australian Bluebell	5 gallon	low	3
C	<i>Nandina</i> Harbor Dwarf	5 gallon	low	3
D	<i>Ribes sanguineum</i> / Pnk Currant	5 gallon	low	3
E	<i>Pitroporum tobira</i> Weeden's Dwarf	5 gallon	low	3
F	<i>Phormium</i> Leaf Sprink / Dwarf Flax	5 gallon	low	3
V-1	<i>Clitorostema callicarpoides</i> / Lavender Trumpet Vine	5 gallon	low	3
T-1	<i>Lagestroemia</i> Tuscarral / Grape Myrtle	24" burlow		3

- 1) Protect Redwood trees to remain from damage during construction work. No trenching shall occur in the landscape area beneath the tree.
- 2) Maintain natural Redwood leaf litter and mulch under tree.
- 3) Soil to be broken up and amended prior to planting. Landscape contractor shall have the soil analyzed with recommendations for preparation prior to planting. Or 5" of approved compost shall be incorporated into the soil and backfill mix.
- 4) 5" of wood chip mulch shall be spread after planting.



LAGESTROEMIA



REMAIN TO BE REMOVED
CONTRACTOR TO
SCREENING OR
REINFORCEMENT
SEE ARCHITECTURAL PLANS

Doc

PLANTING PLAN
1/8" = 1'-0"

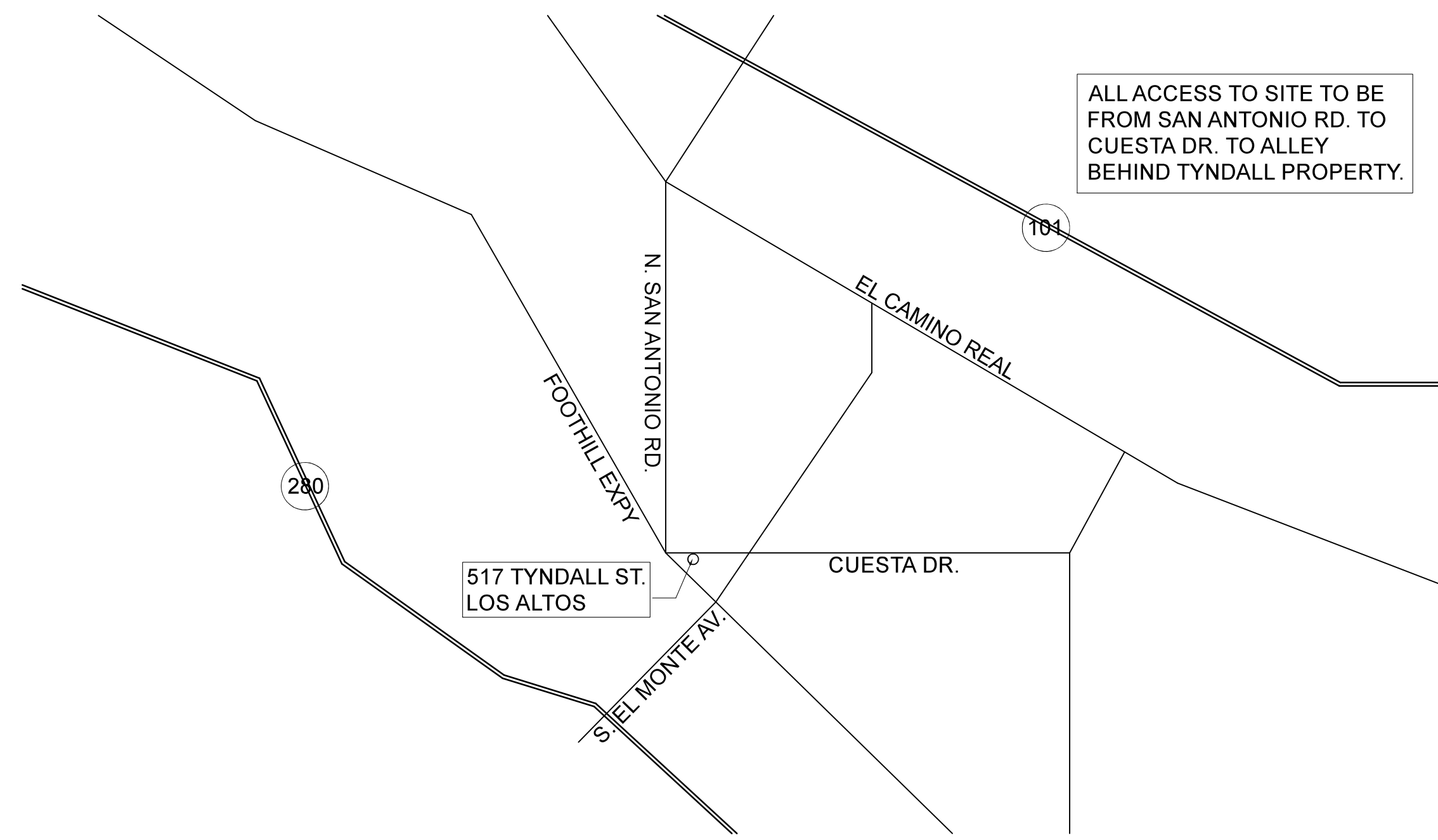
517 TNDALL STREET



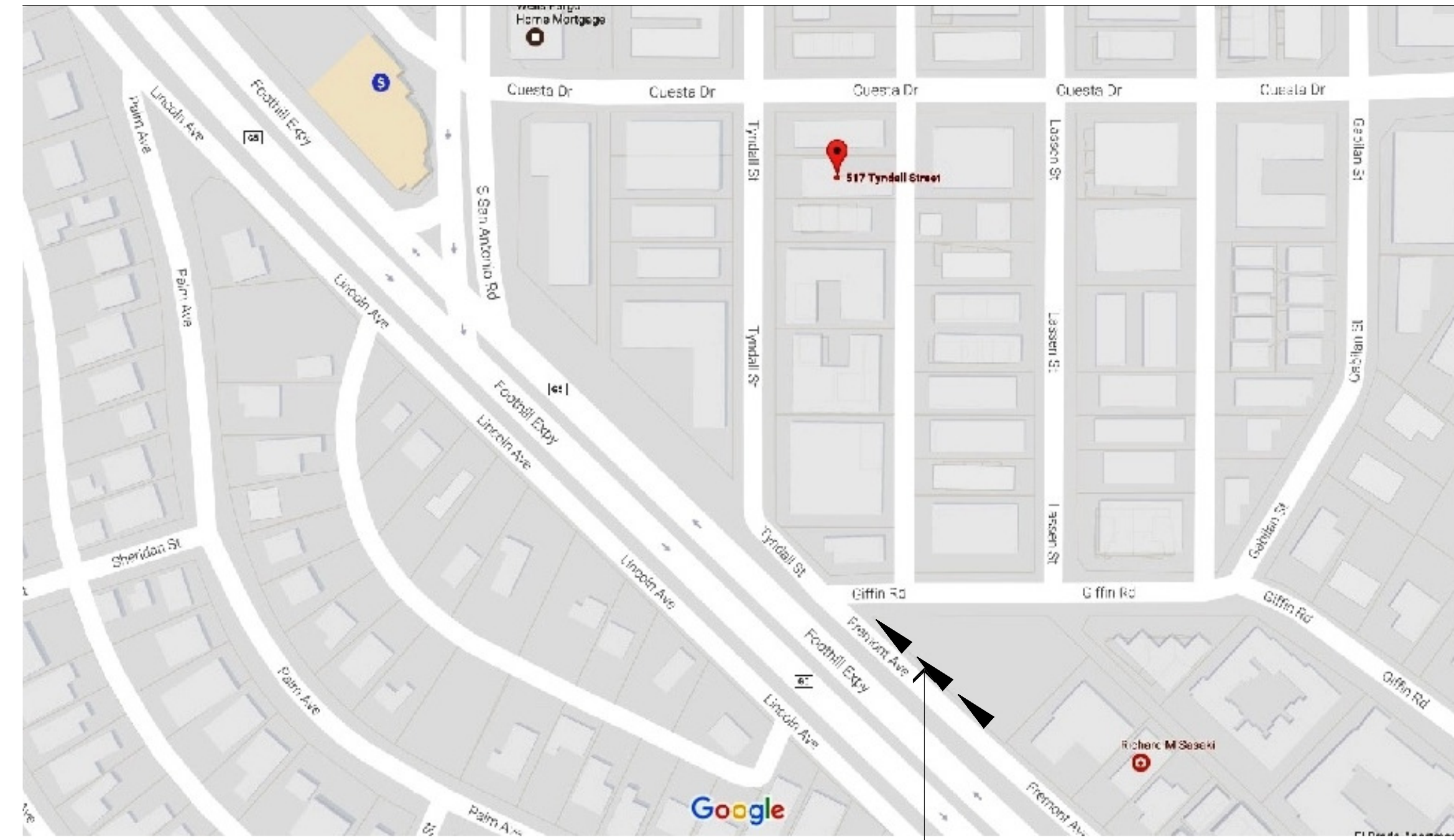
for:
LES POL RACK
517 TNDALL STREET
LOS ALTOS, CA 94022

PLANTING PLAN

date: 2/2/17
scale: NOTED
drawn by: WJH
job no. 21703
sheet



TRUCK ROUTE MAP



PARKING FOR CONSTRUCTION DELIVERY VEHICLES, SHORT TERM ONLY

FREMONT AVE. MULTIPLE TRUCKS STAGING/PARKING

GENERAL NOTES

MANAGEMENT

1. CONSTRUCTION HOURS
NON HOLIDAY WEEKDAYS – 7:00AM-7:00PM
HEAVY NOISE IMPACT ACTIVITIES – 8:00AM- 3:00PM
2. TRUCK ROUTES ARE IDENTIFIED ON THE PLANS
3. NO SIDEWALK CLOSURES ARE NOTED ON PLANS
4. TRANSPORTATION PERMITS FOR OVERSIZED LOADS WILL BE OBTAINED AS REQUIRED

PARKING

1. CONTRACTORS AND THEIR EMPLOYEES WILL CARPOOL WHENEVER POSSIBLE
2. CONTRACTORS AND THEIR EMPLOYEES WILL DELIVER TOOLS, EQUIPMENT, AND MATERIALS ON SITE, BUT PARK OFFSITE, AVOIDING NEARBY RESIDENTIAL STREETS AND NEIGHBORHOODS
3. CONSTRUCTION HEAVY EQUIPMENT, LIFTS, AND TOOLS, TO REMAIN ON SITE AND TO BE STORED ON SITE
4. CONTRACTOR WILL OBTAIN PERMITS FOR NEARBY PARKING LOTS IF AVAILABLE.
5. NO SPILLOVER PARKING TO RESIDENTIAL STREETS, AND NEIGHBORHOODS - SPECIFICALLY AVOIDING PARKING ON TYNDALL LANE
6. CONTRACTORS AND EMPLOYEES ARE TO WALK FROM OFFSITE PARKING TO JOB SITE VIA APPROVED PEDESTRIAN ROUTES
7. INGRES AND EGRESS FOR CONSTRUCTION EQUIPMENT IS, AS PER PLAN

SIGNAGE

1. SIGNAGE TO BE POSTED TO REINFORCE TRUCK DELIVERY ROUTES
2. SIDEWALK CLOSURE NOTIFICATION SIGNAGE AND BARRICADES TO BE PLACED AS NEEDED DURING SIDEWALK CLOSURE PERIODS

PEDESTRIAN / BICYCLE ROUTES

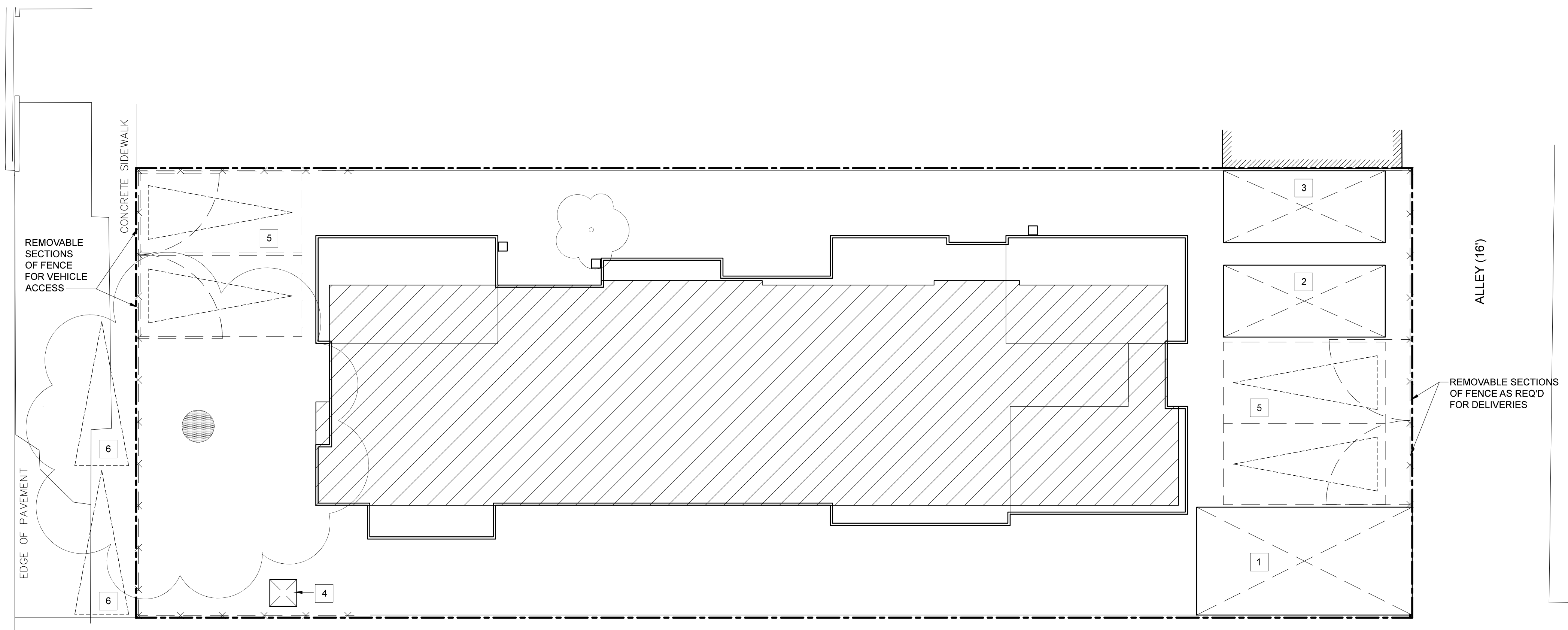
1. CONSTRUCTION SITE TO BE FENCED OFF FROM PEDESTRIANS AND BICYCLISTS
2. PEDESTRIAN SIDEWALK ROUTES TO BE SIDES OF STREET OPPOSITE THE CONSTRUCTION SITE
3. SIDEWALK CLOSURE AND DETOURS TO BE CLEARLY MARKED AT ALL TIMES
4. SIDEWALK CLOSURE SIGNS TO BE PLACED AT NEAREST CROSSWALKS IN EACH DIRECTION TO DETOUR PEDESTRIAN TRAFFIC

NOISE REDUCTION

1. COMPLY WITH CITY'S NOISE CONTROL ORDINANCE AS STATED IN CHAPTER 6:16 OF MUNICIPAL CODE
2. AT LEAST 24 HOURS PRIOR TO ANY JACK HAMMERING ACTIVITIES, ALL OCCUPANTS OF THE ADJACENT PROPERTIES WILL BE NOTIFIED.

LEGEND

- 1 CONSTRUCTION TRAILER (24 ft. x 12 ft.)
- 2 CONSTRUCTION DUMSTER
- 3 CONSTRUCTION MATERIAL STORAGE AREA
- 4 PORTABLE TOILET
- 5 ON-SITE PARKING STALLS (9 ft. x 18 ft.)
- 6 STREET PARKING SPACES



CONSTRUCTION MANAGEMENT PLAN

1/8" = 1'-0"

*** NOTE**
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SHEET

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