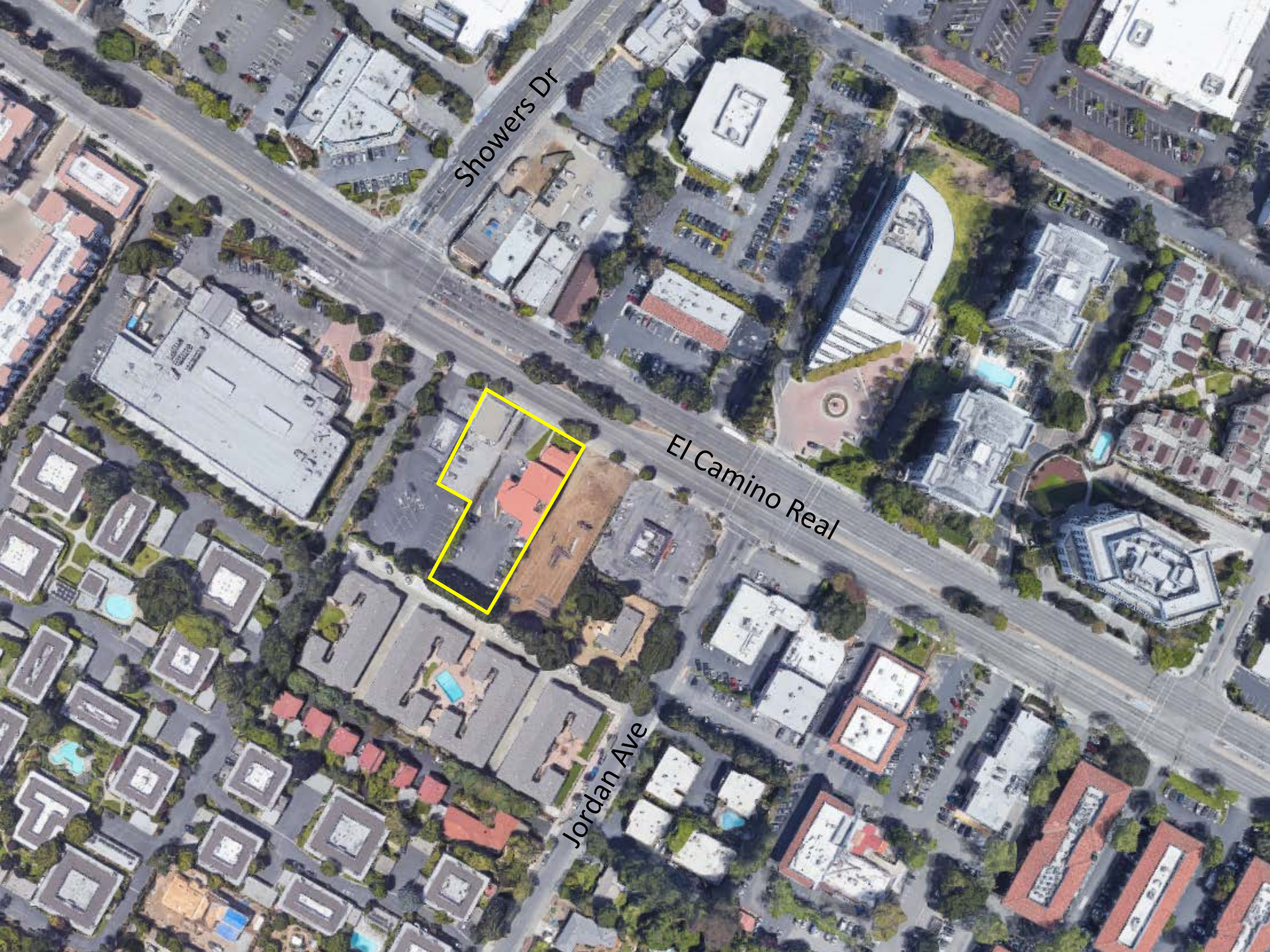


4846 & 4856 El Camino Real 18-D-01, 18-UP-01 & 18-SD-01

City Council

Tuesday, November 13, 2018

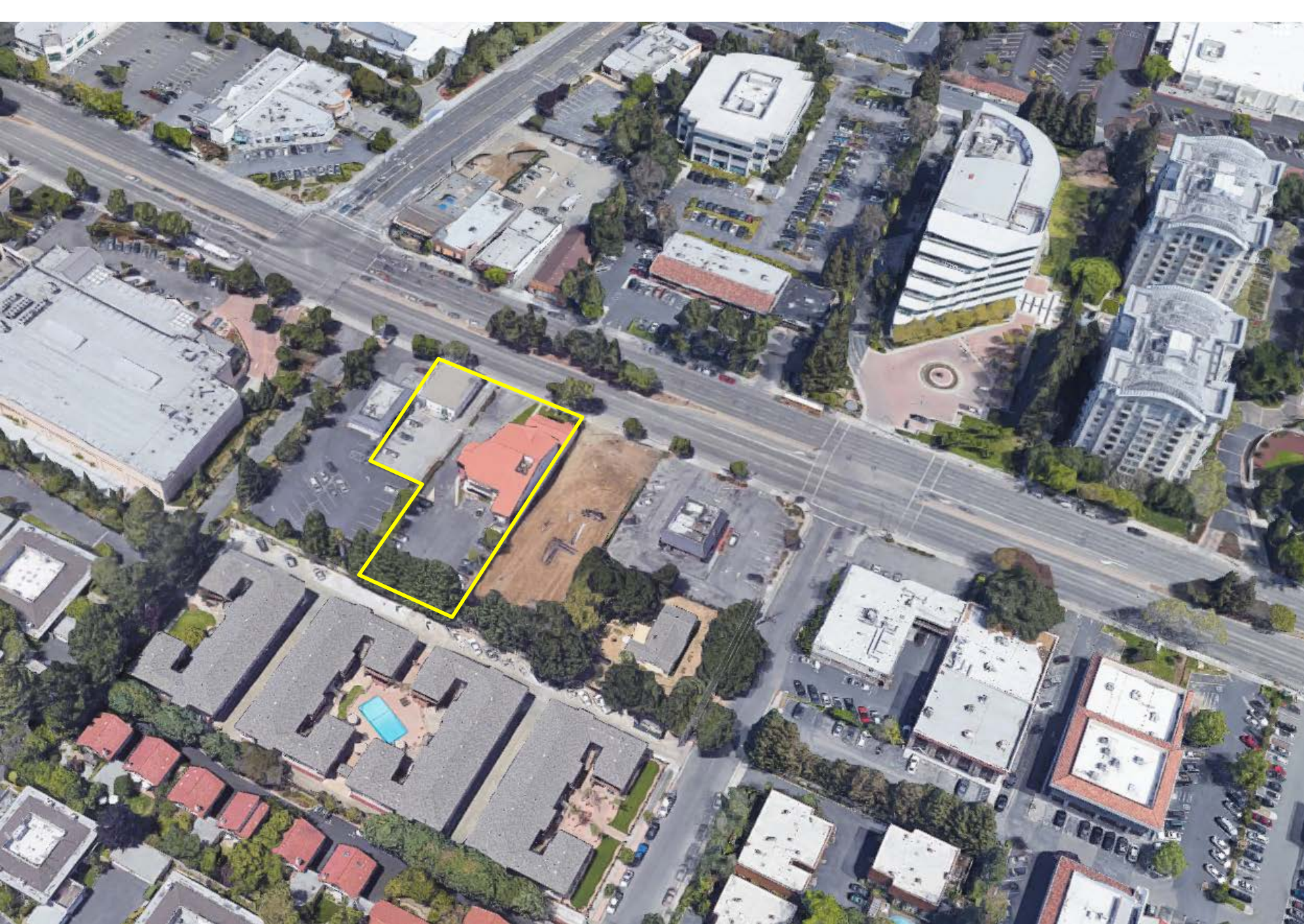


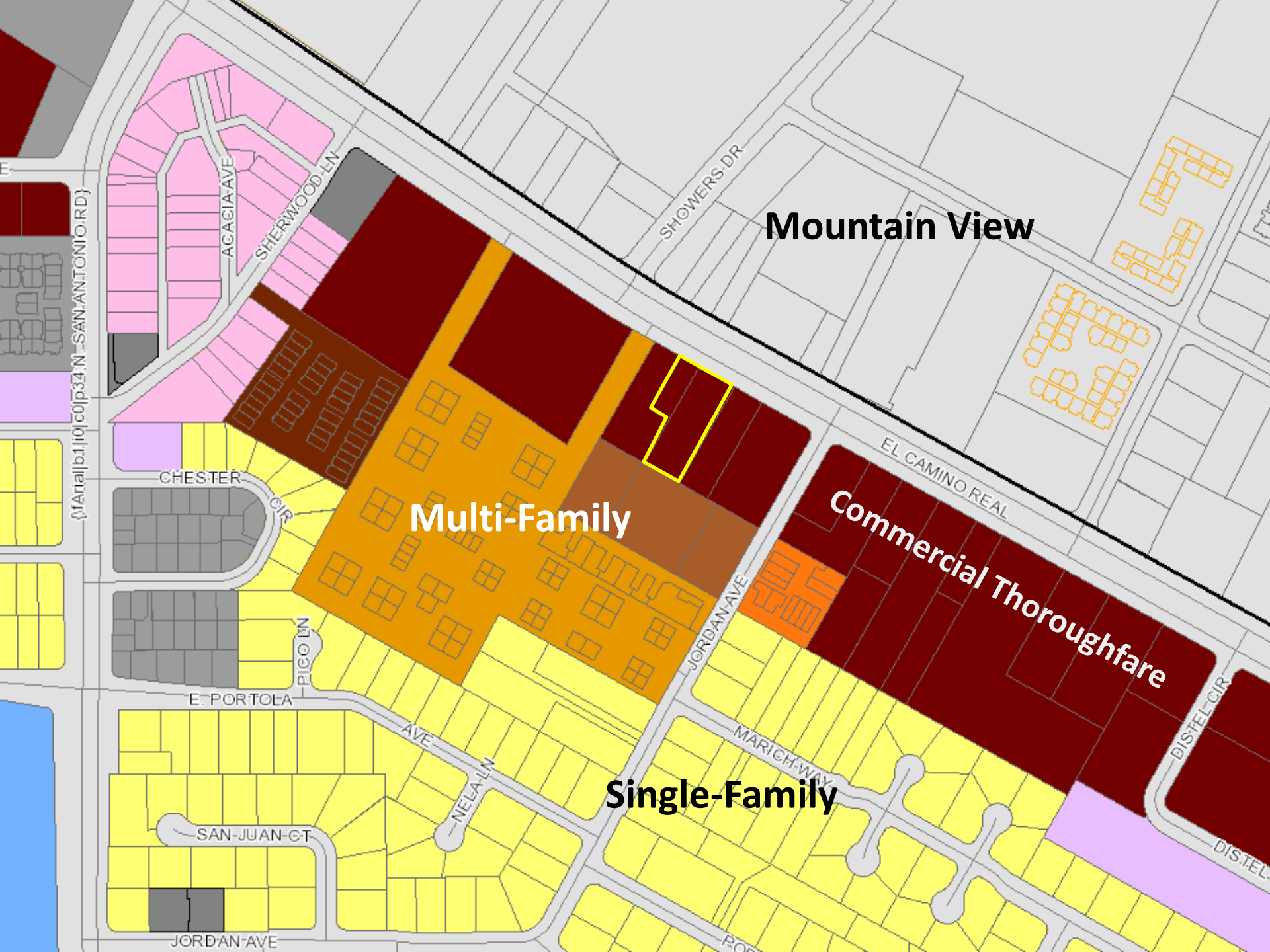


Showers Dr

El Camino Real

Jordan Ave





Mountain View

Multi-Family

Commercial Thoroughfare

Single-Family

(\Media\1\10\c0\p34\N-SAN-ANTONIO RD)

ACAGIA AVE

SHERWOOD LN

SHOWERS DR

CHESTER CIR

PICO LN

E PORTOLA AVE

PICO LN

SAN JUAN CT

NELA LN

JORDAN AVE

MARICH WAY

EL CAMINO REAL

DISTEL CIR

DISTEL

JORDAN AVE

ROSE

AFFORDABLE HOUSING / DENSITY BONUS

AFFORDABLE HOUSING

- LOT SIZE: $31,576 / 43560 = .72$ AC
ALLOWABLE DENSITY: $.725 \text{ AC} \times 38 \text{ DU/AC} = 27.55 = 28$ UNITS
- AFFORDABLE HOUSING PER LAMC
 $28 \text{ UNITS} \times 10\% \text{ BMR} = 2.8 = 3$ BMR

DENSITY BONUS

- AFFORDABLE UNITS = 8 UNITS
2 MODERATE / 6 VERY LOW
 $6 \text{ VERY LOW} / 28 = 21.4\% = 75.25\% \text{ DENSITY BONUS}$
 $28 \text{ UNITS} \times 75.25\% = 50$ UNITS
ACTUAL DENSITY = 69.4 DU/AC
PROPOSED BUILDING CONFIGURATION
 - (4) 1 BEDROOM UNITS 600 SF - 800 SF
 - (28) 2 BEDROOM UNITS 1100 SF - 1600 SF
 - (10) 3 BEDROOM UNITS 1700 SF - 2150 SFPROPOSED BMR UNITS
 - (6) 1 BEDROOM VERY LOW INCOME
 - (1) 2 BEDROOM MODERATE INCOME
 - (1) 3 BEDROOM MODERATE INCOME

INCENTIVES (15% VERY LOW = 3 INCENTIVES)

	STANDARD	REQUESTED
1. REAR YARD SETBACK DECREASE BY 20% (4th AND 5th FLOORS ONLY)	100'	60'
2. REAR YARD SETBACK DECREASE BY ADDITIONAL 20 % (4th AND 5th FLOORS ONLY)	100'	60'
3. HEIGHT INCREASE		
FRONT PORTION OF BUILDING INCLUDING INCREASED SETBACK AREA	45'	58'
REAR PORTION OF BUILDING OUTSIDE INCREASED SETBACK AREA	30'	35'

WAIVERS

1. ELEVATOR TOWER HEIGHT INCREASE	12'	17'-10.75"
2. 118 SF ROOF STRUCTURE INCREASE*	(4%) 824 SF	(4.6%) 942 SF

*INCLUDES ELEVATORS, STAIRS, AND TRASH ENCLOSURE

PARKING STANDARDS

- PARKING STANDARDS (PER LAMC 14.28.040 SECTION G2a)

REQUIRED SPACES

1 SPACE PER 1 BEDROOM UNIT:	9 SPACES
2 SPACES PER 2+ BEDROOM UNIT:	82 SPACES
TOTAL REQUIRED:	91 SPACES

INCLUDES GUEST AND HANDICAPPED SPACES

- PARKING PROVIDED

TANDEM SPACES:	40 SPACES
STANDARD SPACES:	65 SPACES
ADA SPACES:	3 SPACES
TOTAL PROVIDED:	108 SPACES

Planning Commission Action

Recommended approval, with the following recommendations:

- Exterior design should be updated to address the Commission's concerns and come back to the PC for final approval;
- Consider increasing the size and/or bedrooms in the BMR units and modifying income levels to best meet the City's needs of for-sale BMR units;
- Add a finding that notes additional project amenities, such as parking ratio, significant amount of open space, bike parking, and larger side yard setback, contributed to approval of the 75% density bonus; and
- Construction Management Plan should outline how construction parking impacts on the nearby neighborhood will be minimized.







SOUTH PERSPECTIVE



NORTH PERSPECTIVE

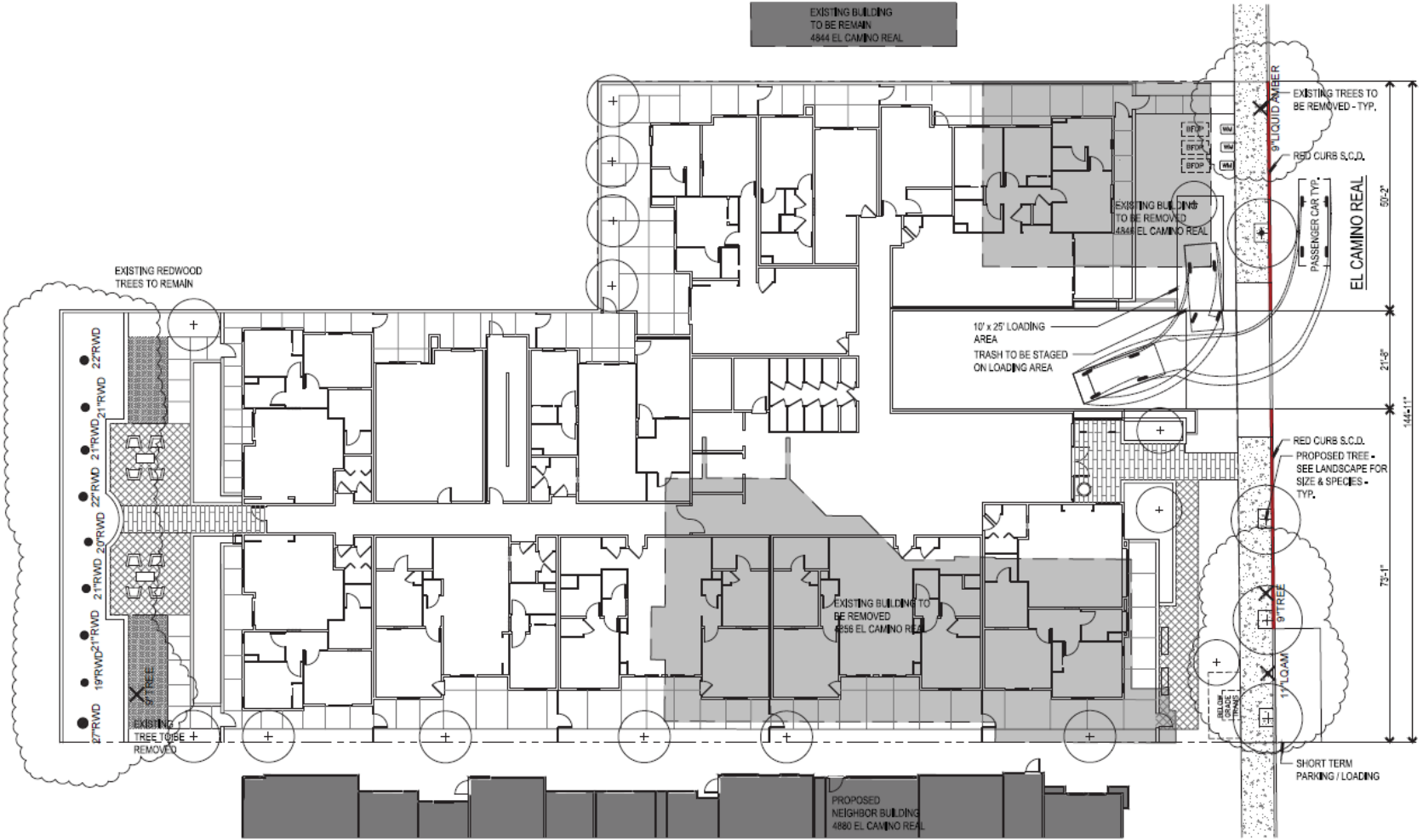


WEST PERSPECTIVE



EAST PERSPECTIVE

EXISTING BUILDING
TO BE REMAIN
4844 EL CAMINO REAL



ALTOS ONE
4845 S. 4855 El Camino Real
Los Altos, CA
July 15, 2018

LUXONE LLC
572 Chimes Dr.
Palo Alto, CA 94308

PROPOSED
NEIGHBOR BUILDING
4880 EL CAMINO REAL

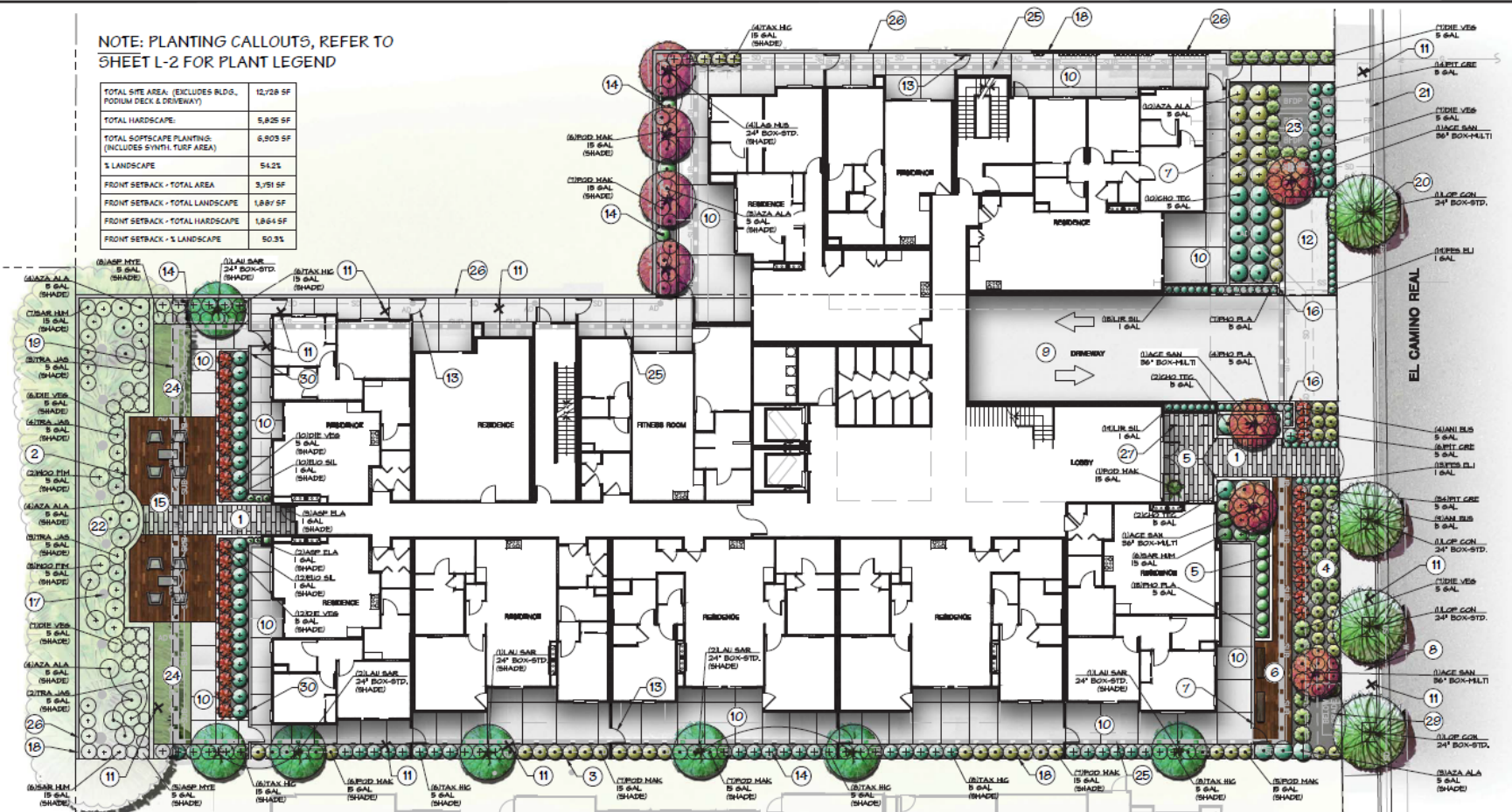
0 2 4 8 16
ARCHITECTURAL SITE PLAN
A2.1

3381 Walnut Blvd, Suite 120 Brentwood, CA 94513
925.854.7000
www.strausdesign.com



NOTE: PLANTING CALLOUTS, REFER TO SHEET L-2 FOR PLANT LEGEND

TOTAL SITE AREA (INCLUDES RLDG., PODIUM DECK & DRIVEWAY)	12,728 SF
TOTAL HARDSCAPE	5,825 SF
TOTAL SOFTSCAPE PLANTINGS (INCLUDES SYNTH. TURF AREA)	6,903 SF
% LANDSCAPE	54.2%
FRONT SETBACK - TOTAL AREA	3,751 SF
FRONT SETBACK - TOTAL LANDSCAPE	1,887 SF
FRONT SETBACK - % LANDSCAPE	50.3%



PROGRAM AMENITY LEGEND

- | | | | | | |
|-------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| 1 LARGE FORMAT PAVERS, TYPICAL | 5 35" HT. RAISED PLANTER WALL, TYPICAL | 10 COLORED CONCRETE PAVING, TYPICAL | 15 PASSIVE LOUNGE AREA, LOUNGE SEATING NICHES W/ WOOD DECK PAVING AND FEATURE RETAINING WALL AROUND EXISTING REDWOODS | 20 PROPOSED NEW STREET TREE LOCATION, TYPICAL OF (4) | 26 NEW 6' HEIGHT CMU WALL, TYPICAL |
| 2 3' +/- RETAINING WALL TO REPLACE EXISTING WALL PRESERVE GRADES AROUND REDWOODS | 6 SEMI-PRIVATE PATIO, WOOD DECK PAVING WITH BENCH SEATING | 11 EXISTING TREE TO BE REMOVED, TYPICAL | 16 24" HT. RAISED PLANTER WALL, TYP. | 21 CURBSIDE TRASH PICK-UP AT DESIGNATED RED CURB ZONE | 27 BIKE PARKING, (4) BIKES TOTAL |
| 3 EXISTING CMU PROPERTY WALL TO REMAIN. TREES SPACED TO WORK WITH EXISTING TREES ON ADJACENT PROPERTY | 7 6" HT. CONCRETE PRIVACY WALL WITH BOARD FORM FINISH AND 6" HT WOOD FIRE ACCESS GATE | 12 LOADING PARKING STALL, S.C.D. | 17 EXISTING REDWOOD TREES TO REMAIN, TYPICAL | 22 SHADE TOLERANT UNDERSTORY PLANTINGS BENEATH EXISTING REDWOOD TREES | 28 GAS METERS, TYP. |
| 4 PLANTING AREA AT STREET FRONTAGE | 8 PUBLIC SIDEWALK, S.C.D. | 13 6" HT. WOOD PRIVACY FENCE AND FIRE ACCESS GATE W/ KNOX BOX, TYPICAL | 18 PROPERTY LINE, TYPICAL | 23 BUILDING UTILITY VAULT(S) BOXES, S.C.D. | 29 UNDERGROUND TRANSFORMER, SEE CIVIL DRAWINGS |
| | 9 RAMP TO PARKING GARAGE, S.C.D. | 14 SIDE PROPERTY LINE SCREEN PLANTING, TYPICAL | 19 20'-0" URBAN FOREST SETBACK | 24 SYNTHETIC LAWN, TYP. | 30 6" HT. CONCRETE PRIVACY WALL WITH BOARD FORM FINISH AND 6" HT WOOD FIRE ACCESS GATE |

GROUND FLOOR PRELIMINARY LANDSCAPE PLAN

NOT FOR CONSTRUCTION
APPLICATION NO. 18-D-01 18-UP-01 and 18-S-01

ALTOS ONE

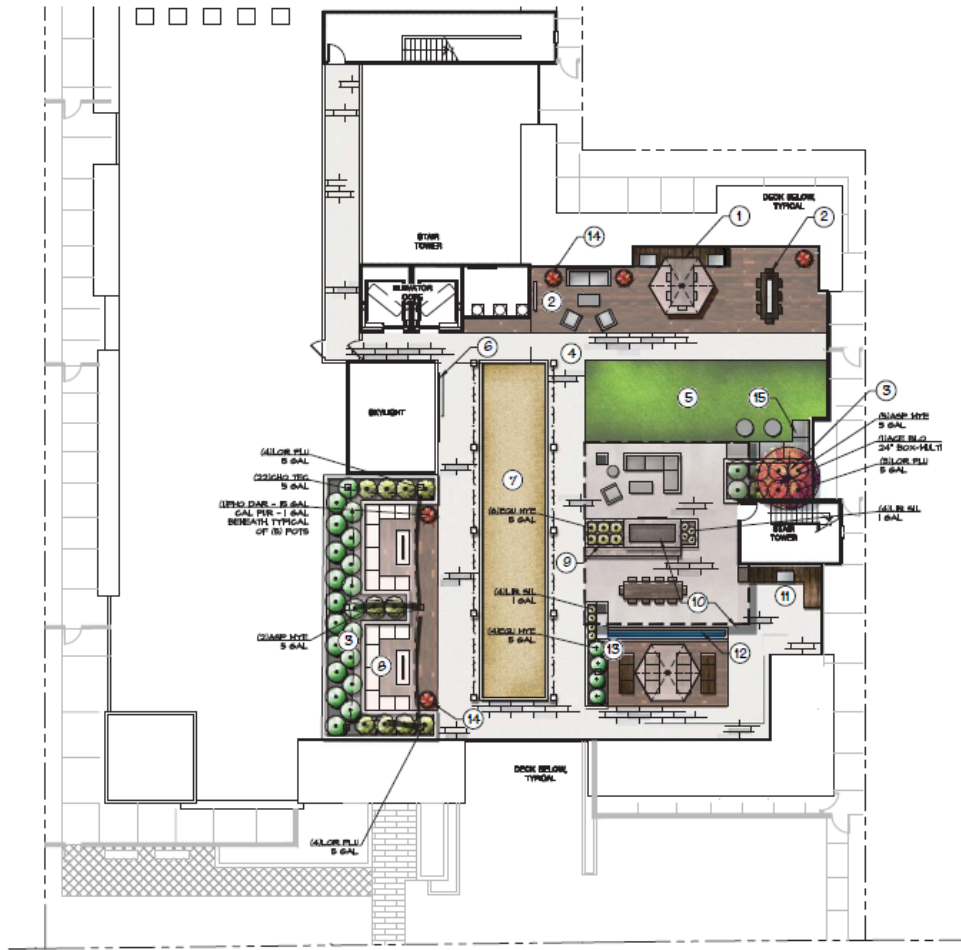
4856 & 4846 EL CAMINO REAL
LOS ALTOS, CALIFORNIA 94022



DATE: 07/18/18
JOB#: 1007.01

L-1
1 of 8





- PROGRAM AMENITY LEGEND**
- 1 OUTDOOR KITCHEN: BBQ GRILLS & BUILT-IN BAR SEATING WITH UMBRELLA ABOVE
 - 2 ENTERTAINMENT NOOK: COFFERED TRUSS TABLE SEATING WITH DROP-IN ICE CHEST AT CENTER. OUTDOOR TV FEATURE WALL, LOUNGE SEATING & WOOD PAVING. TYPICAL OF (2)
 - 3 RAISED PLANTER WITH ACCENT TREES, & PLANTINGS
 - 4 LARGE FORMAT PAVERS, TYPICAL
 - 5 OUTDOOR SYNTHETIC TURF AREA, PICNIC VIEWING FOR OUTDOOR MOVIES
 - 6 OUTDOOR MOVIE SCREEN
 - 7 12' X 60' BOCCO COURT WITH CONTEMPORARY PESTOON LIGHTS OVERHEAD
 - 8 OUTDOOR LOUNGE AREA WITH SHADE SAIL ABOVE & RAISED PLANTER BEHIND BUILT-IN WOOD BENCH SEATING WITH FIREPIT AT CENTER. TYPICAL OF (2)
 - 9 RAISED CORTEN STEEL PLANTER
 - 10 CARAVAN: DOOR-FRAMED FIREPLACE WITH FARM TABLE DINING ONE SIDE, LOUNGE SEATING OTHER SIDE, APPROXIMATELY 28' X 32'
 - 11 OUTDOOR KITCHEN
 - 12 42" HEIGHT TROUGH WATER FOUNTAIN
 - 13 SUN DECK: DECK WITH LOUNGE CHAIRS FOR SUN BATHING
 - 14 DECORATIVE POTTERY, TYPICAL
 - 15 BUILT-IN BENCH FEATURE WITH COFFEE TABLES

PLANT MATERIAL KEY

REV	COMMON NAME	COMMON NAME	SIZE	REMARKS	WUODS IS
TREES					
ACE BLO*	Acer p. 'Bloodgood'	Bloodgood Japanese Maple	24" BOX-STD.	SEE PLANS	M
ACE BAN*	Acer p. 'Sango Kaku'	Corall Bark Maple	36" BOX-MULTI	SEE PLANS	M
LAD MIB	Lagerstroemia l. 'Mascotae'	Crape Myrtle	24" BOX-STD.	SEE PLANS	L
LAI BAR*	Laurea nobilis 'Variegata'	Strawberry Laurel	24" BOX-STD.	SEE PLANS	L
LOP COB	Lophocarpum confertus	Brilliant Box	24" BOX-STD.	SEE PLANS	M
SHRUBS, GROUNDCOVERS & SPERMATOPHYTES					
ANI BUB	Argemone h. 'Bush Gold'	Kangaroo Paw	5 GAL	56" O.C.	L
ASP ELA*	Aspidistra elatior	Cast-Iron-Plant	1 GAL	18" O.C.	L
ASP HYB*	Asparagus c. 'Vigors'	Spiky Asparagus Fern	5 GAL	30" O.C.	M
AZA ALA*	Azalea n. 'Alabaster'	White Azalea	5 GAL	48" O.C.	M
CAL PIR	Calliandra x 'Purple'	Purple Hillb' Balls	4" POTS	8" O.C.	M
GRD YBC	Chenopodium tectorum	Beet Cape Rash	5 GAL	48" O.C.	L
DIE VEG*	Dryas vegeta	Fairylight Lily	5 GAL	36" O.C.	L
EIO SIL*	Eurythia J. 'Silver King'	Upright Eurythia	5 GAL	36" O.C.	L
ESU HYH	Euphorbia hynala	Horseshoe	5 GAL	24" O.C.	M
FES ELI	Festuca g. 'Elijah Blue'	Common Blue Fescue	1 GAL	18" O.C.	L
LUR SIL*	Lirioden n. 'Silver Surpriser'	Voracious Lily Turf	1 GAL	18" O.C.	M
LOR PLI*	Loropetalum c. 'Rosea Plum Delight'	Flange Finer	5 GAL	42" O.C.	L
NAN GLL*	Nandina f. 'Well Stripped'	Plant Heavenly Barbone	1 GAL	24" O.C.	L
PHO DAR	Phormium h. 'Dark Delight'	New Zealand Flax	5 GAL	36" O.C.	L
PHO PLA	Phormium h. 'Plethora Black'	New Zealand Flax	5 GAL	36" O.C.	L
PIT GIB*	Philopogon l. 'Green De Hen'	Philopogon	5 GAL	30" O.C.	L
PIT VAP*	Philopogon latifolius 'Variegatus'	Variegated Tadra	5 GAL	48" O.C.	L
POD NAN*	Podocarpus n. 'Mini'	Strawberry Yew Flax	5 GAL	42" O.C.	M
SAR HEN*	Sarcocolla hookeriana heftia	Beet Box	5 GAL	36" O.C.	L
TAX HIC*	Taxus x. media 'Hicksii'	Upright Yew	5 GAL	42" O.C.	M
TRA JAB*	Trachodesparrum jamaicense	Star Jasmine	5 GAL	42" O.C.	M
YEO PIN*	Yucca elata 'Purpurea'	Sheep Chub Fern	5 GAL	48" O.C.	M

NOTES:
 L - WUODS IS RATING ABOVE IS AN INDICATOR STANDARD FOR IRRIGATION WATER NEEDS OF LANDSCAPE PLANTINGS IN SPECIFIC CALIFORNIA REGIONS. THE MAJORITY OF PLANTS FOR THIS REGION ARE VERY LOW (VL) TO MEDIUM (M) WATER REQUIREMENTS AND PLANTED IN SPECIFIC HYDROZONES. ADJUSTMENTS FOR WUODS IS WATER NEEDS ARE: VL - VERY LOW; L - LOW; M - MEDIUM; H - HIGH. 2" = 1' UNLESS OTHERWISE NOTED. (I.E. SHADY CONDITIONS AROUND THE ADJACENT SOUTHWEST DEVELOPMENT AND UNDER THE EXISTING TREES).

EL CAMINO REAL

**ROOF DECK
PRELIMINARY LANDSCAPE PLAN**

NOT FOR CONSTRUCTION
 APPLICATION NOS. 18-D-01, 18-UP-01, and 18-SO-08

ALTOS ONE
 4856 & 4846 EL CAMINO REAL
 LOS ALTOS, CALIFORNIA 94022



DATE: 07/18/18
 JOB#: 180701



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TREE IMAGERY



Bloodgood Japanese Maple
Acer p. 'Bloodgood'
Acute Tree.
Slow Growth to 30' H x 10' W



Coral Bark Maple
Acer p. 'Sango Kaku'
Acute Tree.
Moderate Growth to 30' H x 10' W



Crape Myrtle
Lagerstroemia l. 'Mulleloger'
Spines Tree.
Moderate Growth to 10' H x 10' W



Saratoga Laurel
Laurus n. 'Saratoga'
Spines Tree.
Moderate Growth to 30' H x 10' W



Brihana Box
Lopholobium confertum
Spines Tree.
Moderate Growth to 30' H x 10' W

SHRUB & GROUNDCOVER IMAGERY



Myrica Asparagus Fern
Asparagus d. 'Myrica'



White Azalea
Azalea x. 'Alaska'



Purple Million Belle
Calibrachoa x. 'Purple'



Small Cape Rush
Chondropetalum toetorum



Fortnight Lily
Dierba vegeta



Haretail
Equisetum hyemale



Upright Eucynmua
Eucynmua j. 'Silver King'



Variegated Lily Turf
Liriope m. 'Silver Sunproof'



Variegated Lily Turf
Liriope m. 'Variegata'



Fringe Flower
Loropetalum c. 'Plum Delight'



Dwarf Heavenly Bamboo
Nandina d. 'Gulf Stream'



New Zealand Flax
Phormium n. 'Dark Delight'



Dwarf Pittosporum
Pittosporum n. 'Cream De Mint'



Variegated Tahira
Pittosporum n. 'Variegata'



Shrubby Yew Pine
Podocarpus m. 'Maui'
Screen Shrub. Moderate Growth to 10' H x 5' W



Sweet Box
Sarcococca hookeriana humilis



Upright Yew
Taxus c. media 'Hickel'
Screen Shrub. Moderate Growth to 10' H x 5' W



Star Jasmine
Trachelosperum jasminoides



Giant Chain Fern
Woodwardia fimbriata

SITE AMENITY IMAGERY



FIRE AREA - ROOF DECK PRECEDENT



LARGE FORMAT PAVERS



BOARD FORM FINISH CONCRETE



DECORATIVE MASONRY WALL



OUTDOOR MOVIE SCREEN



CORTEN STEEL, RAISED PLANTER



LOUNGE CHAIR



BUILT-IN BENCH



OUTDOOR KITCHEN



DINING TABLE



ROOF DECK - WOOD PAVING



FIREPLACE



WATER FEATURE



SHADE SAIL



ROCCO COURT



WATER FEATURE

LANDSCAPE DESIGN IMAGES

NOT FOR CONSTRUCTION

APPLICATION NOS. 18-D-01, 18-UP-01, and 18-80-08

ALTOS ONE
4856 & 4846 EL CAMINO REAL
LOS ALTOS, CALIFORNIA 94022

NOTE: PLANTING CALLOUTS, REFER TO
SHEET L-2 FOR PLANT LEGEND



DATE: 07/18/18
JOB#: 180101

L-3
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ENVIRONMENTAL
FORENSIGHT, INC.
LANDSCAPE ARCHITECTURE
1700 N. Trawley, Suite 421
Walnut Creek, CA 94596
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