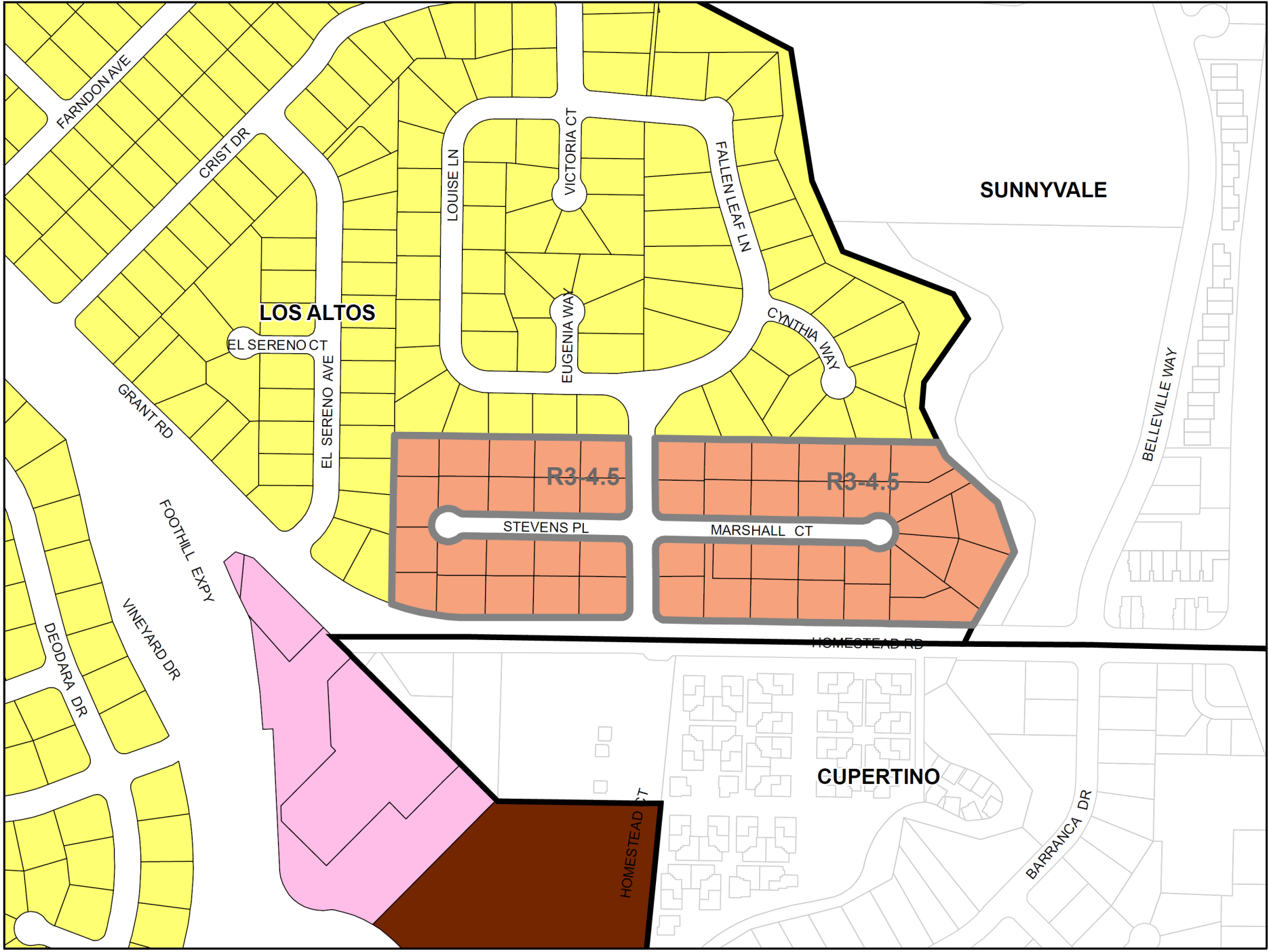


# R3-4.5 Zoning Amendment

18-CA-03

Tuesday, August 27, 2019  
7:00 pm





FARDON AVE

CRIST DR

LOUISE LN

VICTORIA CT

FALLE LEAF LN

SUNNYVALE

LOS ALTOS

EL SERENO CT

EUGENIA WAY

CYNTHIA WAY

GRANT RD

EL SERENO AVE

R3-4.5

R3-4.5

STEVENS PL

MARSHALL CT

FOOTHILL EXPY

DEODARA DR

VINEYARD DR

BELLEVILLE WAY

HOMESTEAD RD

CUPERTINO

HOMESTEAD CT

BARRANCA DR



- DRAWING INFORMATION SOURCES AND DISCLAIMERS:**  
 This drawing is not a survey, nor intended as one, but a collection of information based on a variety of sources, approximations and estimations as indicated below.
1. Mastin and Kingston Record of Survey for Tract 2879 and 2291 Marshall Meadows dated September 20, 1961, on file with the City of Los Altos. This source is used for lot lines metes and bounds and utility easement indications, unless noted otherwise. Lot 11 had no utility easement indication.
  2. George S. Nolte Record of Survey for Tract 1922 Mountain Meadows dated March, 1959 on file with the City of Los Altos. This source is used for lot lines metes and bounds and utility easement indications for Mountain Meadows Lots, unless noted otherwise.
  3. Charles L. Coburn Record of Survey for Tract 696 El Sereno Homesites dated February, 1950 on file with the Santa Clara County. This source is used for lot lines metes and bounds and utility easement indications for El Sereno Lots, unless noted otherwise.
  4. The Recorded Assessor's Map from the Property Information Records of the Office of the Assessor, County of Santa Clara, Effective Roll Year 2017-2018, is used as a source for all lot number designations, right of way easements and for property lines for Lot 29 and 30, and for Lots 11 and 12 from Assessor's Map book 318 page 26.
  5. L. Wade Hammond Survey of 1680 Stevens Place, Lot 49, dated 8/8/2017 is source for the residence configuration, dimensions and placement at this address. Using 1680 Stevens Place as the standard, our drawing assumes that other single story lots are similar in components while not necessarily identical in configuration.
  6. Google Maps Aerial Views, 4/23/2018 is source for estimating approximate housing placement and configuration based on aerial projections. It is also the source for non-standard shaped residence configurations including two-story units on Lots 11-16.

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 836 High Street, San Francisco, CA 94117  
 415.864.4408 info@jameshillarchitect.com

**LOS ALTOS ZONING DISTRICT R3-4.5**  
 Stevens Place APN 318 25 Lots 39 through 58  
 Marshall Court APN 318 26 Lots 1 through 28

PROJECT ID: #Project ID

FULL SIZE SHIT: 24" X 36"  
 PLOT DATE: 5/25/18  
 FILE NAME: PL17 ASB 1.6.plt

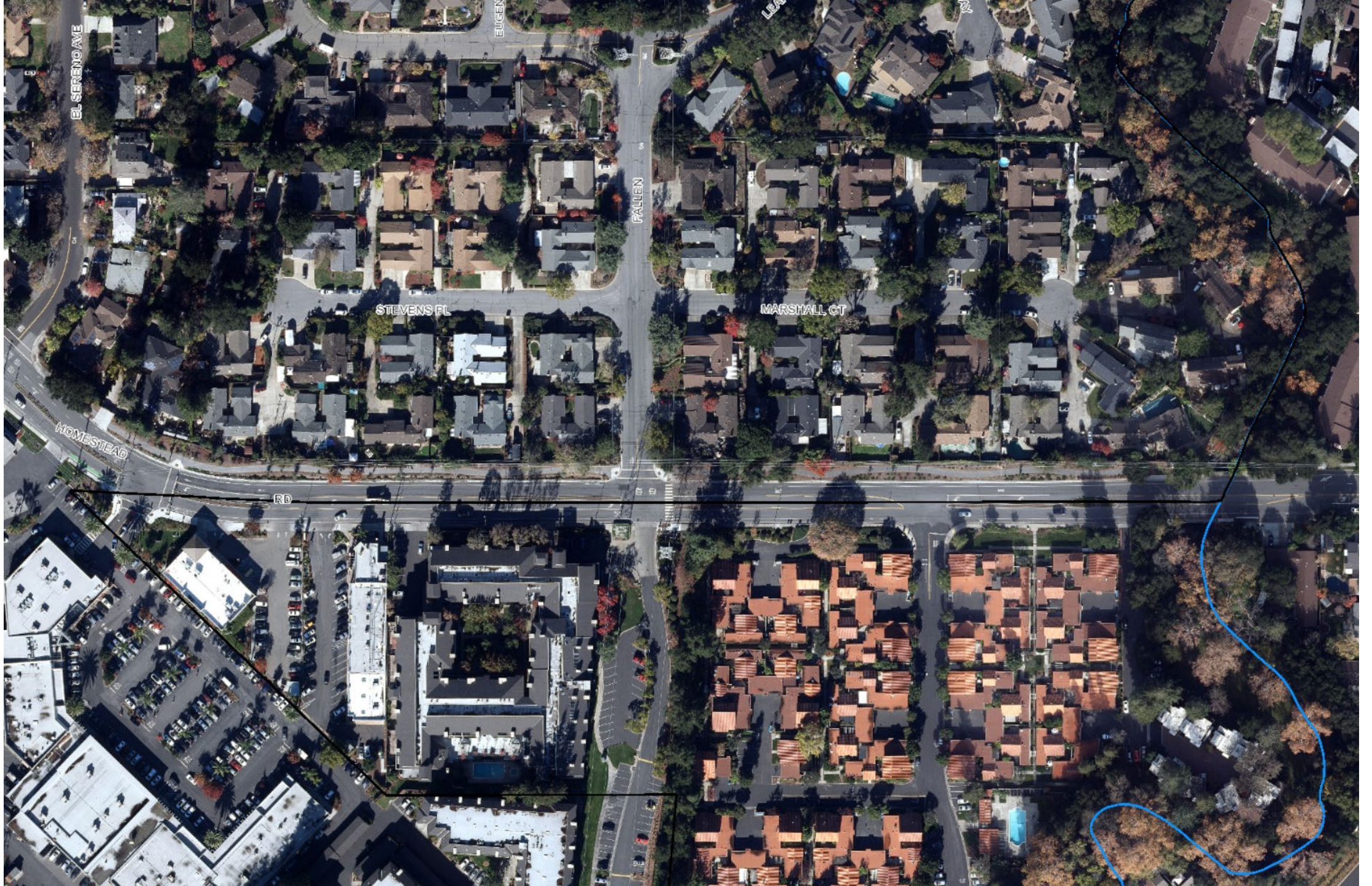
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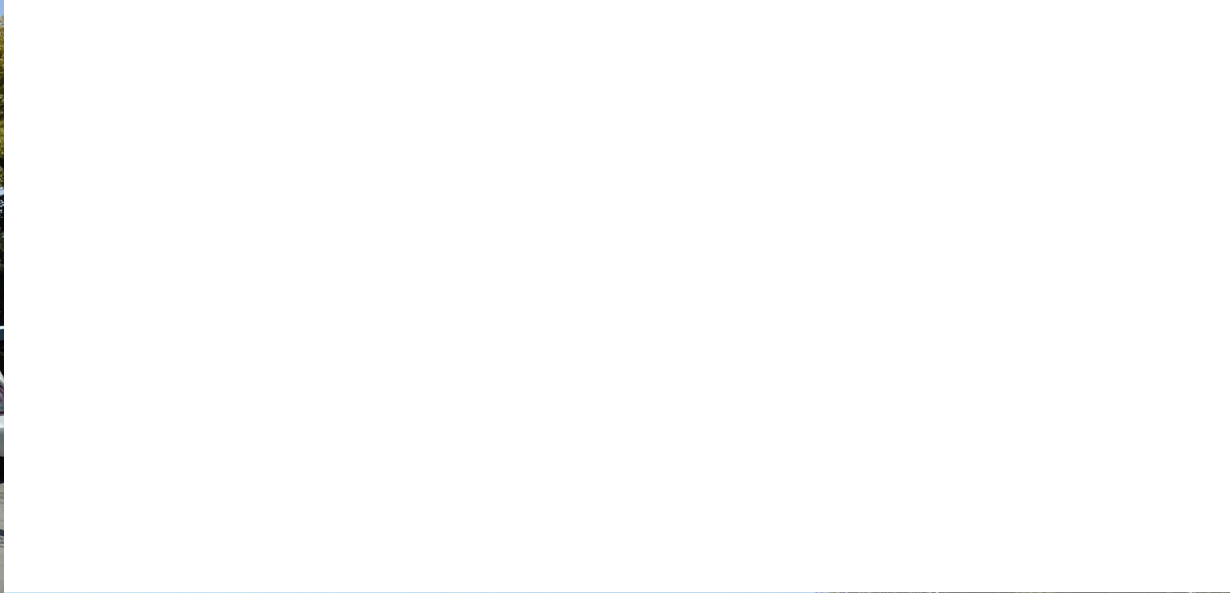
SHT. NO.: #LayInSubst

**A1**

TOTAL SHEETS: 1

1 LOT LAYOUTS WITHIN 500' OF MARSHALL MEADOWS TRACT  
 SCALE: 1" = 50'





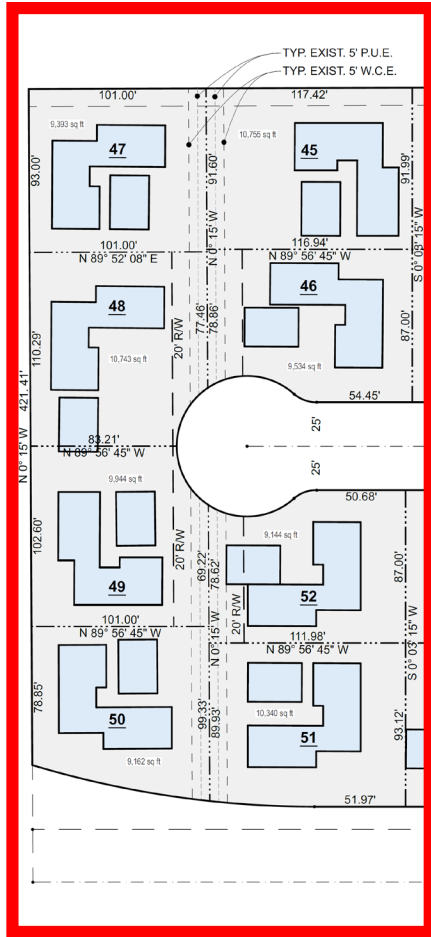




# **Planning Commission Review Process/Recommendation**

- **September 20, 2018 PC Study Session**
  - Goals and Objective
- **February 7, 2019 PC Study Session**
  - Draft Ordinance Review
  - Request for more information regarding setbacks/development potential
- **June 6, 2019 PC Public Hearing**
  - Received additional data
  - Recommend changes to draft ordinance and Council approval





TYP. EXIST. 5' P.U.E.  
TYP. EXIST. 5' W.C.E.

120' P.G&E TOWER LINE EASEMENT (EXIST.)

EXIST. 10' P.U.E.

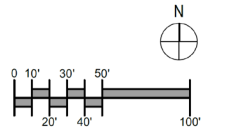
EXIST. 10' P.U.E.



HOMESTEAD ROAD  
N 89° 56' 45" W 572.52'

120' P.G&E TOWER LINE EASEMENT (EXIST.)

HOMESTEAD ROAD  
N 89° 56' 45" W 733.85'

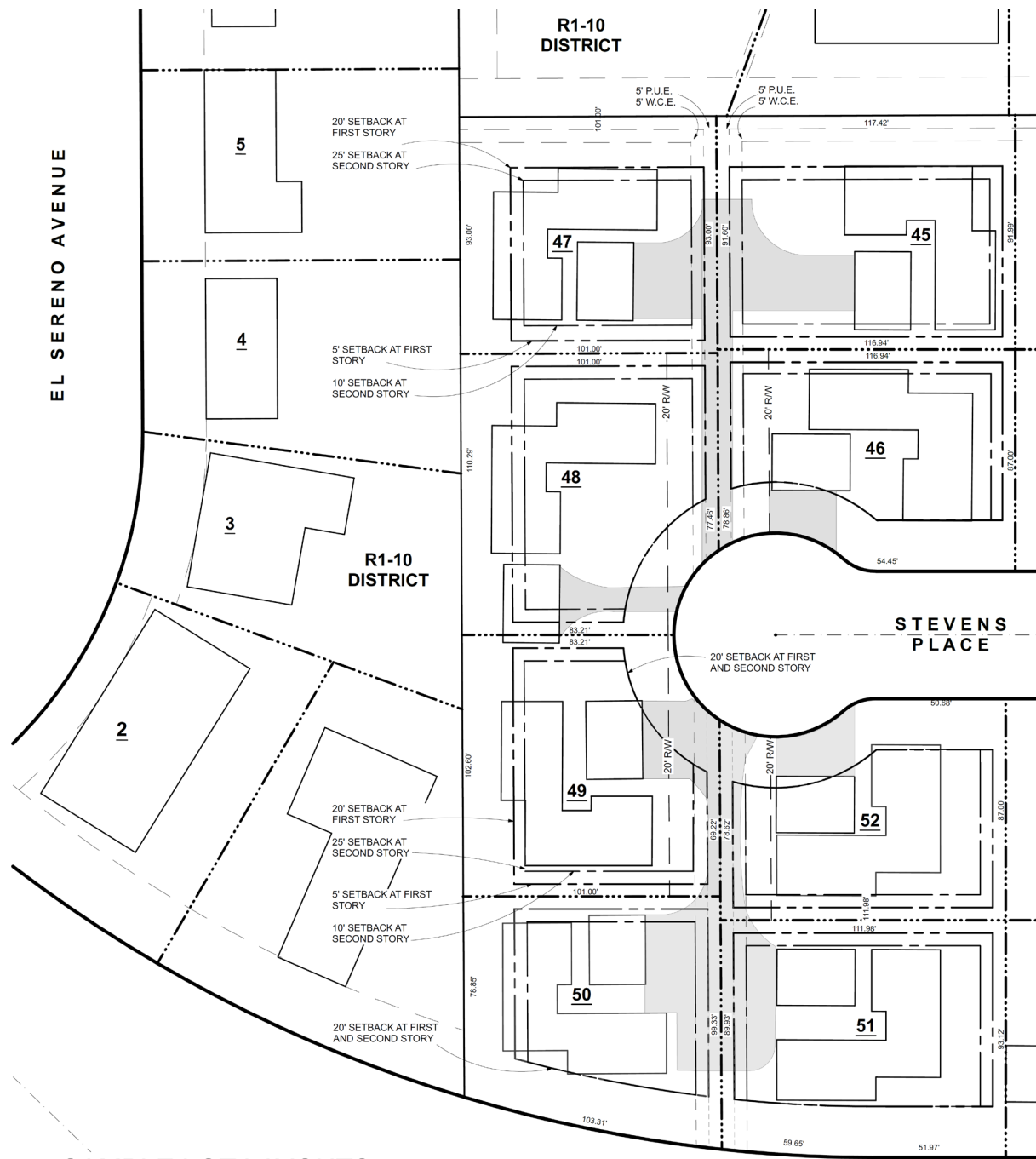


# Development Potential of Eight Sample Lots

APN	ADDRESS	LOT AREA <sup>1</sup>	DWELLING AREA <sup>1</sup>	GARAGE AREA <sup>2</sup>	TOTAL AREA	ALLOWABLE FAR (40%)	ADDITIONAL AREA (40% FAR)	ALLOWABLE FAR (35%)	ADDITIONAL AREA (35% FAR)
31825045	1687 STEVENS PL	10,764	2,182	680	2,862	4,306	1,444	3,767	985
31825046	1685 STEVENS PL	9,164	2,182	680	2,862	3,666	804	3,207	425
31825047	1683 STEVENS PL	9,393	2,182	680	2,862	3,757	895	3,288	506
31825048	1681 STEVENS PL	10,780	2,182	460	2,642	4,312	1,670	3,773	991
31825049	1680 STEVENS PL	9,999	2,182	680	2,862	4,000	1,138	3,500	718
31825050	1682 STEVENS PL	8,989	2,182	460	2,642	3,596	954	3,146	364
31825051	1686 STEVENS PL	10,010	2,182	460	2,642	4,004	1,362	3,504	722
31825052	1684 STEVENS PL	8,848	2,182	680	2,862	3,539	677	3,097	315

## 35% FAR (10,000sf lot average)

- 2,840 to 3,050sf Per Duplex Building (not including garage)
- 1,420 to 1,525sf Per Unit



1 SAMPLE LOT LAYOUTS