

PUBLIC HEARING

AGENDA ITEM # 6

AGENDA REPORT SUMMARY

Meeting Date:	February 23, 2021
Subject:	140 Lyell Street, Proposed 5-Unit Subdivision (VTTM 19-003; DR 19-007)
Prepared by:	Guido F. Persicone, Planning Services Manager, AICP
Reviewed by:	Jon Biggs, Community Development Director & Jolie Houston, City Attorney
Approved by:	Brad Kilger, Interim City Manager

Attachment(s):

Attachment 1-June 4, 2020 Planning Commission Meeting Minutes

Attachment 2-Community Comments

Attachment 3-Noticing and Story Pole Pictures

Attachment 4-Density Bonus Report

Attachment 5-Material Board

Attachment 6-Corner Streetscape

Attachment 7-Aerial

Attachment 8-Chapter 14.22-R3-1.8 of the Zoning Code

Attachment 9-Construction Management Plan

Attachment 10-Development Plans.

Attachment 11Traffic Study

Initiated by:

Samir Sharma-140 Lyell LLC

Environmental Review:

This project is categorically exempt from further environmental review under Section 15332 of the California Environmental Quality Act because it is an in-fill development project on a site that is under five-acres in size.

Summary:

• The applicant is proposing a five (5) unit subdivision with 1 below market rate unit at the lowincome level. Per the City's density bonus ordinance, the project is eligible for two (2) development concessions. At this time, the applicant is not seeking an increase in the number of units via the density bonus ordinance just the concession afforded by this legislation.



Staff Recommendation:

Recommend approval to the City Council of a five-unit condominium project at 140 Lyell Street.

Community Outreach and Noticing

On June 4, 2020, the Planning Commission (PC) held a study session on the proposal. The PC was supportive of the project concept and made the following recommendations/comments:

- The units need to be broken up in some way visually to give them relief.
- Differentiate units and make each identifiable.

• Privacy is going to be an issue with proposed units facing the existing houses at 130-134 Lyell

The applicant revised the project based on comments received from the Commission by:

• Breaking up the massing of the building along Gabilan. Instead of looking like one large building, each individual unit can now be readily identified.

• Modifying the second story windows - all be frosted and have the maximum sill height of 44 inches allowed for an ingress/egress window; and

• Changing the overall color palette to a lighter range of hues to ensure the building is better integrated into the neighborhood.

The study session meeting minutes are included as Attachment A.

Community Meeting

On May 14, 2020, a virtual community meeting took place with abutting property owners. Residents did have the following input and questions (see Attachment B for the Community Emails):

Table 1 (Summary of Major Community Meeting Comments)			
Community Meeting Comment	Staff Response		
Sidewalks-the neighborhood requested that the	The project will be required to comply with the		
sidewalk along Lyell be completed so there is an	American's with Disabilities Act (ADA) and		
accessible path of travel all along Lyell.	provide an accessible path of travel along the		
	perimeter of the project.		



Parking-the project does not have the realistic	The zoning code requires two parking spaces (1			
amount of parking.	covered; 1 uncovered) and the project meets			
	this requirement.			
Traffic-the neighborhood inquired if a traffic	Public Works and Engineering are not			
signal would be installed at the corner of Lyell	recommending a traffic signal at this			
and Gabilian Street.	intersection due to the small size of this			
	project. A warrant study would have to be			
	prepared to justify a traffic signal.			
Bulk and Mass-The overall bulk and mass of the	The project has reduced the height by two feet,			
project was a concern. A recommendation was	dropping the height to be closer to the 27 foot			
made to reduce the height of the structure from	maximum height for abutting single family			
30 feet.	homes.			

A public hearing notice was published in the Town Crier and mailed to the 433 property owners and business tenants within 1000 feet of the site. Story poles that represent the building's height and form were installed in accordance with the City's Story Pole Policy and a public notice billboard was placed along the public right of way (see Attachment C-Public Noticing).

Planning Commission Input

On November 19, 2020 the Planning Commission recommended approval of the project but directed staff to work with the applicant to ascertain if the very low-income unit could be converted to a low-income unit. This was a voluntary measure which the applicant has agreed to.

Staff to identify if the affordable unit can be changed from a very low-income unit to a low income unit and how the requested concession(s) could be changed to waiver(s) and supported by the necessary findings of the Density Bonus regulations and noted a need for a revised Density Bonus report identifying the corresponding waivers and concessions.

Complete Streets Commission Input

On January 27, 2021 the Complete Streets Commission (CSC) reviewed the project and recommended review by the City Council in February with the following comments/suggestions summarized in Table 2:

Table 2 (Summary of Complete Streets Commission Comments)			
Complete Streets Commission Comment	Staff Response		
REACH Codes-the CSC wanted to confirm the	Yes.		
project is subject to the Reach Codes.			



The CSC encouraged the applicant to install	One additional bike rack (Class II bicycle			
additional bicycle parking.	parking spaces has been added to the project.			
The CSC wanted city staff to identify the	Per Figure C4 of the Circulation Element,			
available bike paths near the site.	Lyell is identified as a potential bike path.			
	project.			
Traffic Study mentions two trips being added	The project will add a total net new 28 weekday			
to the project but five units are being proposed.	daily trips. The two trips are just the net new			
Please explain this to the City Council	added trips in the AM and PM peak hours			

Background

This is a design review for a new development proposal at 140 Lyell Street. The applicant is proposing a five-unit subdivision with 1 unit dedicated as a low income below market rate unit (BMR). Since twenty percent of the units are being dedicated as affordable, the applicant is eligible for two density bonus concessions. The project is consistent with the Los Altos Zoning Code (see Table 3) with a few key exceptions allowed under Density Bonus Law

Table 3 (General Development Standards)				
	Standard	Proposed	Complies	
Zoning	R.3-1.8	No change	Yes	
Density	1,800 square feet per lot or 5.91 units	5 units	Yes	
Lot Size	10,650	No change	No change to lot size	
Lot Coverage	40%	39%	Yes	
Front Setback	20 ft.	20 ft 4 inches	Yes	
Parking	2 spaces (1 covered 1	2 spaces (1 covered; 1	Yes	
	uncovered)	uncovered)		
Visitor	1 for every 4 units or	2.0 visitor parking	Yes	
Parking	1.25 spaces	spaces		
Storage	96 square feet of storage	96 square feet	Yes	
	per unit			
Bicycle	1 Class I (Bike Locker)	1 Class I (Bike Locker)-	Yes	
Parking	for every 3 units and 1	sheet and 1 Class II		
	Class II (Bike Rack)	(Bike Rack ¹)		

¹ 1 Class I (bike locker) must be provided for every 3 units and a 1 Class II (bicycle rack) must be provided for every 15 units. See sheet A1.



Height	15 feet	27 6 inches feet	No-density bonus
			concession
Interior Side	17.5 feet	7.5(first floor)	No-density bonus
Setback		12.5 (second floor)	concession
Street Side	25 feet	15 feet	No-density bonus
Yard Setback			waiver
Fence Near R-	6 Foot Fence or	None provided	No-density bonus
1 Properties	Landscaping abutting	÷	waiver
	Single Family Zones		

Density Bonus Concessions

The applicant has submitted a density bonus report that provides the reasons why certain concessions are necessary to provide affordable housing (see Attachment D). The applicant is requesting two concessions: one for height and another for the interior side yard setback. Per the City's structures in this zoning district are limited to heights of 15 feet if the property is located within 100 feet of the R1-10 District. The applicant is requesting a concession to increase the height to 27 feet. The second concession is to reduce the interior side yard setback requirement of 17.

5 feet to 12.5 feet as the structure increases to 27 feet in height. These "on menu" concession requests is ministerial, unless the City makes one of the following findings:

• The concession or incentive does not result in identifiable and actual cost reductions, consistent with the definition of "concession" or "incentive", to provide for affordable housing costs, as defined in Health & Safety Section 50052.5, or for rents for the targeted units to be set as specified in Subsection (I).

• The concession or incentive would have a specific, adverse impact upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households

• The concession or incentive would be contrary to state or federal law.

Density Bonus Waivers

Under the provisions of Density Bonus law, the project is eligible for two (2) concessions and two (2) are being proposed. In addition to requesting incentives and concessions applicants may request the waiver of an unlimited number of development standards that would physically preclude the



construction of a project with the density bonus and the incentives or concessions to which the development is entitled, per Government Code Section 65915(e)(1), which reads:

Government Code Section 65915 (e) (1) In no case may a city, county, or city and county apply any development standard that will have the effect of physically precluding the construction of a development meeting the criteria of subdivision (b) at the densities or with the concessions or incentives permitted by this section. Subject to paragraph (3), an applicant may submit to a city, county, or city and county a proposal for the waiver or reduction of development standards that will have the effect of physically precluding the construction of a development meeting the criteria of subdivision (b) at the densities or with the concessions or incentives permitted by this section. Subject to paragraph (3), an applicant may submit to a city, county, or city and county a proposal for the waiver or reduction of development standards that will have the effect of physically precluding the construction of a development meeting the criteria of subdivision (b) at the densities or with the concessions or incentives permitted under this section, and may request a meeting with the city, county, or city and county. If a court finds that the refusal to grant a waiver or reduction of development standards is in violation of this section, the court shall award the plaintiff reasonable attorney's fees and costs of suit.

The applicant is requesting two waivers: one to allow a reduction in the side yard setbacks for each unit along Gabilan Street to 15 feet, from the code standard of 25 feet. The second waiver is a request to waive the requirement to install a 6-foot solid fence or wall along the Gabilan St. side of the project per 14.22.080 of the Los Altos Zoning Code:

Where R3-1.8 District property abuts on R1-10 District property, the minimum depth of rear yards shall be thirty (30) feet, of which the ten (10) feet abutting on the property in the R1-10 District shall have a six-foot solid fence or wall outside a planting screen of evergreen trees or bushes of a variety, height, and spacing as approved by the building and planning department, all of which shall be permanently maintained by the property owner. Such ten (10) foot planting strip shall be used exclusively for landscaping purposes.²

The applicant has submitted into the record his reason or need for the waiving of this standard, noting that requiring a fence of the noted height is necessary for the development of the project because a tall fence would physically preclude access to the units. The applicant notes:

"This side of the property development is essentially the front yard and main access for 4 units off of Gabilan St. The driveways and front yards are all accessed from this side of the road. Also, a tall fence cannot be installed on this side of the property because for fire safety and police safety this is the only place for the addressing of the future units."

² See 14.22.080 of the Los Altos Zoning Code

³ See Attachment D- (Density Bonus Report)



Maximum Density

The Los Altos Municipal Code also provides that the maximum density of a project shall be constructed unless findings of fact demonstrating a reduced density is necessary per Section 14.22.030 of the Los Altos Zoning Code:

14.22.030 - Maximum density development requirement.

The maximum density permitted shall be constructed unless it is determined by the city council that a less dense project would be in the best interests of the community. In approving a less dense project, the city council shall make at least one of the following findings:

A. That a maximum density project would be detrimental to the health, safety, comfort, convenience, prosperity, or welfare of persons residing or working in the vicinity or injurious to property or improvements in the vicinity;

B. That the development of fewer units would enhance opportunities for the development of affordable housing within the project.

A City's ability to reduce a project's density may be further limited by recently enacted legislation, specifically Senate Bill 330 (SB 330).

Valley Transportation Authority

As recommended by the Valley Transportation Authority (VTA) Bicycle Technical Guidelines, the project should provide two bicycle parking spaces: one Class I (bike locker) and one Class II (bike rack). Additionally, per direction from the Complete Streets Commission, the applicant is adding an additional bicycle rack. See Sheet A1 for additional details.

Construction Management Plan (CMP)

Attachment I (Construction Management Plan) to this report shows the applicant's plans for managing the construction of the project. The construction management plan would permit access to one driveway on Gabilan Street for deliveries. A contractor's toolbox and storage trailer will be stored on site. The perimeter of the site would be fenced and a fiber roll will be placed along the perimeter to ensure compliance with the National Pollutant Discharge Elimination System (NPDES) regulations as enforced by the Regional Water Quality Control Board. Some thought by the Council should be given to making the applicant move the "construction potty" and the "lumber storage" area away from the existing condos along Lyell. Out of deference to the neighborhood, these should be pulled back from the existing residential units. If the City Council concurs with this staff assessment, this can be added as a condition of approval to the permit.



Condition of approval COA #20 has been added mandating a more robust CMP be submitted prior to the issuance of building permit. Additionally, COA#20 has been written to mandate a preconstruction meeting, after issuance of the building permit but prior to any work being performed with abutting property owners. Additionally, a sign shall be installed with a single point of contact (POC) the neighborhood can quickly contact to address any construction impacts from the project.

Design Controls and Finding

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 proposed building is adjacent to two story apartment and condo projects. The exterior material combines a stucco first floor with a mix of horizontal and vertical siding on the second floor, each defining a building element. The colors have been selected to provide a distinct separation of units while being complementary to each other and the neighborhood. The colors also provide a visual breakup of massing of the building.

Privacy

City staff have identified as a potential concern the privacy impacts to the abutting multi family housing complex at 126-130 Lyell along the westerly boundary of the project. Condition of approval (COA #2) has been placed on the project mandating the following measures be included as part of the project to correct this concern:

- A six-foot-tall fence with a two-foot lattice will be installed.
- Glazing of all second story windows will be required.
- Planting of fast-growing landscaping like Pittosporum and Carolina Evergreen Hedges

Subdivision

The project includes a subdivision application with a Tentative Map for the new condominium units. The subdivision will primarily divide the site into five 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.



California Environmental Quality Act (CEQA)

In the Bay Area Air Quality Management District (BAAQMD) guidelines, BAAQMD provides screening-level sizes for land use projects in Table 3-1 of the Air Quality Standards. As stated in the guidelines, "If a project meets the screening criteria in Table 3-1, a project would not result in the generation of operational-related criteria air pollutants and/or precursors that exceed the Thresholds of Significance." If a project meets these criteria, then a detailed analysis of operational criteria air pollutants (CAPs) is not required. The screening-level size for operational CAPs at mid-rise apartments is 78 dwelling units (DUs). Because the Project would provide 5 DUs, it meets the screening criteria, and a detailed analysis is not required.

Currently the City of Los Altos is preparing a Vehicle Miles Traveled (VMT) policy. In the interim period, the Office of Planning Research has issued a *Technical Advisory on Evaluating Transportation Impacts in CEQA*.⁴ This technical advisory recommends that projects that do not create more than 110 daily vehicle trips be screened out for additional Vehicle Miles Traveled (VMT) analysis. For a multi-family residential project this equates to approximately 20 dwelling unit, meaning if a development project has less than 20 units the State is recommending additional VMT analysis is not required. Sine this project is for 5 units additional VMT analysis is not warranted.

Finally, this project is categorically exempt from environmental review under Section 15332 of the California Environmental Quality Act because it involves the construction of a multi-family residential structure that is consistent with the general plan, is located within an urbanized area, and is no more than five acres. Additionally, the site has no identifiable value as habitat for endangered, rate or threatened species and will be serviced by adequate utilities and public services.⁵

Discussion/Analysis

These type of infill development projects are what will help Los Altos meet it's long term Regional Housing Needs Allocation (RHNA), as set by the California Department of Housing and Community Development (State HCD). With the addition of a below market rate unit and the corresponding

⁴ Office of Planning and Research, Technical Advisory on Evaluating Transportation Impacts in CEQA, dated December 2018.

⁵ Receiving density bonus concession and waivers does not make the project inconsistent with the General Plan see *Wollmer v. City of Berkeley* (2011) 193 Cal. App. 4th 1329.



density bonus concessions, the City must allow certain modifications to its development standards in order to meet the requirements of state and local law.

Los Altos General Plan Conformance

Housing Element Policy 2.1: The City will maintain zoning that provides for a range of housing sizes and residential densities.

Housing Element Goal 4: Allow a variety of housing densities and types in appropriate locations to accommodate housing needs at all income categories.

Housing Element Program 4.3.4 Continue to encourage maximum densities

RECOMMENDATION

The Los Altos Planning Commission recommends that the City Council approve design review and subdivision applications (VTTM 19-003; DR 19-007) subject to the recommended findings and conditions

Options

1) Recommend approval of the project.

Advantages: The project replaces an existing house with a new multiple-family building that provides progress on the Regional Housing Allocation.

Disadvantages: None identified.

2) Recommend denial of the project.

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

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

City staff recommends Option 1





RESOLUTION NO. 2020-03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS APPROVING A DESIGN REVIEW AND SUBDIVISION APPLICATION FOR A NEW FIVE-UNIT MULTIPLE-FAMILY CONDOMINIUM PROJECT AT 140 LYELL STREET

WHEREAS, the City of Los Altos received a development application, Samir Sharma - 140 Lyell LLC for a new a five- unit, multiple-family project, which includes design review and subdivision applications (VTTM 19-003; DR 19-007), referred herein as the "Project"; and

WHEREAS, said Project is exempt from environmental review as a multiple-family structure in accordance with Section 15332 (Infill Development) 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 Commission held a duly noticed public hearing on the Project on November 19, 2020, at which all public comment was duly considered and it 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 February 23, 2021 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 were 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 26th day of February 23, 2021 by the following vote:

AYES: NOES: ABSENT: ABSTAIN:

Neysa Fligor, MAYOR

Attest:

Andrea M. Chelemengos, CMC, CITY CLERK



<u>FINDINGS</u>

(VTTM 19-003; DR 19-007)-140 Lyell

1. With regard to environmental review, the City Council finds that the project is categorically exempt from environmental review under Section 15332 (infill development) since it is a multi-family residential structure within an urban area.

2. With regard to the new five-unit multiple-family structure, the City Council finding the following in accordance with Section 14.78.060 of the Municipal Code:

a. The proposal meets all applicable goals, policies and objectives of the General Plan, and R3-1.8 Zone District design criteria because it is providing five new multiple-family residential condominium units in a multiple-family district, it incorporates high quality architectural design and is compatible with the existing development in the 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. 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. The residential projects incorporate elements that signal habitation such as identifiable entrances, stairs, porches, bays and balconies.

d. Exterior materials and finishes convey high quality, integrity, permanence and durability, and materials are used effectively to define building elements such as base, body, parapets, bays, arcades and structural elements. Materials, finishes, and colors have been used in a manner that serves to reduce the perceived appearance of height, bulk and mass, and are harmonious with other structures in the immediate area.

e. Landscaping is generous and inviting, and landscape and hardscape features are designed to complement the building and parking areas, and to be integrated with the building architecture and the surrounding streetscape. Landscaping includes substantial street tree canopy, either in the public right-of-way or within the project frontage.

f. Signage is designed to complement the building architecture in terms of style, materials, colors and proportions.



g. 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

h. 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.

2. With regard to the five-unit condominium subdivision, the City Council 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 February 8, 2021 except as modified by these conditions. Subject to the following modifications

1a-Per the Complete Streets Commission an additional bicycle rack will be added to the project.

2. Privacy Impacts

The applicant shall be required to install a six-foot fence with a two-foot lattice along the westerly property boundary. Glazing of all second story windows will be required along the Westerly property boundary and the planting of fast-growing landscaping like Pittosporum and Carolina Evergreen Hedges must be installed prior to occupancy of the structure.

3. 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.

4. Public Utilities

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

5. Americans with Disabilities Act

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

6. 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 stormwater pollution (i.e. downspouts directed to landscaped areas, minimize directly connected impervious areas, etc.) The improvement plans shall include the "Blueprint for a Clean Bay" plan sheet in all plan submittals.

7. Sewer Connection

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

8. Second Story Lighting

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



9. Indemnity and Hold Harmless

Applicants must sign this application agreeing to hold harmless the City for any actions related to the permit. This form must be submitted at the time of submittal of the project to the City: The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project. The City may withhold final maps and/or permits, including temporary or final occupancy permits, for failure to pay all costs and expenses, including attorney's fees, incurred by the City in connection with the City's defense of its actions.

PRIOR TO FINAL MAP RECORDATION

10. Public Utility Easements

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

11. **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.

12. Subdivision Improvement Agreement

Prior to the issuance of building permits the applicant shall be required to record a Final Map and Subdivision Improvement Agreement (SIA).

PRIOR TO BUILDING PERMIT SUBMITTAL

13. **Right-of-Way Construction**

The applicant shall submit detailed plans for any construction activities affecting the public right-ofway, including 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. 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. The applicant shall be required to have a pre-construction meeting with all abutting property owners to discuss the project schedule and to prominently display a sign with the single point of contact the community should interface with for any construction related impacts from the project.



PRIOR TO FINAL OCCUPANCY

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 construction 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 COMMISSION OF THE CITY OF LOS ALTOS, HELD ON THURSDAY, JUNE 4, 2020 BEGINNING AT 7:06 P.M. AT LOS ALTOS CITY HALL, ONE NORTH SAN ANTONIO ROAD, LOS ALTOS, CALIFORNIA

Please Note: Per California Executive Order N-29-20, the Commissions will meet via teleconference only. Members of the Public may call (773) 231-9226 to participate in the conference call (Meeting ID: 148 546 3337 Members of the Public may only comment during times allotted for public comments. Public testimony will be taken at the direction of the Commission Chair and members of the public may only comment during times allotted for public comments. Members of the public are also encouraged to submit written testimony prior to the meeting at <u>PlanningCommission@losaltosca.gov</u> or <u>Planning@losaltosca.gov</u>. Emails received prior to the meeting will be included in the public record.

ESTABLISH QUORUM

PRESENT:	Chair Ahi, Vice-Chair Bodner, Commissioners Bressack, Lee, Marek and Meadows							
ABSENT:	Commissione	er Samek						
STAFF:	Community Persicone	Development	Director	Biggs	and	Planning	Services	Manager

PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

None.

STUDY SESSION

1. <u>PPR19-0008 – HOMETEC Architecture – 140 Lyell Street</u>

Design Review and Tentative Map Subdivision for a new two-story five-unit multiple-family condominium building. The project site is currently developed with a one-story single-family residential building at the intersection of Gabilan Street with Lyell Street. 140 Lyell, LLC proposes to develop 5 new attached condo units. All units will be 2 story units with 1 car garages. There will be 4 market rate units and 1 BMR (Below Market Rate) unit for sale. June 4, 2020 will be a study session with the Planning Commission to receive preliminary feedback about the project prior to formal submittal of the application. *Project Planner: Persicone*

Planning Services Manager Persicone introduced the project and presented the staff report recommending that the Planning Commission review the submitted material and provide preliminary feedback to the applicant so they can address these before submitting the formal application.

Applicant/owner Samir Sharma presented the project, provided a PowerPoint presentation, and answered Commissioner questions.

The Commission asked a number of clarifying questions about the project of the applicant and staff.

Public Comment

Resident Jon Baer stated that the project has too much square footage and not enough parking; and the design looks busy and he expects more and better of the applicant. He further noted privacy, congestion, and design issues that need to be improved dramatically.

Resident Liz Cole commented on the lack of parking, traffic congestion, and privacy issues.

Commission Discussion:

Commissioner Lee

- It is clear multi-unit housing exists in the area and there is a precedent for it with higher density in the neighborhood;
- On a planning standpoint it fits in and is consistent with existing neighboring buildings;
- Is not over-scaled and the applicant has made an effort to further reduce its volume;
- Straight forward and modest; however, a bit of work still to do on massing;
- Demarcate units so it does not look like one big housing unit;
- Suggested more work is needed on the east elevation to demarcate the units and use elements that pop in and out;
- North elevation is busy lots going on;
- Simplify, but use some of these elements on the East and West elevation accordingly;
- Materials make sense however; color wise, he would go lighter vs. darker to mitigate the appearance of the building being one large mass;
- Landscape has been planned pretty well given the corner location; and
- Project has potential and is a great opportunity to develop this parcel.

Commissioner Bressack:

- Noted history of when up-zoning was accomplished by the City in this neighborhood;
- In earlier times there was lots of under-parked multi-family structures;
- The architect did a really good job at getting the required parking on-site;
- Recommended adding a defined pedestrian way to indicate to the public that it is okay to walk along perimeter pathway;
- •
- Differentiate units and make each identifiable.
- Break up elements of roof plane;
- Gable roofs could have a steeper pitch that might make project more aesthetically interesting;
- Windows do not really have a style and are gender neutral;
- The privacy is going to be an issue with units facing each other;
- Good start but can be refined more to have an architectural style that is cohesive and distinctive that people can recognize; and
- The units need to be broken up in some way visually to give them relief.

Commissioner Meadows

- Noted excellent comments by Commissioners Bressack and Lee;
- Better differentiate the units in ways besides using the front door to break them up;
- Good use of space, but the unit on the end has a large yard and the other units do not;
- Better utilize the space and provide some equity amongst the open space that each of the units gets unbalanced distribution of open space;
- Completely agrees with sidewalks and making a pathway because it is a busy street with a lot going on;
- Stylistically an eclectic neighborhood, but also a little bit more rustic;
- Tone down the materials and style a bit;

- Noted that at 20 percent affordable housing, the applicant could actually ask for a lot more; and
- A five-unit project meeting parking at a height of 30 feet is a good outcome and proposal w has potential.

Commissioner Marek:

- Thought the drawings looked well done; and
- Seems like a nice architectural design that will fit nicely in the neighborhood.

Vice-Chair Bodner:

- Likes the project;
- This is an example where the City made a policy decision to try and achieve more housing and now it is coming to fruition with the benefits of what was envisioned;
- Supportive of the density in this proposal;
- Really likes the idea that we are getting a BMR unit with three bedrooms that could accommodate a family; this is very desirable;
- Appreciates the differentiation in the size of the units is relatively small;
- Likes the colors and appreciates the contrast in colors between the upper and lower levels;
- Likes the combination of materials and the contemporary modern residential style;
- Feels the design is very compatible and it fits into the neighborhood;
- Agreed with Commissioner Bressack's comments on the room layout and storage;
- Landscaping could be a more generous with more variety as it seems very spare particularly at the corner;
- Agrees to making the sidewalk a pathway as others have said; and
- Is supportive, likes the materials and the colors and likes that we are getting five homes in place of the current one.

Chair Ahi:

- Is fine with the project;
- In terms of height, he is fine with the 27 feet;
- •
- More landscaping in between the fence and the patio area of the proposed project and neighboring property at 132 Lyell Street would be better;
- Stop the driveway and walkway at the property line;
- In the area for the garbage bins, do not swing the trash enclosure door into the guest parking spot;
- The side yard for unit 1 is pretty big and could be utilized better as an interior space where people could walk in and also have bike parking;
- Would be helpful to see a colored elevation to better evaluate the colors and materials;
- Even though there is a step back on the second floor of the building, the elevation feels very flat to him;
- Explore extension of porches some more to provide articulation;
- Liked Commissioner Lee's suggestion on colors and maybe having units 1 and 2 different colors than units 3, 4 and 5 or some combination so it does not look like one single house and looks more like an actual multi-unit building;
- Do not select a monolithic color, differentiate units;
- A lot of repetition with the windows should be explored as well as an alternative window layout;

- Suggested moving the window to the other wall on the second floor of unit 1 to give 132 Lyell some relief;
- Implement storage into the garages if possible; and
- Explore different elevation techniques to better articulate the building.

Planning Services Manager Persicone then went over the next steps for the applicant.

The project applicant and architect gave some final comments and thanked the Commission for its input.

CONSENT CALENDAR

2. <u>Planning Commission Minutes</u>

Approve minutes of the regular meeting of May 7, 2020.

<u>Action</u>: Upon motion by Commissioner Bressack, seconded by Commissioner Meadows, the Commission approved the minutes from the May 7, 2020 Regular Meeting with corrections to page 3. The motion was approved (6-0) by the following vote:

AYES: Ahi, Bodner, Bressack, Lee, Marek and Meadows NOES: None ABSENT: Samek

PUBLIC HEARING

3. <u>Zoning Text Amendment- ZTA 20-0001 (Accessory Dwelling Unit Ordinance)</u> Zoning Text Amendments (ZTA 20-0001) to Chapter 14.14 (Accessory Dwelling Unit Ordinance) of the Los Altos Municipal Code pursuant to recent modifications to state law. This item was continued from the May 21, 2020 PC meeting. *Project Manager: Guido F. Persicone, Planning Services Manager*

<u>Action</u>: Upon motion by Commissioner Meadows, seconded by Commissioner Bressack, the Commission continued the Zoning Text Amendment and ADU Ordinance to the June 18, 2020 Planning Commission meeting. The motion was approved (6-0) by the following vote: AYES: Ahi, Bodner, Bressack, Lee, Marek and Meadows NOES: None ABSENT: Samek

COMMISSIONERS' REPORTS AND COMMENTS

None.

POTENTIAL FUTURE AGENDA ITEMS

Community Development Director Biggs provided an overview of upcoming projects on the Commission's meeting agendas.

ATTACHMENT 1

Planning Commission Thursday, June 4, 2020 Page 5 of 5

ADJOURNMENT

Chair Ahi adjourned the meeting at 8:20 P.M.

Jon Biggs Community Development Director

ATTACHMENT 2



Samir Sharma <samir19@gmail.com>

FW: 140 Lyell Street, Los Altos project

4 messages

Guido Persicone <gpersicone@losaltosca.gov> To: Samir Sharma <samir19@gmail.com> Mon, Jun 1, 2020 at 2:10 PM

From: Valerie Reed <vereed@comcast.net> Sent: Monday, June 1, 2020 10:53 AM To: Guido Persicone <gpersicone@losaltosca.gov> Subject: 140 Lyell Street, Los Altos project

Hello Mr. Persicone:

I own a residence next door to the 140 Lyell Street property. I live at 132 Lyell Street in small condominium complex abutting 140 Lyell Street. Although I knew that there would be a condominium development next door, I was surprised to learn that there would be five two-story condominiums proposed for a site that presently has just one small house. Simply put, I think that squeezing five homes onto that site is just way too much.

The intersection of Lyell Street and Gabilan Street is currently busy. Under normal circumstances (prepandemic), it is very busy and congested. This intersection is in normal times filled with kids and parents walking and riding their bikes to the Covington School or the other way to LAHS, motorists cutting through from San Antonio to Cuesta to avoid the light at San Antonio and Cuesta, and workers renovating various houses on Lyell Street. Adding five more families to this mix would overwhelm this area. I also noticed that there were no sidewalks around the proposed condo complex. There are a lot of kids in this area, and I would think, given how busy it already is, at a minimum, sidewalks would be necessary for the safety of the kids and residents.

The size of the project will directly impact my enjoyment of my property at 132 Lyell Street. It looks like will be a thirty foot tall condo complex close to the front of my home, which will block the light and air into my home. It will also block my view of trees, and the far off view of the south bay hills to one of a wall of windows looking down into our home. I would predict that it will negatively impact the market and enjoyment value of my home. I would hope that this plan could be modified so as not to overwhelm this area with more congestion.

Best Regards,

Valerie E. Reed

(603) 686-0179

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Samir Sharma <samir19@gmail.com> To: Guido Persicone <gpersicone@losaltosca.gov> Mon, Jun 1, 2020 at 3:18 PM

Hi Guido,

Per Ms. Reed's email, I'm replying to the comment about the # of units we're proposing. Per the city municipal code, we **have to** provide maximum density on the site. Per code, our site calculates out to 5 residential units.

Thank you Samir

[Quoted text hidden]

Guido Persicone <gpersicone@losaltosca.gov> To: Samir Sharma <samir19@gmail.com> Mon, Jun 1, 2020 at 3:19 PM

Also, touch on the fact that you are agreeing to improve the sidewalk/curb/gutter in front of the property per comments you've received from the community.

Guido

From: Samir Sharma <samir19@gmail.com> Sent: Monday, June 1, 2020 3:18 PM To: Guido Persicone <gpersicone@losaltosca.gov> Subject: Re: FW: 140 Lyell Street, Los Altos project

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Thank you Samir

8/5/2020

On Mon, Jun 1, 2020 at 2:10 PM Guido Persicone <gpersicone@losaltosca.gov> wrote:

ATTACHMENT 2

From: Valerie Reed <vereed@comcast.net> Sent: Monday, June 1, 2020 10:53 AM To: Guido Persicone <gpersicone@losaltosca.gov> Subject: 140 Lyell Street, Los Altos project

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Best Regards,

Valerie E. Reed

(603) 686-0179

Samir Sharma <samir19@gmail.com> To: Guido Persicone <gpersicone@losaltosca.gov> Mon, Jun 1, 2020 at 3:21 PM

8/5/2020

Yes sir. [Quoted text hidden]



Samir Sharma <samir19@gmail.com>

FW: comments for PPR19-0008 - HOMETEC Architecture - 140 Lyell Street

4 messages

Guido Persicone <gpersicone@losaltosca.gov> To: Samir Sharma <samir19@gmail.com> Thu, Jun 4, 2020 at 8:38 AM

From: Jon Biggs <jbiggs@losaltosca.gov>
Sent: Thursday, June 4, 2020 7:56 AM
To: Guido Persicone <gpersicone@losaltosca.gov>; Jolie Houston <jolie.houston@berliner.com>
Subject: FW: comments for PPR19-0008 - HOMETEC Architecture - 140 Lyell Street

FYI

From: Pai Homes LLC <paihomesllc@gmail.com>
Sent: Thursday, June 4, 2020 7:47 AM
To: Los Altos Planning Commission <PlanningCommission@losaltosca.gov>
Subject: comments for PPR19-0008 - HOMETEC Architecture - 140 Lyell Street

Dear Los Altos Planning Commission -

Pai Homes submits these comments in regard to the project proposed for 140 Lyell Street in Los Altos.

Pai Homes owns the property located at 134 Lyell Street, one of the five properties directly adjacent on the west boundary of 140 Lyell Street. Located upstairs, our unit overlooks what is currently the backyard where the developer proposes to place several 2-story units.

When we bought the property, we knew we faced the possibility of new construction next door. What we didn't expect was the prospect of essentially losing all of the expansive view to the east and, more importantly, losing so much privacy. The proposed project shows bedrooms on the second floor with five-foot picture windows face to face with the large windows on our property. See the photo and detail of the site map attached. Is there no requirement for privacy particularly in the light of the disproportionate impact of the proposed variances, particularly for height and setback, the developer wants?

We request to see design modifications that ameliorate the privacy concerns without detracting from the limited shared space. Please reach out to us if you have any questions.

In general, we appreciate the thought and design they've put into the plans, and look forward to a cooperative construction phase.

Finally, are you making any changes to construction guidelines (e.g., time, noise limits) given the significant increase in residents working full time from home in the foreseeable future?

In gratitude,

PAI HOMES LLC

M. Liz Crowell, member

650.557.4540

Release what's not needed.

Recreate what's not working.

Create from sustainability.





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Samir Sharma <samir19@gmail.com>

Thu, Jun 4, 2020 at 11:33 AM

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8/5/2020

To: Guido Persicone <gpersicone@losaltosca.gov>

Hi Guido,

The windows are sized for ingress/egress as required by fire code. That being said, they have balconies on there buildings looking right into the project. We can look at the possibility of proposing frosted glass lower panels on the windows to enhance the privacy for both parties at eye level.

I'm open to discussing other ways to mitigate the privacy concerns.

Thanks Samir

[Quoted text hidden]

Guido Persicone <gpersicone@losaltosca.gov> To: Samir Sharma <samir19@gmail.com> Thu, Jun 4, 2020 at 11:58 AM

Yes. Great idea. Please be prepared to discuss tonight.

Guido

[Quoted text hidden] [Quoted text hidden]

[Quoted text hidden]

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Samir Sharma <samir19@gmail.com> To: Guido Persicone <gpersicone@losaltosca.gov>

Sounds good. [Quoted text hidden] Thu, Jun 4, 2020 at 12:14 PM

ATTACHMENT 2



Samir Sharma <samir19@gmail.com>

FW: 140 Lyell St

1 message

Guido Persicone <gpersicone@losaltosca.gov> To: Samir Sharma <samir19@gmail.com> Wed, Jun 10, 2020 at 3:55 PM

From: david weiss <davidweiss25@gmail.com> Sent: Wednesday, June 10, 2020 3:55 PM To: Guido Persicone <gpersicone@losaltosca.gov> Subject: 140 Lyell St

Mr. Persicone: We own 126 Lyell which is one of the units next door to the proposed development at 140 Lyell and I want to let you know that we have no issues with the plans as proposed. Thank you.

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ATTACHMENT 2



Samir Sharma <samir19@gmail.com>

FW: Hometec Architecture - 140 Lyell Street

2 messages

Guido Persicone <gpersicone@losaltosca.gov> To: Samir Sharma <samir19@gmail.com> Mon, Jun 15, 2020 at 10:40 AM

Please call me tomorrow afternoon after 3PM.

Guido

From: Peter Brewer <peter@brewerfirm.com>
Sent: Saturday, June 13, 2020 12:59 PM
To: Guido Persicone cone@losaltosca.gov>; City Council <council@losaltosca.gov>
Subject: Hometec Architecture - 140 Lyell Street

Dear Mr. Persicone, I write with regard to the proposed development of Hometec Architecture for 140 Lyell Street. I own two residences on Lyell Street, both 33 and 49. There is rampant parking congestion on Lyell Street, as well as on Tyndall, Gabilan, and Lassen. This is in large part because of the irresponsibility of the Design Review Commission, the Planning Commission, and the City Council, who all see this little corner of Los Altos as being a convenient dumping ground for dense and low income housing, and accordingly continue to approve projects with only one off-street parking space per unit.

This is indulging in a preposterous fiction. These units are **not** occupied by residents with only one car. The occupants have at least two cars, and that if they do not have drivingage children. Moreover, the developers continually stuff ten pounds of crap into a fivepound bag, to maximize the units available to sell, without any regard whatsoever for the aesthetics of the neighborhood or the neighborhood environment. The result is that the garages for these undersized units never see an automobile because they immediately become the self-storage unit for all the personal property of the occupants that is not needed immediately.

These assertions are obvious fact. Our city government has blinders on to not admit the truth of what is going on. Let's approve units with one parking space, because the occupants will carpool, wink, wink, wink. Come on, public servants. Let's be honest and not destroy the charm of our city for the profit of the developers who are here today and will be gone tomorrow.

Just as big of a fiction is permitting a one-car garage because a second car can park offstreet in the driveway, tandem behind the car in the garage. Also a fiction. Nobody wants to be bothered to jockey around two cars every time the driver of the garaged car needs to get around the car in the driveway. Result: at least one of the cars ends up in the street. Further result, cars parked on both sides of these narrow side streets and they become effectively one-lane, thus greatly imperiling the safety of those using the street, especially the children of the neighborhood.

PLEASE STOP THE FICTION OF PERMITTING RESIDENTIAL UNITS WITH ONLY ONE GARAGE SPACE.

Thank you,

Peter Brewer

33 & 49 Lyell Street

Los Altos, CA 94022

Peter N. Brewer, Esq.

Brewer Offord & Pedersen LLP

2501 Park Blvd, 2nd Flr.

Palo Alto, CA 94306

(650) 327-2900 ext'n 24

www.BrewerFirm.com bayarearealestatelawyers.com

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Samir Sharma <samir19@gmail.com>

To: Guido Persicone <gpersicone@losaltosca.gov>

Will do [Quoted text hidden]





Samir Sharma <samir19@gmail.com>

RE: Height of 140 Lyell Street

1 message

Guido Persicone <gpersicone@losaltosca.gov> To: Margo Horn <meh@stanford.edu> Wed, Jun 17, 2020 at 11:16 AM

Thank you for your comments. They have been shared with the applicant.

Sincerely

Guido F. Persicone -----Original Message-----From: Margo Horn <<u>meh@stanford.edu</u>> Sent: Wednesday, June 17, 2020 10:55 AM To: Guido Persicone <<u>gpersicone@losaltosca.gov</u>> Subject: Height of 140 Lyell Street

Dear Guido,

I am an affordable housing activist and have worked with Sue Russell over the years. I also live on Tyndall Street, close to the new development planned for 140 Lyell Street. So, I am wearing two hats here. I support the 5 new units and I especially support the 1 BMR, in this new project. But I am also worried about the height and bulk of this new complex. I read in last week's (June 10) "Town Crier" that other neighbors expressed concern about the 30 foot height. I also believe that 30 feet is too high with respect both neighbor's privacy and conformity with other housing in the neighborhood. I hope the total height can be lowered to no more than 25 feet. I also hope that the building will have sufficient setbacks from the street, so that this desirable new density will not overwhelm the mix with single family homes on Lyell Street.

Please consider my views in the review in the design review and planning process for 140 Lyell Street.

And I hope we will meet at some point.

Thank you.

Best wishes, Margo Horn


Samir Sharma <samir19@gmail.com>

FW: 140 Lyell St development

4 messages

Guido Persicone <gpersicone@losaltosca.gov> To: Samir Sharma <samir19@gmail.com> Mon, May 18, 2020 at 8:17 AM

From: Gretchen Wilson <gretwilson@gmail.com> Sent: Thursday, May 14, 2020 8:21 PM To: Guido Persicone <gpersicone@losaltosca.gov> Subject: Fwd: 140 Lyell St development

----- Forwarded message ------From: Gretchen Wilson <gretwilson@gmail.com> Date: Thu, May 14, 2020 at 5:13 PM Subject: 140 Lyell St development To: <gpersicone@losaltosca.gov>

HI Guido,

I unfortunately can not attend the call this evening. I do have an issue. I don't know what the wood structure is on the outside facing Lyell St. It looks very industrial and not appealing, like it is attempting to hide something. It looks very out of place. Maybe it is something fabulous and I am not seeing it in the photo. I grew up in Los Altos and worked hard to afford to purchase a home here. I just want to keep the charm that draws people to want to live here.

Thank you.

Gretchen Wilson

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Guido Persicone <gpersicone@losaltosca.gov> To: Samir Sharma <samir19@gmail.com> Mon, Jun 1, 2020 at 12:23 PM

-----Original Message-----From: Gretchen Wilson <gretwilson@gmail.com> Sent: Thursday, May 14, 2020 5:14 PM To: Guido Persicone <gpersicone@losaltosca.gov> Subject: 140 Lyell St development

HI Guido,

I unfortunately can not attend the call this evening. I do have an issue. I don't know what the wood structure is on the outside facing Lyell St. It looks very industrial and not appealing, like it is attempting to hide something. It looks very out of place. Maybe it is something fabulous and I am not seeing it in the photo. I grew up in Los Altos and worked hard to afford to purchase a home here. I just want to keep the charm that draws people to want to live here.

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Samir Sharma <samir19@gmail.com> To: Guido Persicone <gpersicone@losaltosca.gov> Mon, Jun 1, 2020 at 12:30 PM

Mon, Jun 1, 2020 at 3:21 PM

If it's existing, we'll be demoing it. I'm not quite sure what she's talking about. [Quoted text hidden]

Samir Sharma <samir19@gmail.com> To: Guido Persicone <gpersicone@losaltosca.gov>

Hi Guido,

I think the wood structure the neighbor is referring to is the trash storage area for the units. I think in the rendering it came out a little bulky, but that is the only thing I can think of.

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Please see site plan below for details.





[Quoted text hidden]

PUBLIC HEARING NOTICE PLANNING COMMISSION

PUBLIC NOTICE

Project Site: 140 Lyell Street

Date and Time: Thursday, November 19, 2019, 7:00 p.m.

Applicant: Hometec Architecture

has and recommend approval to the City Council of a five unit condominium project at 140 Lyell Street that includes permits from the City of Los Altos including but not limited determined that project is exempt from the California Environmental Quality Act The City Request that the Planning Commission review to: a vesting tentative map and a design review approval permit. (CEQA) pursuant to Section 15332 of the CEQA Guidelines Project Description:

One N. San Antonio Road, Los Altos, CA 94022 City Council Chambers at City Hall Meeting Location:

Members of Public testimony will be taken the direction of the Commission Chair and members of the public may only comment during times allotted for public 172 or via the web at Emails received prior to the meeting will be Password. comments. Members of the public are also encouraged to submit written testimony prior to the meeting at Please Note: Per California Executive Order N-29-20, the Commissions will meet via teleconference only. 49 682 Members of the Public may only comment during times allotted for public comments. the Public may call (773) 231-9226 to participate in the conference call (Meeting ID: gov. gov or Plai included in the public record.

Guido Persicone, (650) 947-2633 apersicone@losaltosca.gov Project Planner:

commercial The staff report and project plans are posted on the City's website https://www.losaltosca.gov/citycouncil/page/city-council-planning-commission osca.gov/communitydevelopment/page/multi-family-and Project plans and information are available for review electronically at: Thursday before the meeting date. https://www.losalt . E

meetings Written comments may be mailed to the Planning Division at Los Altos City Hall or emailed to the Project Planner. Written comments can be mailed or delivered in person to the Community Development Department, or emailed the Project Planner. Verbal comments can also be made at the Public Meeting

Notice Date: November 5, 2020

17038023 MALEK MINA ET AL **MINA & MITRA MALEK** 4966 EL CAMINO REAL STE 209 LOS ALTOS CA 94022-1458





CITY OF LOS ALTOS



ATTACHMENT 3



DENSITY BONUS REPORT 140 LYELL STREET LOS ALTOS, CALIFORNIA [REVISED 02.08.2021]

140 Lyell LLC ("Applicant") submit this Density Bonus Report to the City of Los Altos with respect to the Applicant's development of a five (5) unit common interest condominium project.

This Report is submitted pursuant to Los Altos Municipal Code section 14.28.040 by Samir Sharma as Manager of the Applicant.

Overview:

Applicant seeks approval of the Project to include one unit designated as affordable at the low income level. This constitutes 20% of the Project. Pursuant to Subsection F of Section 14.28.040, Applicant requests two development standards concessions to make the Project feasible, each of which is on-menu. Applicant also requests two waivers from the development standards.

First, Applicant requests a concession to allow a second story on each of the units. Section 14.22.100 limits the building height on this site to one story or 15 feet if located within 100 feet of the R1-10 District. Applicant is proposing a second story on each home with a 28'0" height maximum.

Second, Applicant requests a concession to eliminate an interior side yard setback requirement of 17.5 feet as the structure increases in height to 27 feet.

Section 14.22.070 of the Los Altos Municipal Code requires a 25 foot minimum side yard setback if the site abuts a R1-10 District. That section also requires a 6' solid fence or wall outside a planting screen of evergreen trees or bushes. Applicant is requesting a reduction in the set back to 15' with elimination of the fence or wall requirement.

Third, Applicant requests two (2) waivers to allow a reduction in the side yard setbacks for each Unit along Gabilan Street to 15 feet, from the code standard of 25 feet. And also the applicant will not be providing 6' solid fence or wall along the Gabilan Street side of the project.

Applicant requests a waiver of any requirement of a 6-foot solid fence or wall outside a planting screen of evergreen trees or bushes.

Submittals:

Pursuant to the City of Los Gatos Submittal Requirements, Applicant is submitting the following as part of this Report:

Number of Dwelling Units: Five (5)

Summary Table

Maximum Dwelling Units Permitted by Zoning and General Plan: Five

Proposed Number of Affordable Dwelling Units by Income Level:

One Unit as a Low Income Affordable Dwelling Unit

Proposed Bonus Percentage: 20%

Number of Density Units Proposed: One

Total Number of Proposed Units on Site: Five

Density Per Acre: 24 du/ac

Tentative Map/Site Plan: See Attachment #1

Zoning and General Plan Designations: See Attachment #2

Assessor's Parcel Number: 170-39-043

Calculation of maximum number of dwelling unit permitted by Zoning and General Plan [excluding Density Bonus]: Five (10,711/1800= 5.94)

Number of Bedrooms in Market Rate and Affordable Units: 3 Bedrooms in all of the units See Attachment #3

Description of existing dwelling units on project site: 1 single family home, 1440 sq.ft. See Attachment #4

Description of any recorded covenant, ordinance, or law applicable to the site that restricted rents to levels affordable to low or very-low income households in the five-year period preceding the date of submittal of the application: <u>None known</u>.

Statement of Incentives and Concessions Requested.

Applicant is requesting two (2) incentives and two (2) concessions based upon Applicant providing the low income affordable housing unit on the Site. These requested concessions are on-menu requests:

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Applicant requests a waiver of any requirement of a 6-foot solid fence or wall outside a planting screen of evergreen trees or bushes.

Requested Waiver per State Density Bonus Law:

Description of City Usual Development Standard: R3-1.8

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Applicant requests a waiver of any requirement of a 6-foot solid fence or wall outside a planting screen of evergreen trees or bushes.

No parking reduction is requested.

No child care facility is requested.

The project is not a condominium conversion.

Submitted: 140 Lyell LLC

Samir Sharma By:

Samir Sharma, its Manager

Chapter 14.22 - R3-1.8 MULTIPLE-FAMILY DISTRICT

Sections:

14.22.010 - R3-1.8 District.

The regulations, general provisions, and exceptions set forth in this chapter and in Chapter 14.66 shall apply in the R3-1.8 District.

(Prior code § 10-2.1001)

14.22.020 - Permitted uses (R3-1.8).

The following uses shall be permitted in the R3-1.8 District:

- A. Multi-family residential dwelling units with not more than one dwelling unit for each one thousand eight hundred (1,800) square feet of lot area;
- B. For affordable housing requirements, see Chapter 14.28 of this title;
- C. For density bonus provisions, see Chapter 14.30 of this title; and
- D. Animals as provided in Chapter 5.10 of this code.

(Ord. 02-410 § 2; prior code § 10-2.1002)

14.22.030 - Maximum density development requirement.

The maximum density permitted shall be constructed unless it is determined by the city council that a less dense project would be in the best interests of the community. In approving a less dense project, the city council shall make at least one of the following findings:

- A. That a maximum density project would be detrimental to the health, safety, comfort, convenience, prosperity, or welfare of persons residing or working in the vicinity or injurious to property or improvements in the vicinity;
- B. That the development of fewer units would enhance opportunities for the development of affordable housing within the project.

(Prior code § 10-2.1002.1)

14.22.040 - Site area (R3-1.8).

The minimum site area shall be seven thousand one hundred (7,100) square feet on vacant property and fourteen thousand (14,000) square feet on properties with existing structures.

(Prior code § 10-2.1003)

14.22.050 - Coverage (R3-1.8).

The maximum coverage for all structures shall be forty (40) percent of the total area of the site, including garages (not including driveways or off-street parking areas).

(Prior code § 10-2.1004)

14.22.060 - Front yard (R3-1.8).

The minimum depth of front yards shall be twenty (20) feet. The minimum width on a public street shall be fifty (50) feet on vacant property and one hundred (100) feet on property with existing structures.

(Prior code § 10-2.1005)

14.22.070 - Side yards (R3-1.8).

The minimum width of side yards shall be seven and one-half feet, except that on a corner lot, the minimum width of the side yard adjoining the street shall be fifteen (15) feet. Five feet shall be added to each side yard for each story above the first story or for each ten (10) feet of height, or fraction thereof, above the lowest twelve (12) feet of the height of the structure, whichever is the lesser, except on the secondary setback on a corner lot. When a garage or carport faces a side yard adjoining a street, the minimum setback to the face of the structure shall be twenty (20) feet. Where R3-1.8 District property abuts on R1-10 District property, the minimum side yard shall be twenty-five (25) feet for one-story structures, of which the ten (10) feet abutting the property in the R1-10 District shall have a six-foot solid fence or wall outside a planting screen of evergreen trees or bushes of a variety, height, and spacing as approved by the building and planning department, all of which shall be permanently maintained by the property owner. Such ten-foot planting strip shall be used exclusively for landscaping purposes.

(Prior code § 10-2.1006)

(Ord. No. 2012-375, § 5, 1-24-2012)

14.22.080 - Rear yard (R3-1.8).

The minimum depth of rear yards shall be twenty-five (25) feet, and no structure shall be placed within the required rear yard. Where R3-1.8 District property abuts on R1-10 District property, the minimum depth of rear yards shall be thirty (30) feet, of which the ten (10) feet abutting on the property in the R1-10 District shall have a six-foot solid fence or wall outside a planting screen of evergreen trees or bushes of a variety, height, and spacing as approved by the building and planning department, all of which shall be permanently maintained by the property owner. Such ten (10) foot planting strip shall be used exclusively for landscaping purposes.

(Prior code § 10-2.1007)

14.22.090 - Off-street parking (R3-1.8).

(As provided in Chapter 14.74 of this title.)

(Prior code § 10-2.1008)

14.22.100 - Height of structures (R3-1.8).

No structure shall exceed two stories or thirty (30) feet in height, whichever is the lesser. No structure shall exceed one story or fifteen (15) feet in height if located within one hundred (100) feet of the R1-10 District. In no case shall this preclude a basement when used for parking and/or storage.

(Prior code § 10-2.1009)

14.22.110 - Design control (R3-1.8).

All structures erected in the R3-1.8 District shall be subject to the provisions of Chapter 14.78 of this title. Each multi-family residential dwelling unit shall have a minimum of ninety-six (96) cubic feet of enclosed storage, excluding closet and garage areas. (Amended during 2/06 supplement; Ord. 02-410 § 3; prior code § 10-2.1011)

14.22.120 - Exceptions (R3-1.8).

On lots facing on Gabilan Street and known as Lots 4 through 14 and Lot 24 of Block 34, Map No. 3, town of Los Altos, the side yard abutting the R1-10 District shall be not less than ten (10) feet for a one-story building, of which five feet shall be landscaped as provided in Section 14.22.070 of this chapter, and no structure shall exceed one story or fifteen (15) feet in height if located within fifty (50) feet of the R1-10 District.

(Prior code § 10-2.1012)

14.22.130 - Signs (R3-1.8).

(As provided in Chapter 14.68 of this code.)

(Prior code § 10-2.1013; Ord. No. 2015-414, § 12, 9-8-2015)

14.22.140 - Fences (R3-1.8).

(As provided in Chapter 14.72 of this title.)

(Prior code § 10-2.1014)

14.22.150 - Nonconforming use regulations (R3-1.8).

(As provided in Chapter 14.66 of this title.)

(Prior code § 10-2.1015)

14.22.160 - Accessory structures.

As provided in Chapter 14.15 of this title.

(Ord. No. <u>2018-440</u>, § 3, 3-13-2018)

DRAIN

GRATE

FIBER ROLL N.T.S.

FIBER ROLL NOTES

1. Place fiber roll in key trench 3" deep and place excavated soil on uphill or flow side of the roll. 2. On slopes and hillsides, fiber rolls shall be abutted at the ends and not overlapped. Place alternate stakes on both sides of the roll, every 6'.

EROSION AND SEDIMENT CONTROL NOTES AND MEASURES

TRAFFIC CONES

1. The facilities shown on this Plan are designed to control Erosion and sediment during the rainy season, October 1st to April 30th. Facilities are to be operable prior to October 1 of any year. Grading operations during the rainy season, which leave denuded slopes shall be protected with erosion control measures immediately following grading on the slopes.

2. This plan covers only the first winter following grading with assumed site conditions as shown on the Erosion Control Plan. Prior to September 15, the completion of site improvement shall be evaluated and revisions made to this plan as necessary with the approval of the city engineer. Plans are to be resubmitted for city approval prior to September 1 of each subsequent year until site improvements are accepted by the city.

3. Construction entrances shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads must cross the stabilized construction entranceways. 4. Contractor shall maintain stabilized entrance at each vehicle access point to existing paved streets. Any mud or debris tracked

onto public streets shall be removed daily and as required by the city. 5. If hydroseeding is not used or or is not effectively 10/10, then

other immediate methods shall be implemented, such as Erosion control blankets, or a three-step application of: 1) seed, mulch, fertilizer 2) blown straw 3) tackifier and mulch.

6. Inlet protection shall be installed at open inlets to prevent sediment from entering the storm drain system. Inlets not used in conjunction with erosion control are to be blocked to prevent entry of sediment.

7. Lots with houses under construction will not be hydroseeded Erosion protection for each lot with a house under construction shall confirm to the Typical Lot Erosion Control Detail shown on this sheet. 8. This erosion and sediment control plan may not cover all the

situations that may arise during construction due to unanticipated field conditions. Variations and additions may be made to this plan in the field. Notify the city representative of any field changes.

only and is not to be used for final elevations or permanent improvements. 10. Contractor shall be responsible for monitoring erosion and sediment control prior, during, and after storm events.

ATTACHMENT 9

2. Fire Sprinklers Required: Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.19.1.2 whichever is the more restrictive. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations. (This chapter shall not apply to existing non-habitable residential accessory structures under three (3000) thousand square feet). 1) An automatic sprinkler system shall be provided throughout all new buildings and structures exceeding one thousand square feet. 2) An automatic sprinkler system shall be provided throughout all existing buildings, when additions are made that exceed fifty (50) percent and/or seven hundred and fifty (750) square feet of existing floor area (area calculations shall not include existing basement floor areas). 3) An automatic sprinkler system shall be provided throughout all new basements regardless of size and throughout existing basements that are expanded by more than 50%. 4) The obligation to provide compliance with these fire sprinkler regulations may not be evaded by performing a series of small additions and/or alterations undertaken over a three-year period and/or two code cycles. The permit issuance dates of past additions and/or alterations where these regulations were in effect shall be used for determining compliance.

3. Water Supply Requirements: Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2016 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.

4. Address identification: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1.

5. **Construction Site Fire Safety:** All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33.

6. Ground ladder access: Ground-ladder rescue from second and third floor rooms shall be made possible for fire department operations. With the climbing angle of seventy five degrees maintained, an approximate walkway width along either side of the building shall be no less than seven feet clear. Landscaping shall not be allowed to interfere with the required access. CFC Sec. 503 and 1029 NFPA 1932 Sec. 5.1.8 through 5.1.9.2.

5 NEW RESIDENCES

MR. SAMIR SHARMA

140 LYELL STREET, LOS ALTOS, CA 94022

OWNER

SAMIR SHARMA 1495 FLAMINGO WAY SUNNIVALE, CA 94087 206-931-4169 samir19@gmail.com

ARCHITECT

RICHARD A HARTMAN HOMETEC ARCHITECTURE 555-B MERIDIAN AVENUE SAN JOSE, CA 95126 408-995-0496 hometecarch@gmail.com

CIVIL ENGINEER

SAEID RAZAVI, PE SMP ENGINEERS 1534 CAROB LANE LOS ALTOS, CA 94024 650-941-8055 srazavi@smpengineers.com

LANDSCAPE ARCHITECT

MARA YOUNG, LA 650-327-2644 marayoung@gmail.com

ARBORIST

KEVIN KIELTY POB 6187 SAN MATEO, CA 94403 650-515-9783 kkarbor0476@yahoo.com

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L-1 PRELIM LANDSCAPE PLAN

						ATTACHME	NT 10
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	land Way	San Anto	Merritt Rd	Elementary School	El Mon.	PLANNING	,
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	UNIT #3:	649.3	768.6	1,417.9 S.F.			
		649.3 575.8	//8.8	1,428.1 S.F.			
		575.0	723.0	1,290.0 3.1 .			
	TOTAL:	3,160.4	3,806.0	6,966.4 S.F.			
	GARAGES:	1,1:	19.38 S.F.				
	COVERED PO	RCHES: 30	09.56 S.F.				
	PARKING PRO	VIDED: 1 CO	VERED, 1 UNCO	VERED PER UNIT (20 CA	RS)		
	GUEST PARKI	ING PROVIDED:	3 UNCOVERE	D TOTAL			
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	PROJECT DESC REMOVE EXIST	RIPTION: FING SINGLE F	AMILY RESIDE	NCE.		Date 7 - 1	15 -
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Kielty Arborist Services LLC Certified Arborist WE#0476A P.O. Box 6187 San Mateo, CA 94403 650-515-9783

September 25, 2019

Mr. Samir Sharma 1495 Flamingo Way Sunnyvale, CA 94087

Site: 140 Lyell, Los Altos, CA

Dear Mr. Sharma

As requested on Monday, September 23, 2019, I visited the above site to inspect and comment on the trees on site. New construction is planned for this site and your concern as to the future health and safety of the trees has prompted this visit.

Method:

All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on a to scale map provided by you. The trees were then measured for diameter at 54 inches above ground level (DBH or diameter at breast height). The trees were given a condition rating for form and vitality. The trees condition ratings are based on 50 percent vitality and 50 percent form, using the following scale.

1	-	29	Very Poor
30	-	49	Poor
50	-	69	Fair
70	-	89	Good
90	-	100	Excellent

The height of the trees was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

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4. Address identification: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1.

5. **Construction Site Fire Safety:** All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33.

6. Ground ladder access: Ground-ladder rescue from second and third floor rooms shall be made possible for fire department operations. With the climbing angle of seventy five degrees maintained, an approximate walkway width along either side of the building shall be no less than seven feet clear. Landscaping shall not be allowed to interfere with the required access. ČFC Sec. 503 and 1029 NFPA 1932 Sec. 5.1.8 through 5.1.9.2.

140 Lyell/9/25/19

Survey:

- Orange

1" = 10'-0"

Sheets

ie ensis)	DBH 11.3	CON 65	HT/SF 25/25	Comments Good vigor, fair form, in eastern corner of the property.
ie ensis)	4.6	50	15/15	Fair vigor, poor form, suppressed by #1.
ı)	4.2	70	10/15	Good vigor, fair form, multi leader at 4 feet.
)	8.4	40	15/15	Poor vigor, fair form, in decline.
ı)	4.1	45	15/10	Fair vigor, poor form, heavy to the west.
na)	6.4	70	15/20	Good vigor, fair form, codominant at

SECOND FLOOR PLAN

LIVING AREA 3809 SQ FT

ATTACHMENT REVISIONS PLANNING 9-10-20	10 BY
RICHARD A. HARTMAN A.I.A.	HometecArch@Gmail.com
HOMETEC ARCHITECTURE, INC.	555 #B MERIDIAN AVE, SAN JOSE, CA 95126
	6 ALTOS, CA 94022
NEW RESIDENCES FOR	140 LYELL STREET, LOS
Date 7 - 15 - 2 Scale 1/4" = 1* Drawn RAH Job 19-021 Sheet A-3	20 -0"

PLANNING 9-10-20	
ARTMAN A.I.A.	
ARTMAN A.I.A.	
ARTMAN A.I.A.	
ARTMAN A.I.A.	
RICHARD A. H/	HometecArch@Gmail.com
HOMETEC Architecture, inc.	555 #B MERIDIAN AVE, SAN JOSE, CA 95126
S FOR:	ET, LOS ALTOS, CA 94022
NEW RESIDENCES	Del 140 LYELL STRE
Date 7-15-3 Scale 1/4" = 1 Drawn RAH	⁻⁰ 20 140 LYELL STRE
Date 7-15-3 Scale 1/4" = 1 Drawn RAH Job 19-021 Sheet	⁻⁰ , ⁰⁰ 140 LYELL STRE






SECOND FLOOR AREA CALCULATIONS



PORCHES CALCULATION

1st FLOOR FAR CALCULATION

SPACE	DIM	DIM	AREA	AREA/2	TOTAL	SPACE	DIM	DIM
1	9.83	6.00	58.98	0.00	58.98	А	100.00	40.66
2	10.33	6.00	61.98	0.00	61.98	В	10.66	2.00
3	10.00	5.00	50.00	0.00	50.00	С	10.66	3.00
4	10.66	6.00	63.96	0.00	63.96	D	10.75	2.00
5	4.00	18.66	74.64	0.00	74.64	E	10.66	3.00
6			0.00	0.00	0.00	F	9.50	2.00
	GRAND	TOTAL			309.56	G	4.00	11.00
						н	4.00	11.00

GRAND TOTAL

FIRST FLOOR = 4,279.78 SECOND FLOOR = 3,855.01 TOTAL = 8,134.79 S.F.

FIRST FLOOR = 4,279.78 PORCHES = 309.56 TOTAL COVERAGE = 4,589.34 S.F.

FLOOR AREA CALCULATIONS

AREA AREA/2

4066.00

21.32

31.98

21.50

31.98

19.00

44.00

44.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.00 0.00

TOTAL

4066.00

21.32

31.98

21.50

31.98

19.00

44.00

44.00

0.00

4279.78

2nd FLOOR FAR CALCULATION

SPACE	DIM	DIM	AREA	AREA/2	TOTAL
а	100.83	36.66	3696.43	0.00	3696.43
b	7.16	0.66	4.73	0.00	4.73
с	13.33	0.50	6.67	0.00	6.67
d	7.50	0.83	6.23	0.00	6.23
е	7.66	1.16	8.89	0.00	8.89
f	13.16	0.50	6.58	0.00	6.58
g	7.50	0.66	4.95	0.00	4.95
h	3.16	11.00	34.76	0.00	34.76
i	1.16	5.00	5.80	0.00	5.80
j	10.83	2.83	30.65	0.00	30.65
k	2.00	5.33	10.66	0.00	10.66
I	10.66	1.00	10.66	0.00	10.66
m	10.68	0.66	7.05	0.00	7.05
n	10.64	1.00	10.64	0.00	10.64
0	10.33	1.00	10.33	0.00	10.33
р			0.00	0.00	0.00
	GRAND	TOTAL			3855.01

HOMETEC RICHARD A. HARTMAN	ARCHITECTURE, INC. A.I.A.	555 #B MERIDIAN AVE, SAN JOSE, CA 95126 HometecArch@Gmail.com
NEW RESIDENCES FOR:	SAMIR SHARMA	140 LYELL STREET, LOS ALTOS, CA 94022



VESTING FIVE (5) RESIDEN	TENTATIVE	E MAP MINIUM UN	IITS				BUMMERY	TABLE
40 LYELL STREE	T, LOS ALTO	DS, CA 9	4022			UNITS 1 BUILDING EXTERIOF	TO 5 G FIRST FLO R LINE	OR 4,62
TAIN REAL PROPERTY IN THE CITY	OF LOS ALTOS COUNTY O	OF SANTA CLARA	STATE OF			UNITS 1 PRIVATE	TO 5 OPEN SPAC	E 2,43
SCRIBED AS FOLLOWS:	OF LYELL STREET WITH THE WESTER			`		COMMON LANDSCA	AREAS .PE/ DRIVEW	'AY 3,60
ED TO; THENCE FROM SAID POINT OF BEGINNING EREOF WITH THE SOUTHERLY LINE OF LOT 6 IN E ID SOUTHERLY LINE OF LOT 6, 71.00 FEET; THEN INE OF LYELL STREET; THENCE EASTERLY ALO	6, SOUTHERLY ALONG SAID WESTERLY 8, SOUTHERLY ALONG SAID WESTERLY 8LOCK 33 AS SHOWN UPON SAID MA NCE NORTHERLY PARALLEL WITH SAID NG SAID LINE, 71.00 FEET TO THE F	(LINE OF GABILAN STREE (LINE OF GABILAN STREE P; THENCE LEAVING SAID) WESTERLY LINE OF GABI POINT OF BEGINNING.	LET, AS SHOWN OFON THE MAP T 150.00 FEET TO THE POINT LINE OF GABILAN STREET, LAN STREET, 150.00 FEET TO	-		TOTAL S BOUNDA	UBDIVISION RY LINE	10,65
1/2 OF LOTS 2, 4 AND 6 IN BLOCK 33 AS SHO	OWN UPON THE MAP ENTITLED, "MAP	NO. 3, TOWN OF LOS AL	TOS," WHICH MAP WAS FILED			UNF	Γ AREA Τ	ABLE
CITY OF LOS ALTOS	, STATE OF CALIFORNIA, NOVEMBER	CALIFORNI	A	AREA	SOFT	ACRES		RD
COUNTY OF SANTA CLARA		SEPTEMBER :	2020	UNIT 1	922	0.021	UNIT 1 PRIVATE YA	RD, 1,31
	IVIL ENGINEER	RS		UNIT 3	944	0.022	UNIT 2 PRIVATE YA	RD, 18
	1534 CAROB LANE LOS ALTOS, CA 94024			UNIT 4	945	0.022	UNIT 3 PRIVATE YA	.RD, 187
				UNIT 5	886	0.020	PRIVATE YA UNIT 5	RD, 55
CONSTRUCTION OF A NEW BUILDING OMMON LOT. TRACT MAP FOR (5) C N CONJUNCTION WITH A CONDOMINIL	FOR FIVE (5) CONDOMINIUN CONDOMINIUM UNITS ON A JM MAP WILL BE RECORDED	1).		TOTAL	4,620	0.106	TOTAL	2,43
						*{)7.86 <97.88	
1G		(E) BUILDING					
8.98 8.98 5.00 PSDE (PROPOSED)	NORTH 150.00'	MULTI FAMILY CONDO APN 170-49-001 WEISS DAVID E (TE) 464 SANTA BARBARA	MINIUM UNITS & JEROME/WEISS NORMA A DR, LOS ALTOS CA 9402		,	\$99.30	SIDEWALK	C&G
PRIVATE YARD	PRIVATE YARD	PRIVATE YARD	PRIVATE YARD	Γ				
$\begin{array}{c} \begin{array}{c} \begin{array}{c} \begin{array}{c} \begin{array}{c} \end{array} \\ \begin{array}{c} \begin{array}{c} \end{array} \\ \end{array} \\ \end{array} \\ \end{array} \\ \end{array} \\ \end{array} \\ \begin{array}{c} \end{array} \\ \end{array} \\ \begin{array}{c} \end{array} \\ \end{array} \\ \end{array} \\ \begin{array}{c} \end{array} \\ \end{array} \\ \end{array} \\ \begin{array}{c} \end{array} \\ \end{array} \\ \begin{array}{c} \end{array} \\ \end{array} \\ \end{array} \\ \begin{array}{c} \end{array} \\ \end{array} $	UNIT 3 CO CO PH-96 PATIO A L/S		UNIT 5 GM 4 97		L/S			96.79 N S
			GARAGE		DRIVEWA	Y		×96.75
20.83'	20.83'	20.83'	21.13'		<u>COMMON</u>	VAREA J WE,		TSIGN
×98.57 ×	98.23 UNIT <u>3</u>	UNIT 4	UNIT 5		PSDE 🕹	⁴ PIEE) ⁴ 97.0≩		
	×98.45				<u>WLKW</u>			۲
20	>00.10	<u>«98.57</u>						NEW22C
×98.60	.17		(E) HOUSE		RIVATE	YARD		
<u>GE</u> <u>GARAGE</u>	<u>GARAGE</u> GAR		FF 99.26 RIDGE 113.56		IE, PWE	y PSDE) ۲		GU TEF
3	×98,50		1.121		<u>2</u> 20.0	00' SB		
×9	8.21		FENCE AT DRIP LINE		×97			AVEMEN
								CE OF F
					-/Сомм(DN ARFA		▲ ↓ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □
S 1 & 2 SHARED WLKWY L/S			NDSCAPE		6 (PUE, + &	PSDE, PWE		, , , , , , , , , , , , , , , , , , ,
			7.26 97.48 g		×96.86	10"ø DRIP 24'	×96.15 / 44	10" 10" 10"
(PUE, RSDE, PIEE & PSSE)			(PUE, PSDE, 2 PIEE & PSSE)		Q EASE	MENT		×95.40
4 4 4 SOUTH 150			17 • • 96+6) <u> W </u>			\land
					× 4 ×		×99.56 ×95	5.26
CROUND CROUND						R	CB RIM 95.26 INV 90 47	
		NEW SIDEWALK				20.00		95.48 ≥
DARD SIDEWALK NEW CITY	Y STANDARD DRIVEWAY	NFW CURB & GUIT	- SD SD	 - sd -	NEW C	sd'- DRNER RAMP	► -\ sd (ADA)	> - SD
FRONTAGE	STR	REET TREES (CONCEPTU	AL LOCATIONS)	52				×95.26
/./U SSSS	<u> </u>	-22	55 — 	<u> </u>				
	ING EDGE OF PAVEMENT		<u>,95.68</u>				<u>9</u> 4.81	<u>9</u> 4. ⁶
$LE \qquad GABILAN S'$	1. (50 WID.		PRELIMINA	RY PLA	NS			
S	ITE PLAN	NC)T APPROVED FC	R CON	STRU	CTION	PP 	0 _{0.4.0} 0
	1" = 10'							 *94.





ENGINEERS CIVIL ENGINEERS

1534 CAROB LANE LOS ALTOS, CA 94024 TEL: (650) 941-8055 FAX: (650) 941-8755 F-MAII · SRAZAVI@SMPENGINEERS.COM

APPLICANT: Samir Sharma 1495 Flamingo Way Sunnyvale, CĂ 94087 Email: samir19@gmail.com

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9/25/2020

1" = 10'

V.G.

S.R.

219155 1 OF 7 **C-1**



- HOUSE DOWNSPO SEE ARCHITECTUR	OUTS RAL PLANS							
← CONCRETE SPLAS MIN. 24"———	H BLOCK							
NATIVE GRA	DE OR							
– 2x4 red wood f <u>ASH BLOCK</u> NTS	HEADER							
(E) BUII	_DING				(E)) BUILDING	.00.51	×99.30
(N) RET-WALL RETAIN MAX. 2.5' TW (E) 100.5 BW (FG) 98.0	6.00' 5.00' (PROPOSED)	AD AD TG 97.80 TG INV 94.88 INV	97.50 94.98 NORTH	10 LF~ SWALE @ RETAIN 2.0' <u>TW (E) 100.0</u> BW (FG) 98.0 150.00'	2% (TYP) AD TG 97.50 INV 95.08	TI30 LF~ 6	97.25 95.18 END WALL TW (E) 9 BW (FG) 9	S/W 97.35 CONFORM INLET TG 97.00 INV 95.30
F~ SWALE © 1% ⁴	4 00 0FF 4 00 0FF 4 00 0FF 4 798.79 FG 98.30 PATIO 5	50 51 52 53 53 53 53 53 53 53 53 53 53	- SD	ST HP 1 + BS + 99 + HP 1 + 98,40 + 98,40 + 98,40 + 98,40 - 98,0 - 98,0 - 98,0 - 94,10 - 9	FL 97.70 98.20 98.20 FG 98	SD - PATIO 98.20		- SD
		FG 98.30 / 	► FG 98.0			6 <u>GARAGE</u>	05.76 25.4 MV 05.76 25.4 MV 10.7 MV	DRIVEWAY 16.78 95.34
<u>UNIT 1</u> FF (TS) 99.30	×98.57 <u>UNIT</u> 99.20	<u>2</u> 9.30	×98.23 <u>UNIT 3</u> FF (TS) 98.70 ×98.46	FF (TS) S	<u>T_4</u> 98.70	<u>UNIT 5</u> FF (TS) 98.	50	S/W 96.89
	S 98.95 TS 98.95 ×98.60 RAGE <u>GARAGE</u>		×98.17 TS	98.20 TS 98.20 CONC. AGE <u>GARAGE</u>		(E) HOUSE FF 99.26 RIDGE 113.56	HP 57 57 57 57 57 57 57 57 57 57	FL 97.0 7
			×98.21	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$		k		×97.10
	98.55 DWY 98.55 DRIVEWAY	PORCH FG-98.30		2.80 DWX 97.80 DWX 97.80 DRIVEWAY	FG 97.	COMMON AREA	6-97.50 S FL 96.75 & PSSE)	<u>S/W 96.10</u> NO GRADING (E) 96.86 _{\$96.92}
94.75 SD 0 0 0 0 0 0 0 0 0 0 0 0 0	INLET TG 97.75 INV 95.21 VERLAND RELEASE 98.19	AD TG 97.20 INV 95.35 A DWY 97.81		INLET TG 97.00 INV 95.42 SLAND RELEASE 97.44	LANDSCA 120 LF	7.26 PE 6" PVC @ 0.5% INV 50 SHEET FLOW 17 HP FL 96.70	96.50 95.65 SD	⁹⁶ GB, S/W 95.95, S/W 95.96
YWC A A A A A A A A A A A A A A A A A A A		GROUND			(N) STREET T CONCEPTUAL	REE LOCATIONS	S/W 96.33	CURB 7.4% RAMP
	SD — SD — SD - SD - SD - SD - SD - SD -	JF PA¥EMENT	SD	> SD	- SD	SD — – → SD	<u>GB, START RAMP</u> TC 96.22, FL 95.72 <u>CURB RETURN</u>	
s	×97.70 ss		<u>55—</u> .	<u></u> <u>×96.96</u> <u>SS</u>		55 - x96.37		
	<u>,96.81</u>	Ε	XISTING EDGE OF PAVEMEI	NT		<u>,05.68</u>		,
GRAPHIC SC 5 10 2 1"=10'	CALE GA	BILAN A	51. (50	v WIDE')		PREL NOT APPROV	IMINARY PL/ ED FOR CO	ANS NSTRUCTION









Compliance with NPDES Permit Provision C.3: The San Francisco Bay Regional Water Quality Control Board (SFRWQCB) incorporated updated requirements into Santa Clara County's National Pollution Discharge Elimination System (NPDES) Permit in August 2006. These updated stormwater quality control requirements are predominantly in the category of new development discharge controls. The Permit requires that permanent, post-construction stormwater quality control measures be

STORMWATER CONTROL PLAN

SOURCE CONTROL MEASURES:

1. BENEFICIAL LANDSCAPING.

SYSTEMS,

HOUSEKEEPING).

SITE DESIGN MEASURES:

DRAINAGE PATTERNS

5. PARKING:

2. USE DF WATER EFFICIENT IRRIGATION

3. MAINTENANCE (PAVEMENT SWEEPING,

CATCH BASIN CLEANING, GOOD

4. CONNECT TRASH ENCLOSURE FLOOR

1. PROTECT EXISTING TREES, VEGETATION, AND

2. PRESERVE OPEN SPACE AND NATURAL

PATIOS TO LANDSCAPED AREAS.

a. NOT PROVIDED IN EXCESS OF CODE.

STORMWATER TREATMENT MEASURES:

NOT APPLICABLE, PROJECT PROPOSED BELOW

10,000 SQFT OF IMPERVIOUS AREAS.

4. CLUSTER STRUCTURES/PAVEMENT.

3. DIRECT RUNOFF FROM ROOFS, SIDEWALKS,

DRAIN INTO SANITARY SEWER SYSTEM

Updated stormwater quality control measures include: - Source Control Measures

implemented as part of development

— Site Design Measures

projects.

- Treatment Control Measures

Beginning August 15, 2006, all projects creating or replacing 10,000 sq. ft. or more of impervious surface area must design and install a permanent post-construction stormwater treatment facility on the site. The system must be design and installed according to numeric sizing criteria.

All projects, regardless of size that create or replace impervious surface may be required to install stormwater quality controls to the maximum extent practicable.

ADDITIONAL INFORMATION:

- NAME AND LOCATION OF RECEIVING WATER BODY: LOCAL CREEK / RESERVOIR, FOLLOWING TO BAY

- POLLUTANT SOURCES: DRIVEWAY, ROOF

- MAINTENANCE RESPONSIBILITY : HOME OWNERS (HOA)

Worksheet for Calculating the Water Quality Design Volume (80 percent capture method) Instructions: After completing Section 1, make a copy of this Excel file for each Drainage Management Area within the project. Enter information specific to the project and DMA in the cells shaded in yellow. Cells shaded in light blue contain formulas and values that will be automatically calculated.

	LYELL CONDOMIUMS		The calculations prese	ented here are based on th	he 80% capture method of
			HANDBOOK The steps	presented below are exp	In C.3 STORMWATER
	140 LYELL ST., LOS ALTOS, CA		5.1 of the guidance ma	nual, applicable portions	of which are included in
	TBD		this file, in the tab cal	led "Guidance from Chapt	er 5".
MAP) ¹	18.0	Inches			
Precipita	tion Map in Appendix D of the C.3	Technical Guidance to	o determine the MAP	, in inches, for the site.	Click here for map
	Oakland				
he site I	MAP is 16.4 inches or greater. Enter	"San Jose" if the site	MAP is less than 16.	4 inches.	
	MAP adjustmen	nt factor is automatio	cally calculated as:	0.98	
nual Pre	ecipitation (MAP)" is divided by the	MAP for the applica	ble rain gauge, show	in in Table 5.2, below.)	
of Im	pervious Surface for Draina	ge Managemen	t Area (DMA)		
	DMA # 1				
r the are	eas in square feet for each type of s	surface within the D	MA.		
	Area of surface type within DMA	Adjust Pervious	Effective		
	(Sq. Ft)	Surface	Impervious Area		
	6,175	1.0	6,175		
	4,475	0.1	448		
feet) =	10,650				
	Total Effective Im	pervious Area (EIA)	6,623	Square feet	
` +	- Velume in Inches				
storag	e volume in inches				
l Init Ba	sin Storage Volumes (in inches) for	20 Porcent Canture	Using 48-Hour Draw	downs	
Unit ba	sin storage volumes (minches) for	Unit Basin Stor	age Volume (in) for	Applicable Rupoff	
	Mean Annual Precipitation (in)		Coefficient of 1.00		
	18 25		Coefficient of 1.00	0.67	
	14.4			0.56	
	17.7			0.50	
	Ur	nit basin storaae vol	ume from Table 5.2:	0.67	Inches
thod is 1	1.00, due to the conversion of any lo	andscaping to effecti	ive impervious area)		
					-
		Adjusted unit ba	sin storage volume:	0.66	Inches
The unit	basin storage volume is adjusted b	y applying the MAP	adjustment factor.)		
				262	Cubicfoot
cin cizina	h volume [inches] is multiplied by th	equired Capture Vol	d converted to feet):	505	cubiciteet
5111 5121119					
	To size an infiltration	trench, enter the sur	face area available:	172	Square feet
no.2 ha	se rock storage below nervious nav	vement under-drain	aiven the surface		-
	area available (in 3-4):	enen anaci-arany	g. ren die Sulface	6.02	Feet
	(Assumes 35% void space in ne	ervious pavement sta	one no. 2 rock base.)		
	(,				

IMPER∨IOUS CONCRETE

PERVIOUS PAVERS

PER∨IOUS AREAS

INFILTRATION DEVICE

STANDARD STORMWATER CONTROL NOTES:

 STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.

• DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.



ENGINEERS CIVIL ENGINEERS

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APPLICANT:

Samir Sharma 1495 Flamingo Way Sunnyvale, CĂ 94087 Email: samir19@gmail.com

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Revisions:









SSS (E) UTILITY SERVICE TO BE ABANDONED PER CITY STANDARDS (OR BY UTILITY COMPANY AS NOTED) $\times \times$ (E) UTILITY TO BE REMOVED PER CITY STANDARDS (OR BY UTILITY COMPANY AS NOTED) (E) UTILITY TO BE RELOCATED PER CITY STANDARDS (OR BY UTILITY COMPANY AS NOTED)

PRELIMINARY PLANS NOT APPROVED FOR CONSTRUCTION

No. C52724 Date: 9/25/2020 Scale: 1"= 10' Prepared by: V.G. Checked by: S.R. Job #: 219155 Sheet: 5 OF 7 C-5





4.18', MIN. 4.0' CLEAR SIDEWALK AT BACK
OF (E) POWER POLE TO REMAIN 2+71.0, 17.35' LT
CONFORM TO (E) C&G
2+71.0, C/L LIMIT OF AC GRIND & OVERLAY
—— (N) 10.0' WIDE DRIVEWAY APPROACH PER CITY STD SU—11
MIN. 2–1/2" AC GRIND & OVERLAY FROM LIP OF GUTTER TO C/L
DWY C/L AT FOC
(N) 5.0' WIDE SIDEWALK PER CITY STD SU-8
(N) VERTICAL CURB & GUTTER
ALONG ENTIRE FRONTAGE
AC SAWCUT LINE
<u>LT</u>
(E) FIRE HYD. & WV TO BE RELOCATED
(N) CURB INLET PER CITY STD SD-4 W/ FRAME & COVER PER CITY STD SD-7 & GUTTER DEPRESSION PER CITY STD SD-5 GDMH (N) 32 LF~ 15" RCP @ 1% INV (N) 15" RCP @ (E) SDMH 90.17 NV 89.52
94.78
.00 LYELL
PRELIMINARY PLANS
(50' WIDE)
10.5′
(E) EDGE OF PAVEMENT
, I ENT



¥98.20	SMP
	A ROMANT
	<u>Engineers</u> Civil engineers
	1534 CAROB LANE LOS ALTOS, CA 94024 TEL: (650) 941-8055
	FAX: (650) 941-8055 FAX: (650) 941-8755 E-MAIL: SRAZAVI@SMPENGINEERS.COM
97.00	APPLICANT: Samir Sharma 1495 Flamingo Way
	Sunnyvale, CA 94087 Email: samir19@gmail.com
	COPYRIGHT C 2020 SMP ENGINEERS CIVIL ENGINEERS
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, 分。96.11	
PAVEMENT SD	AAP SS , GB
 Lo Jo J	
PS. 49 RESSION ID SD-5	AVING - OS
/9 5.25 ?RESSED)	ST. I ST. I ET P
(N) CURB INLET PER CITY STD SD-4 W/ FRAME & COVER PER CITY STD SD-7	ARY (5) RE ARY (5) AR
IG 95.25, INV 90.50 SDMH (N) 32 LF~ 15" RCP @ 1% ⊗ 94.92 RIM 94.92 INV (N) 15" RCP @ (E) SDMH 90.17 INV 89.52	
×94.78	HH H
」 5.00 GABILAN 〒75.00 LYELL	Revisions:
PRELIMINARY PLANS	
NOT APPROVED FOR CONSTRUCTION	PRUFESSIONA
	HE OF DIAL
	C/VIL DF CALITIRNIT
	Date: 9/25/2020
	Scale: 1"= 10' Prepared by: V.G.
	Checked by: S.R. Job #:
	219155 Sheet: 7 OF 7
	C-7







PLANT 24" BOX GEIJERA PARVIFOLIA EVERGREEN CATEGORY II STREET TREE 3'-0" HIGH REDWOOD FENCE CONCRETE PATIO LOW WATER USE SHRUBS, GRASSES AND GROUNDCOVER IN WOOD CHIP MULCH TREE #1 11.3" PISTACHIA CHINENSIS-CHINESE PISTAHCE (KEEP AND PROTECT) EXISTING TREE DRIP 24' TREE #2 4.6" PISTACHIA CHINENSIS-CHINESE PISTAHCE (REMOVE) SITE AREA CALCULATIONS

PROPOSED HARDSCAPE AREA = 3064 S.F. LANDSCAPE AREA = 3387 S.F.





- S DRAWN MY CHECKED MY DATE 7/16/20 SCALE 1/8"=1'-0" JOB NO. XXX SHEET OF SHEETS

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4

AMIR

Fehr & Peers

Memorandum

Date:January 7, 2021To:Samir SharmaFrom:Robert Eckols and Mark Soendjojo, Fehr & PeersSubject:140 Lyell Street Housing Project Traffic Study

SJ20-2052

This memorandum presents the findings of a traffic study (TS) for a proposed five-unit housing development that will replace an existing house located at 140 Lyell Street in Los Altos. Based on comments received from the City of Los Altos, this traffic study addresses the following topics:

- project trip generation
- vehicle miles traveled (VMT) analysis per SB 743

Based on our analysis, Fehr & Peers has reached the following conclusions:

- The proposed housing development will generate 28 additional daily trips, two additional AM peak hour trip, and two additional PM peak hour trips than the existing house.
- This project would be screened out from further VMT analysis since the project generated VMT is lower than the VMT screening threshold.

Project Description

The proposed residential project is located at 140 Lyell Street in Los Altos, California. A five-unit housing development will replace a single existing housing unit. The project is located in a residential neighborhood with a mixture of single-family and multi-family units. The project site has access to Lyell Street to the north and Gabilan Street to the east and is bounded by apartment complexes to the west and south. The project will provide a total of 12 on-site parking spaces. Ten parking spaces are reserved for the residences (one covered, one uncovered per unit, in compliance with code) and two off-street uncovered spaces are provided for guests, in compliance with code.

Samir Sharma January 7, 2021 Page 2 of 4



Trip Generation Estimates

Fehr & Peers prepared daily, AM peak hour, and PM peak hour vehicle trip generation estimates for the proposed project. The trip generation estimates were prepared using the trip rates from the latest version of the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 10th Edition (2017) using the rates for single family housing (Land Use Code 210) and multifamily housing (Land Use Code 221). Project trip generation was calculated using the average rates based on the number of dwelling units for the housing.

Table 1 shows the trip generation estimated for the existing house, the proposed multifamily housing, and the net trip generation for the project (project trips minus existing trips). The existing house generates nine daily trips, one AM peak hour trip, and one PM peak hour trip. The proposed project will generate 37 daily trips, three AM peak hour trips, and three PM peak hour trips. Therefore, the proposed project will generate 28 additional daily trips, two additional AM peak hour trip, and two additional PM peak hour trips.

Land Use	Size ¹	Weekday Daily	AN	/I Peak H	our	PN	I Peak H	our
		Total	In	Out	Total	In	Out	Total
Single-Family Detached Housing ² (A)	1 DU	9	0	1	1	1	0	1
Multifamily Housing (Low-Rise) ² (B)	5 DU	37	1	2	3	2	1	3
Total Net New Project T	rips (B-A)	28	1	1	2	1	1	2

Table 1: Trip Generation Summary

Existing House Trip Generation:

- 1. DU = dwelling units
- Following ITE trip generation equations used (ITE Code 210 Single-Family Detached Housing, 10th Edition): Weekday Daily: Average Rate – 9.44 per DU, Enter = 50%, Exit = 50%
 AM: Average Rate – .74 per DU; Enter = 25%, Exit = 75%

PM: Average Rate – .99 per DU; Enter = 63%, Exit = 37%

Proposed Multifamily Housing Trip Generation:

- 1. DU = dwelling units
- Following ITE trip generation equations used (ITE Code 220 Multifamily Housing (Low-Rise), 10th Edition): Weekday Daily: Average Rate – 7.32 per DU, Enter = 50%, Exit = 50%
 AM: Average Rate – .46 per DU; Enter = 23%, Exit = 77%
 PM: Average Rate – .56 per DU; Enter = 63%, Exit = 37%

Sources: Trip Generation Manual, 10th Edition, Institute of Transportation Engineers (ITE), 2017; Fehr & Peers 2020.

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Project Vehicle Miles Traveled Estimates

The project VMT was calculated using the project's total daily trip generation and applying an average trip length for residential (home-based) trips. Based on data from the 2012 California Household Travel Survey (CHTS), the average home-based vehicle trip length for California households is 7.9 miles. As shown in **Table 2**, the project generates 292 VMT per day.

Table 2: Project VMT Estimate

	Project Daily Trip	Average Vehicle Trip	Project Generated
	Generation	Length (miles) ¹	Daily VMT
Total	37	7.9	292

1. From 2012 California Household Travel Survey (CHTS) Source: 2012 CHTS; Fehr & Peers 2020.

Small Project Screening for SB 743

The City of Los Altos is in the process of implementing SB 743 and may continue to issue guidance regarding when a full transportation analysis is necessary by, for instance, allowing the screening of small projects from VMT analysis, or requiring only qualitative VMT assessment for small projects. At this time, the small project screening criteria that the City of Los Altos is considering is based on the OPR *Technical Advisory* (page 12) to screen projects that generate or attract fewer than 110 trips per day. Rather than using this daily vehicle trip threshold, the City is considering small project screening that is based on the CEQA Statue & Guidelines categorical exemption for existing facilities less than 10,000 square feet (§ 15301, subdivision. (e)(2).) and generate or attract fewer than 836 daily VMT. The 836 daily VMT is based on the small project trigger research presented in **Attachment A**. The 836 daily VMT small project screening threshold uses OPR's estimate of 110 daily vehicle trips for screening small non-residential projects of 10,000 square feet or less and average trip length data from the CHTS.

This project meets the CEQA Statue & Guidelines categorical exemption for existing facilities less than 10,000 square feet (§ 15301, subdivision. (e)(2).), and as noted in **Table 2**, the Project would generate 292 daily VMT, which is lower than the 836 VMT threshold for projects smaller than 10,000 square feet. Therefore, this project would be screened from further VMT analysis.

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Conclusion

Fehr & Peers has reached the following conclusions:

- The proposed housing development will generate 28 additional daily trips, two additional AM peak hour trip, and two additional PM peak hour trips than the existing house.
- This project would be screened from further VMT analysis since the project generated daily VMT is lower than the VMT screening threshold.

Attachment A: Small Project Screening for SB 743

ATTACHMENT 11 FEHR / PEERS

SMALL PROJECT SCREENING FOR SB743

The following document provides substantial evidence to support the screening on 'small' projects for SB 743 purposes. The OPR Technical Advisory relies on a trip trigger based on CEQA exemptions.

Screening Threshold for Small Projects

Many local agencies have developed screening thresholds to indicate when detailed analysis is needed. Absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per day¹⁹ generally may be assumed to cause a less-than-significant transportation impact.

Map-Based Screening for Residential and Office Projects

Residential and office projects that locate in areas with low VMT, and that incorporate similar features (i.e., density, mix of uses, transit accessibility), will tend to exhibit similarly low VMT. Maps created with VMT data, for example from a travel survey or a travel demand model, can illustrate areas that are

Two potential limitations of this trigger have been identified. First, the trigger is not tied to a VMT estimate. Second, the trigger does not consider residential land uses. To strengthen the evidence, we used specific CEQA exemptions related to residential projects and 2012 California Household Travel Survey (CHTS) household VMT estimates to develop the following modification to the OPR approach. The CEQA exemption sections are provided below.

15303. NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include, but are not limited to:

¹⁹ CEQA provides a categorical exemption for existing facilities, including additions to existing structures of up to 10,000 square feet, so long as the project is in an area where public infrastructure is available to allow for maximum planned development and the project is not in an environmentally sensitive area. (CEQA Guidelines, § 15301, subd. (e)(2).) Typical project types for which trip generation increases relatively linearly with building footprint (i.e., general office building, single tenant office building, office park, and business park) generate or attract an additional 110-124 trips per 10,000 square feet. Therefore, absent substantial evidence otherwise, it is reasonable to conclude that the addition of 110 or fewer trips could be considered not to lead to a significant impact.

(a) One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.

(b) A duplex or similar multi-family residential structure, totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes and similar structures designed for not more than six dwelling units.
(c) A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Sections 21084, Public Resources Code.

15315. MINOR LAND DIVISIONS

Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

Note: Authority cited: Sections Section 21083, Public Resources Code; Reference: Section 21084, Public Resources Code.

Based on the 2012 CHTS, here are a range of VMT estimates for 2, 4, and 6 units based on the CA and SACOG average VMT generation per household.

CA Average – 41.6 VMT per household

- 2 units = 83.2 VMT per day
- 4 units = 166.4 VMT per day
- 6 units = 249.6 VMT per day (urban areas only)

SACOG Average – 42.9 VMT per household

- 2 units = 85.8 VMT per day
- 4 units = 171.6 VMT per day
- 6 units = 257.4 VMT per day (urban areas only)

Another option is to rely on the maximum level of development allowed by CEQA exemptions and convert that value to a 'dwelling unit equivalent' measure similar to impact fee programs. OPR estimated that non-residential uses could generate 110-124 daily trips based on a maximum project exemption size of 10,000 square feet (KSF). Using the lower end of the range and CHTS trip lengths produces a VMT equivalent for 10 KSF for CA and SACOG of 836 and 869, respectively. This equates to about 20 residential households.