



**DISCUSSION ITEM**  
**Agenda Item # 1**

**AGENDA REPORT SUMMARY**

**Meeting Date:** January 11, 2022  
**Subject:** 330 Distel Circle - Planning Commission / City Council Joint Study Session  
**Prepared by:** Radha Hayagreev, Consulting Senior Planner  
**Reviewed by:** Laura Simpson, Interim Community Development Director  
Jolie Houston, City Attorney

**Purpose**

Desk Memo to augment revised development standards as highlighted in Table-1

**Project Background**

The project proposes 90 affordable units with a first-floor common amenity space and garage and the residential units on the upper floors.

The applicant is proposing a ninety (90) unit residential project with all units designated to be rented at below market rate. The unit distribution is shown to be 24 studio / 1-bedroom units, 20 one-bedroom units, 23 of two-bedroom units and 23 of three-bedroom units. More details are available in Attachment-1 of this packet.

The project is generally consistent with the Los Altos Zoning Code (see Table 1) with a few key exceptions.

**Table 1: General Development Standards**

	Standard	Proposed	Complies	Notes
General Plan	Thoroughfare Commercial (TC)	Residential	Yes. As indicated in Table LU-1 of the General Plan, the TC land use designation can accommodate mixed-use projects and affordable residential projects.	



**Subject:** 330 Distel Circle – 90-unit affordable housing project

	Standard	Proposed	Complies	Notes
Zoning	Commercial Thoroughfare (CT)	Residential	Yes, only with Conditional use permit	<u>Allowed use per LAMC 14.50.040 K. Multiple-family housing</u>
Density	38 du/acre	104 du /acre	Yes, if a requested density bonus is granted.	<u>LAMC – 14.28.040</u> Proposed Increased density is through Density Bonus Law provisions.
Lot Size	38,050 sq. Ft. (0.87 acres)			
Units	31	90		Applying Density bonus provisions.
Site Area	Min 20,000 sq. Ft. Frontage 75ft.	38,050 sq. Ft and 222'-6"	<b>Yes</b>	<b><u>Per LAMC 14.50.070</u></b>
Height	45ft	<b>64ft</b>	Yes, subject if a requested concession is granted.	<b>Concession -1 (off-menu) per LAMC <u>14.28.040</u></b>
Front Setback	25ft (50% landscaped)	10ft	Yes, if a requested concession is granted.	<b>Concession -2 (on menu) per LAMC <u>14.28.040 F (1) e.</u></b>
Side Setback	Average 7'- 6", minimum setback of 4ft over the length of the wall of the structure at the side yard	10ft	Yes	
Rear Setback	0ft.	0	Yes	Complies. Parcel adjoins CT and OA-1 Zone
Private Open Space	Not required for every unit, average 50 sq. Ft. shall be provided for the	25 sq. Ft. Average	Yes, if a requested concession is granted.	<b>Concession -3 (on menu concession) per LAMC <u>14.28.040 F (1) f</u></b>



**Subject:** 330 Distel Circle – 90-unit affordable housing project

	Standard	Proposed	Complies	Notes
	total number of dwelling units			
Common Open Space	3200 sq. Ft.	84'-6" by	Yes	
Parking alternative Standard (LAMC 14.28.040 G)	If 14.28.040 G (2)b - on-menu alternate standard - 1/2 mile from transit- 45	90	Yes	
Bicycle Parking	1 Class I (Bike Locker) for every 3 units (30 required)	30	Yes	
	1 Class II (Bike Rack) for every 15 units (6 required)	Not available	<b>No</b>	<b>Pending more information</b>
Loading spaces	1 truck loading space	Not available	<b>No</b>	<b>Pending more information</b>
Width of driveway	One way – 12ft Two-way drive min – 18ft	24ft	Yes	
Design Control Upper Story Front and Side Street Step Back	Min 10ft from ground floor façade for stories above 45ft in height (top story)	No step back	Yes, if a requested waiver is granted.	<b>Waiver –1</b>
Design Control Vertical Articulation	For facades greater than 100ft in length along ROW, it must be separated by no greater than 50ft and secondary bays defined by a recess a min. 3ft deep and 10ft. Wide.	46ft primary three facades, façade 4 is 29ft. and 11'6" secondary façade is shows recessed.	Yes	



**Subject:** 330 Distel Circle – 90-unit affordable housing project

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**CORRECTED 01.04.2022**

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**Reviewed by:** Laura Simpson, Interim Community Development Director  
Jolie Houston, City Attorney

**Attachment(s):**

- A. Project Pre-Application Submittal
- B. Zoning datasheet submittal
- C. Community Meeting summary

**Initiated by:**

City staff

**Previous Council Consideration:**

None

**Fiscal Impact:**

The applicant will be required to pay for the California Environmental Quality Act (CEQA) documents for this project.

**Environmental Review:**

The study session is not a “project” within the meaning of Section 15378 of the CEQA Guidelines in that the purpose of the study session is merely to provide feedback to the applicant before the applicant submits a formal development application, and the City is not approving a development application at this time or otherwise committing itself to an action that will have a significant effect on the physical environment. Additionally, a study session comes within the exception to review under CEQA at CEQA Guidelines Section 15306 (Information Collection) since the purpose of the study session is to obtain public input and to provide feedback to the applicant, and none of the circumstances in CEQA Guidelines Section 15300.2 applies. Review under CEQA will occur after a formal development application is submitted unless the project is determined to be exempt from review.

**Summary:**



**Subject:** 330 Distel Circle – 90-unit affordable housing project

- The applicant is proposing a 5-story tall, 90-unit, 100% affordable housing development project. Per the City’s density bonus ordinance, the project is anticipated to be eligible for four (4) development concessions

**Staff Recommendation:**

Staff suggest that the Planning Commission and City Council review the submitted material and provide preliminary feedback to the applicant to address before submitting the formal development application.

**Purpose**

The purpose of the study session is to obtain initial preliminary application comments from the Planning Commission and City Council about the pre-application project prior to formal application submittal.

**Project Background**

The project proposes 90 affordable units with a first-floor common amenity space and garage and the residential units on the upper floors.

During the formal phase of the project, the applicant will be seeking approval of a design review permit and a conditional use permit for a new development at 330 Distel Circle. The applicant will also be required to submit a density bonus report clearly illustrating the affordability levels for the proposed units for better review. Given the pre-application stage of the design proposal, the project submittal is insufficient in detail as identified in Table-1 below. These details are meant to be a guideline for the reviewers and applicants as the project moves forward.

The applicant is proposing a ninety (90) unit residential project with all units designated to be rented at below market rate. The unit distribution is shown to be 24 studio / 1-bedroom units, 20 one-bedroom units, 23 of two-bedroom units and 23 of three-bedroom units. More details are available in Attachment-1 of this packet.

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Design Control Upper Story Front and Side Street Step Back	Min 10ft from ground floor façade for stories above 45ft in height (top story)	No step back	Yes, if a requested waiver is granted.	<b>Waiver -1</b>





**Subject:** 330 Distel Circle – 90-unit affordable housing project

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Design Control Vertical Articulation	For facades greater than 100ft in length along ROW, it must be separated by no greater than 50ft and secondary bays defined by a recess a min. 3ft deep and 10ft. Wide.	46ft primary three facades, façade 4 is 29ft. and 11'6" secondary façade is shows recessed.	Yes	

*Conditional Use Permit*

During the formal submittal process, the applicant will be required to submit a conditional use permit packet to show compliance with the provisions of the specific purposes (LAMC 14.50.020) and Conditional uses of the Commercial Thoroughfare (CT) Zone.

*Density Bonus Concession*

During the formal submittal process, the applicant will be required to submit a Density Bonus report providing reasonable documentation establishing eligibility for requested concessions and waivers.

For now, it appears as if the applicant will be requesting three (3) concessions and one (1) waiver as listed below:

- a. Height: To increase the height of the proposed structure from max. allowed 45ft to 64ft, with an additional 19ft height exception requested as an off-menu concession.
- b. Front Setback: To reduce front setback from standard 25ft to 10ft, an on-menu concession
- c. Private Open Space: To reduce 50sq. ft. Average to 25 sq. ft. Average, an on-menu concession

The height increase, reduced setback and private open space reduction would be considered an “on menu” concession request, which are 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



**Subject:** 330 Distel Circle – 90-unit affordable housing project

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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.

Under the provisions of Density Bonus law, the project is eligible for four (4) concessions and three (3) 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 (d) (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 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.*

For now, it appears as if the applicant will be requesting one waiver: a density bonus waiver to reduce the front step back of a minimum 10ft. from ground floor façade for stories above 45ft in height. More details of the proposal alternatives are illustrated in Sheet A1.2 of Attachment-1 – pre-submittal packet.

*Government Code Section 65915 (e) Nothing in this subdivision shall be interpreted to require a local government to waive or reduce development standards if the waiver or reduction would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon health, safety, or the physical environment, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. Nothing in this subdivision shall be interpreted to require a local government to waive or reduce development standards that would have an adverse impact on any real property that is listed in the California Register of Historical Resources, or to grant any waiver or reduction that would be contrary to state or federal law.*

*(2) A proposal for the waiver or reduction of development standards pursuant to this subdivision shall neither reduce nor increase the number of incentives or concessions to which the applicant is entitled pursuant to subdivision (d).*

*(3) A housing development that receives a waiver from any maximum controls on density pursuant to clause (ii) of subparagraph (D) of paragraph (3) of subdivision (f) shall only be eligible for a waiver or reduction of development standards as provided in subparagraph (D) of paragraph (2) of subdivision (d) and clause (ii) of subparagraph*



**Subject:** 330 Distel Circle – 90-unit affordable housing project

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*(D) of paragraph (3) of subdivision (f), unless the city, county, or city and county agrees to additional waivers or reductions of development standards.*

#### *Density Bonus and Parking*

Under the provisions of Density Bonus law and section 14.28.040 (G) if the Los Altos Zoning code, the project is entitled to reduced parking standards and ratios. The reduced parking ratios are to be formally requested by the developer during the time of the formal application. The project proposes 90 parking spaces, the majority of which is part of a mechanized parking structure on the first floor.

The location of the project may qualify for the reduced parking standards of one-half parking spaces per unit if:

1. The development includes the maximum percentage of low or very low-income units; and
2. The development is located within one-half mile of a major transit stop; and
3. There is unobstructed access to the major transit stop to the development.

This is not considered a density bonus concession or a waiver but is a stand-alone reduction written in Density Bonus Law.

#### **Additional Submittal Requirements**

Additional documentation will be required of the applicant during the formal submittal.

#### **California Environmental Quality Act (CEQA)**

The City has received a bid from a consulting firm for this project. The bid indicate that this project likely will require a memo supporting a Mitigated Negative Declaration and Notice of Determination (NOD) to satisfy the requirements of the California Environmental Quality Act (CEQA). City staff will take this item to the City Council to receive contract authority to begin the environmental review process.

#### **Community Meetings**

On January 27, 2021, February 11, 2021, August 12th, 2021, and September 9, 2021, virtual community meetings took place with property owners and tenants within 1,000 feet of the property. Several community members(s) attended, and his/their comments are included as Attachment C.

In addition to the virtual community meetings, an open house was hosted at Grant Park to invite feedback from community members.

#### **Discussion/Analysis**

This is the City's first 100% affordable housing project and in general complies with majority of the Density Bonus law provisions. The project is a partnership with County of Santa Clara.



**Subject:** 330 Distel Circle – 90-unit affordable housing project

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In general, infill development projects will permit the City of Los Altos to meet its long-term Regional Housing Needs Allocation (RHNA), as provided by the California Department of Housing and Community Development (State HCD) and set by the regional planning agency the Association of Bay Area Governments (ABAG). With the addition of a below market rate unit and the corresponding density bonus concessions, the city must allow certain modifications to its development standards in order to meet the requirements of state law.

The Commission and Council are being asked to provide feedback to the applicants so that they have a full understanding of the concerns and expectations for a project of this type and size in this location.

### **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.



DISTEL CIRCLE AERIAL

## 330 DISTEL CIRCLE

We propose an innovative solution to the housing and parking needs for today and the future through four design concepts while providing an inclusionary and healthy community:

1. Mass Timber
2. Modular Units
3. Mechanized Parking Solution
4. Sustainability



Architecture + Planning  
1814 Franklin St., Ste. 400  
Oakland, CA 94612  
510.272.2910  
ktgy.com



**330 DISTEL CIRCLE**  
LOS ALTOS # 2021-0042

**PRE-APPLICATION PACKAGE**  
OCTOBER 18, 2021



SINGLE FAMILY HOMES

LOS ALTOS CENTER LAB

SITE

LOS ALTOS OFFICE PLAZA

CARL'S JR

DISTEL CIRCLE

EL CAMINO REAL



Architecture + Planning  
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**330 DISTEL CIRCLE**  
LOS ALTOS # 2021-0042

PRE-APPLICATION PACKAGE  
OCTOBER 18, 2021

SITE CONTEXT

A0.1

### MASS TIMBER

Our project team anticipates several key benefits from utilizing mass timber as opposed to concrete to construct the ground level of the project.

- Renewable Resource
- Reduced Carbon Footprint
- Faster Construction
- Less disruptive construction process
- Natural warm wood aesthetic



DISTEL CIRCLE BUILDING ENTRY



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**330 DISTEL CIRCLE**  
 LOS ALTOS # 2021-0042

PRE-APPLICATION PACKAGE  
 OCTOBER 18, 2021

PROPOSED DESIGN  
 MASS TIMBER

A0.2

### MODULAR UNITS

- 90 Residential units located at levels 2-5 are envisioned to be built of modular manufactured units. Modular units allow for:
- Reduced construction noise and disruption
- Minimal material waste
- Faster construction



DISTEL CIRCLE STREETSCAPE

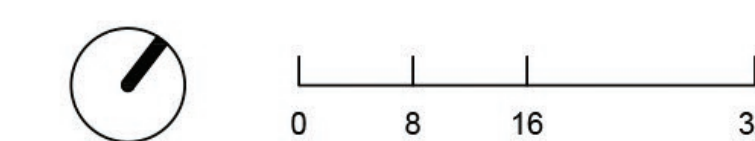


### MECHANIZED PARKING SOLUTION

Looking forward to an age where parking may be obsolete, we are proposing a mechanized system that can be removed as necessary to accommodate parking needs. The efficient parking design and space optimization of a mechanized parking solution allows for 90 parking spaces.

- 1** MULTI-PURPOSE ROOM
- 2** BIKE STORAGE
- 3** STORAGE
- 4** RESTROOM
- 5** KITCHENETTE
- 6** CO-WORKING ROOM
- 7** MAIL
- 8** PACKAGE ROOM
- 9** MEETING ROOM
- 10** COPY ROOM
- 11** RESIDENT SERVICES OFFICE
- 12** PROPERTY MANAGEMENT OFFICE
- 13** LOBBY/LOUNGE
- 14** LAUNDRY
- 15** MAINTENANCE ROOM
- 16** TRASH
- 17** ENTRY DRIVE
- 18** STANDARD + ADA SURFACE PARKING
- 19** MECHANIZED PARKING
- 20** UTILITY
- 21** COURTYARD
- 22** NO UNIT ON LEVEL 5

SITE PLAN





### SUSTAINABILITY

Environmentally healthy features include the following:

### SITE

- Stormwater control
- Resource Efficient Landscapes
- Courtyard
- Bicycle Storage

### MATERIALS

- Low VOC paints
- Environmentally preferred materials
- Wood

### ENERGY + WATER

- Solar PV
- Energy star appliances
- High efficacy lighting
- EV charging stations
- Water efficient fixtures
- High Efficiency Irrigation System

### BUILDING ENVELOPE

- Passive Solar Shading
- Construction material efficiencies
- Double glazed windows



DISTEL CIRCLE PROPOSED ELEVATION



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**330 DISTEL CIRCLE**  
 LOS ALTOS # 2021-0042

PRE-APPLICATION PACKAGE  
 OCTOBER 18, 2021

PROPOSED DESIGN  
 SUSTAINABILITY

A0.5

# 330 DISTEL CIRCLE, LOS ALTOS

## PROJECT DATA

<b>330 Distel Circle</b>	
Site Area	0.87 Acres
Density	103.45 d.u./acre

## UNIT MIX

Unit Description	TYPE III										Unit Mix		Total Unit Area (*NRSF)		
	Unit	Description	NRSF	Level 1	Level 2	Level 3	Level 4	Level 5	Studio	1Bd	2Bd	3Bd		% of Mix	Total % of Mix
P0-1	Studio / 1Ba	465	0	6	6	6	6	6	24				27%	26.7%	11,160
P1-0	1Bd / 1Ba	645	0	5	5	5	5			20			22%	22.2%	12,900
P2-0	2Bd / 2Ba	965	0	5	6	6	6				23		26%	25.6%	22,195
P3-0	3Bd / 2Ba	1175	0	4	4	4	3				15	15	17%		17,625
P3-1	3Bd / 2Ba	1105	0	2	2	2	2				8	8	9%	25.6%	8,840
<b>Total</b>			<b>0</b>	<b>22</b>	<b>23</b>	<b>23</b>	<b>22</b>		<b>24</b>	<b>20</b>	<b>23</b>	<b>23</b>	<b>100%</b>	<b>100%</b>	<b>72,720 SF</b>

\*NRSF: To outside face of stud + 1" air gap; does not include balcony

**90 Total Units**      **808** AVG NRSF

Building Amenity	
Level 1: Ground Level Amenity	9,730 SF
Level 2: Amenity	770 SF
<b>Total</b>	<b>10,500 SF*</b>

\* Indicates net square footage, to inside face of stud, includes amenity, operations, laundry, bike storage and repair. Does not include circulation, cores, lobby

Gross Building Areas	Residential	Garage
Level 1	9,730 SF	18,130 SF
Level 2	22,070 SF	0 SF
Level 3	22,070 SF	0 SF
Level 4	22,070 SF	0 SF
Level 5	20,900 SF	0 SF
<b>Total</b>	<b>96,840 SF**</b>	<b>18,130 SF**</b>

\*\* Indicates gross square footage, measured to the outside surfaces of exterior walls, including halls, stairways, elevator shafts, ducts, service and mechanical equipment rooms. Does not include: porches, verandas, balconies, alcoves, or other similar elements, which are open on at least one side

## Parking Summary

Parking Provided	Stalls
Mechanical parking lift stalls- 2 above	68
Mechanical parking lift stalls- 2 above + 1pit	16
Unassigned Stalls (3 Accessible stall, 3 Standard)	6
<b>Total</b>	<b>90 TOTAL STALLS PROVIDED</b>
	1.00 STALLS/UNIT

Bike Parking	Stalls
Provided	45
<b>Total</b>	<b>45 TOTAL STALLS PROVIDED</b>
	0.5 STALLS/UNIT

## Open Space Summary

Required Open space	SF
Private Open Space	4,500
Common Open Space	3,200
<b>Total</b>	<b>7,700 SF</b>


Provided Open space	SF
Private Open Space	2,550
Plaza @ Ground Level	4,310
Courtyard @ Level 2	5,890
<b>Total</b>	<b>12,750 SF</b>

## SHEET INDEX

<p><b>Architecture</b></p> <p>A0.1 Site Context                  A0.2 Proposed Design - Mass Timber                  A0.3 Proposed Design - Modular Units                  A0.4 Proposed Design- Site Plan + Mechanized Parking                  A0.5 Proposed Design - Sustainability                  A1.0 Project Data                  A1.1 Solar Study                  A1.2 Massing Exhibits                  A1.3 Fire Access Diagram - Level 1                  A2.0 Building Plan - Level 1                  A2.1 Building Plan - Level 2                  A2.2 Building Plan - Level 3-4                  A2.3 Building Plan - Level 5                  A2.4 Roof Plan                  A3.0 Building Sections                  A4.0 Building Elevations                  A4.1 Building Elevations</p> <p><b>Landscaping</b></p> <p>L.1 Landscape Diagram</p> <p><b>Civil</b></p> <p>C.1 Existing Conditions &amp; Tree Removal</p>	<p>A0.1 Site Context                  A0.2 Proposed Design - Mass Timber                  A0.3 Proposed Design - Modular Units                  A0.4 Proposed Design- Site Plan + Mechanized Parking                  A0.5 Proposed Design - Sustainability                  A1.0 Project Data                  A1.1 Solar Study                  A1.2 Massing Exhibits                  A1.3 Fire Access Diagram - Level 1                  A2.0 Building Plan - Level 1                  A2.1 Building Plan - Level 2                  A2.2 Building Plan - Level 3-4                  A2.3 Building Plan - Level 5                  A2.4 Roof Plan                  A3.0 Building Sections                  A4.0 Building Elevations                  A4.1 Building Elevations</p> <p>L.1 Landscape Diagram</p> <p>C.1 Existing Conditions &amp; Tree Removal</p>
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## PROJECT TEAM

**Developer**




**EAH Housing**  
 A: 22 Pelican Way,  
 San Rafael, CA 94901  
 C: Welton Jordan  
 T: 415.295.8876  
 E: welton.jordan@eahhousing.org

**Architecture**




**KTGY Architecture + Planning**  
 A: 1814 Franklin St., Suite 400  
 Oakland, CA 94612  
 C: Jessica Musick  
 T: 510.282.2910  
 E: jmusick@ktgy.com

**Landscaping**



**JETT Landscape Architecture + Design**  
 A: 2 Theatre Square, Suite 218  
 Orinda, CA 94563  
 C: Bruce B. Jett  
 T: 510.502.8500  
 E: brucej@jett.land

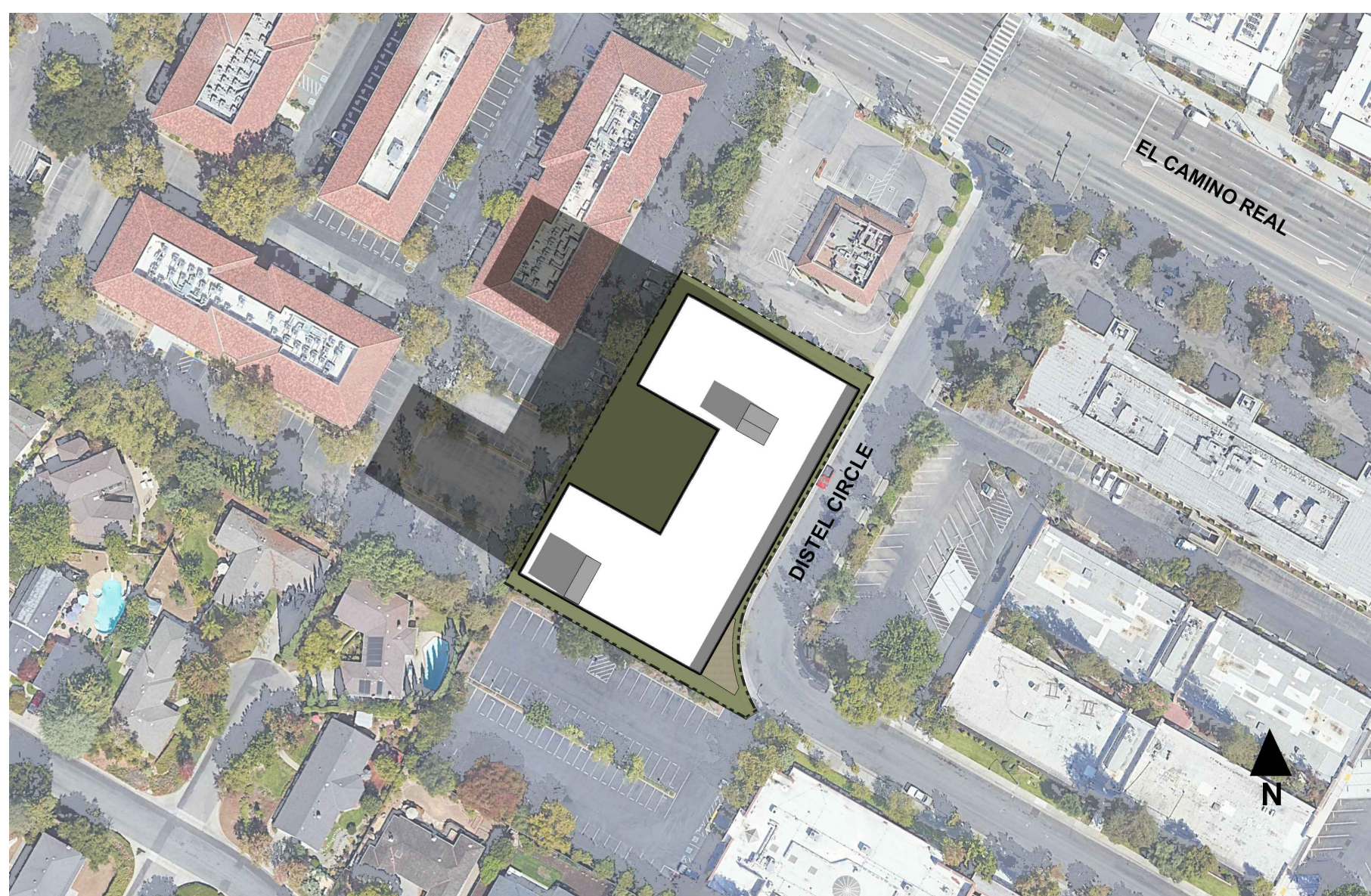
**Civil**



**BKF Engineers**  
 A: 1730 N. First Street, Suite 600  
 San Jose, CA 95112  
 C: Scott Schork, P.E.  
 T: 408.467.9126  
 E: sschork@bkf.com

## VICINITY MAP (N.T.S.)





March + September: 9 am



June: 9 am



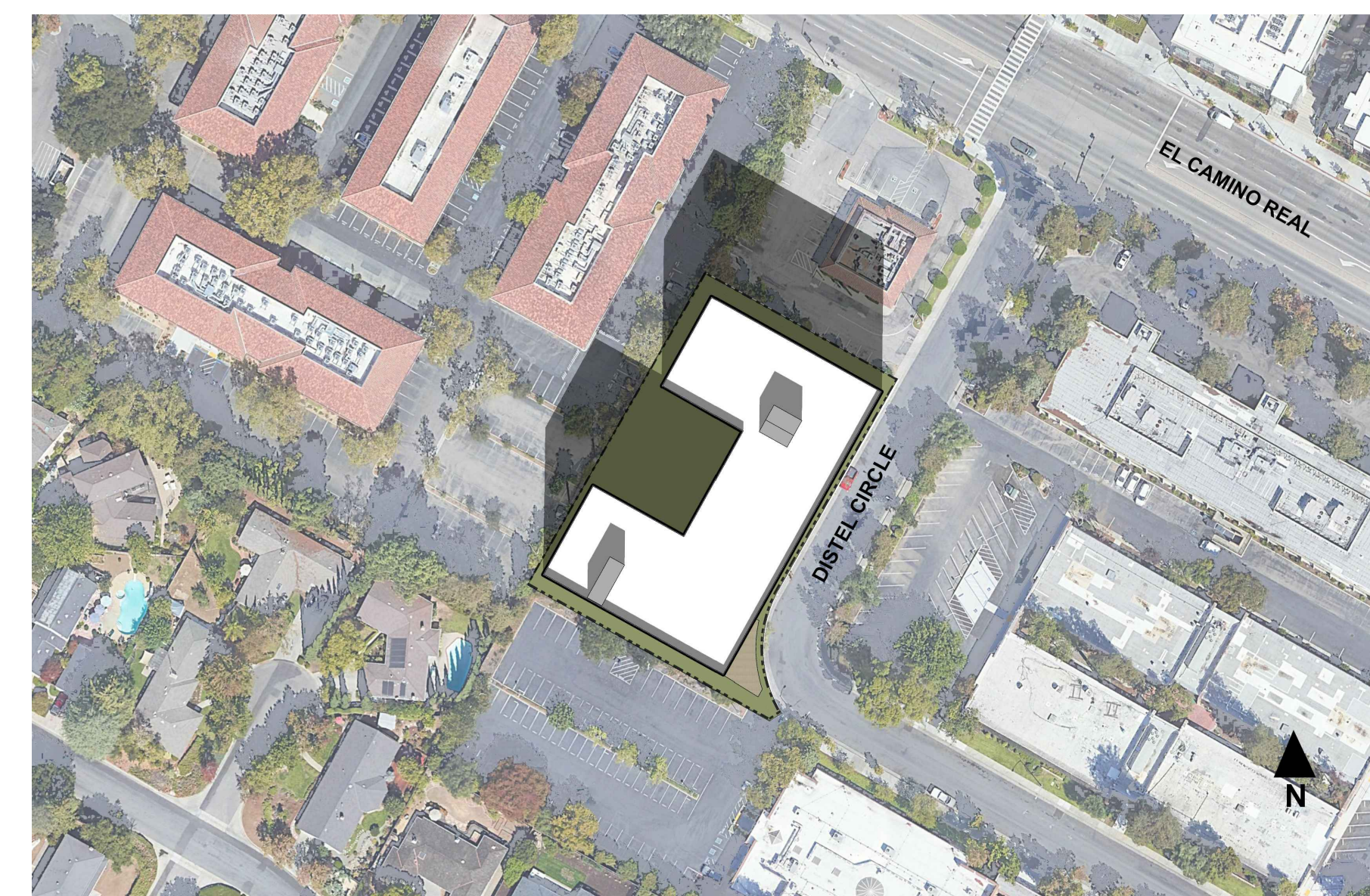
December: 9 am



March + September: 12 pm



June: 12 pm



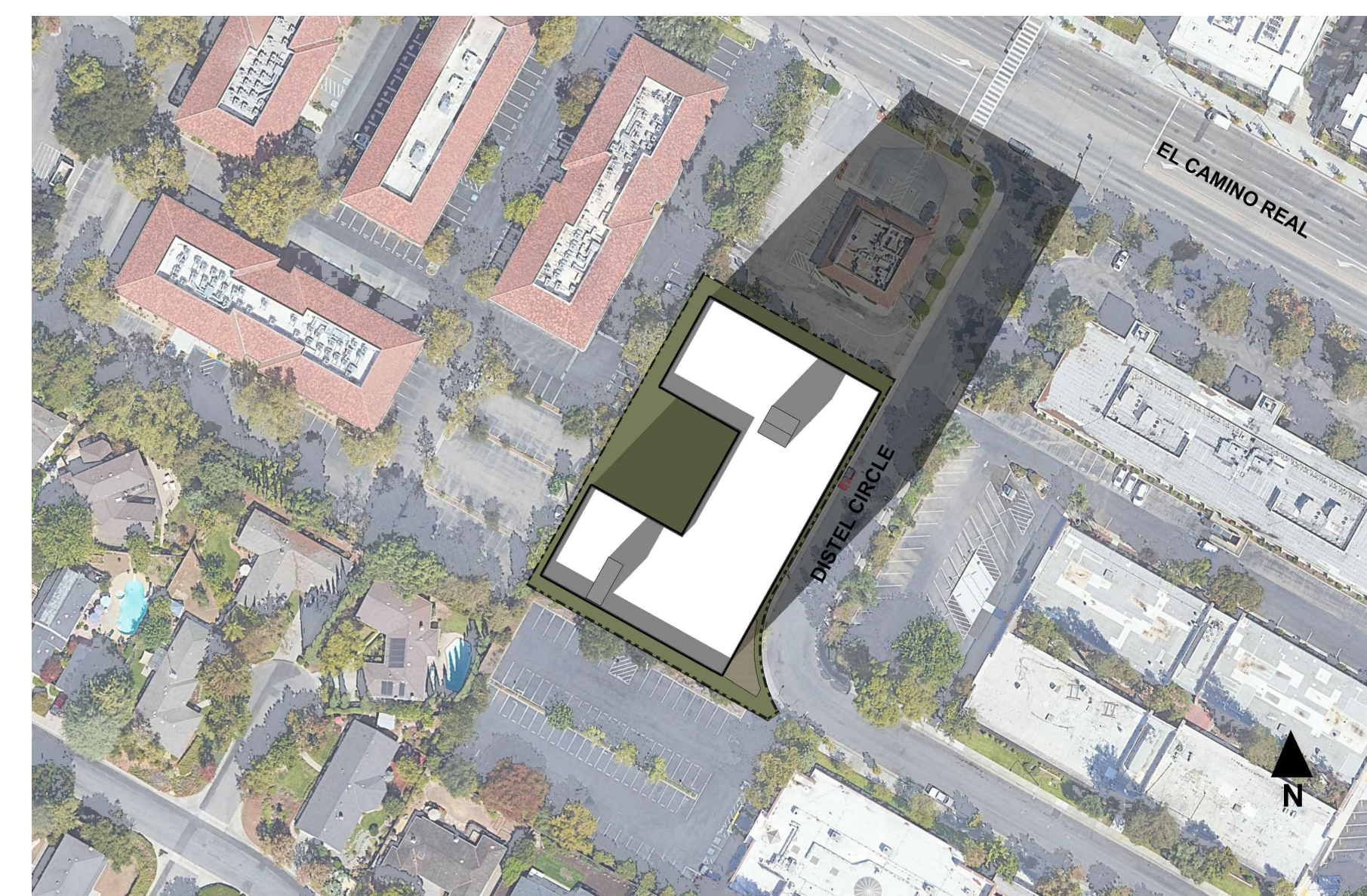
December: 12 pm



March + September: 3 pm



June: 3 pm



December: 3 pm



\* Removed ± 13 units,  
± 13 parking spaces

2. Building Massing Updates



\* Resultant ± 77 units,  
± 77 parking spaces

\*NOTE: Based on average gross square footage calculations

3. Objective Design/Zoning Standards Compliant Design



Proposed 90 units,  
90 parking spaces

1. Proposed Design

**Objective Design/Zoning Standards**

- 1. Minimum 25 ft setback from property line - [Section 14.5.090 (Los Altos Municipal Code)]
- 2. Minimum 10 ft front setback from ground floor facade for stories above 45 ft in height - [Section 14.50.170.B.1.a. (Los Altos Objective Design Standards)]
- 3. Minimum 3 ft recess from primary facade - [Section 14.50.170.B.2.a. (Los Altos Objective Design Standards)]
- 4. Resultant courtyard is reduced in size



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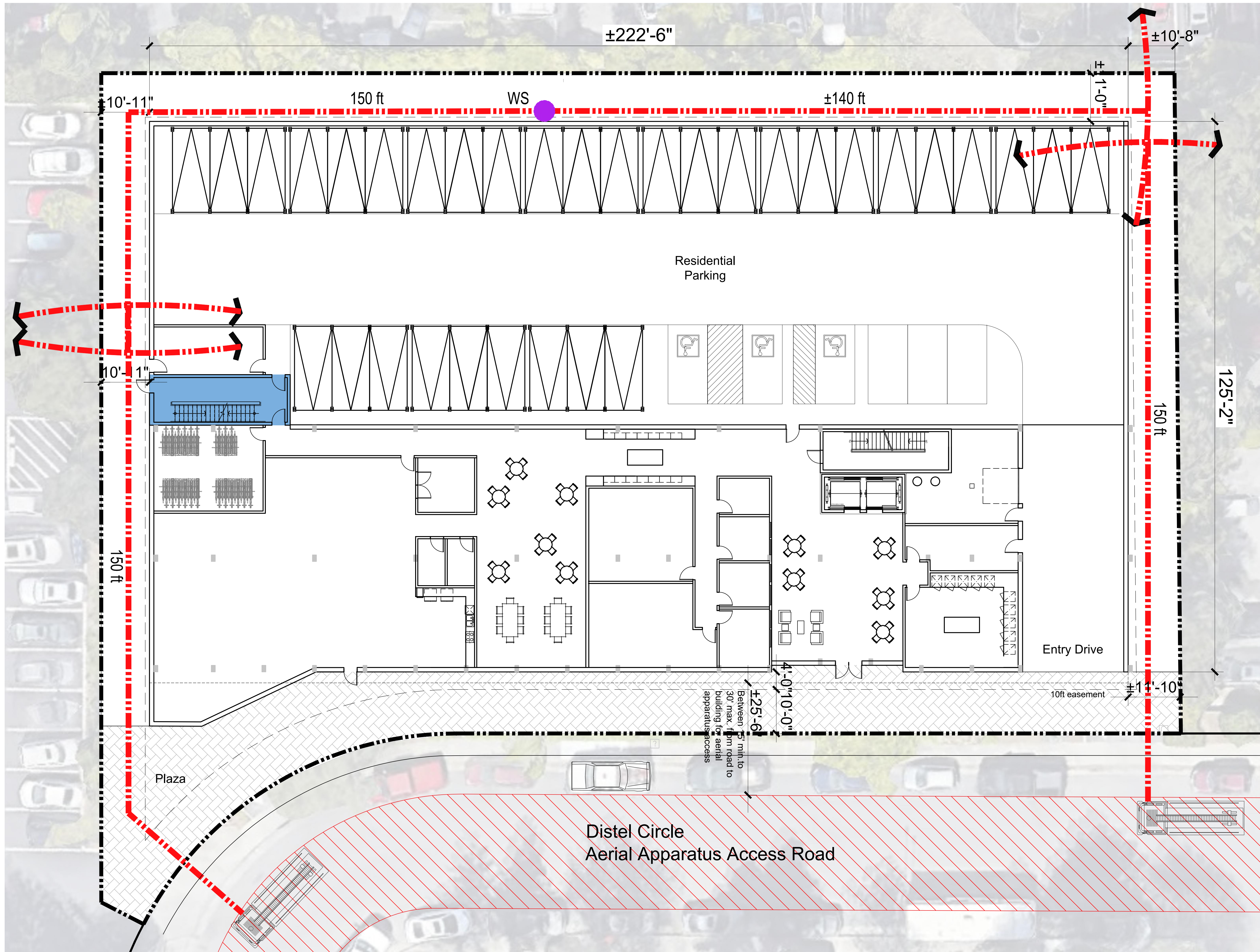


**330 DISTEL CIRCLE**  
LOS ALTOS # 2021-0042

PRE-APPLICATION PACKAGE  
OCTOBER 18, 2021

MASSING EXHIBITS  
OBJECTIVE DESIGN/ZONING STANDARDS


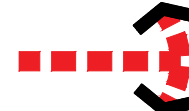



A1.2

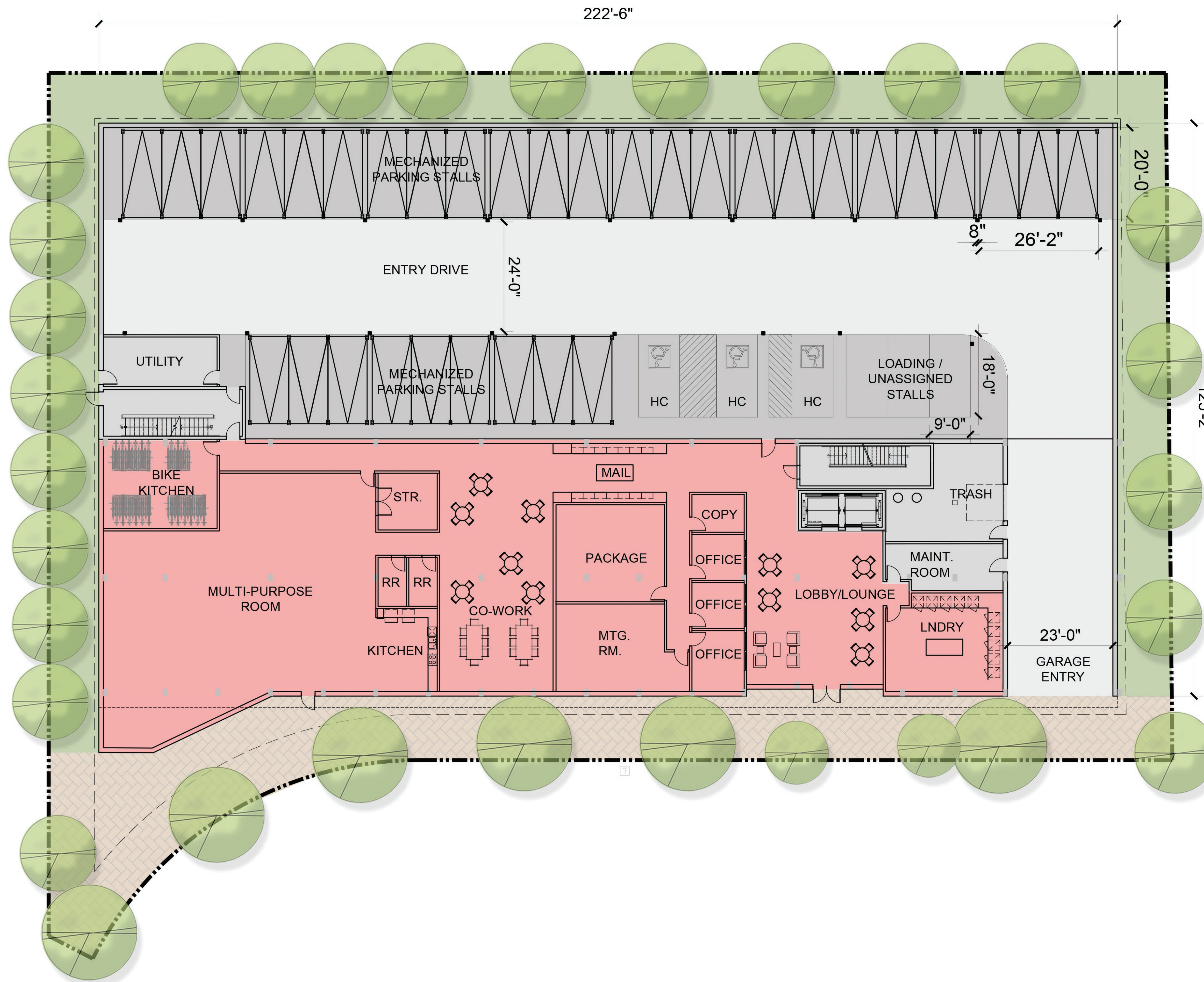


**Project Summary**

Site Area	.87 acres
Dwelling Units	90 Units
Proposed Use	Multifamily Residential
Construction Type	Type IIIA 5 stories
Parking	Surface + Mechanized Parking

**Fire Access Plan**

-  26' aerial apparatus access road
-  150' minimum hose pull radius and travel distance as noted
-  Wet Standpipe
-  Fire department connection at stairs- travel distance as noted
-  Stair with roof access





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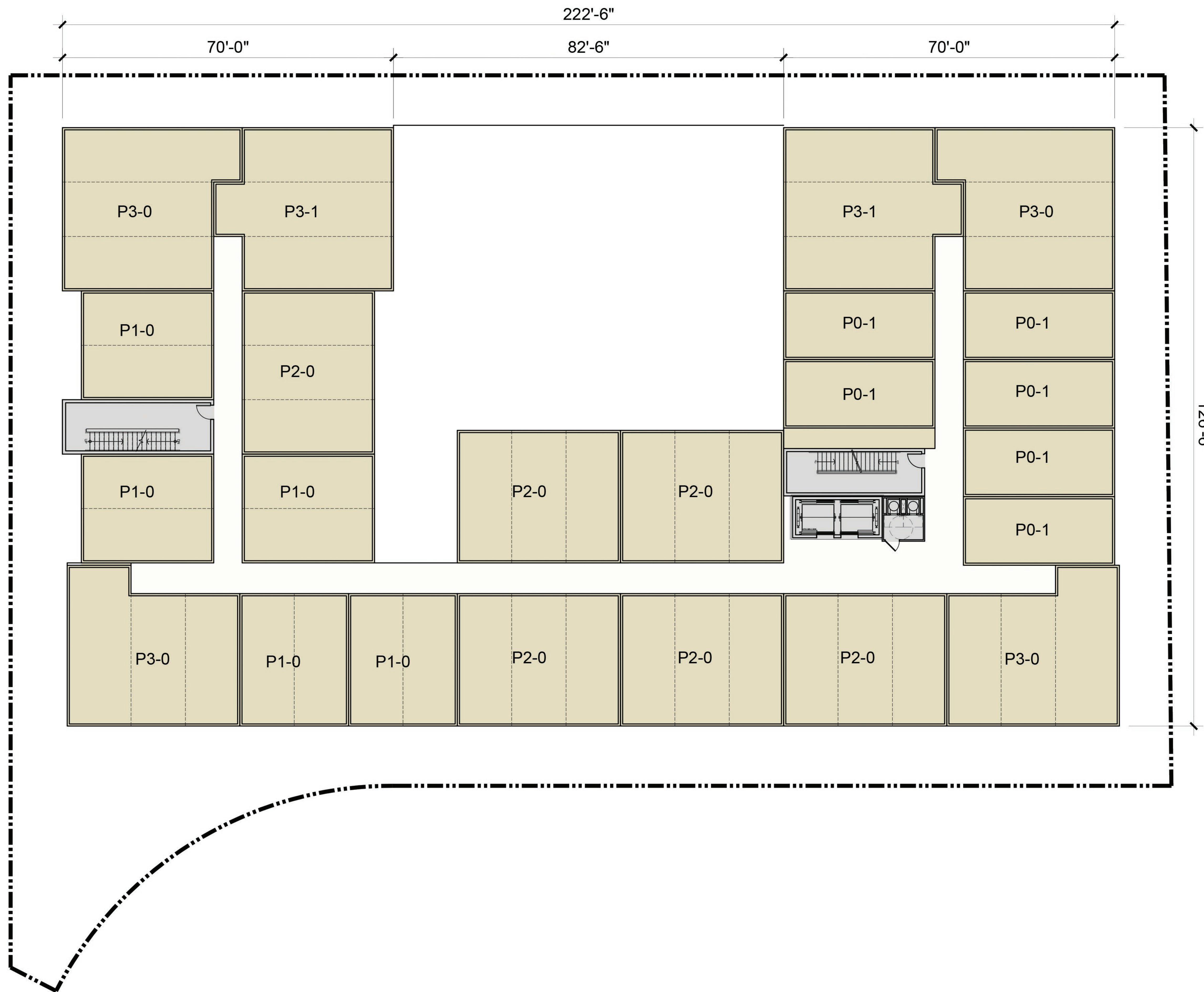
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BUILDING PLAN  
 LEVEL 2

**A2.1**





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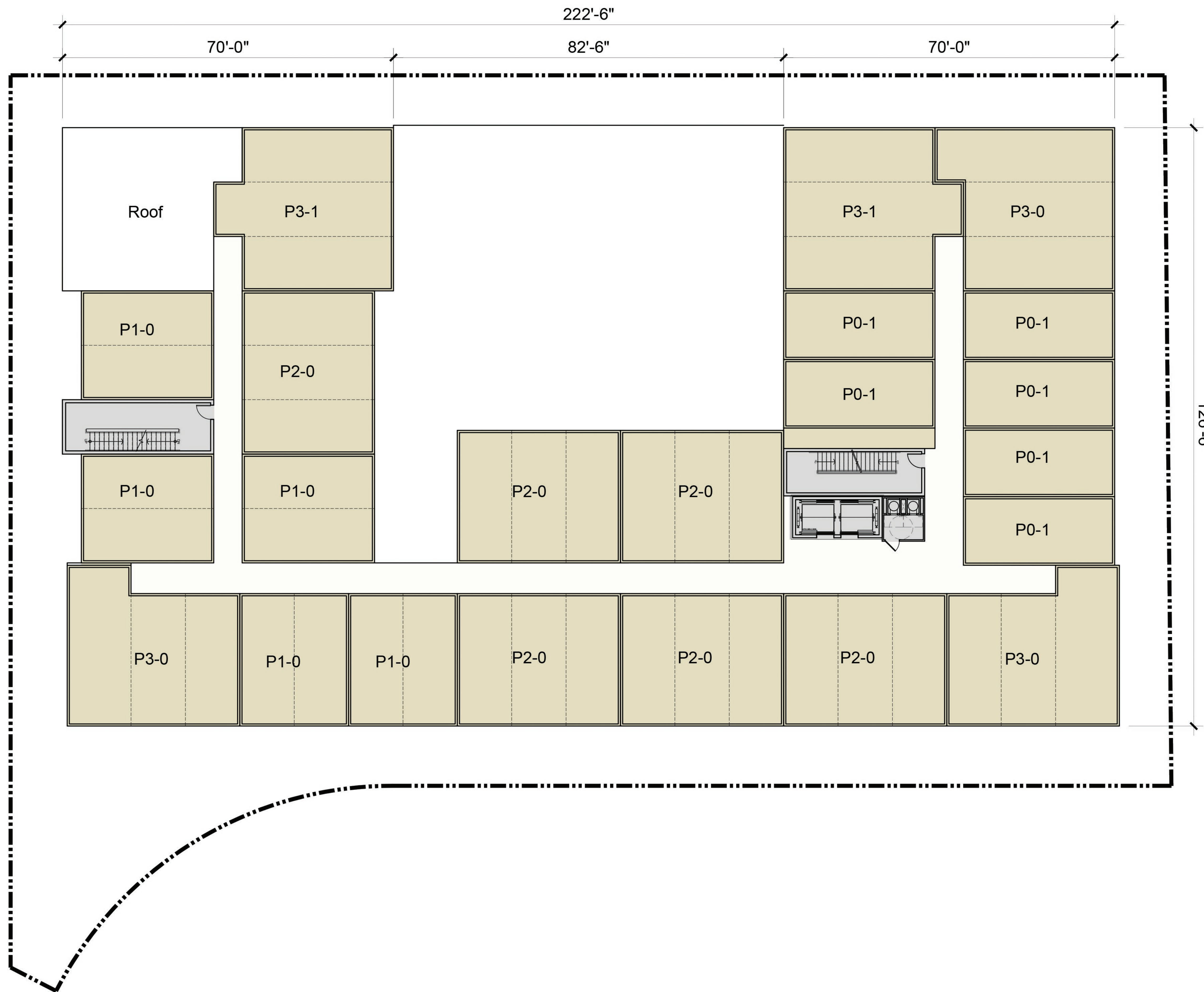
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BUILDING PLAN  
 LEVELS 3-4

A2.2

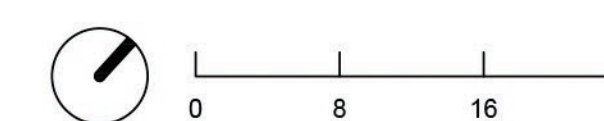


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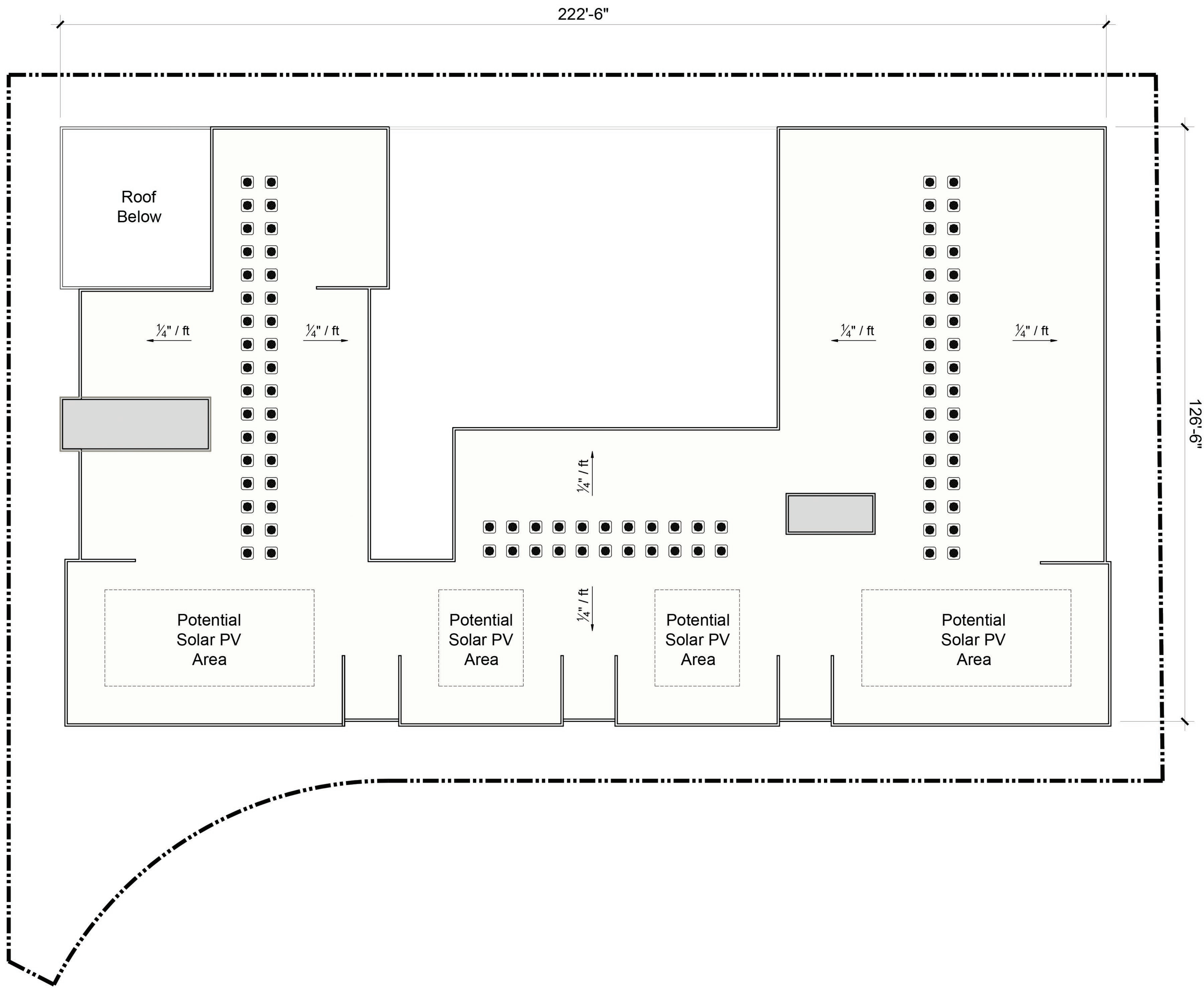
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BUILDING PLAN  
 LEVEL 5

A2.3

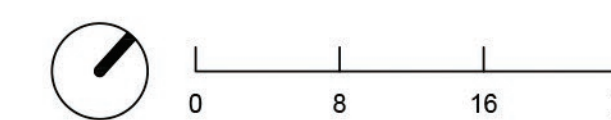


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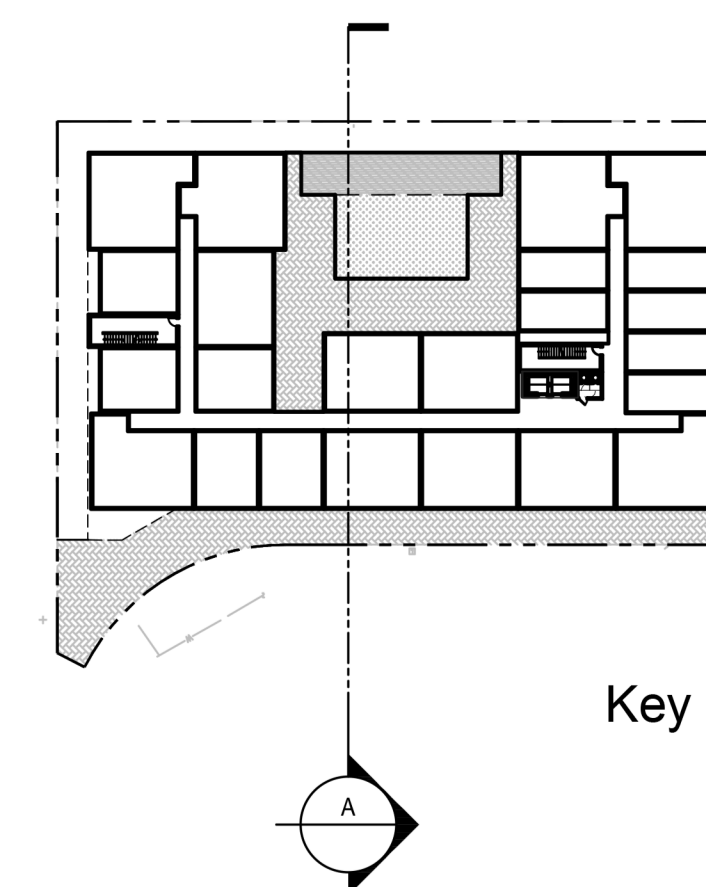
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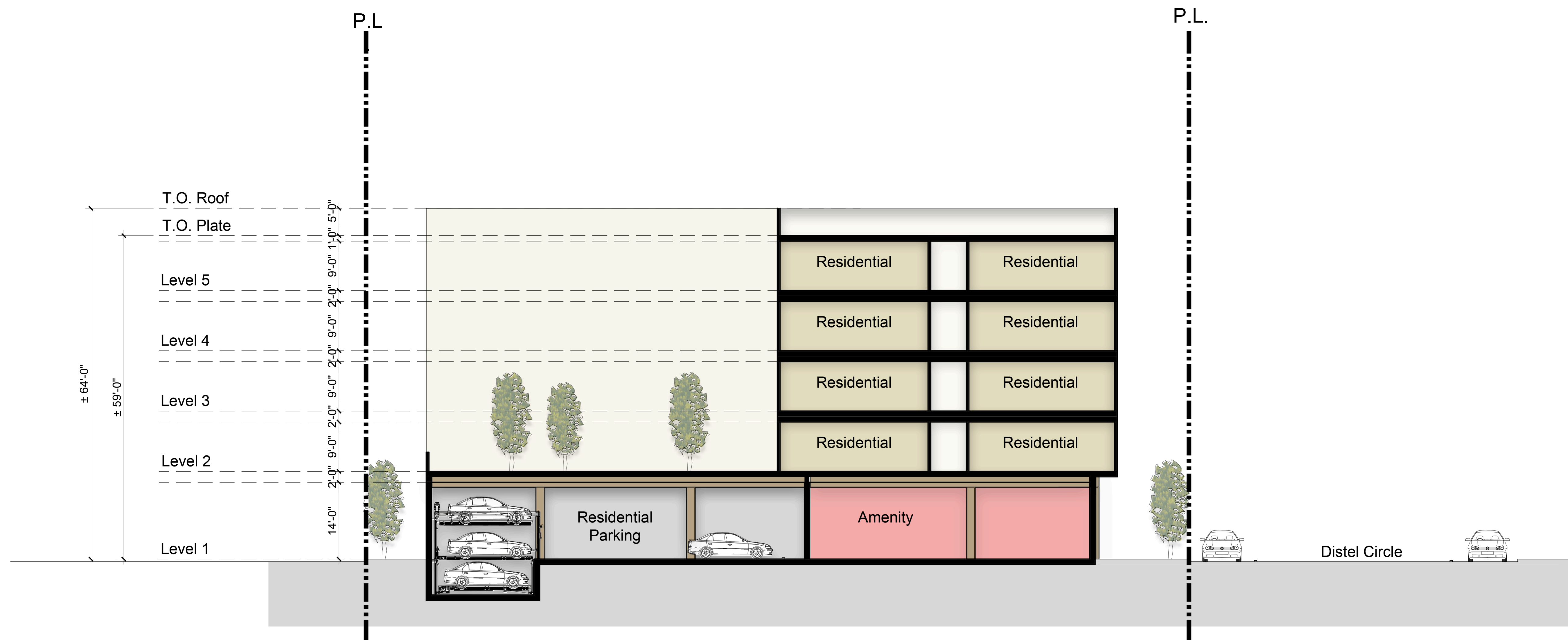


ROOF PLAN

A2.4



Key Map n.t.s



Section A

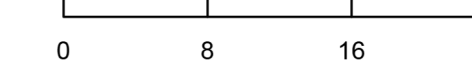


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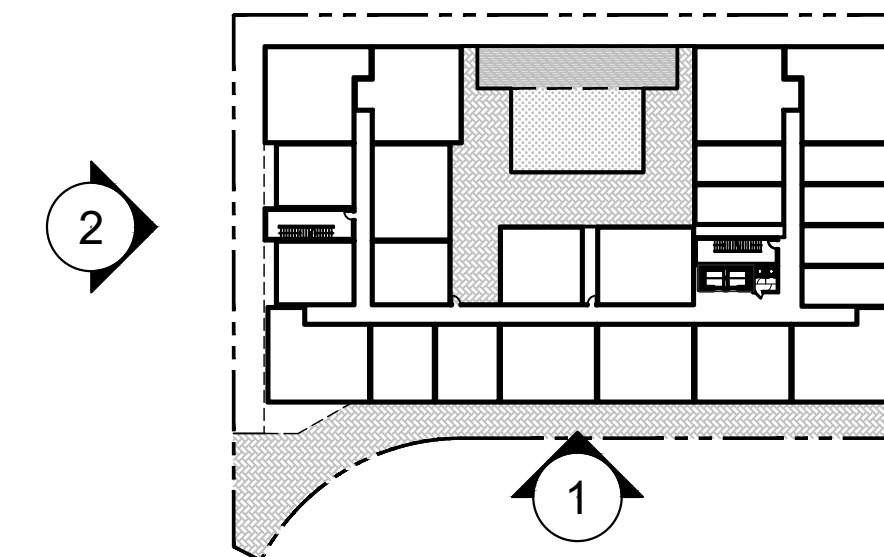


BUILDING SECTIONS

A3.0



2. Side Elevation



Key Map n.t.s

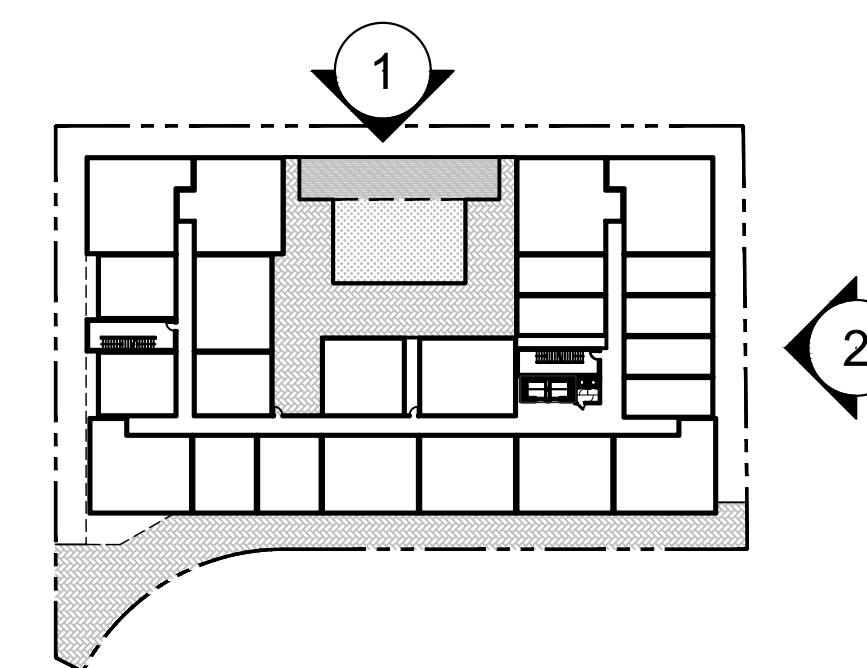
Material Legend:

- 1. Stucco
- 2. Wood
- 3. Metal Window
- 4. Wood Composite Railing
- 5. Metal Solar Shade
- 6. Metal Awning
- 7. Metal Screen
- 8. Vinyl Window



1. Distel Drive Elevation

\*Reference the Los Altos Objective Design Standards



Key Map n.t.s



2. Side Elevation

Material Legend:

- 1. Stucco
- 2. Wood
- 3. Metal Window
- 4. Wood Composite Railing
- 5. Metal Solar Shade
- 6. Metal Awning
- 7. Metal Screen
- 8. Vinyl Window



1. Rear Elevation

\*Reference the Los Altos Objective Design Standards



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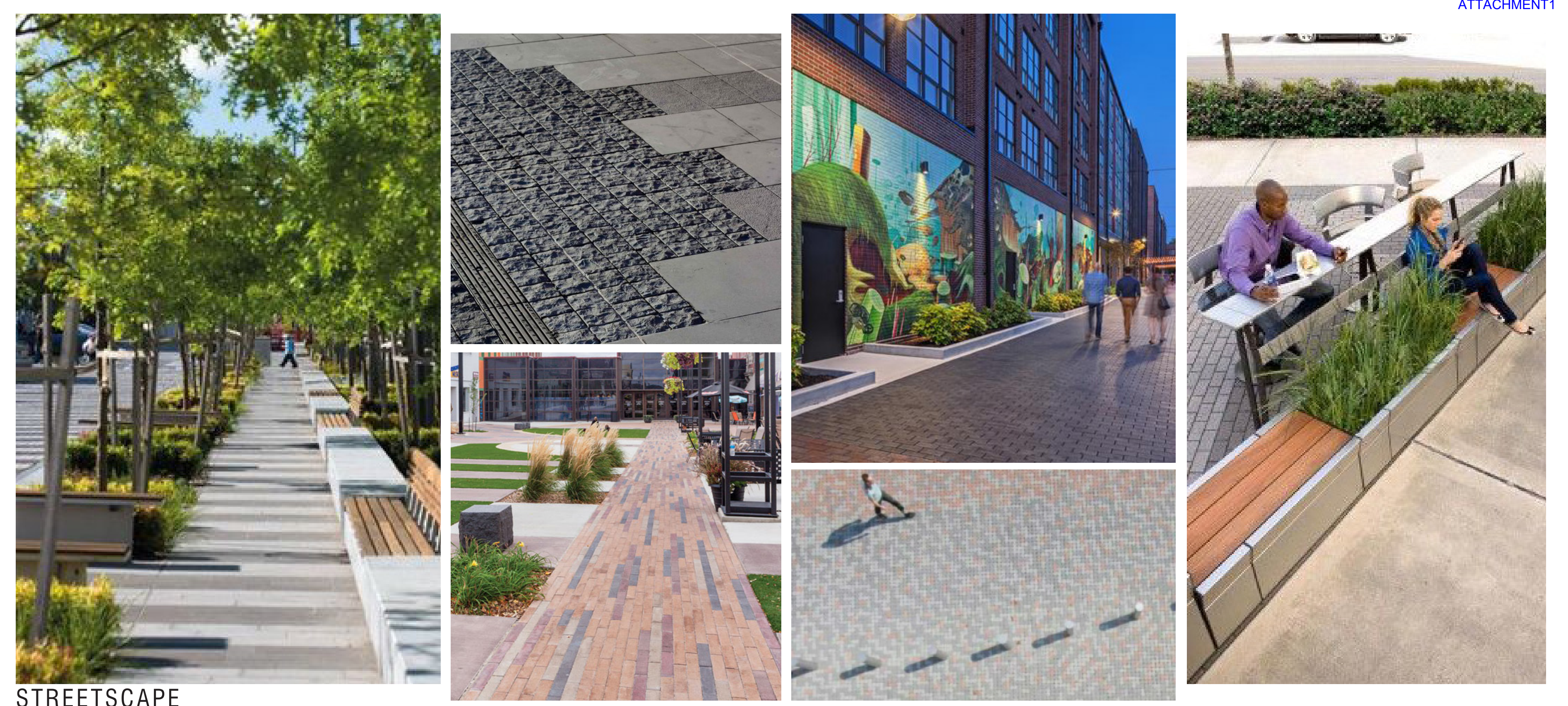
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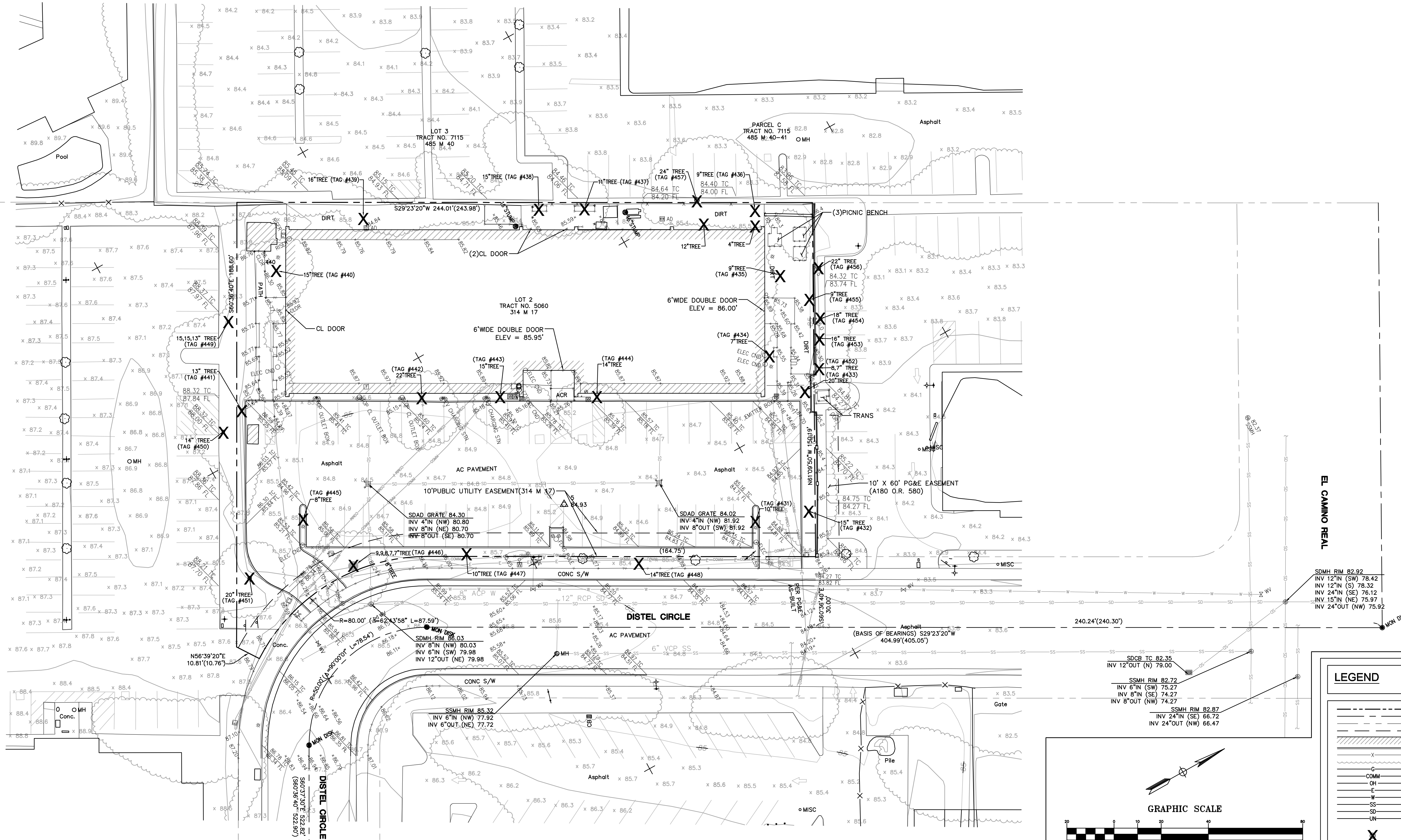
PRE-APPLICATION PACKAGE  
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BUILDING ELEVATIONS

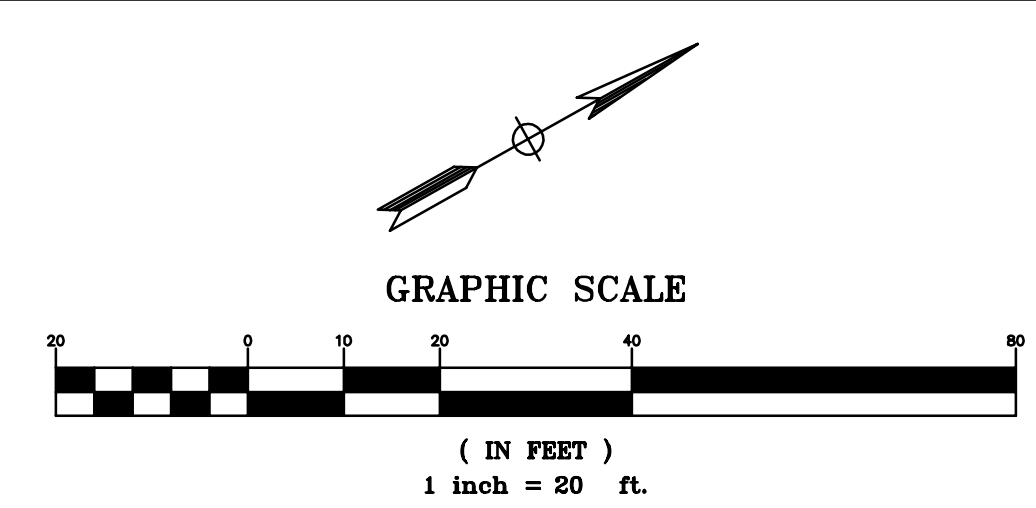
A4.1





**LEGEND**

- BOUNDARY LINE/LOT LINE
- - - CENTERLINE
- - - MONUMENT LINE
- - - EASEMENT LINE
- ▨ BUILDING LINE
- CURB LINE
- - - FENCE LINE
- - - DRIP LINE
- - - GAS LINE
- - - COMM. LINE
- - - OH OVERHEAD ELECTRIC LINE
- - - E UNDERGROUND ELECTRIC LINE
- - - W WATER LINE
- - - SS SANITARY SEWER LINE
- - - SD STORM DRAIN LINE
- - - UN UNKNOWN UTILITY LINE
- X TREE REMOVAL





<b>330 Distel Circle Los Altos, CA</b>					
<b>Standards and Regulations: Zoning Matrix</b>					<b>12/16/2021</b>
<b>Project Name</b>	330 Distel Circle	<b>Project #</b>	210042		
<b>Client</b>	EAH Housing	<b>Contact</b>			
<b>Project Address</b>	330 Distel Circle Los Altos, CA				
<b>General Site Information</b>					
<b>Assessor Parcel #</b>					
<b>Site Area</b>	.87 acres (±38,050sf)				
	<b>Criteria/Required</b>	<b>Code section</b>	<b>Request</b>	<b>Supplementary Notes</b>	<b>Concession/Waiver/ Density Bonus</b>
<b>Specific Plan Land Use</b>					
<b>Zoning Designation</b>	CT- Commerical Thoroughfare District				
<b>Area Specific Guidelines</b>	Los Altos Objective Standards- CT (9-14-17) pg 89-102				
<b>Adjacent Properties</b>	CT or OA-1 Zoning; near single family R1 but does not abut directly to R1 properties				
<b>Conditional Use</b>	Conditional Use Permit Required for Residential				
<b>Density (DU/acre)</b>					
<b>Density (DU/acre)</b>	38du/acre	14.5.080 (LAMC)	103 du/acre		<b>Density Bonus and Los Altos code allows for discretion by City Council</b>
<b>F.A.R.</b>					
<b>Criteria</b>		<b>Code section</b>	<b>Request</b>	<b>Supplementary Notes</b>	<b>Concession/Waiver/</b>
<b>Max floor area</b>					
<b>Min. Site area</b>	20,000 sf	14.5.070 (LAMC)	Comply		
<b>Min. Site frontage</b>	75ft	14.5.070 (LAMC)	Comply		
<b>Height</b>					
<b>Criteria</b>		<b>Code section</b>	<b>Request</b>	<b>Supplementary Notes</b>	<b>Concession/Waiver/</b>
<b>Height definition</b>	The vertical dimension shall be measured from the average elevation of the finished lot grade at the front, rear, or side of the building, whichever has the greater height, to the highest point of the roof deck of the top story	14.66.230 (LAMC)			
<b>Max height</b>	45ft + 11ft = 56ft		5 stories, 64ft		<b>Concession</b>

Setbacks	Criteria	Code section	Request	Supplementary Notes	Concession/Waiver/
<b>Front yard</b>	25ft min. depth, 50% of which shall be la	14.5.090 (LAMC)	10ft setback provided.	25ft setback would take away from 90 unit area	Waiver
<b>Side yard</b>	Average 7'-6", minimum setback of 4ft over the length of the wall of the structure at the side yard	14.5.100 (LAMC)	Minimum 10ft setback provided around all sides of		
<b>Rear yard</b>	Not required, unless the property abuts and R district (we do not)	14.5.110 (LAMC)	We do not abut an R district	Adjacent properties have CT or OA-1 Zoning	
Open Space	Criteria	Code section	Request	Supplementary Notes	Concession/Waiver/
<b>Min. Usable Open Space</b>					
<b>Private</b>	50SF; Although not required for each dwelling unit, an average of fifty (50) square feet of private open space shall be provided for the total number of dwelling units within a project.	14.50.150 (LAMC)	Requesting for about 25sf per unit	10ft Public Utility Easement must be clear to sky. Cannot provide cantilevering balconies along Distel frontage. Private open space provided on all decks except for those facing Distel. Juliette balconies are provided on Distel. Providing decks on the	Waiver
<b>Common</b>	3200SF; Fifty-one (51) or more units: a minimum of three thousand two hundred (3,200) square feet of common open space shall be provided.		Comply with podium courtyard area		
Parking (vehicular)	Criteria	Code section	Request	Supplementary Notes	Concession/Waiver/

Multi-Unit Residential	100% Affordable with Density Bonus	Density Bonus Law	Comply with min. .5 parking spaces / unit		Density Bonus
<b>Drivelane (90 degree park</b>	18ft two way min?	14.74.200 (LAMC	Comply: 24ft aisle		
Standard spaces	9x18		Comply		
<b>Parking (bicycle)</b>	<b>Criteria</b>	<b>Code section</b>	<b>Request</b>	<b>Supplementary Notes</b>	<b>Concession/Waiver/</b>
Short term bicycle	1 Class I (bike locker/secured bike parking) must be provided for every 3 units	VTA Bike Guidelines	90 units = 30 class I bicycle parking spaces provided		
Long term bicycle	1 Class II (bicycle rack) must be provided for every 15 units.	VTA Bike Guidelines	6 class II parking spaces to be provided		
Lighting	Lighting should not unnecessarily illuminate any other lot	14.50.060 - C3- Required conditions (CT).	Noted		
<b>Links</b>					
Plans + Policy Documents					
Municipal Code	<a href="https://library.municode.com/ca/los_alfitos/codes/code_of_ordinances?nodeId=TIT14ZO_CH14.50CTCOTHDI_14.50.01OCTDI">https://library.municode.com/ca/los_alfitos/codes/code_of_ordinances?nodeId=TIT14ZO_CH14.50CTCOTHDI_14.50.01OCTDI</a>	Chapter 14.50 - CT COMMERCIAL THOROUGHFARE DISTRICT*			
Objective Design Standards	<a href="https://www.losaltosca.gov/sites/default/files/fileattachments/city_council/meeting/54791/attachment_2-annotated_framework_081320.pdf">https://www.losaltosca.gov/sites/default/files/fileattachments/city_council/meeting/54791/attachment_2-annotated_framework_081320.pdf</a>	August 2020 issuance online; However, Planner provided Sept. 2021 Document which we are complying to			

## 330 Distel Circle Frequently Asked Questions



**How long will this property remain affordable?**

A minimum of 55 years. EAH works to ensure perpetuity.

**Who will operate post construction?**

EAH will continue to operate the property and provide service coordination for the life of the development.

**How long will this property remain affordable?**

A minimum of 55 years. EAH works to ensure perpetuity.

**Who will operate post construction?**

EAH will continue to operate the property and provide service coordination for the life of the development.

**How are tenants selected? Who ensures compliance?**

For units funded through SCC Measure A - Santa Clara County Coordinated Entry System. Other rules may apply based on funding but typically a lottery system due to high demand.

**Can people who live or work in Los Altos be prioritized to move in?**

Fair housing laws prohibit a local preference for this development.

**How does EAH prevent overcrowding?**

Every tenant will sign a lease; occupancy standards are typically 2 person/bedroom + 1. We do not allow persons not listed on the lease to live on the premises.

**What is considered "Special Needs, Permanent Supportive or Focused Population Housing"?**

A type of housing program that provides permanent affordable housing and supportive services to individuals (and their families) who have disabling conditions.

**What is the definition Chronically Homeless?**

An individual or family who lacks a fixed, regular, and adequate nighttime residence and has a disabling condition.

## 330 Distel Circle Frequently Asked Questions

### What is Area Median Income (AMI)?

Area Median Income is the midpoint of a region's income distribution, meaning that half of households in a region earn more than the median and half earn less than the median. In 2021 100% of Area Median Income is \$165,000 for a family of four.

### Will any of the units be for sale?

All units will be for rental only. All rents will be set to serve residents who earn 30%-80% area median income (AMI).

### Will Section 8 be accepted?

Yes, EAH welcomes Section 8 voucher holders.

### Will extremely low income units be included?

Yes, this development will include units set aside for extremely low income (30% AMI).

### Will mental health and wrap-around services be provided on site. If not, will transportation be provided for off-site services?

EAH Housing will provide an on-site Service Coordinator who will work individually with residents on goals, as well as coordinate community events and activities. We will utilize community spaces to host a variety of specialized services, including offering mental health and wraparound support services. Case management and mental health services will also be provided by qualified partners. If a resident has a local provider they are already working with, the Service Coordinator and Case Management team will work together to help with a transportation plan.

### Will all of the units count towards Los Altos RHNA requirements?

Yes, per the MOU between the City of Los Altos and Santa Clara County.

### What funding sources are you using to build this project?

Currently we are using Santa Clara County Measure A funding, City of Los Altos fee waivers and Low Income Housing Tax Credits. There may be additional sources needed.

### I don't think there is enough parking?

We are looking into the parking question and will have more details in upcoming community meetings.

### How do I contact EAH?

Please email us at [330Distel@eahhousing.org](mailto:330Distel@eahhousing.org)

### Will legal status be considered for prospective residents?

Legal status is currently not a prerequisite for affordable housing, therefore we do not ask prospective residents to disclose their status.



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Notes

**Ellen: How long does it take to get your car from the vertical parking system approximately?**

A: Typical retrieval time: 30-60s.

**Q: Puzzler car retrieval in event of power outage.**

A: Necessities will still be able to function (generators for emergency lighting/appliances/life saving tech); Safety & protection is priority (goal is to get everyone out of the building).

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Notes

**Fabio: Concerns about height of building being too tall for such a small site + greater than surrounding buildings/not fitting in with surrounding landscape/architecture for Los Altos (question for the city).**

A: City & County MOE helped determine building size/capacity, felt that this was an acceptable height limit given underlying zone district limits + exceptions made for affordable housing projects.

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Notes

**Michael: Concern about lighting from parking affecting residents.**

A: Will be cognizant of light pollution in design.

**Freddie: Is courtyard space being expanded?**

A: No.

**Ann: Have you built with mass timber before?**

A: Yes (Oregon projects and others).

**Freddie: Will there be play structures/amenities in courtyard?**

A: Yes: Play structures for different age groups (innovative + traditional); Details coming as we go further into the design.

**Anne: Passive cooling options?**

A: Details and design coming as we go further into the design.

**Pierre: Comment on transportation to DT Los Altos: shuttle/frequency of transit options.**

A: Potential for free VTA Transit Passes to address sustainability & parking concerns.

**Jeanine: Will there be charging for electronic vehicles?**

A: A certain percentage of EV-ready spaces will be available; quantity is yet to be determined.

Notes

[ATTACHMENT 3](#)

**Salim: Timeline (2025) is really far out, can we use SB35 to expedite?**

A: We are seeking community feedback early so this can be a collective decision to achieve affordable housing in a way the community count be proud of.

**Warren: Would increasing headways on existing bus lines along Distel help resolve the lack of public parking in the area?**

A: We'll work with the city to figure out alternatives.

**Anne: Is the bike parking indoors, out of the rain and safe from thefts?**

A: Yes, double stackers will be available to park bikes to maximize room & quantity of bikes that can be accommodated.

**Claude: What amenities are there for elderly or disabled residents?**

A: Residents will have access to a multi-purpose room, leasing office, lobby, co-working space. Design is meant to be inclusive of various age ranges and respective needs of residents. EAH will also connect residents with services, programming, activities, events, etc. as needed depending on who ends up living there.

**Claude: Will there be an elevator?**

A: Yes, an elevator will be available for residents.

Notes

**Anne: Will more than 1 adult be able to live per unit? I.E. grandparent, unrelated members of household?**

A: Perhaps – CA occupancy standards allows for 2 people per bedroom + 1 additional person for the household (ie 2/br + 1 formula), may not need to be nuclear family, but we may have to look at that on a case-by-case basis.

**Michael: What is the noise level of the parking stacker?**

A: Noise study/evaluation determined that noise level of parking stacker would be akin to that of a dishwasher.

**Michael: Where will AC be located (re: noise concern)**

A: AC will be on the roof.

**J Baer: Parking/transportation – # spots per BR / Concern about the physical location of parking stacker (ground level entrance, rather than on left rear of building)**

Three empty light green rectangular boxes for notes.

Notes

Eight empty light green rectangular boxes for notes.





Notes

We need more parking since we aren't in an urban area and not a lot of public transportation (several people made similar comments)

Construction process – Flexibility and design (modular preferred); We will work with the city on a construction plan – work schedules, etc. Modular shortens construction time, reduces noise, and equipment on site

What would make you pivot from stick to modular – cost, time/speed of delivery, and demand for modular

Avoid reusing storage containers (hazardous) – wood modular units instead

Notes

Each unit will have its own condenser/HVAC systems

Will consider green roof / PV solar panels will be installed

## Housing Model Discussion



### Integrated Model Housing

- Includes more 2/3BRs (50%) with mix of Studios/1BRs
- More families/children vs. Focused population
- Gives greatest flexibility on who can be housed
- Includes a set aside for special needs\*



### Focused Populations

- Includes Studio/1BR Mix – fewer 2BRs+
- Focused on special needs populations\*
- Typically more single individuals
- Allows for more units for the people with the greatest need

\* Special needs may include formerly homeless, Transitional Age Youth, Intellectual/Developmental Disabilities, and other groups

### How can either of these models help address the needs in Los Altos?

#### COMMUNITY COMMENTS:

- what the community needs most:
- are they rental or ownership
- need for disabled family members to be close by
- integrated housing - flexibility on housing and financing
- Does focused population model get additional units
- how many people in studio and 1br apt.
- what price for a 1br 1ba unit, 4880 El Camino \$2.4m
- will ELI unit be included, will section 8 be accepted
- why only 48 parking spaces for 90 units
- favor integrated model. Family area with children.
- max unit count but like integrated family type
- how are tenants chosen
- will legal status be considered
- incredible project, what can the city do to support/accelerate the project
- workforce housing should be a focus, not many opportunities for this type of development
- why 4yrs to develop
- is the financial support sufficient
- concern: parking, traffic circulation, residents who live there. Stats. show that people w/auto have a better chance of getting a job. Residents may not want to give up their car. Can we look at more parking. Safe route to schools.
- parking depends on the model.....if there a lot of families they may have one car. Amenities across the El Camino there is a lot of shopping. Fantastic location with bus line and lots of amenities w/in walking dist.
- what is the selection process for tenants

- GENERAL Q&A

-income range - ELI? do you accept section 8?

-services for people with mental illness and formally homeless. Will they be on site? if not, what transportation do you provide the tenants

- are we looking at public/private partnership to build/finance this

- getting input from prospective tenants. Person centered planning. Get input from prospective tenants.

- how do tenants live without a car (Anne? lives without a car)

-