

# 4350 EL CAMINO REAL

## LOS ALTOS, CALIFORNIA



### PROJECT DESCRIPTION

The proposed design for 4350 El Camino Real provides 40 new market rate condominium residences, and 7 affordable residences on the prominent corner of Los Altos Avenue and El Camino Real. Of the 7 affordable residences there are 3 Very Low income 1BR units, 2 Moderate Low Income 1 BR units and 2 Moderate Low Income 2 BR units. The 2/3<sup>rd</sup> + acre site is bordered on two sides by an existing 3 story multifamily structure. 4350 is designed in a 5 story "L" shaped configuration creating an ample open space courtyard that provides a light filled landscape space between the buildings. In total, the onsite open space requirement is exceeded by more than 500%.

The project is proposing an 11' height increase Incentive above the height limit of 45' per LAMC 14.28.040 and a Waiver to propose 24' wide parking drive aisles.

The average set back along El Camino Real exceeds the required setback due to the "staggered" massing related to the angle of the roadway, permitting an enhanced landscape frontage and robust articulation of the façade. The top floor has deeper setbacks on both El Camino Real and Los Altos Avenue reducing the scale and adding attractive character to the massing.

Along Los Altos Avenue, the ground floor residences are provided with stoops leading to direct exterior entries, enhancing the pedestrian character of the street. A glassy, transparent building lobby is located at the corner, and features a unique massing treatment above with projected wood balconies and corten elements. Other exterior building materials include stone, plaster, cementitious siding, glass railings, and ornamental metal work. Many of the windows are recessed providing 3-dimensional articulation to the building.

The resident courtyard has been designed to provide a pleasant landscaped amenity space for the residents. The east and south sides of the courtyard are lined with trees, which combined with the trees on the adjacent property lines, provide effective screening and privacy for both adjacent residents, as well as the residents of this project.

The 2 level below grade parking garage provides 84 parking spaces, as well as secure bike parking.

### DRAWING INDEX

A0.0	COVER SHEET
A0.0.1	PROJECT INFORMATION
A0.1	CONTEXT PLAN
A0.2	CLIMATE ACTION PLAN CHECKLIST
A1.0	SITE PLAN
A2.0	LOWER GARAGE PLAN
A2.1	UPPER GARAGE PLANS
A2.2	FIRST FLOOR PLAN
A2.3	SECOND FLOOR PLAN
A2.4	THIRD FLOOR PLAN
A2.5	FOURTH FLOOR PLAN
A2.6	FIFTH FLOOR PLAN
A2.7	ROOF PLAN
A3.0a	PERSPECTIVE VIEW 1 @ CORNER
A3.0b	PERSPECTIVE VIEW 2 @ EL CAMINO REAL
A3.0c	PERSPECTIVE VIEW 3 @ LOS ALTOS AVE
A3.1	ELEVATIONS
A3.2	ELEVATIONS
A3.3	STREETSCAPE ELEVATIONS
A3.4	BUILDING SECTIONS
A3.5	ENLARGED TRASH AREA
A4.1	FLOOR AREA DIAGRAMS
A4.2	FLOOR AREA DIAGRAMS
A4.3	OPEN SPACE DIAGRAM
A5.1	MATERIAL BOARD
A6.1	UNIT PLANS
A6.2	UNIT PLANS
A6.3	UNIT PLANS
A6.4	UNIT PLANS
A7.1	EXTERIOR DETAILS
A7.2	EXTERIOR DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE ILLUSTRATIVE PLAN
L1.2	LIGHTING PLAN
L2.0	LANDSCAPE DETAILS
TM	VESTING TENTATIVE MAP
C1.0	EXISTING CONDITIONS PLAN
C2.0	SITE PLAN
C3.0	GRADING & DRAINAGE PLAN
C4.0	UTILITY PLAN
C5.0	STORMWATER CONTROL PLAN

### PROJECT TEAM

**APPLICANT / OWNER**  
ANGIE & GREG GALATOLO  
4350 EL CAMINO REAL  
LOS ALTOS, CA

**ARCHITECT**  
SEIDEL ARCHITECTS  
545 SANSOME ST.  
SUITE 901  
SAN FRANCISCO, CA 94111  
P: 415.397.5535

**LANDSCAPE ARCHITECT**  
REED GILLILAND  
1060 CORONA ROAD  
PETALUM, CA 94594  
P: 707.765.9582

**CIVIL ENGINEER**  
BKF ENGINEERS  
1730 NORTH FIRST STREET  
SUITE 600  
SAN JOSE, CA 95112  
P: 408.467.9192

## PROJECT INFORMATION

ZONING:	THOROUGHFARE COMMERCIAL (CT)
APN:	167-11-041
LOT AREA:	0.656 ACRES / 28,562 SF
BUILDING COVERAGE:	48 %

### DENSITY

CT ZONING:	38 DU/ACRE = 25 UNITS
PROPOSED (INCL. DENSITY BONUS):	47 UNITS

### SETBACKS (SEE A1.0)

PROPOSED:	REQUIRED:
FRONT:	25'-0"
EXTERIOR SIDE (LOS ALTOS):	15'-0"
INTERIOR SIDE:	7'-6" AVG.
REAR:	

### CONSTRUCTION TYPE

TYPE IA:	PARKING GARAGE
TYPE IIIA:	RESIDENTIAL

### OCCUPANCY CLASSIFICATIONS

S-2:	PARKING GARAGE
R-2:	RESIDENTIAL

### USE

CURRENT:	SERVICE STATION / CONVENIENCE STORE
PROPOSED:	FIVE-STORY MULTI-FAMILY RESIDENTIAL CONDOMINIUM BUILDING WITH TWO LEVELS OF BELOW GRADE PARKING

### OPEN SPACE (SEE A4.3)

PRIVATE	COMMON
- REQUIRED: 50 SF/UNIT	- REQUIRED: 2,400 SF
- PROVIDED: 2,992 SF / 47 UNITS =63.66 SF/UNIT	- PROVIDED: 12,359 SF

## INCENTIVES PER LAMC 14.28.040

- HEIGHT INCREASE OF 11' ABOVE THE HEIGHT LIMIT OF 45'

## WAIVER

- 24' PARKING AISLE

### PROPOSED BELOW MARKET RATE UNITS

- ONE BEDROOM UNITS (MODERATE INCOME)
- ONE BEDROOM UNITS (VERY LOW INCOME)
- TWO BEDROOM UNITS (MODERATE INCOME)

(\*) INDICATES MODERATE INCOME AFFORDABLE UNIT (SEE A2.2-A2.6)

(\*\*) INDICATES VERY LOW INCOME AFFORDABLE UNIT (SEE A2.2-A2.6)

### PROPOSED UNIT MIX

- ONE BEDROOM UNITS (580-774 SF)
- TWO BEDROOM UNITS (767-1449 SF)
- THREE BEDROOM UNITS (1023-1675 SF)

### BEDROOMS

MARKET RATE:	80
AFFORDABLE:	9
TOTAL:	89

## PARKING TABULATION

PARKING REQUIREMENTS			
	1 SPACE PER 1 BEDROOM	2 SPACES PER 2-3 BEDROOM	
Parking Required (LAMC Chapter 14.28.040; G2)	10 UNITS X 1 SPACE = 10	37 UNITS X 2 SPACES = 74	84
Parking Provided	10	74	84

\*LAMC 14.28.040;G2 AND LAMC 14.74.080 (PARKING REQUIREMENTS FOR A RESIDENTIAL DEVELOPMENT IN A CT DISTRICT) ARE SUPERCEDED BY STATE GOVERNMENT CODE SECTION 65915 DENSITY BONUS REQUIREMENTS.

BIKE PARKING REQUIREMENTS		
Per VTA Technical Guidelines (Table 10-3)	1 Class 1 Space Per 3 Units	1 Class 2 Space Per 15 Units
Bike Parking Required	47 UNITS / 3 = 15.67	47 UNITS / 15 = 3.13
Bike Parking Provided	16	4

## UNIT TABULATION

(\*) DENOTES MODERATE INCOME AFFORDABLE BELOW MARKET RATE UNIT

(\*\*) DENOTES VERY LOW INCOME AFFORDABLE BELOW MARKET RATE UNIT

Unit Type	1 BEDROOM				2 BEDROOM						3 BEDROOM			TOTALS
	IA	IB	IC	ID	2A	2B	2B-2	2C	2C-2	2D	3A	3A-2	3B	
RANGE	580-774				767-1449						1023-1675			
SF*	718	764	774	580	1022	1449	1184	1326	1146	767	1675	1601	1023	
Ground floor	I**	I*	I			3		2						8
2nd floor	I			I**	I	3		2		I*	I			10
3rd floor	I			I*		3		2		I*			I	10
4th floor	I			I**	I	3		2		I				10
5th floor	I				I		4		2			I		9
Totals	5	I	I	3	3	12	4	8	2	3	3	I	I	47
Unit Mix (% Units)	21.3%				68.1%						10.6%			

\*SQUARE FOOTAGE IS MEASURED FROM OUTSIDE FACE OF EXTERIOR & CORRIDOR WALLS, AND CENTERLINE OF PARTY WALLS, AND DOES NOT INCLUDE DECKS.

## VICINITY MAP



PROJECT SITE



LODGING

RETAIL

LODGING

LODGING

EXISTING  
LODGING  
3 STORY

EL CAMINO REAL

GARAGE  
ENTRY

EXISTING  
DRIVEWAY

BUS STOP

+/- 104'-0"

LOS ALTOS AVE

LOBBY

STAIR

RESIDENTIAL  
5 STORY

EXISTING  
RETAIL  
1 STORY

EXISTING  
MULTIFAMILY  
3 STORY (40')

BUFFER ZONE

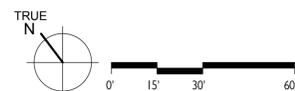
EXISTING  
MULTIFAMILY  
2 STORY

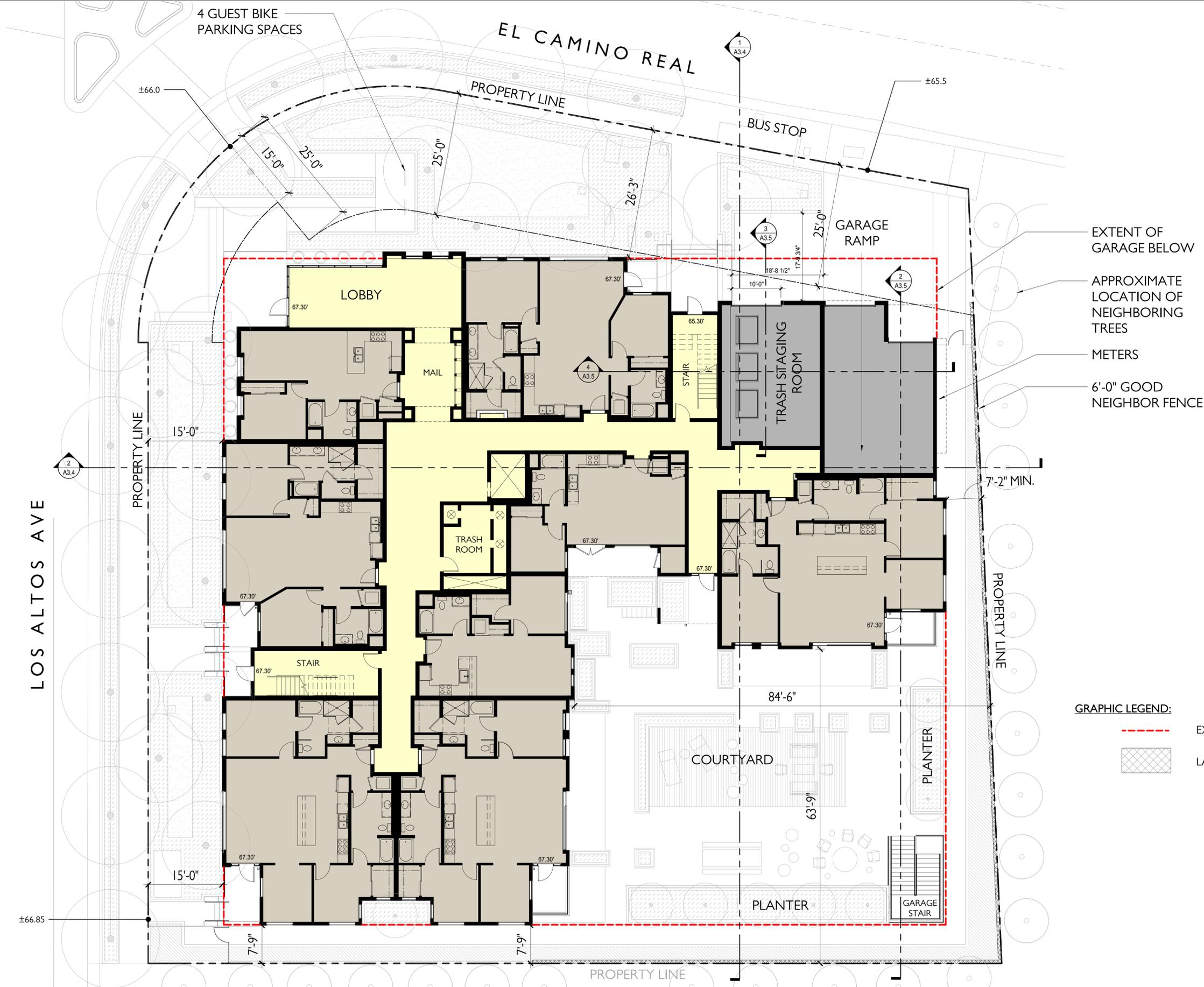
SENIOR HOUSING

EXISTING  
SINGLE FAMILY  
1 STORY

EXTENT OF  
TC ZONE

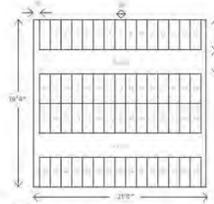
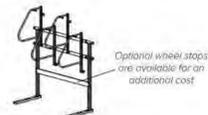
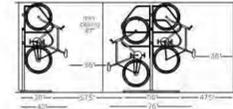
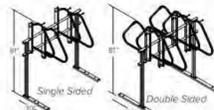
RI-10 ZONE





DERO - ULTRA SPACE SAVER  
SQUARED BIKE RACK, TYP.

**ULTRA SPACE SAVER SQUARED**  
Submittal Sheet



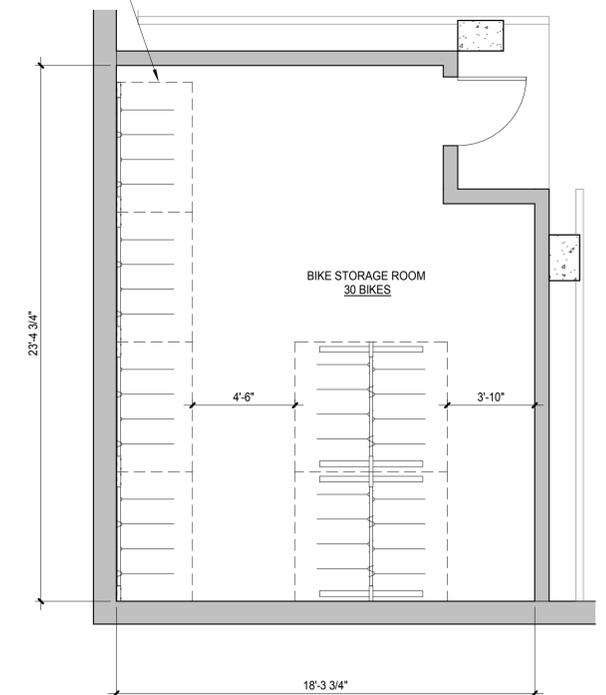
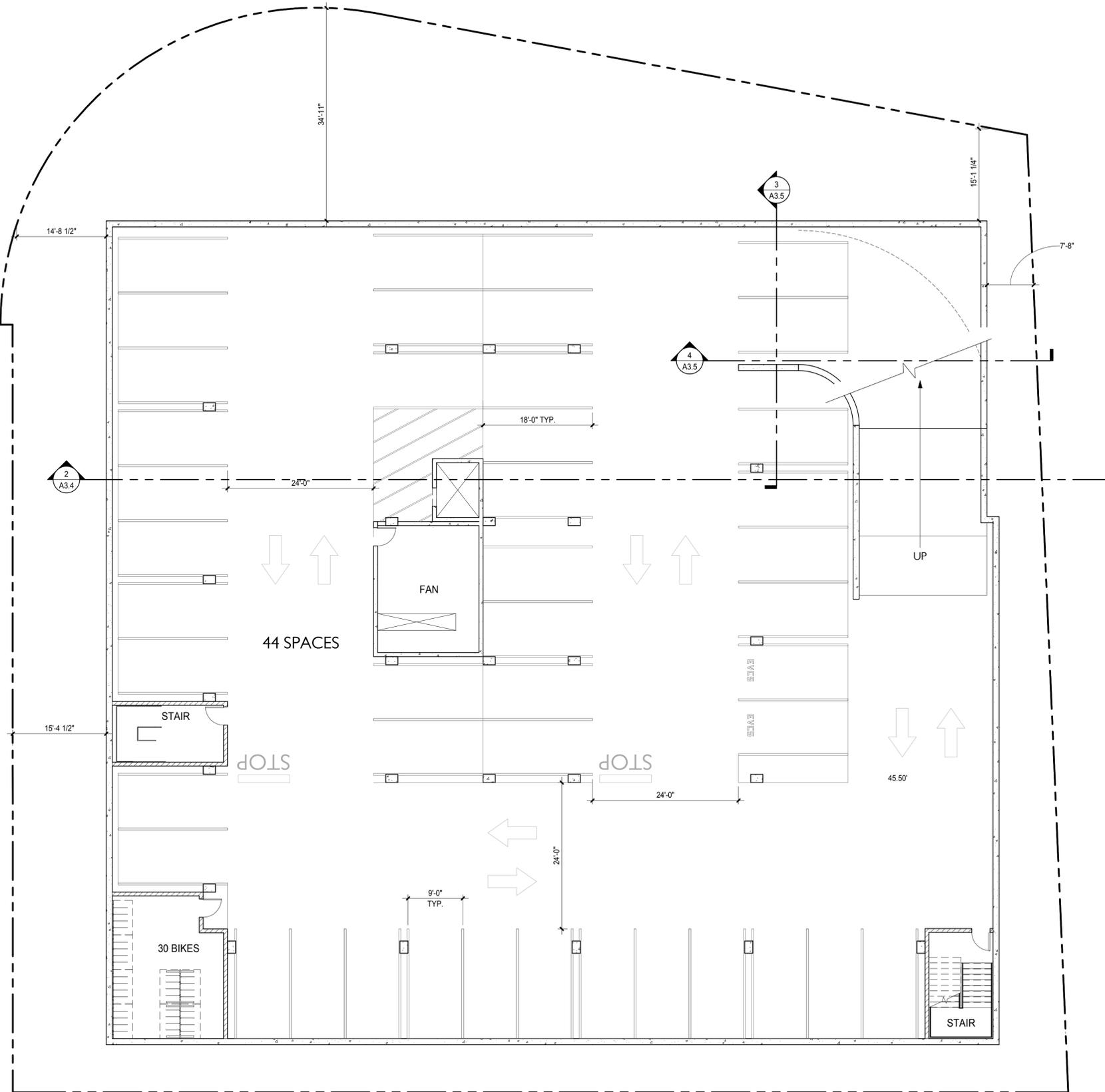
- CAPACITY** Modular construction:  
1 bike per arm
- MATERIALS** Hanger is 1" square tube with steel slider head with tempered locking bolts.  
Upright is 2" square tube.  
Feet are AISI C3 x 41 galvanized steel channel. Crossbeams are 2" sched. 40 galvanized pipe.
- FINISHES**
- Powder Coat (Interior Use)**  
Our exterior powder coat finish assures a high level of adhesion and durability for indoor use by following these steps:  
1. Sandblast  
2. Final thick TGIC polyester powder coat
  - Powder Coat (Exterior Use) Additional Cost**  
Our exterior powder coat finish assures a high level of adhesion and durability for outdoor or exposed air use by following these steps:  
1. Sandblast  
2. Epoxy primer electrostatically applied  
3. Final thick TGIC polyester powder coat
  - Galvanized**  
An after fabrication hot-dipped galvanized finish is our standard option.
- MOUNT OPTIONS**
- Floor Mount** Ultra Space Saver Squared have steel channel feet (30" for single sided and 56" for double sided units) which must be anchored to the floor.
  - Wall Mount**  
A wall mounted unit which contains special brackets is also available for CMU or solid concrete walls. Cannot be used on sheetrock without additional support.
- WHEEL STOPS**
- Include optional wheel stops.

As a general guideline, this space can fit approximately 60 bicycles.

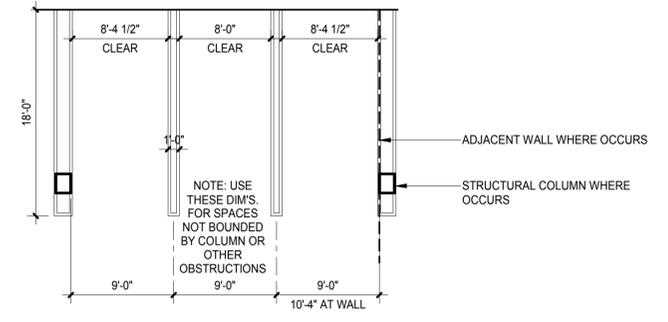
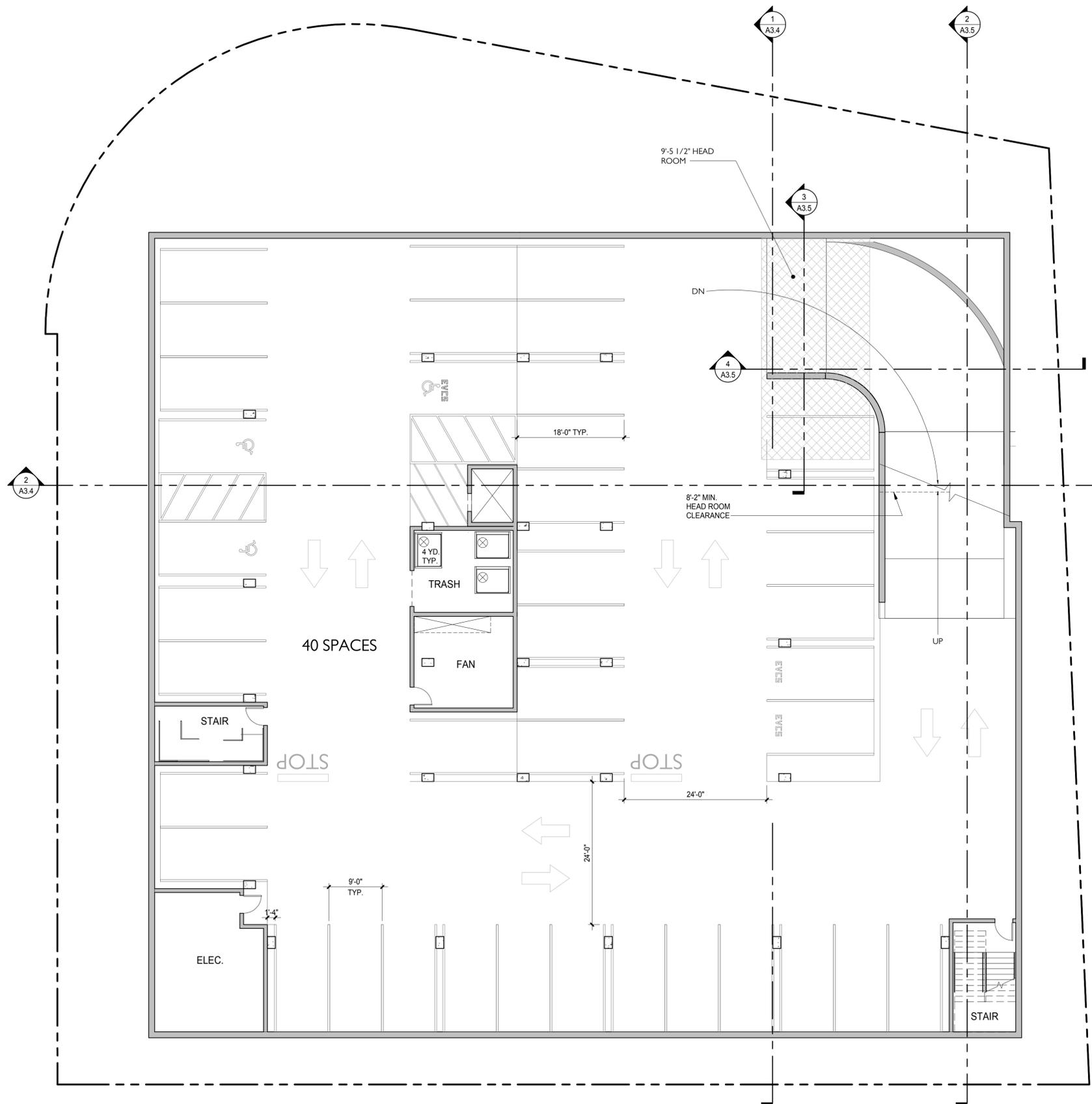
This Ultra Space Saver Squared parks one bike every 16" with a typical bike extending out 40" from the wall.

**DERO** [www.dero.com](http://www.dero.com) | 1-888-337-6729

© 2018 Dero

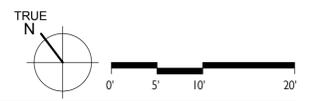


**2 A2.0 LOWER GARAGE BIKE PARKING AREA**  
1/4" = 1'-0"



**PARKING DIMENSIONS AND STRIPING (NON-ACC)**

NOTE: TRASH BINS REMOVED TO TRASH STAGING RM. BY OWNER FOR PICK UP BY MISSION TRAIL











ECR ELEVATION



LOS ALTOS AVE ELEVATION



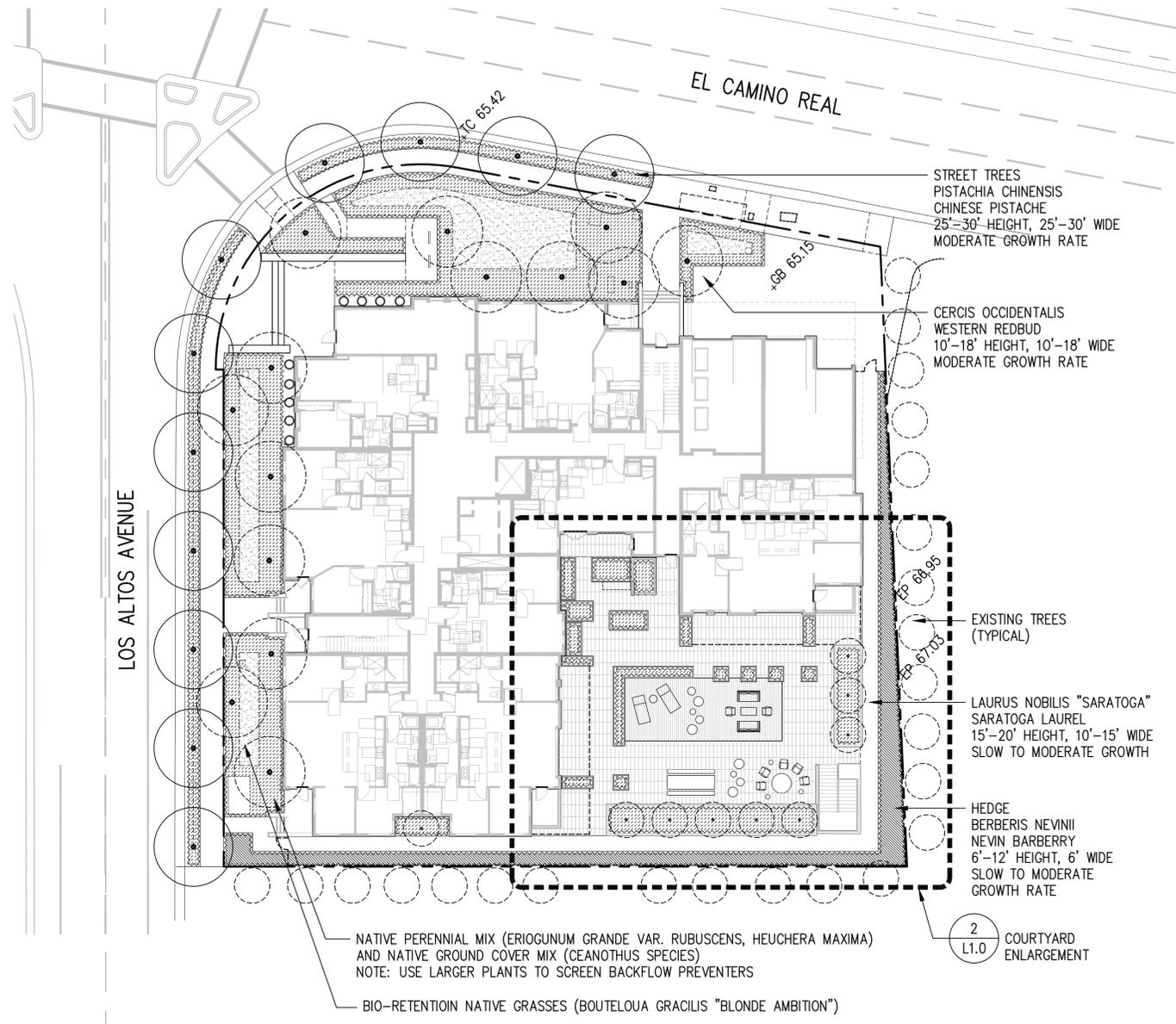


EAST ELEVATION

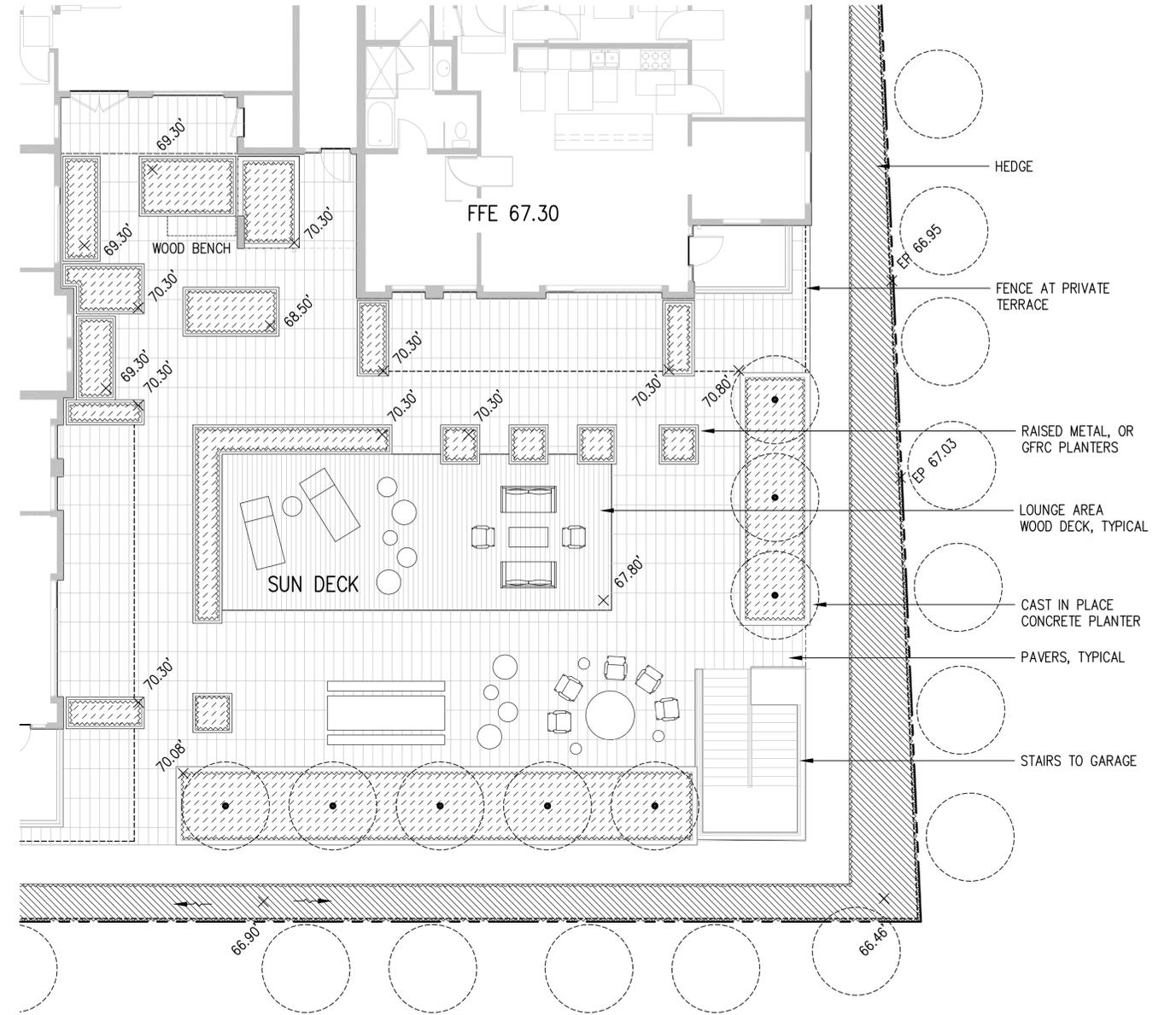


SOUTH ELEVATION





1 LANDSCAPE SITE PLAN  
1" = 20"



2 COURTYARD ENLARGEMENT  
1" = 8"



PISTACHIA CHINENSIS



CERCIS OCCIDENTALIS



BERBERIS NEVINII



LAURUS NOBILIS "SARATOGA"

LANDSCAPE AREA TABULATION		
FRONT SETBACK		
LANDSCAPE	5,231 SF	
HARDSCAPE	4,488 SF	
		9,719 SF
OFF SITE		
LANDSCAPE	906 SF	
HARDSCAPE	1,848 SF	
		2,754 SF
ON STRUCTURE		
LANDSCAPE	952 SF	
HARDSCAPE	3,588 SF	
		4,540 SF



1 ILLUSTRATIVE SITE PLAN  
1" = 16"



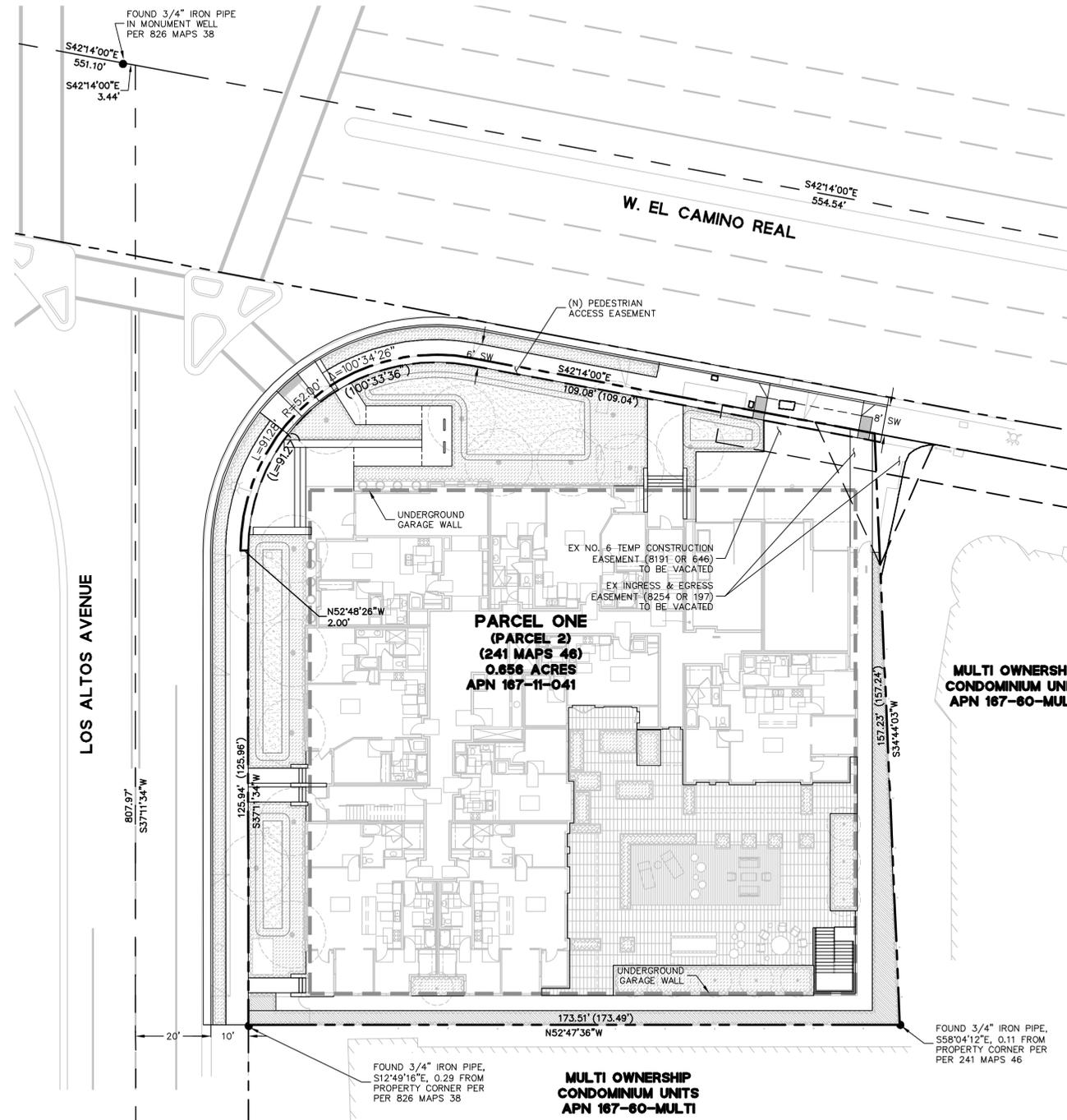
STREETSCAPE PRECEDENT IMAGES



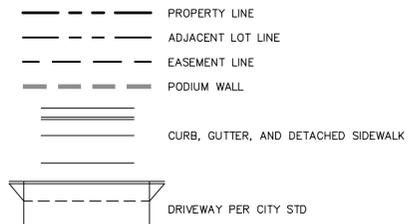
COURTYARD PRECEDENT IMAGES



# VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES



## LEGEND



## ABBREVIATIONS

C&G	= CURB & GUTTER
CLA	= CITY OF LOS ALTOS
ESMT	= EASEMENT
EVAE	= EMERGENCY VEHICLE ACCESS EASEMENT
EX	= EXISTING
PG&E	= PACIFIC GAS & ELECTRIC COMPANY
DTL	= DETAIL
DWY	= DRIVEWAY
LSC	= LANDSCAPE
(N)	= NEW
PAE	= PUBLIC ACCESS EASEMENT
PEAE	= PEDESTRIAN ACCESS EASEMENT
PGE	= PACIFIC GAS & ELECTRIC EASEMENT
PUE	= PUBLIC UTILITY EASEMENT
R/W	= RIGHT OF WAY
S.A.D	= SEE ARCHITECTURAL DRAWINGS
SSE	= SANITARY SEWER EASEMENT
STD	= STANDARD
SW	= SIDEWALK
TYP	= TYPICAL
( )	= RECORD DATA PER 241 MAPS 46

## GENERAL NOTES

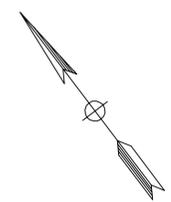
- VESTING PRELIMINARY PARCEL MAP- THIS VESTING PRELIMINARY PARCEL MAP IS BEING FILED IN ACCORDANCE WITH ARTICLE 2, SECTION 86452 AND CHAPTER 4.5 OF THE SUBDIVISION MAP ACT.
- AREA: THE BOUNDARIES OF THIS SUBDIVISION CONTAIN 0.656± ACRES.
- UTILITIES: A UTILITY EASEMENT IN THE FAVOR OF PACIFIC GAS & ELECTRIC WILL BE CREATED TO FACILITATE MAINTENANCE OF GAS METERS AND ELECTRICAL SERVICES, SANITARY AND WATER SERVICE LATERALS, BETWEEN THE BUILDINGS AND THE CLEANOUTS AND/OR WATER METERS WILL BE PRIVATELY OWNED AND MAINTAINED. THE STORM DRAINAGE SYSTEM WILL ALSO BE PRIVATELY OWNED AND MAINTAINED OR AS DESIGNATED.
- THE PROPERTY OWNER WILL BE RESPONSIBLE FOR SANITARY SEWER INFRASTRUCTURE IN PRIVATE STREETS
- ALL EXISTING WATER, SANITARY, AND STORM SERVICES ARE TO BE ABANDONED/REMOVED PER CITY OF LOS ALTOS STANDARDS AND SPECIFICATIONS.

## SHEET INDEX

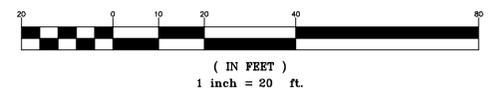
TM	VESTING TENTATIVE MAP
C1.0	EXISTING CONDITIONS
C2.0	CONCEPTUAL SITE PLAN
C3.0	CONCEPTUAL GRADING AND DRAINAGE PLAN
C4.0	CONCEPTUAL UTILITY PLAN
C5.0	CONCEPTUAL STORMWATER CONTROL PLAN

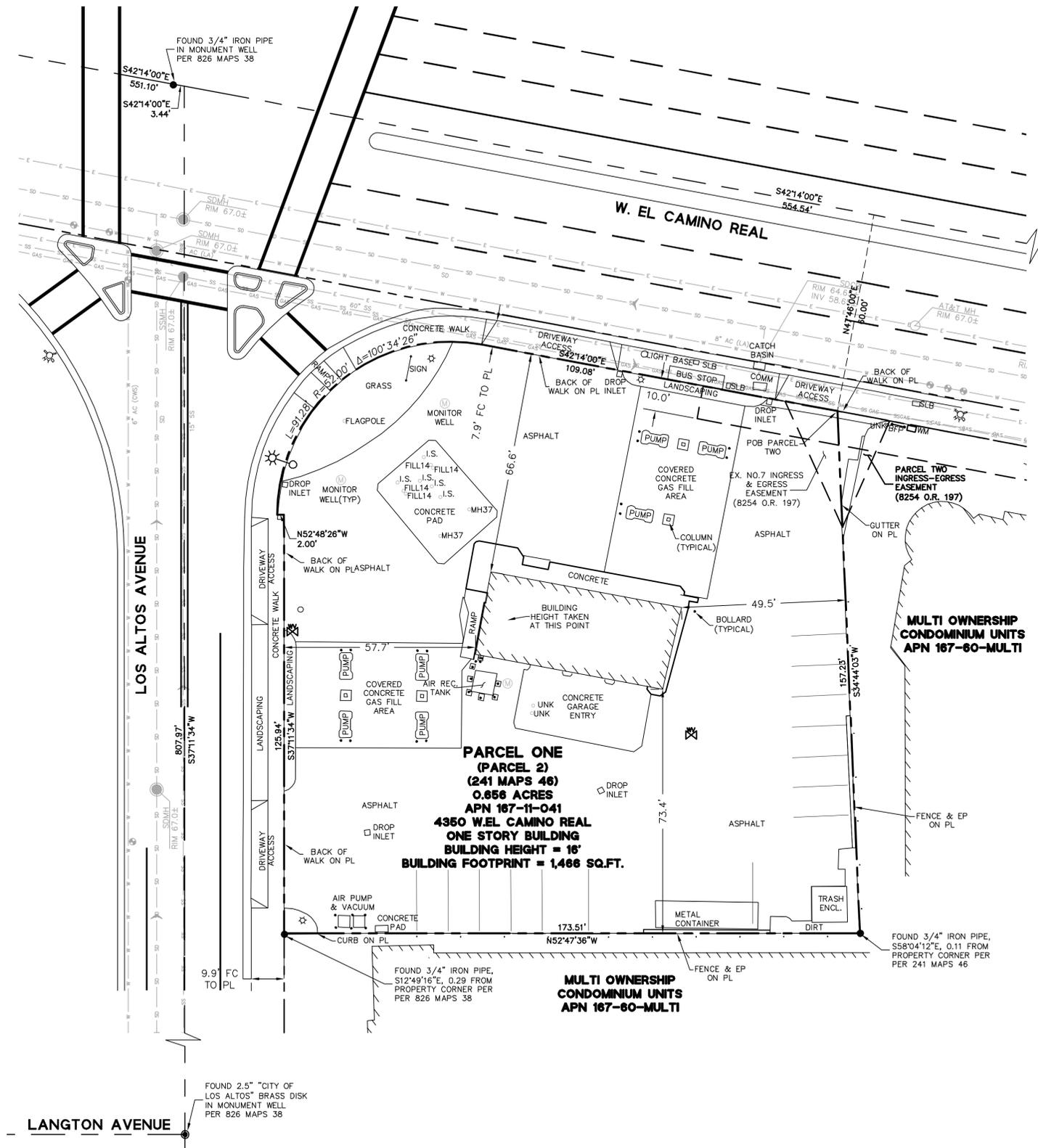
## PROJECT DATA

- OWNER: GALATOLO GREGORY P AND ANGELA K  
4350 EL CAMINO REAL  
LOS ALTOS, CA 94022  
CONTACT: (650) 704-8168
- CIVIL ENGINEER: BKF ENGINEERS  
1730 N FIRST STREET, SUITE 600  
SAN JOSE, CA 95112  
CONTACT: ISAAC KONTOROVSKY  
(408) 467-9100
- PROPERTY: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ALTOS, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:  
PARCEL ONE:  
PARCEL 2, AS SHOWN UPON THAT CERTAIN MP ENTITLED "PARCEL MP OF PORTIONS OF LOT 7 OF THE HARRINGTON SUBDIVISION IN THE CITY OF LOS ALTOS, CALIFORNIA, FOR S. STEPHEN NKSHIMA", WHICH MP WS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON AUGUST 26, 1968 IN BOOK 241 OF MAPS AT PAGE 46.  
PARCEL TWO:  
AN EASEMENT FOR INGRESS AND EGRESS OVER A PARCEL OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST EASTERLY CORNER OF THE ABOVE DESCRIBED PARCEL OF LAND; THENCE FROM SAID POINT OF BEGINNING AND ALONG THE PROLONGATION OF THE NORTHEASTERLY LINE OF THE ABOVE DESCRIBED PARCEL OF LAND S. 42° 14' E. 16.00 FEET TO A POINT; THENCE WESTERLY IN A DIRECT LINE TO A POINT ON THE SOUTHEASTERLY LINE OF THE FIRST ABOVE DESCRIBED PARCEL OF LAND DISTANT THEREON, S. 34° 44' 24" W. 35.00 FEET FROM THE MOST EASTERLY CORNER THEREOF; THENCE ALONG THE SOUTHEASTERLY LINE OF THE FIRST ABOVE DESCRIBED PARCEL OF LAND, N. 34° 44' 24" E. 35.00 FEET TO THE POINT OF BEGINNING.
- ASSESSORS PARCEL NO. 167-11-041
- GENERAL PLAN: THOROUGHFARE COMMERCIAL
- EXISTING ZONING: SERVICE STATION/CONVENIENCE STORE
- PROPOSED ZONING: CT COMMERCIAL THOROUGHFARE ZONING DISTRICT
- EXISTING USE: SERVICE STATION/CONVENIENCE STORE
- PROPOSED USE: FIVE-STORY MULTIPLE-FAMILY RESIDENTIAL CONDOMINIUM BUILDING WITH TWO LEVELS OF BELOW GRADE PARKING
- GROSS AREA: 0.656± ACRES
- NUMBER OF PARCELS: 1 PARCEL FOR CONDOMINIUM PURPOSES
- NUMBER OF CONDO UNITS: 47 RESIDENTIAL CONDOMINIUM UNITS
- UTILITIES:  
A. WATER:  
PUBLIC STREETS: CALIFORNIA WATER SERVICE  
PRIVATE STREETS: PROPERTY OWNER  
B. SANITARY SEWER:  
PUBLIC STREETS: CITY OF LOS ALTOS  
PRIVATE STREETS: PROPERTY OWNER  
C. STORM DRAIN:  
PUBLIC STREETS: CITY OF LOS ALTOS  
PRIVATE STREETS: PROPERTY OWNER  
D. GAS/ELECTRIC: PACIFIC GAS & ELECTRIC  
E. TELEPHONE: AT&T  
F. CABLE TV: COMCAST
- BENCHMARK: THE ELEVATIONS SHOWN ON THIS SURVEY WERE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). A PROJECT BENCHMARK WAS ESTABLISHED IN THE ISLAND AT THE NORTH SIDE OF THE SITE SAID ISLAND ALSO BEING AT THE SOUTH CORNER OF LOS ALTOS AVE AND EL CAMINO REAL. MAG NAIL AND WASHER SET IN CONCRETE, ELEVATION= 66.21 FEET.
- FLOOD ZONE: THIS PROPERTY IS LOCATED WITHIN ZONE X AS SHOWN IN FLOOD INSURANCE RATE MAP NO. 06085C0038H
- PARCEL SIZE: 28,562 SF (0.656± ACRES-GROSS)



## GRAPHIC SCALE





**LEGEND**

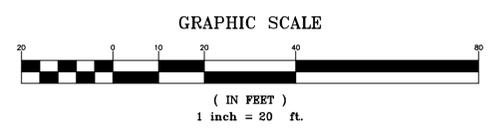
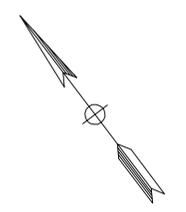
- PROPERTY LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- SD --- SD --- STORM DRAIN LINE
- SS --- SS --- SANITARY SEWER LINE
- W --- W --- DOMESTIC WATER LINE
- E --- E --- ELECTRICAL LINE
- GAS --- GAS --- GAS LINE
- X-X- FENCE
- CURB, GUTTER, AND SIDEWALK WITH DRIVEWAY
- STORM DRAIN INLET
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE (SDMH)
- SANITARY SEWER MANHOLE (SSMH)
- SANITARY SEWER CLEANOUT (CO)
- WM WATER METER (WM)
- ⊗ WATER VALVE
- ⊗ BFP BACKFLOW PREVENTER (BFP)
- ⊗ FIRE HYDRANT
- ⊗ STREET LIGHT
- DSLB STREET LIGHT BOX (SLB)
- COMM COMMUNICATION BOX
- ⊗ GAS METER

**NOTE:**  
BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY BKF ENGINEERS DATED MAY XX, 2018, BY DAVID JUNGSMANN, PLS 9267.

**BENCHMARK:**  
THE ELEVATIONS SHOWN ON THIS SURVEY WERE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). A PROJECT BENCHMARK WAS ESTABLISHED IN THE ISLAND AT THE NORTH SIDE OF THE SITE SAID ISLAND ALSO BEING AT THE SOUTH CORNER OF LOS ALTOS AVE AND EL CAMINO REAL. MAG NAIL AND WASHER SET IN CONCRETE, ELEVATION= 66.21 FEET.

**BASIS OF BEARINGS:**  
THE BEARING OF NORTH 42°14'00" WEST BETWEEN THE TWO FOUND MONUMENTS ON THE MONUMENT LINE OF EL CAMINO REAL AS SHOWN, PER THAT CERTAIN TRACT MAP NO. 10,000 RECORDED ON AUGUST 18, 2008 IN BOOK 826 OF MAPS AT PAGES 38-39, SANTA CLARA COUNTY.

**TREE NOTE:**  
NO EXISTING TREES ON SITE



# LEGEND

- PROPERTY LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- PODIUM WALL
- CURB, GUTTER, AND DETACHED SIDEWALK
- DRIVEWAY PER CITY STD
- TREATMENT BASIN

