



PLANNING COMMISSION STUDY SESSION FOR:
4896 EL CAMINO REAL
LOS ALTOS, CA 94022
09.03.2019

PROJECT CONSULTANTS	PROJECT INFORMATION	VICINITY MAP	GENERAL ZONING COMPLIANCE ANALYSIS	DRAWING INDEX																																										
<p>ARCHITECT HAYES GROUP ARCHITECTS 2657 SPRING STREET REDWOOD CITY, CA 94063 650.365.0600 PH 650.365.0670 FAX CONTACT: KEN HAYES x:15 KHAYES@THEHAYESGROUP.COM</p> <p>CIVIL/SURVEYOR JMH WEISS, INC. 1731 TECHNOLOGY DRIVE SUITE 880 SAN JOSE, CA 95110 408.286.4556 PH</p>	<p>PROJECT DESCRIPTION: (N) FOUR STORY MIXED USE BUILDING WITH WITH THREE FLOORS OF OFFICE AND FOUR RESIDENTIAL CONDOMINIUMS ON THE FOURTH FLOOR. SHARED LOBBY ON THE GROUND FLOOR WITH PARKING PROVIDED ON THE GROUND FLOOR AND FOUR BASEMENT FLOORS.</p> <p>APN: 170-02-028</p> <p>ZONING: CT - COMMERCIAL THOROUGHFARE</p> <p>CONSTRUCTION TYPE: TBD</p> <p>OCCUPANCY: B / R-2</p> <p>BUILDING CODES: 2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA GREEN BUILDING CODE (CAL GREEN) 2019 CALIFORNIA FIRE CODE (WITH LOCAL AMENDMENTS) 2019 STATE OF CALIFORNIA TITLE 24 ENERGY REGULATIONS 2019 NFPA 13 LOS ALTOS MUNICIPAL CODE ALL APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL CODES, LAWS & REGULATIONS</p> <p>FIRE SPRINKLERS: (N) SPRINKLERS THROUGHOUT</p> <p>TRASH/RECYCLE: ON-SITE</p> <p>GREEN BUILDING: PROJECT TO COMPLY WITH CITY OF LOS ALTOS GREEN BUILDING STANDARDS.</p>		<p>ZONING DISTRICT: CT - COMMERCIAL THOROUGHFARE</p> <p>TOTAL SITE AREA: ±39,747 SF GROSS (±36,893 SF NET)</p> <p>HISTORIC CATEGORY: NONE</p> <p>FLOOD ZONE: X</p> <table border="1"> <thead> <tr> <th>REQUIRED</th> <th>PROPOSED</th> <th>COMPLIES</th> </tr> </thead> <tbody> <tr> <td>FRONT (EL CAMINO REAL) SETBACK:</td> <td>25'-0", SEE A0.2</td> <td>SEE A2.1 YES</td> </tr> <tr> <td>SIDE SETBACK AT 4880 EL CAMINO REAL:</td> <td>7'-6" AVERAGE, 4'-0" MIN.</td> <td>SEE A2.1 YES</td> </tr> <tr> <td>SIDE SETBACK AT JORDAN AVE:</td> <td>15'-0" AVERAGE, 4'-0" MIN.</td> <td>SEE A2.1 YES</td> </tr> <tr> <td>REAR SETBACK FOR ALL STRUCTURES:</td> <td>20'-0" LANDSCAPE BUFFER</td> <td>SEE A2.1 YES</td> </tr> <tr> <td>REAR SETBACK FOR STRUCTURES <30 FT IN HEIGHT:</td> <td>40'-0"</td> <td>SEE A2.1 YES</td> </tr> <tr> <td>REAR SETBACK FOR STRUCTURES >30 FT IN HEIGHT:</td> <td>100'-0"</td> <td>SEE A2.1 YES</td> </tr> <tr> <td>MINIMUM HEIGHT:</td> <td>45'-0"</td> <td>55'-0" EXCEPTION FOR RES. FLOOR REQ.</td> </tr> <tr> <td>MINIMUM GROUND FLOOR CEILING HEIGHT:</td> <td>12'-0"</td> <td>14'-8" YES</td> </tr> <tr> <td>MAXIMUM SITE COVERAGE:</td> <td>N/A</td> <td>N/A YES</td> </tr> <tr> <td>MAXIMUM FLOOR AREA RATIO</td> <td>N/A</td> <td>N/A YES</td> </tr> <tr> <td>MAXIMUM DWELLING UNIT DENSITY:</td> <td>38 UNITS PER ACRE (NET)</td> <td>4 UNITS (±4.75 UNITS PER ACRE (NET)) YES</td> </tr> <tr> <td>PRIVATE OPEN SPACE AREA:</td> <td>50 SF AVERAGE PER RES. UNIT</td> <td>MIN. 197 SF PER RES. UNIT YES</td> </tr> <tr> <td>COMMON OPEN SPACE AREA:</td> <td>800 SF MIN. FOR 2-10 RES. UNITS</td> <td>850 SF YES</td> </tr> </tbody> </table>	REQUIRED	PROPOSED	COMPLIES	FRONT (EL CAMINO REAL) SETBACK:	25'-0", SEE A0.2	SEE A2.1 YES	SIDE SETBACK AT 4880 EL CAMINO REAL:	7'-6" AVERAGE, 4'-0" MIN.	SEE A2.1 YES	SIDE SETBACK AT JORDAN AVE:	15'-0" AVERAGE, 4'-0" MIN.	SEE A2.1 YES	REAR SETBACK FOR ALL STRUCTURES:	20'-0" LANDSCAPE BUFFER	SEE A2.1 YES	REAR SETBACK FOR STRUCTURES <30 FT IN HEIGHT:	40'-0"	SEE A2.1 YES	REAR SETBACK FOR STRUCTURES >30 FT IN HEIGHT:	100'-0"	SEE A2.1 YES	MINIMUM HEIGHT:	45'-0"	55'-0" EXCEPTION FOR RES. FLOOR REQ.	MINIMUM GROUND FLOOR CEILING HEIGHT:	12'-0"	14'-8" YES	MAXIMUM SITE COVERAGE:	N/A	N/A YES	MAXIMUM FLOOR AREA RATIO	N/A	N/A YES	MAXIMUM DWELLING UNIT DENSITY:	38 UNITS PER ACRE (NET)	4 UNITS (±4.75 UNITS PER ACRE (NET)) YES	PRIVATE OPEN SPACE AREA:	50 SF AVERAGE PER RES. UNIT	MIN. 197 SF PER RES. UNIT YES	COMMON OPEN SPACE AREA:	800 SF MIN. FOR 2-10 RES. UNITS	850 SF YES	<p>ARCHITECTURAL A0.1 DRAWING INDEX, GENERAL ZONING COMPLIANCE ANALYSIS, VICINITY MAP, PROJECT INFORMATION, PROJECT CONSULTANTS</p> <p>CIVIL 1 SURVEY</p> <p>ARCHITECTURAL (CONT.) A0.2 SITE CONSTRAINTS MAP A0.3 FLOOR AREA CALCULATIONS A0.4 PARKING CALCULATIONS A2.1 PROPOSED SITE & LEVEL 1 PLAN A2.2 LEVEL 2 PLAN A2.3 LEVEL 3 PLAN A2.4 LEVEL 4 PLAN A3.1 ELEVATIONS A3.2 ELEVATIONS A3.3 SECTIONS A3.4 SECTIONS A4.1 PERSPECTIVES A4.2 PERSPECTIVES</p>
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INVERT DETAILS

DI-1
SDCB TC: 78.29
APPROXIMATE BOTTOM: 71.29
*STRUCTURE SET-CONTROLLED,
INVERT DATA NOT OBTAINED*

DI-2
SDAD GRATE: 77.39
3" INV. N: 76.61

DI-3
SDAD GRATE: 78.35
3" INV. S: 76.20
12" INV. NE: 74.45

DI-4
SDCB TC: 78.78
12" INV. NE: 73.03±
*DEBRIS LOCATED AT
INVERT OPENING*

DI-5
SDCB TC: 79.15
12" INV. NE: 72.74

SD-1
SDMH RIM: 79.22
48"± INV. E+W THRU: 69.90

SS-2
SDMH RIM: 83.24
12" INV. E: 76.64
26" INV. NE+SE THRU: 76.36

SS-1
SDMH RIM: 79.39
12" INV. S: 65.22
24"± INV. E+W THRU: 63.76

SS-2
SDMH RIM: 79.23
8" INV. NW: 70.45
8" INV. SW: 70.61
8" INV. SE: 70.53
12" INV. NE: 70.48

SS-3
SDMH RIM: 79.39
8" INV. NW+SE THRU: 67.24
ABANDONED? INVERT DRY

SITE ADDRESS

4896 EL CAMINO REAL
LOS ALTOS, CALIFORNIA

BENCHMARK

VERTICAL DATUM IS BASED UPON NGS PID HT 1233, A DISC SET IN A LARGE WATER VAULT NEAR THE NORTHEAST CORNER OF THE INTERSECTION OF CHARLESTON ROAD AND PARK BOULEVARD. ELEVATION TAKEN AS 96.30 NAVD88.

BASIS OF BEARINGS

THE BEARING OF A LINE, SOUTH 29°31'36" WEST, BETWEEN TWO FOUND MONUMENTS IN JORDAN AVENUE AT MARCH WAY AND PORTOLA COURT, AS SHOWN ON THAT CERTAIN MAP ENTITLED "TRACT NO. 10412" FILED FOR RECORD IN BOOK 308 OF MAPS AT PAGE 6, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS BASIS OF BEARINGS FOR THIS SURVEY.

FEMA FLOOD ZONE:

THAT PARCEL DESCRIBED HEREON IS SHOWN AS LYING WITHIN ZONE X, AS SHOWN UPON THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF LOS ALTOS, COUNTY OF SANTA CLARA, CALIFORNIA. COMMUNITY PANEL NUMBER 0608500039H, DATED MAY 18, 2009, ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

SAID ZONE X IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

REFERENCE DOCUMENTS

- 1 GRANT DEED (DOC. #230782256)
- 2 REVERSION TO ACREAGE (574 M 13)
- 3 RECORD OF SURVEY (39 M 19)
- 4 RECORD OF SURVEY (880 M 46)

AREA CALCULATION:

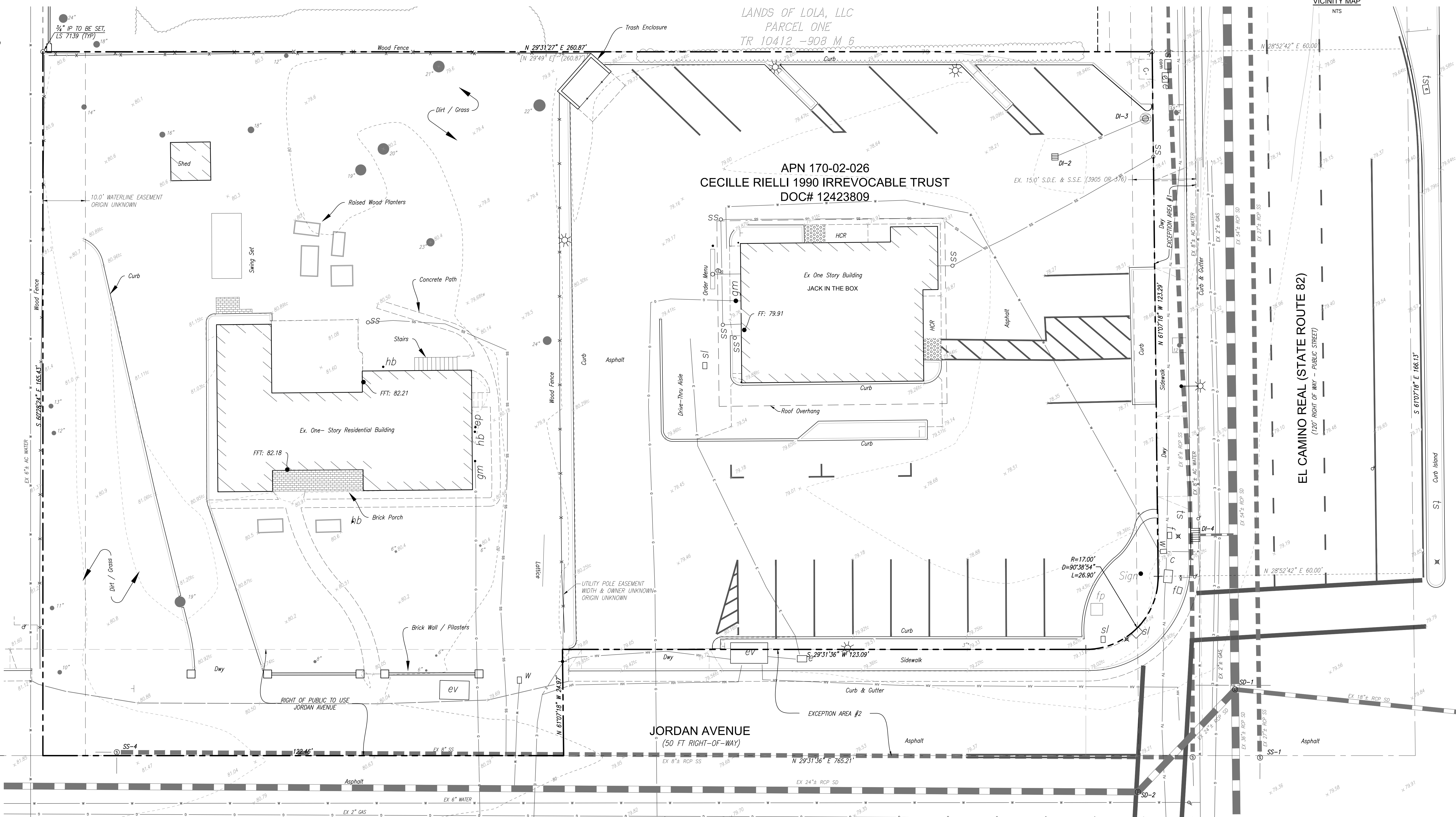
PARCEL AREA = 39,747± SF (0.912± AC)
JORDAN AVENUE = 3,054± SF (0.070± AC)
NET PARCEL AREA = 36,693± SF (0.842± AC)

SURVEY NOTE:

ALL FEATURES SHOWN HEREON REPRESENT SURFACE CONDITIONS OF THE PROJECT AREA AS COMPILED FROM GROUND SURVEYS COMPLETED IN AUGUST OF 2018. NO EXCAVATIONS HAVE BEEN DONE TO DETERMINE THE EXISTENCE OR EXTENT OF UNDERGROUND UTILITIES OR OTHER FEATURES NOT SURFACE VISIBLE. ANY UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED SOLELY UPON FIELD MARKINGS BY OTHERS OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY OR FROM SYSTEMS MAPS AVAILABLE FROM THE UTILITY COMPANY.

LEGEND & ABBREVIATIONS

- PROPERTY LINE - SUBJECT PARCEL
- PROPERTY LINE - ADJACENT PARCEL
- CENTERLINE / MONUMENT LINE, AS NOTED
- EASEMENT LINE
- BUILDING LINE
- BUILDING OVERHANG
- CONCRETE
- CONCRETE GRADE BREAK
- CURB & GUTTER
- FENCELINE
- UNDERGROUND COMMUNICATIONS
- UNDERGROUND ELECTRICAL
- UNDERGROUND GAS
- UNDERGROUND SANITARY SEWER
- UNDERGROUND STORM DRAIN
- UNDERGROUND WATER
- WALL
- c COMMUNICATIONS BOX
- cv COMMUNICATIONS VAULT
- cb CATCH BASIN
- dci DRAIN INLET
- dov DETECTOR CHECK VALVE
- e ELECTRIC CABINET
- eu ELECTRIC UTILITY BOX
- ev ELECTRIC VAULT
- fp ELECTROFLIER
- FF FINISH FLOOR
- FFT FINISH FLOOR (THRESHOLD)
- HO FIRE HYDRANT
- gm GAS METER
- gv GAS VALVE
- ir IRRIGATION VALVE
- mw MONITORING WELL
- SS SANITARY SEWER CLEANOUT
- SM SANITARY SEWER MANHOLE
- SIGN
- SL SITE LIGHT
- SE SPOT ELEVATION
- SE2 SPOT ELEVATION (AERALLY DERIVED)
- SD STORM DRAIN MANHOLE
- SL STREET LIGHT BOX
- TS TRAFFIC SIGNAL BOX
- TR TRANSFORMER
- 12" TREE TRUNK / SIZE
- U UTILITY BOX (TYPE UNKNOWN)
- UM UTILITY MANHOLE
- UP UTILITY POLE
- UV UTILITY VAULT (TYPE UNKNOWN)
- W WATER METER
- WV WATER VALVE



BASIS OF BEARINGS:
[S 29°31'36" W] 439.39' MSR
[S 29°49' W] 439.36' 4
END 1/2" IP (OPEN)
PER (4), 0.6" BELOW
PAVEMENT SURFACE
MARCH WAY (Corner Monument)
END 1/2" IP (OPEN)
PER (4), 0.8" BELOW
PAVEMENT SURFACE

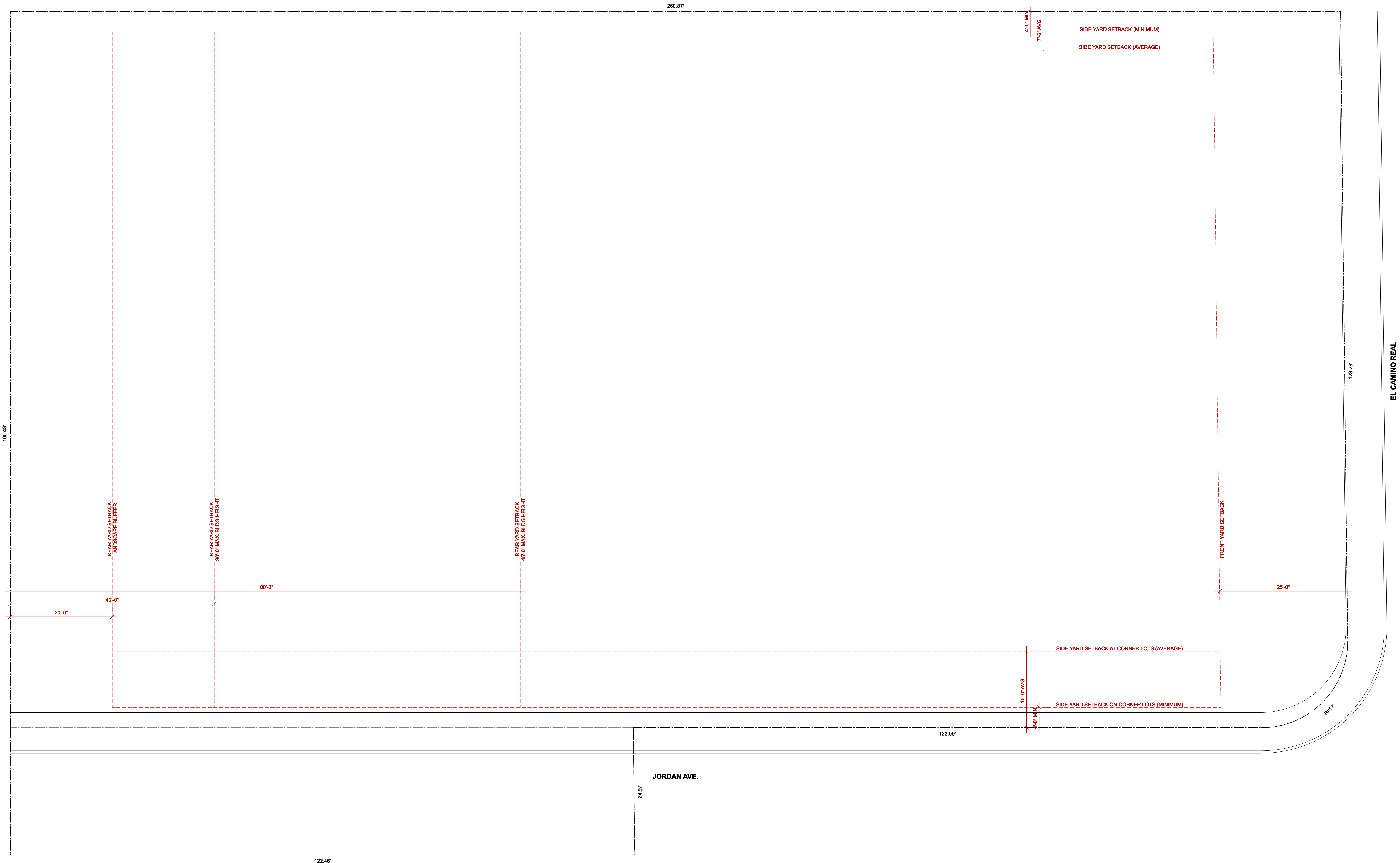
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BOUNDARY, TOPOGRAPHY & UTILITY SURVEY
prepared for
DE ANZA PROPERTIES
4896 EL CAMINO REAL
LOS ALTOS CALIFORNIA

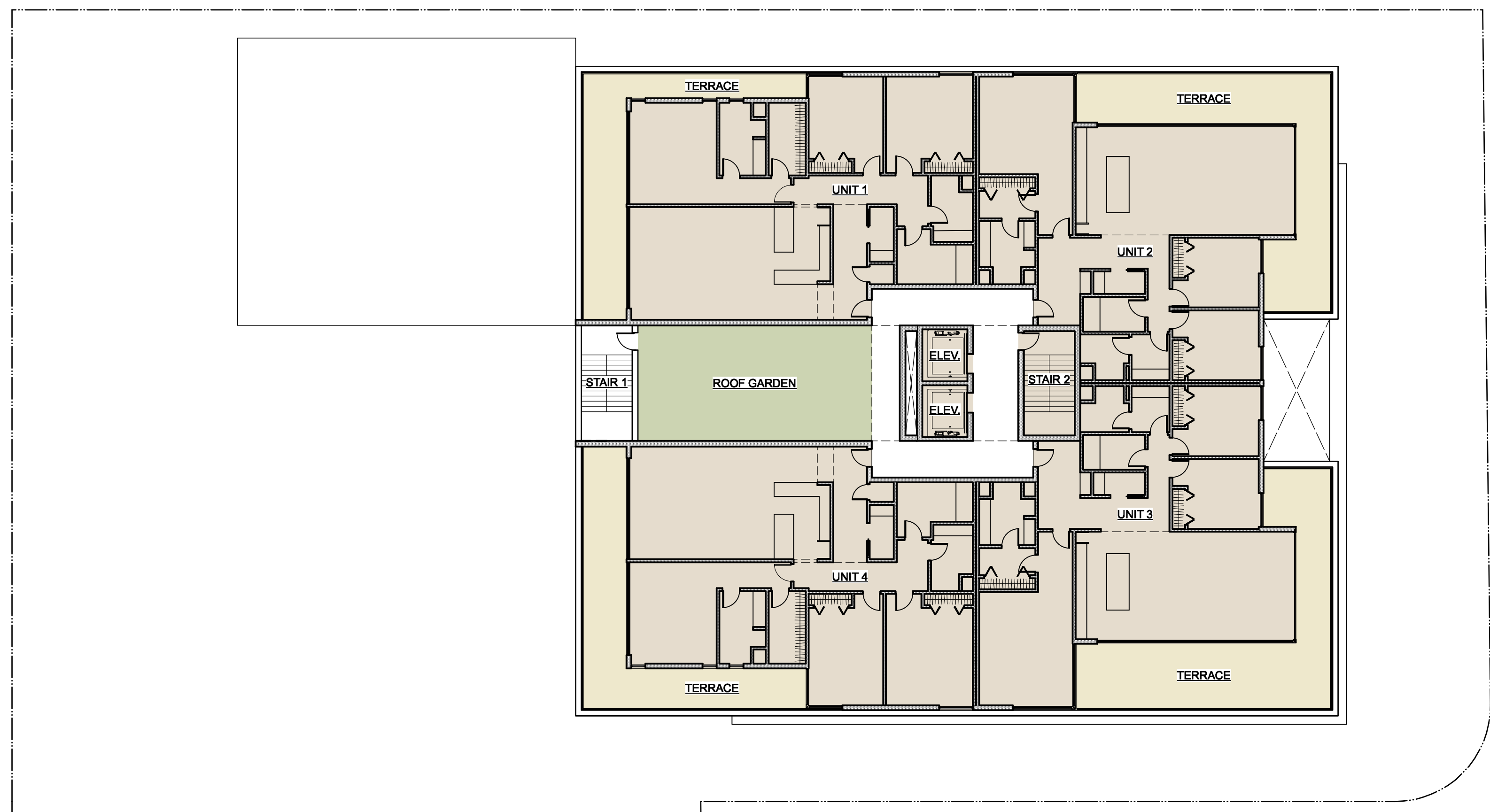
JMH WEISS, INC.
Civil Engineering ~ Surveying ~ Land Planning
1731 Technology Drive Ste #80, San Jose, CA 95110
P: (408) 286-4555

1 OF 1 SHEET	AS SHOWN SCALE	10/11/2018 DATE	5142 JOB NO.
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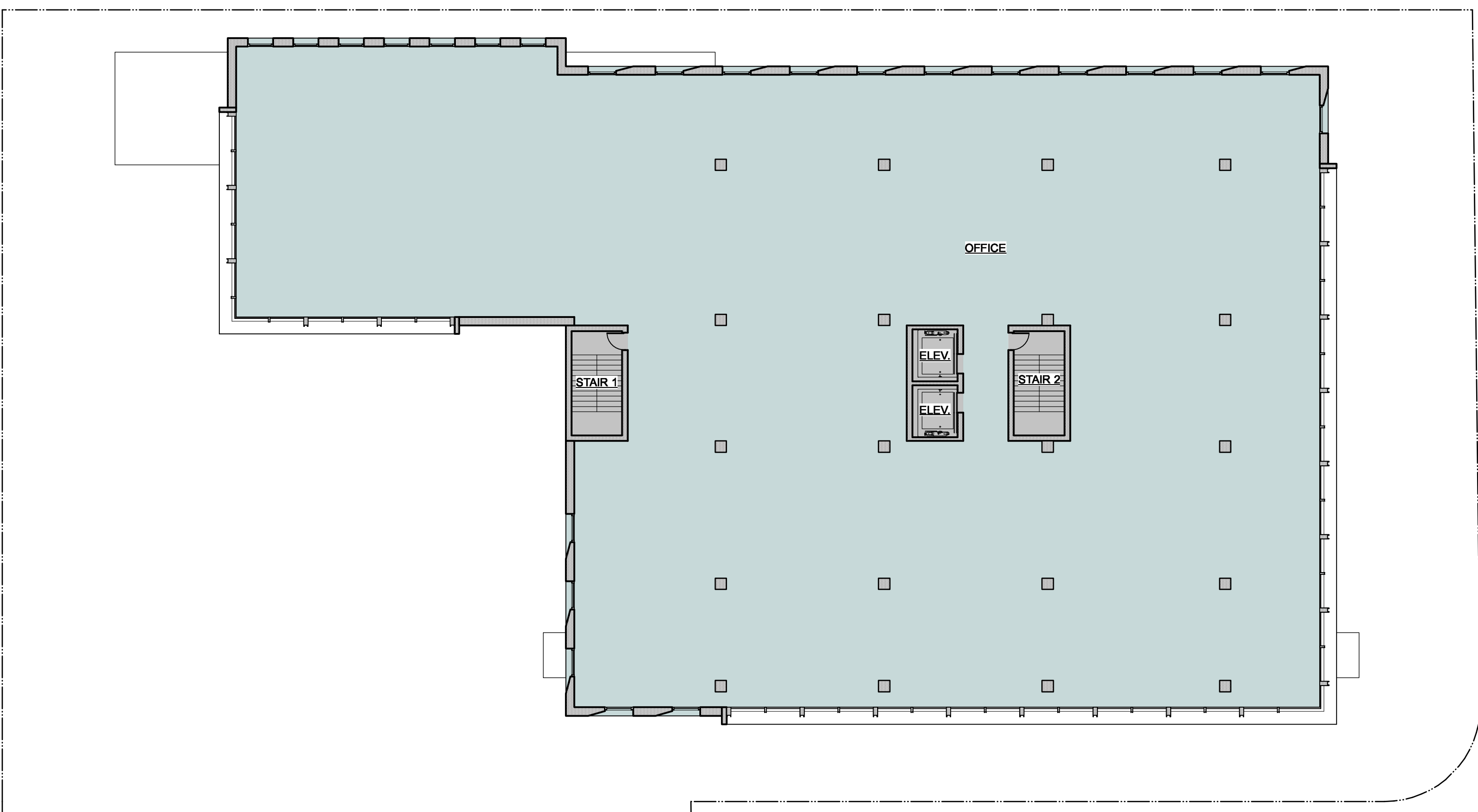
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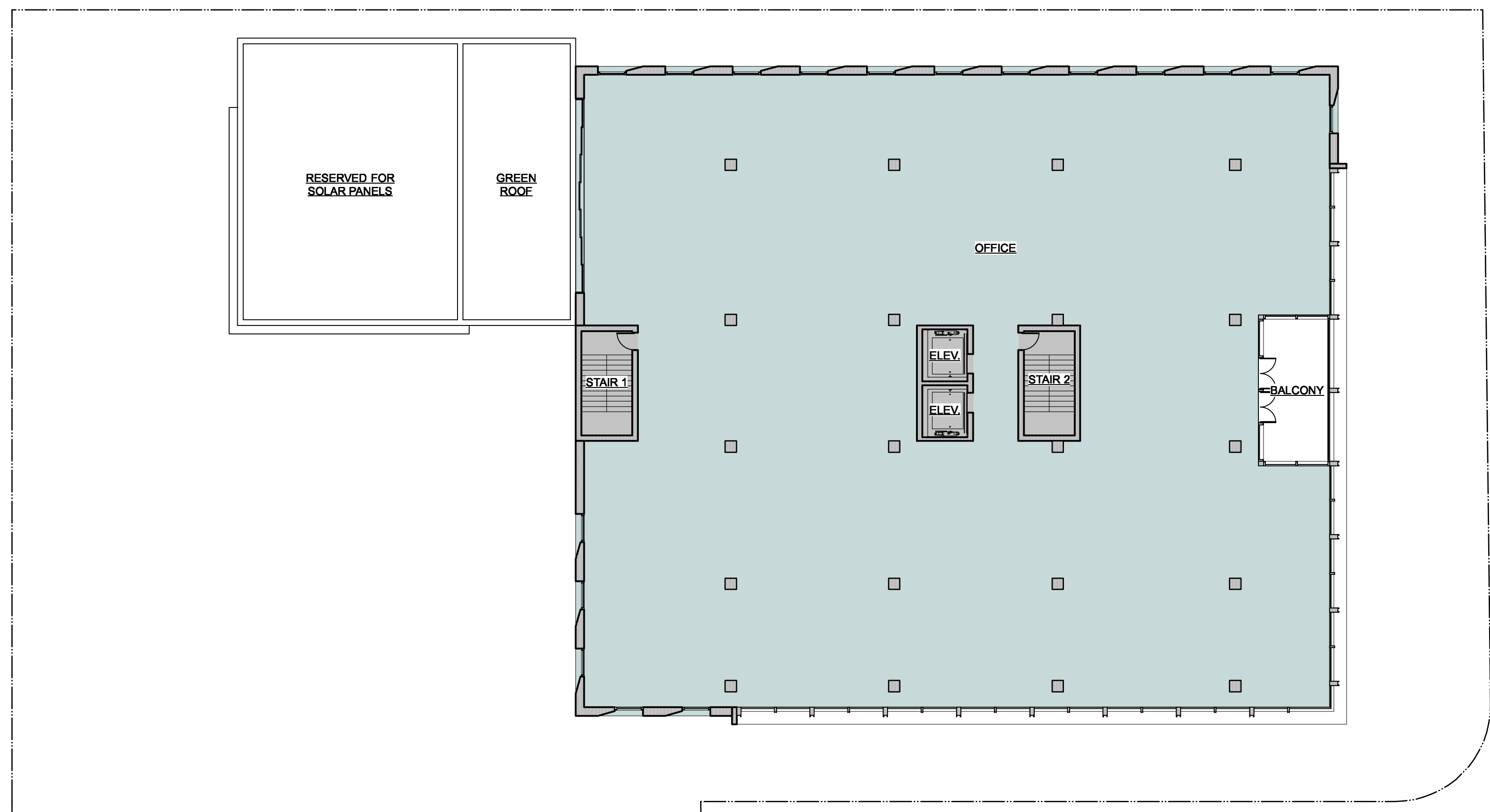
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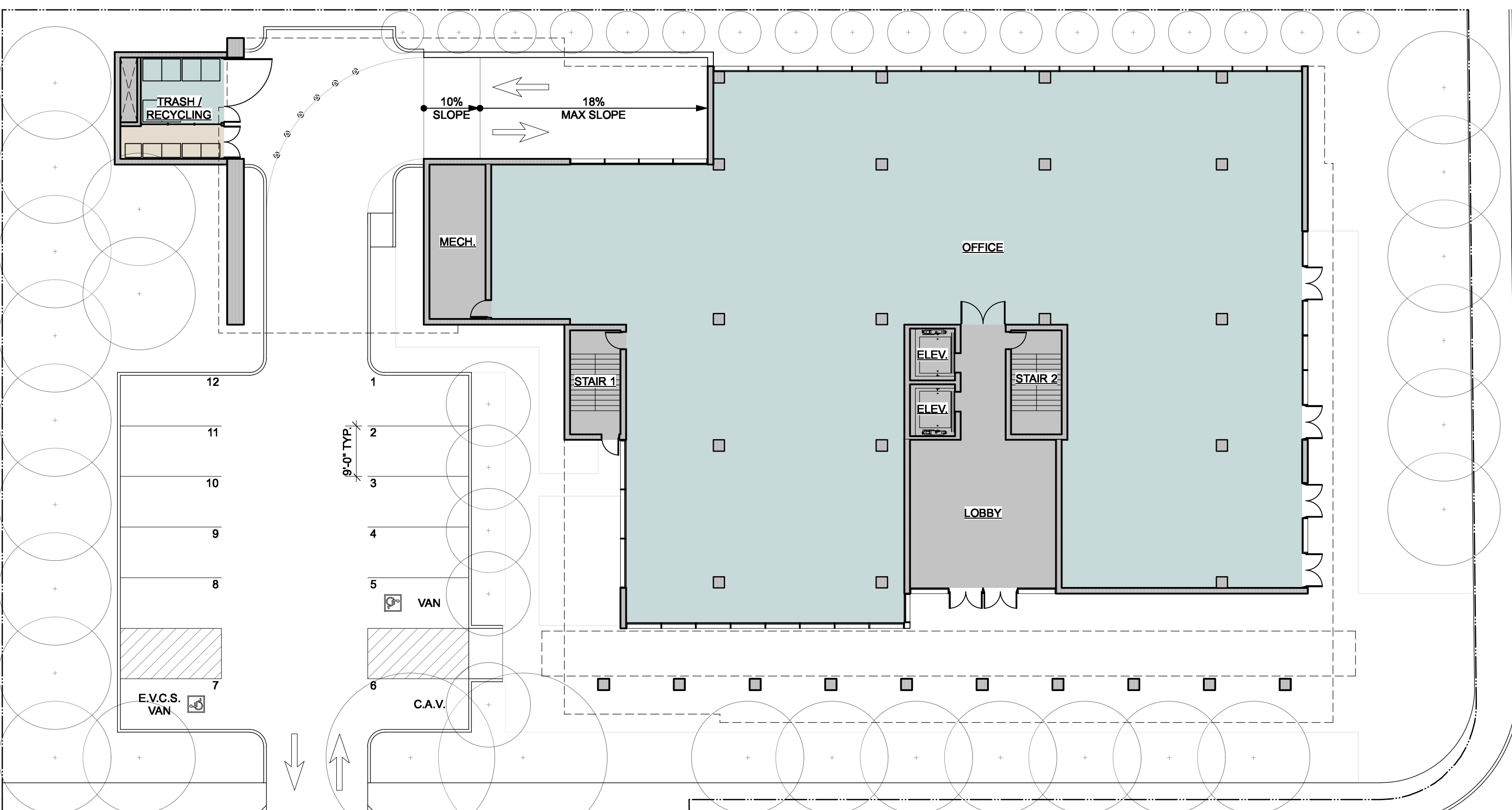
AREA DIAGRAM - LEVEL 4
SCALE: 1/16" = 1'-0" **4**



AREA DIAGRAM - LEVEL 2
SCALE: 1/16" = 1'-0" **2**



AREA DIAGRAM - LEVEL 3
SCALE: 1/16" = 1'-0" **3**



AREA DIAGRAM - LEVEL 1
SCALE: 1/16" = 1'-0" **1**

RESIDENTIAL AREAS								
	UNIT 1	UNIT 2	UNIT 3	UNIT 4	ROOF GARDEN	TOTALS	MIN. REQD.	COMPLIES
RESIDENTIAL	2,517 SF	2,370 SF	2,419 SF	2,600 SF	-	9,906 SF	N/A	N/A
OPEN SPACE S.L.A.M.C. §14501506	501 SF	695 SF	789 SF	610 SF	-	2,595 SF	200 SF	YES
COMMON OPEN SPACE S.L.A.M.C. §14501502	-	-	-	-	850 SF	850 SF	800 SF	YES

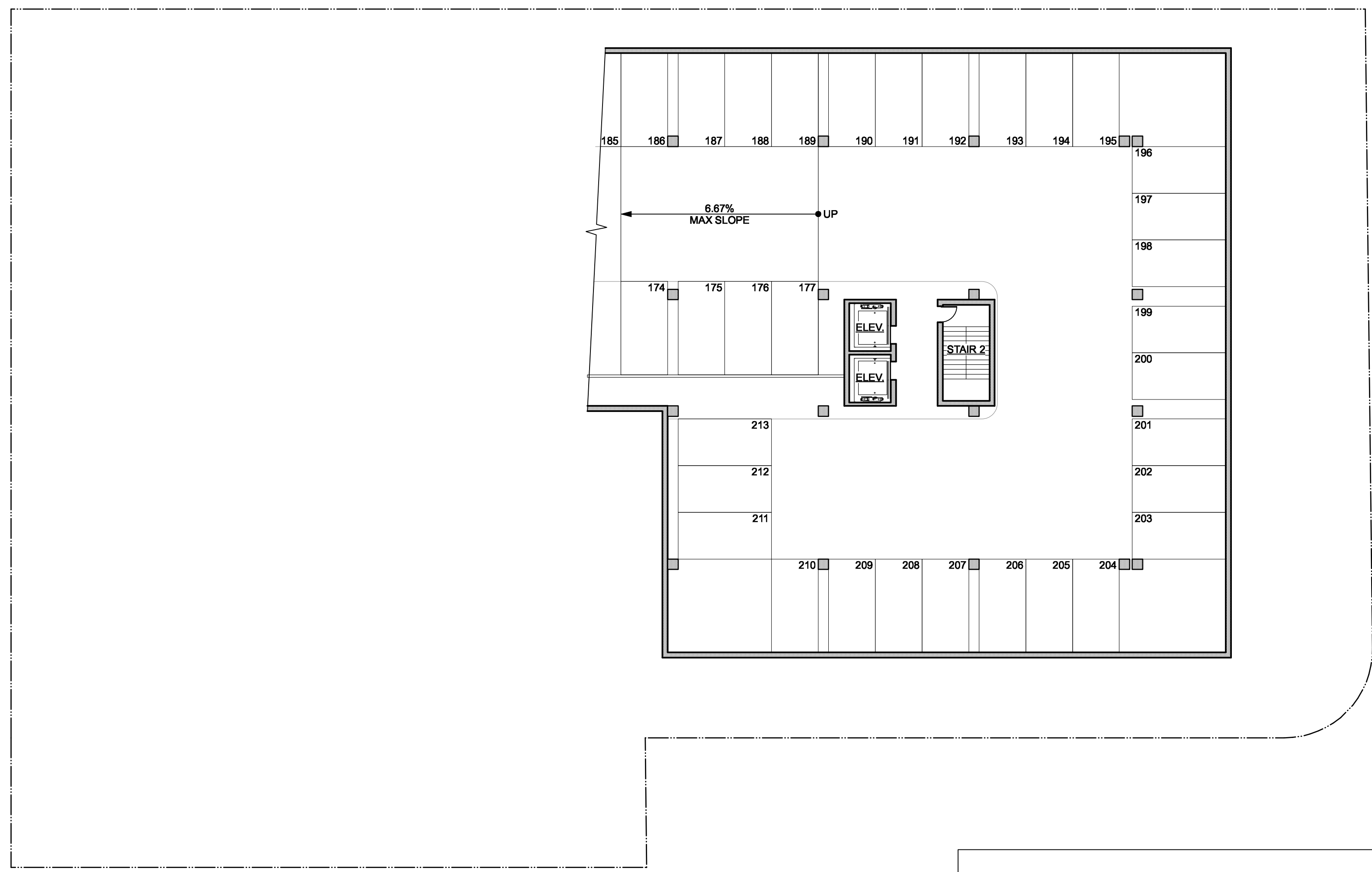
NOTE: RESIDENTIAL UNIT AREAS ARE GROSS AND EXTEND TO THE EXTERIOR SIDE OF UNIT WALLS.

BUILDING AREA SUMMARY		
	RESIDENTIAL	OFFICE
LEVEL 1		
RESIDENTIAL	(140 SF)	140 SF
OFFICE		(10,756 SF)
SHARED*	(1,971 SF)	493 SF
LEVEL 2		
RESIDENTIAL	(0 SF)	0 SF
OFFICE	(17,573 SF)	17,573 SF
SHARED*	(656 SF)	164 SF
LEVEL 3		
RESIDENTIAL	(0 SF)	0 SF
OFFICE	(14,289 SF)	14,289 SF
SHARED*	(656 SF)	164 SF
LEVEL 4		
RESIDENTIAL	(10,343 SF)	10,343 SF
OFFICE	(0 SF)	0 SF
SHARED*	(0 SF)	0 SF
SUBTOTAL (EACH USE)	11,304 SF	45,082 SF
TOTAL (ALL USES)	56,386 SF	

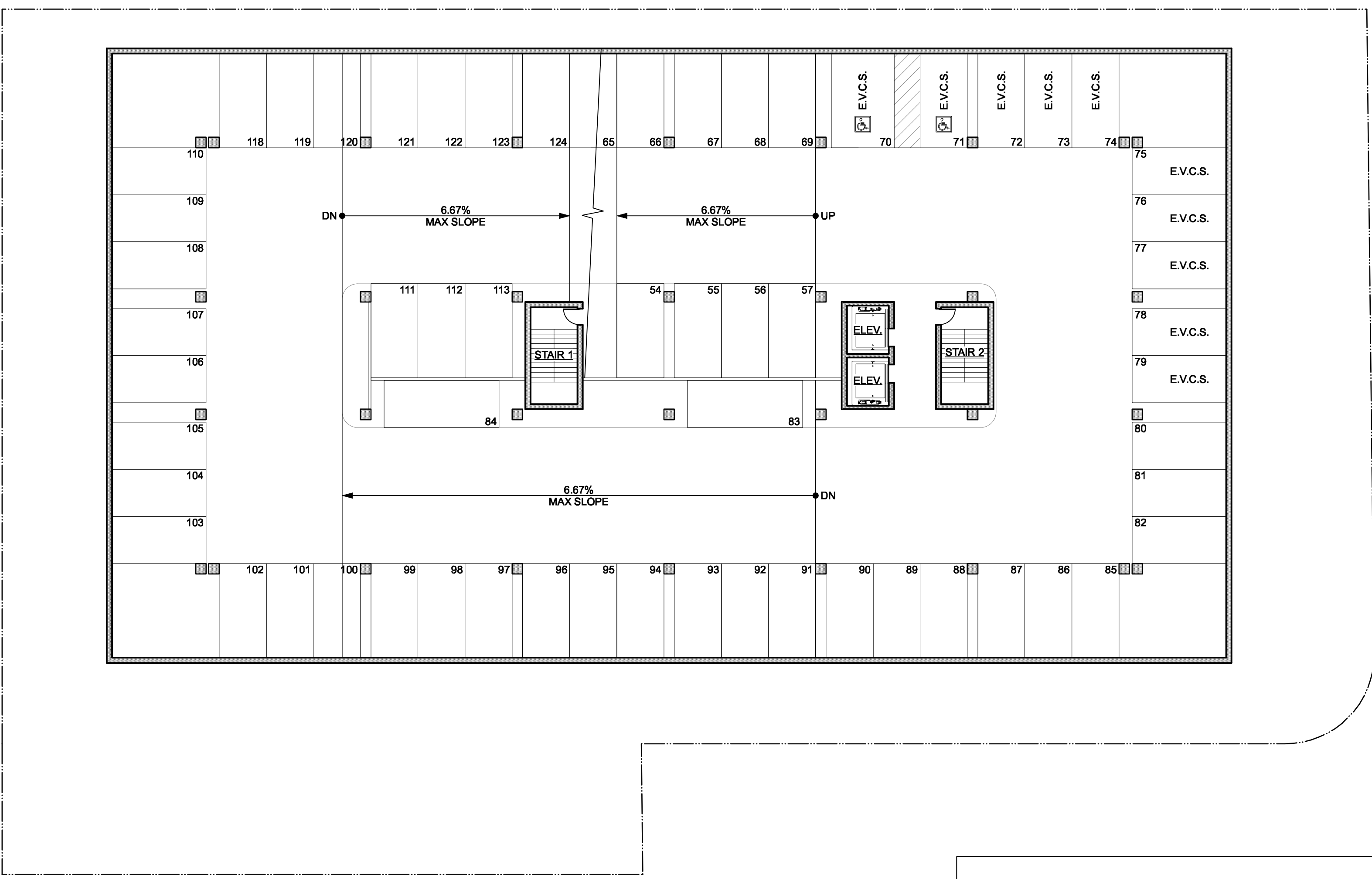
*SHARED AREAS ALLOCATED TO EACH USE BY FLOOR LEVELS (LEVEL 1: RESIDENTIAL LEVEL 3: OFFICE LEVELS)
NOTE: ALL AREAS ARE GROSS (INCLUDING STAIRWELLS, ELEVATORS, NON-HABITABLE SPACES, ETC.)

FOR PARKING CALCULATIONS SUMMARY, SEE A0.4

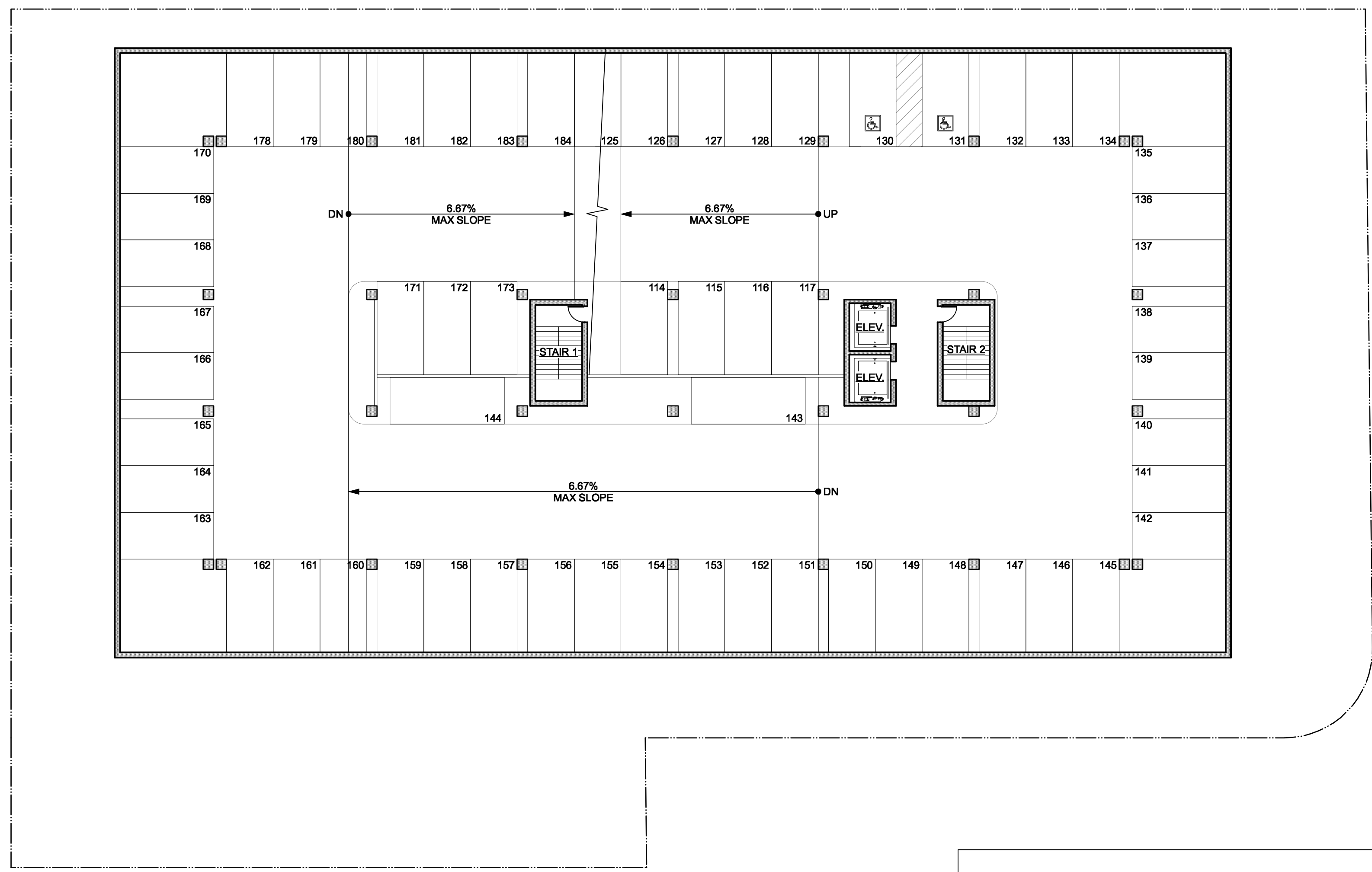
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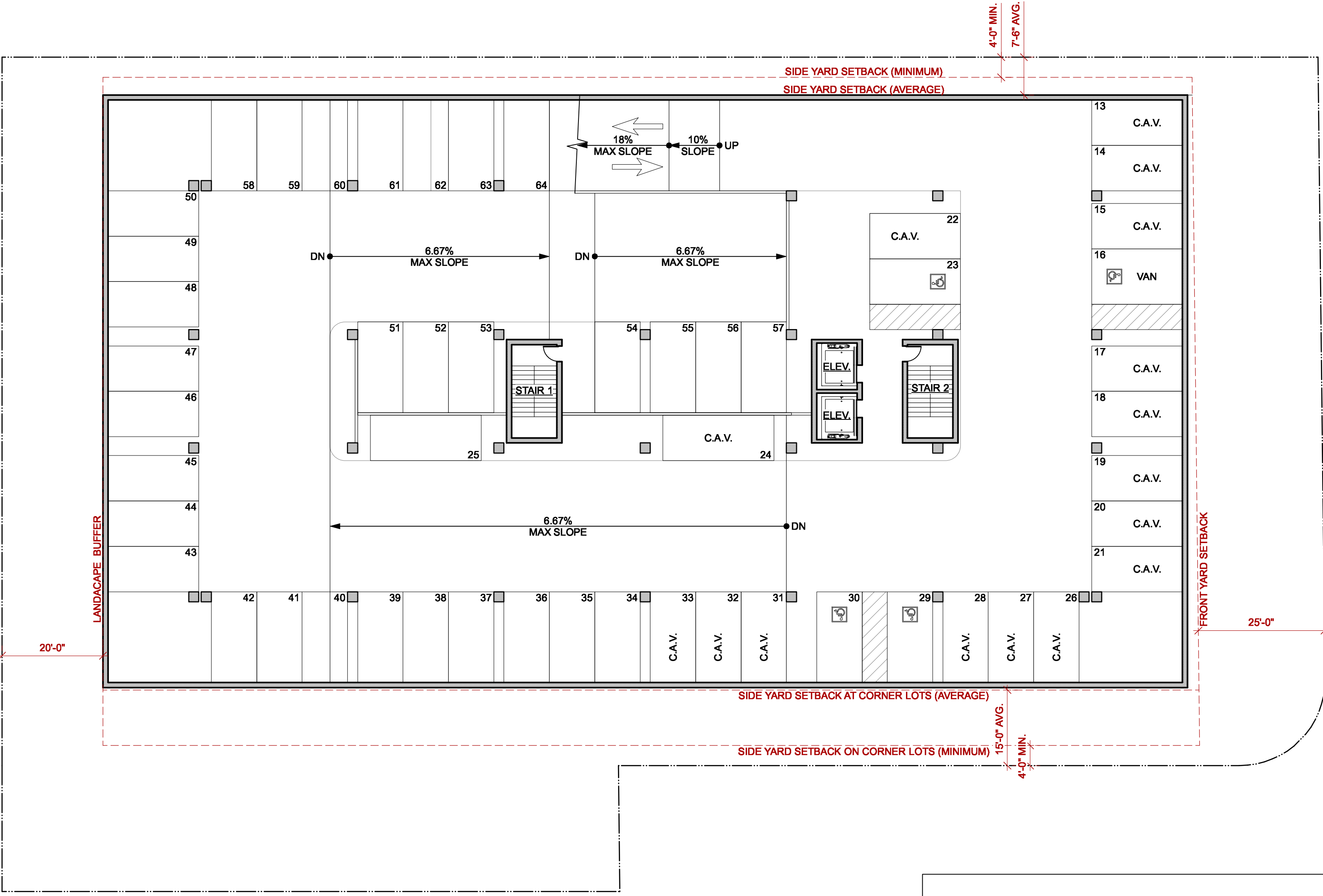
PARKING DIAGRAM - LEVEL B4
SCALE: 1/16" = 1'-0" **4**



PARKING DIAGRAM - LEVEL B2
SCALE: 1/16" = 1'-0" **2**



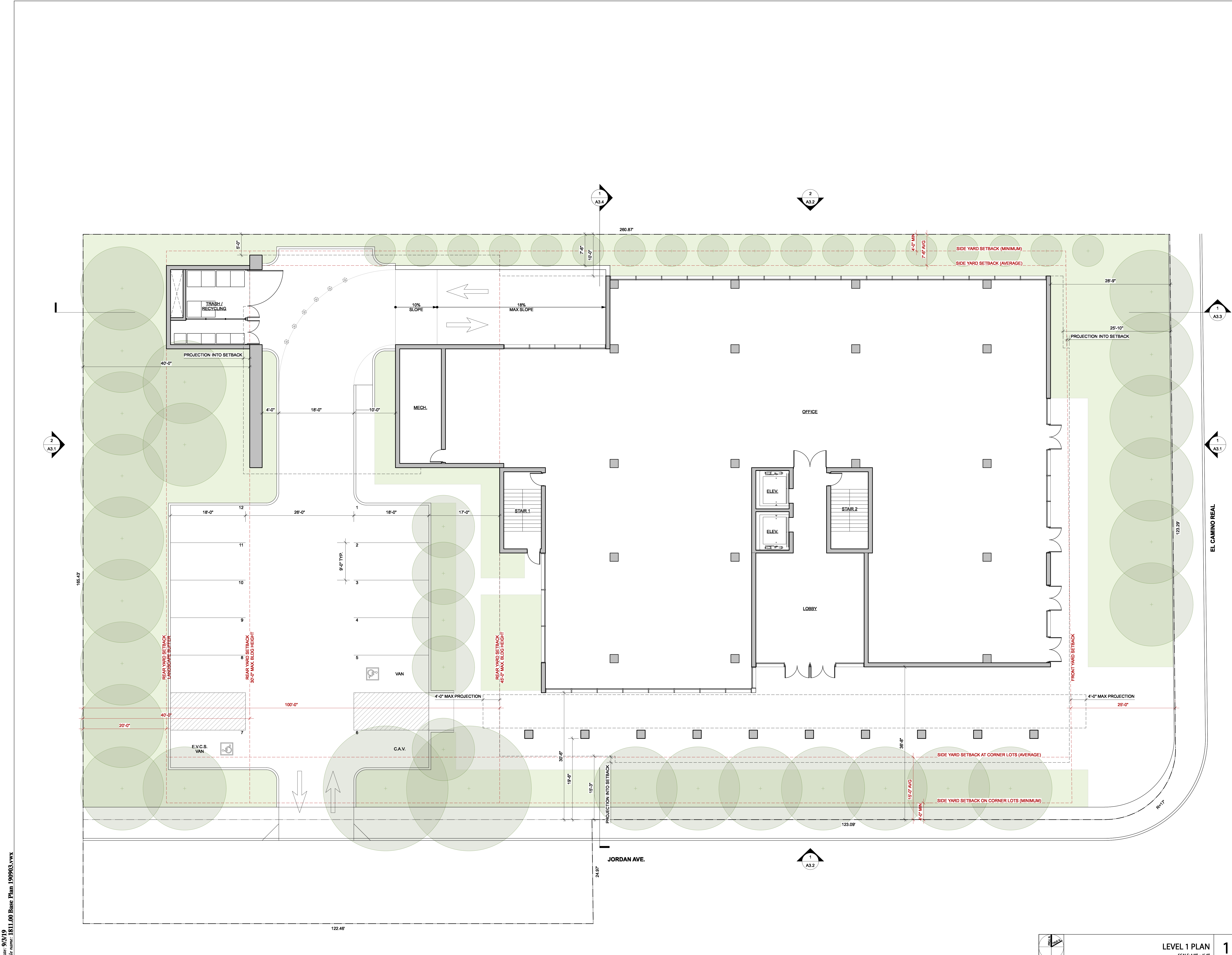
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SCALE: 1/16" = 1'-0" **3**



PARKING DIAGRAM - LEVEL B1
SCALE: 1/16" = 1'-0" **1**

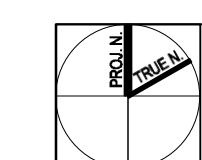
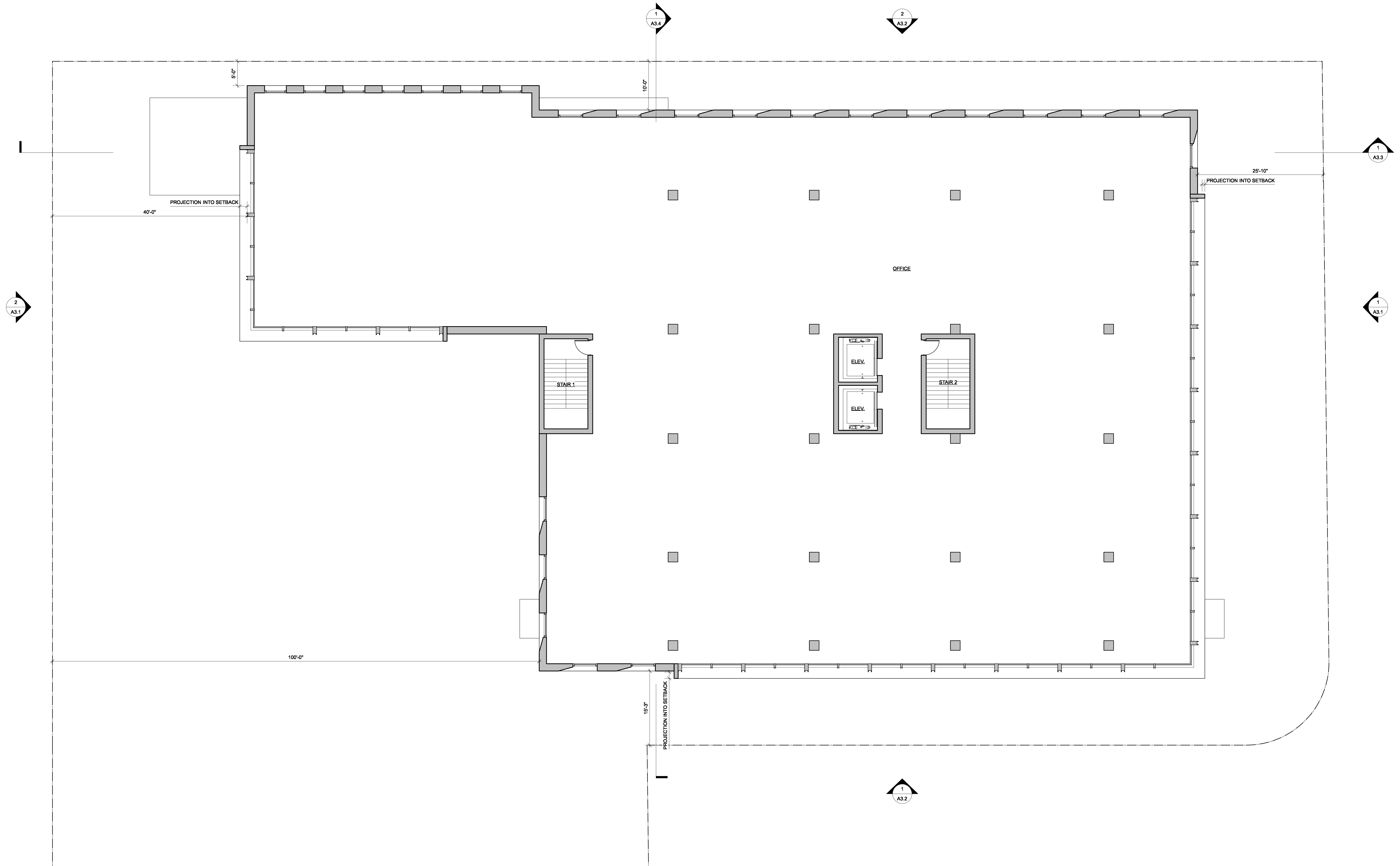
PARKING SUMMARY	
PARKING SPACES REQUIRED	SPACES
RESIDENTIAL (4 UNITS)	
RESIDENTIAL PARKING - 2 SPACES PER UNIT	8
GUEST PARKING - 1 SPACE PER 4 UNITS	1
OFFICE PARKING - 1 SPACE PER 300 SF NET AREA	(142.9) 143
TOTAL	152
PARKING SPACES PROVIDED	SPACES
AT GRADE (LEVEL 1, SEE A0.3)	12
BELOW GRADE (LEVELS B1-B4)	201
TOTAL	213

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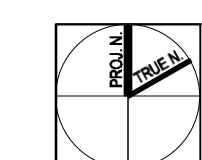
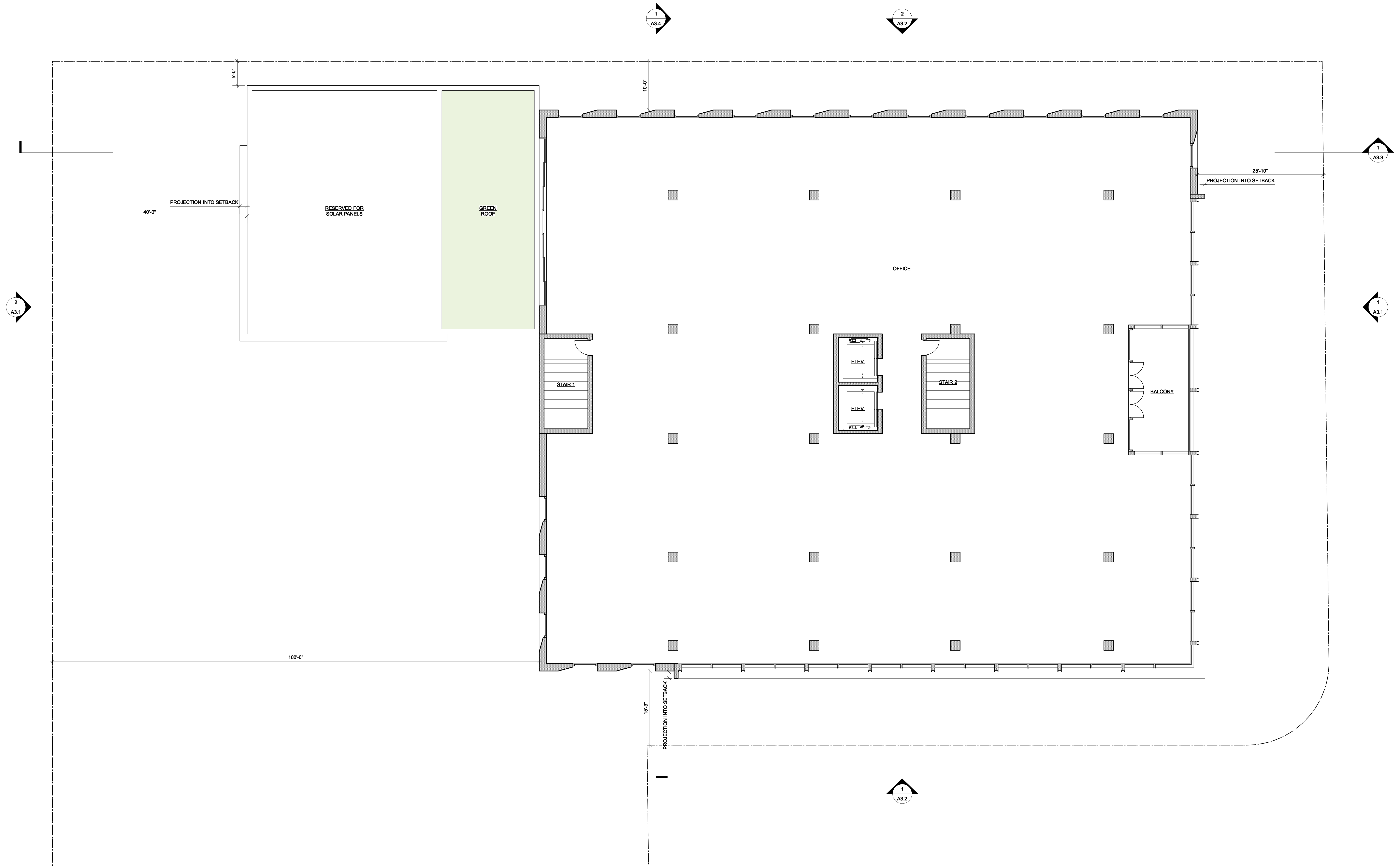


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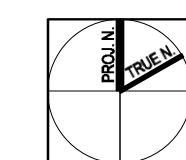
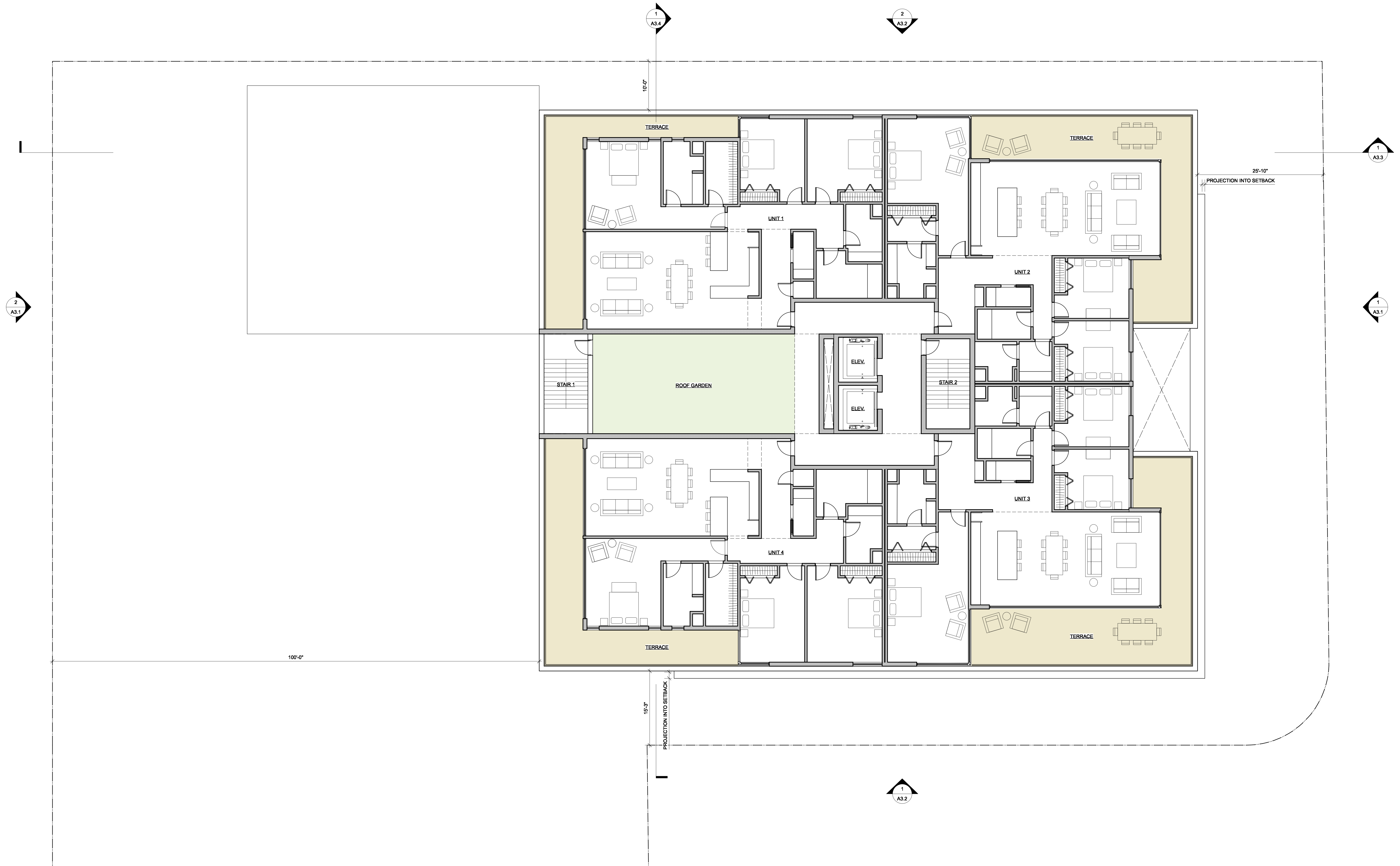
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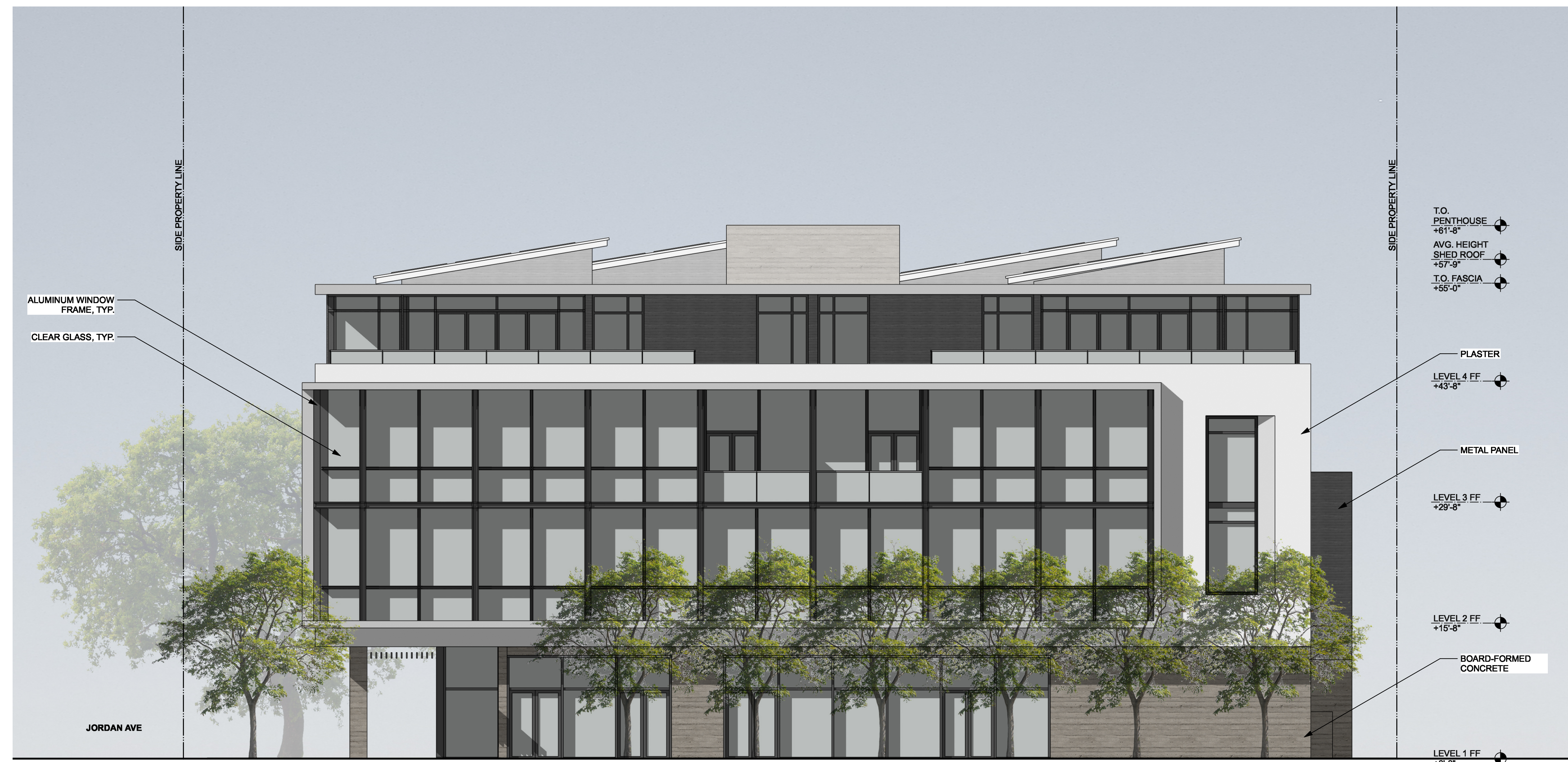




WEST ELEVATION

SCALE: 1/8" = 1'-0"

2



EAST ELEVATION

SCALE: 1/8" = 1'-0"

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NORTH ELEVATION
SCALE: 1/8" = 1'-0"

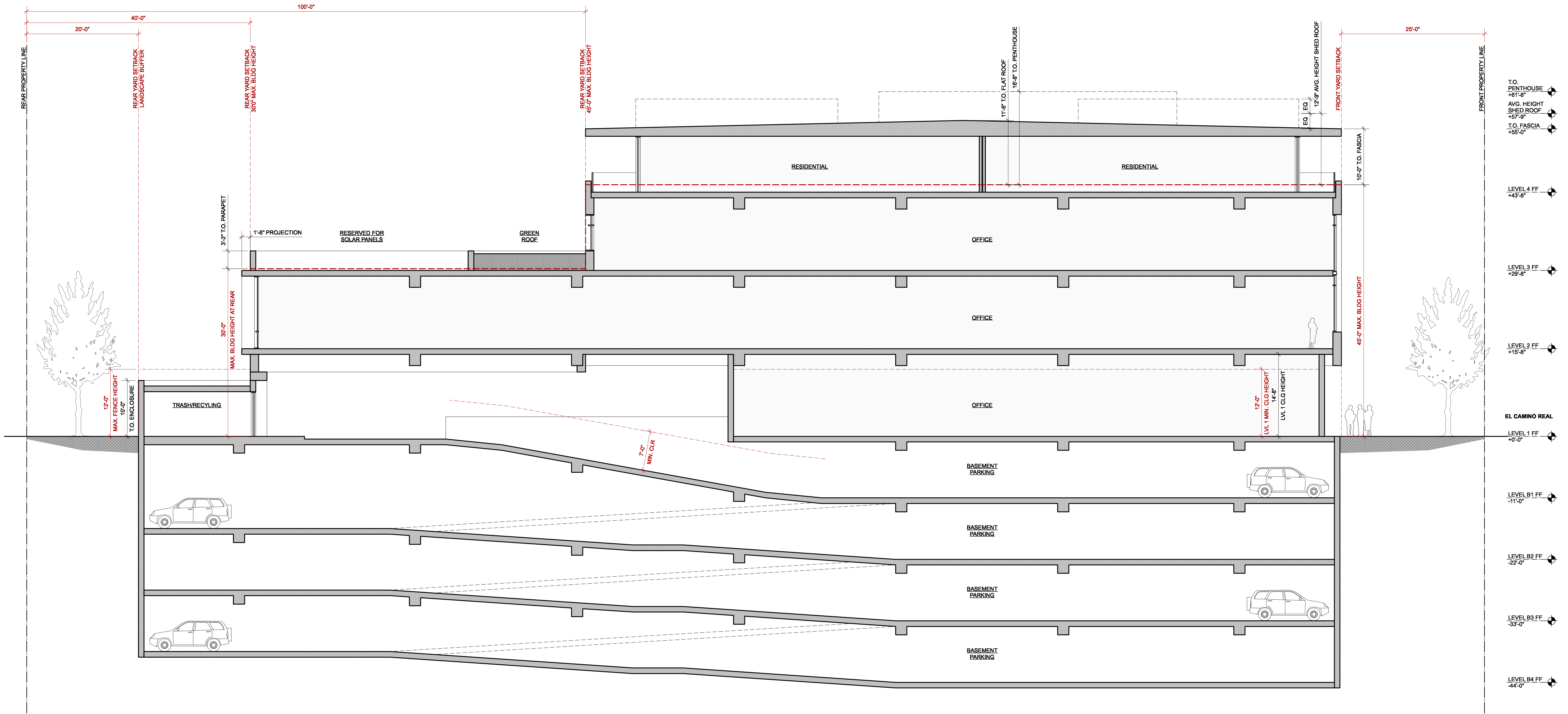
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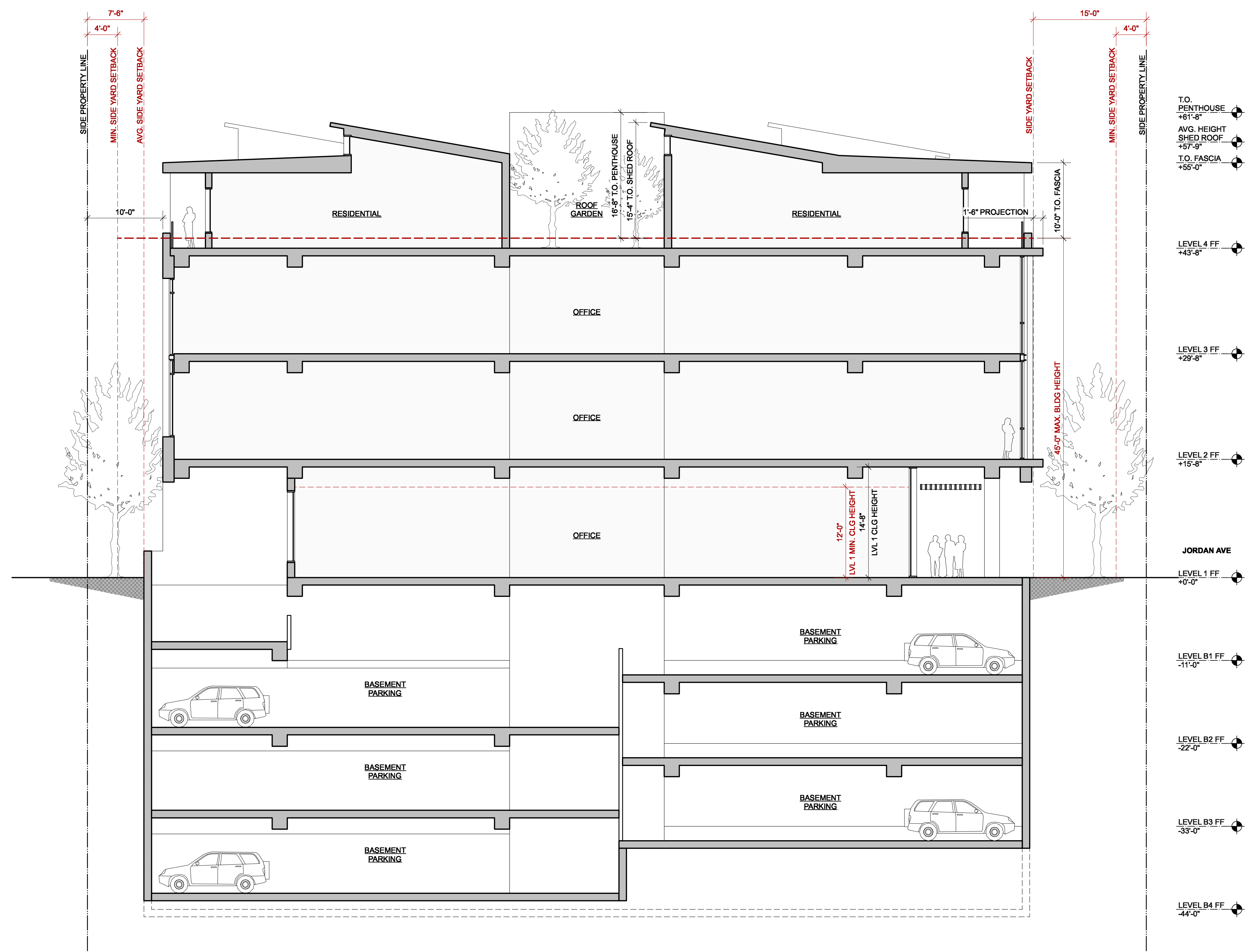
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

1

A3.2



TO PENTHOUSE	+61'-6"
AVG. HEIGHT SHED ROOF	+57'-0"
T.O. FASCIA	+56'-0"
LEVEL 4 FF	+43'-6"
LEVEL 3 FF	+29'-6"
LEVEL 2 FF	+15'-6"
EL CAMINO REAL	+0'-0"
LEVEL 1 FF	-11'-0"
LEVEL B1 FF	-22'-0"
LEVEL B2 FF	-33'-0"
LEVEL B3 FF	-44'-0"
LEVEL B4 FF	-44'-0"



- TO PENTHOUSE +61'-8"
- AVG. HEIGHT SHED ROOF +57'-8"
- T.O. FASCIA +58'-0"
- LEVEL 4 FF +43'-8"
- LEVEL 3 FF +28'-8"
- LEVEL 2 FF +15'-4"
- JORDAN AVE LEVEL 1 FF +0'-0"
- LEVEL B1 FF -11'-0"
- LEVEL B2 FF -22'-0"
- LEVEL B3 FF -33'-0"
- LEVEL B4 FF -44'-0"

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PERSPECTIVE FROM SOUTHWEST AT JORDAN AVE
SCALE: N.T.S. **4**



PERSPECTIVE FROM SOUTHEAST AT EL CAMINO
SCALE: N.T.S. **2**



PERSPECTIVE FROM SOUTH AT JORDAN AVE
SCALE: N.T.S. **3**



PERSPECTIVE FROM NORTHEAST AT EL CAMINO
SCALE: N.T.S. **1**

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PERSPECTIVE FROM WEST AT PARKING LOT
SCALE: N.T.S.

2



PERSPECTIVE FROM EAST AT EL CAMINO
SCALE: N.T.S.

1

A4.2