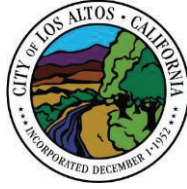


ATTACHMENT E



Community Development
Department One North San Antonio
Road
Los Altos, California 94022

January 26, 2022 updated February 1, 2022

DeNardi Wang Homes
4962 El Camino Real, Suite 223
Los Altos, CA 94022
albert@denardiwang.com

**SUBJECT: PRE-APPLICATION PHASE - SB 330 PROJECT – 996 LORAIN
STREET**

Dear De Nardi Wang Homes:

This letter is in response to the preliminary application and submittal for an SB330 project at 996 Loraine Street. As you are aware SB 330 has two key parts: a Pre-Application Phase and the Formal Submittal Phase.

APPLICATION FEES DUE

Attached to this letter is an invoice detailing the amount due. Pursuant to the application filing requirements set by the Community Development Department, payment of all application fees is due at the time of application submittal. The application will be considered incomplete until payment of the fees is provided. Additionally, we will not release any further completeness, comment, or approval letters until the fees are paid.

Pursuant to Section 14.76.050 (D), if payment is not received within 180 days after this notice, the application shall be considered expired.

Payment Options

Pay Online – Credit Card

- Step 1. Go to <https://trakit.losaltosca.gov/etrakit/> and sign in. If you do not have an account, you will need to select *Setup an Account*. (Payments cannot be submitted without signing in)
- Step 2. Under Planning Projects, select *Search*. Search for the project using the address or project number above. Select the project application from the Search Results list.
- Step 3. Select the *Fees* tab and select the amount due under the Paid Date or select *Pay All Fees*. Follow the prompts to pay the fees. You should receive a confirmation/receipt email

upon payment.

Pay By Mail – Check

Send a check for the full amount and copy of the invoice to the address on the invoice and include “Attn: Planning Division” in the address. All checks shall be made out to “City of Los Altos” and include the site address in the check notes section.

PRE-APPLICATION PHASE OF SB 330

Project Comments: The Planning Division’s preliminary feedback on the project are included at the end of this letter. The comments from the City’s Engineering Departments and from the Santa Clara County Fire Department are provided as attachments to the letter. We will forward the comments of the City’s Building Division, Transportation Services Manager, Los Altos Police Department, Mission Trails, and California Water Service as the comments are received by Planning staff. These comments are provided to you as a courtesy and to assist you in designing the project and in preparing a formal application. The comments are preliminary based on staff’s review of the preliminary plans and shall not be considered and should not be construed to be a complete exhaustive list to determine project compliance or completeness. A more thorough review will be completed once the formal application(s) are submitted to the city. Be aware the Engineering Department provides standard conditions of approval. The Fire Department’s comments will identify changes required or information to be shown on the plans to receive the department’s recommendation for project approval. Please review and email me if you would like to discuss said comments with any of the departments or alternatively you may reach out to departments directly.

Community Outreach: You are encouraged to complete 1-2 community meetings with tenants and neighbors within 1,000 feet of the property. If you would like to pursue our recommendation for community outreach, please contact City staff. Once Planning staff is contacted regarding community outreach, we will organize a virtual meeting and prepare public notices (which have a cost of \$1/mailed notice per the adopted Fee Schedule). We have tentatively scheduled a community outreach meeting for February 1, 2022, please confirm the date works for you. Preparation and distribution of the notices shall \$1/mailed notice per the adopted Fee Schedule and be paid for by the applicant per the City’s Master Fee Schedule:

https://www.losaltosca.gov/sites/default/files/fileattachments/community_development/page/41491/planning_division_fee_schedule_2018-2019_updated.pdf.

Planning Commission Study Session: Per 14.78.040 of the Los Altos Municipal Code the project is eligible for a study session with the Planning Commission. The Planning staff has tentatively scheduled a Planning Commission Study Session for March 3, 2022, at 7:00 pm, which will provide an opportunity for a discussion of the proposed project with the Commission. For staff to prepare a staff report for the meeting, please confirm this date and time works for you and your team.

At the completion of the Pre-Application Phase, City staff will prepare a letter with Planning Commission meeting minutes and notes from the community outreach meetings for your review. The goal will be to incorporate community comments into your formal submittal.

The applicant shall submit a formal application for a development project within 180 calendar days of submitting a complete preliminary application consistent with the City of Los Altos Formal Submittal Requirements for SB330 Development Application handout.

If the City determines that the application for the development project is not complete, the applicant shall submit the specific information needed to complete the application within 90 days of receiving the agency's written identification of the necessary information. If the development proponent does not submit this information within the 90- day period, then the preliminary application shall expire and have no further force or effect. When formally submitting, please ensure you provide all the material below so that the project can be deemed "complete".

Project Plan Set Submittal Requirements.

The City of Los Altos Formal Submittal Requirements for SB330 Development Application handout provides the submittal requirements for a multiple-family development, please refer to the document in the web link below:

https://www.losaltosca.gov/sites/default/files/fileattachments/community_development/page/41491/los_altos_sb330_post_submittal_checklist_final_v1.pdf

As indicated in the City of Los Altos Formal Submittal Requirements for SB 330 Development Applications handout, please submit a digital (.pdf) plan set. Once the application is deemed complete, the digital (.pdf) development set shall be provided to the project planner a USB data key or by email.

As indicated in Item No. 8 of the Formal Submittal Requirements for SB 330 Development Applications handout, technical studies may be required in connection with your SB 330 application. This will include, but is not limited to the following:

1. Transportation Analysis - This should include an analysis of the project's vehicle miles traveled, trip generation, trip distribution, and parking. Additionally, include an analysis of unsignalized intersections on Arterials or Collectors that provide access to the site. Signalized intersections within a 0.5 miles radius of the proposed project, site access, site circulation, pedestrian site access, bike site access, transit connectivity, school walkability, school bikeability, and on-street parking occupancy should also be studied.
2. Air Quality Study - The air quality study shall evaluate air quality emissions resulting from construction and operation of the project, in conformance with the Bay Area Air Quality Management District (BAAQMD) guidelines and the CEQA guidelines. The Air Quality Analysis will also evaluate the community health risk to and from the project.
3. Arborist Report – The arborist report shall provide a tree Survey and any necessary tree protection measures to preserve the long-term health of existing protected trees. An arborist report will need to be provided indicating the type, size and disposition of all trees, and the trees should be numbered on the plans including a table summarizing their existence. An application for removal of protected trees shall be reviewed and determined based on the criteria outlined in Chapter 11.08.090 of the Municipal Code.
4. Phase I Environmental Site Assessment – If a Phase I Environmental Site Assessment (ESA) was completed, please submit to the city to review to address the potential for soil and/or groundwater contamination on-site.
5. Noise Study - The noise study shall evaluate noise and vibration impacts from the

project based on a Noise and Vibration Assessment study. The Noise and Vibration Assessment will quantify existing noise conditions on-site, evaluate construction noise and vibration impacts, evaluate project operational noise impacts, and assess the land use compatibility, and it shall evaluate the project’s compliance with the City’s [Noise Ordinance \(Chapter 6.16\)](#).

6. Loyolla Corners Neighborhood Commercial Center Specific Plan - Staff requests a letter outlining the proposals compliance with the Specific Plan.

Filing Fees

The following fees shall apply to this project. This does not include all plan check, building permit or impact fees that must be paid for this project. The fees include but are not limited to:

Design Review-Multi Family	\$9,922.24
Environmental Initial Study	\$1,785 + time and materials
Tentative Map Review	\$5,225.00
Master Sign Program-for any potential signage for the new project	\$836.00
Park In Lieu Fees	See Resolution (2019-04) ²
Public Art Fee	See Municipal Code Chapter 3.52
Traffic Impact Fees	\$4,159 dollars per unit
Tree Removal Permit	\$78.25
Public Notification	\$1.00 per postcard
CEQA Fees:	\$To Be Determined

Master Fee Schedule

The following fees are effective on December 24, 2021:

https://www.losaltosca.gov/sites/default/files/fileattachments/community_development/page/41491/21-22_fee_schedule.pdf

The City’s Public Art Ordinance (Municipal Code Chapter 3.52) requires the inclusion of public art in certain private developments or a contribution to the Los Altos Public Art Fund. The applicable fees are provided at the following web page:

https://www.losaltosca.gov/sites/default/files/fileattachments/community_development/page/41491/public_art_fee_handout_rev.pdf

All applicable fees are on the City’s website pursuant to AB 1483:

<https://www.losaltosca.gov/communitydevelopment/page/assembly-bill-1483-requirements>

CEQA Fees

The project might be eligible for a Class 32 infill Category Exemption, however, further evaluation of air quality, biological resources, cultural resources, historic resources, hazards and hazardous materials (Phase I Environmental Site Assessment (ESA)), and transportation analysis impacts would need to be completed, the cost of which you would be responsible for. If the project is not eligible for a Category Exemption, then the project may alternatively be eligible for a Mitigated Negative Declaration if any environment effect can be reduced to less

than a significant impact. The City may elect to hire a consultant to provide further evaluation of the potential environmental impacts and a specific scope of work would be provided to you for completion of the required environmental evaluation. In addition to any City fees, you would be responsible for the cost of the city's consultant and/or any technical analyses required to fulfill the environmental review process.

Additional Information

The following provide information regarding other City of Los Altos adopted standards, which shall be considered for proposed new development projects.

Chapter 14.02 (General Provisions and Definitions)

https://library.municode.com/ca/los_altos/codes/code_of_ordinances?nodeId=TTT14ZO_C H14.52CDR3CODOMUFADI

Chapter 14.40 (CN Commercial Neighborhood)

https://library.municode.com/ca/los_altos/codes/code_of_ordinances?nodeId=TTT14ZO_C H14.40CNCONEDI

Chapter 14.40.150 - Design Controls (CN)

There shall be a specific focus on Section 14.52.110 (Design Controls).

https://library.municode.com/ca/los_altos/codes/code_of_ordinances?nodeId=TTT14ZO_C H14.40CNCONEDI_14.40.150DECOCN

Chapter 14.66 (General Standards and Exceptions)

https://library.municode.com/ca/los_altos/codes/code_of_ordinances?nodeId=TTT14ZO_C H14.66GESTEX

Chapter 14.66.280 - Design standards applicable to all multi-family and residential mixed-use development.

There shall be a specific focus on Section 14.66.280.

https://library.municode.com/ca/los_altos/codes/code_of_ordinances?nodeId=TTT14ZO_C H14.66GESTEX_14.66.280DESTAPALMUMIREMIEDE

Chapter 14.68 (Signs on Private Property)

https://library.municode.com/ca/los_altos/codes/code_of_ordinances?nodeId=TTT14ZO_C H14.68SIPRPR

Chapter 14.72 (Fence Regulations)

https://library.municode.com/ca/los_altos/codes/code_of_ordinances?nodeId=TTT14ZO_C H14.72FERE

Chapter 14.74 (Off-Street Parking and Loading)

https://library.municode.com/ca/los_altos/codes/code_of_ordinances?nodeId=TTT14ZO_C H14.72FERE

Chapter 14.78 (Design and Transportation Review – Multiple-Family)

https://library.municode.com/ca/los_altos/codes/code_of_ordinances?nodeId=TTT14ZO_C H14.66GESTEX

Parking Standards

https://www.losaltosca.gov/sites/default/files/fileattachments/community_development/page/41491/parking_standards_exhibit_a.pdf

Tentative Maps Ordinance

https://library.municode.com/ca/los_altos/codes/code_of_ordinances?nodeId=TTT13SU_C H13.12TEMA

Chapter 6.16 (Noise Control)

https://library.municode.com/ca/los_altos/codes/code_of_ordinances?nodeId=TTT6HESA CH6.16NOCO

If Approved by the City Council

If the project is approved, you will be required to file a Final Map and approval of a Subdivision Improvement Agreement per Title 13 of the Los Altos Municipal Code (Subdivision) and the Subdivision Map Act. Preparation of the Final Map and Subdivision Improvement Agreement will be \$1,225 plus time and materials per the City's Master Fee Schedule.³

Planning Division Comments

1. The property is designated Neighborhood Commercial in the General Plan and the mixed-use project housing is a desirable and conditional use in the CN zoning district.
2. Floor Area – The [General Plan Land Use Element](#) under Table LU-1 sets a maximum FAR/Net Acre of .50:1 and [Housing Element](#) on Table B-39 sets a maximum floor area ratio of .5:1 with residential. However, [Chapter 14.40.070 \(Floor Area Ratio\)](#) for the Commercial Neighborhood Zoning District does not require a maximum floor area. In reviewing the Zoning Code and the General Plan, staff has determined the Zoning Code development standard under Chapter 14.40.070 (Floor Area Ratio) applies unless it prevents the developer from doing what the General Plan expressly allows.
3. To approve the project, the City Council must make positive design review findings as outlined in Section 14.78.060 of the Municipal Code (see Attachment 1). In addition to complying with the standard design review findings, the project must address the CN District's Design Controls (Section 14.40.150) and the Loyola Corners Neighborhood Commercial Center Specific Plan (as amended).

The project site is located within the Loyola Corners Neighborhood Commercial Center Specific Plan area. The Specific Plan was originally adopted in 1990 and it was amended, most recently, in 2017. The amendments to the Specific Plan, which include updates to the Plan's Administrative Design Guidelines, clarify the maximum 30-foot height limit.

Regarding the Loyola Corners Neighborhood Commercial Center Specific Plan's Design Guidelines, the project shall comply with all applicable requirements. The Specific Plan also contains supplemental design standards related to architectural design, building materials, colors, signage, lighting and landscaping, paving, street furniture and utilities. ⁴

4. Mixed-uses and commercial building additions in the Loyola Corners Specific Plan area require a use permit. To approve a use permit, the Commission and Council must make the

standard findings that the mixed-use is desirable, in accordance with the zoning objectives, not detrimental to the health, safety, or welfare of persons or property in the vicinity, and that the uses will comply with the district regulations. In addition, the use permit requires the following special findings for the commercial expansion within Loyola Corners area:

- That the proposed construction meets the specific purposes of the Loyola Corners Specific Plan Zoning District;
 - That the proposed square footage contributes to the desired 15,000 square feet of new ground-level retail (commercial) area; and
 - That the commercial use builds upon the existing strengths of Loyola Corners and adds businesses which is appropriate in terms of use, physical scale and size of the site.
5. The 2017 Specific Plan amendment stipulated that all new residential units must be a minimum size of 800 square feet and a maximum size of 1,500 square feet. The twelve proposed residential units are 596 to 947 square feet in size, the project shall be revised to comply with the required size limit.
 6. According to Chapter 14.40.080 (Front Yard) of the Zoning Code, no front yard shall be required, except where the front property line is across a street or alley from property in an R District, in which instance the minimum depth of front yards shall be forty (40) feet, of which a five-foot strip adjoining the public way, except at access driveways, shall be a landscaped strip. The required front yard may be used for parking spaces; provided, however, access to the street or alley may be by driveway only. Along Loraine Avenue, the subject site is located across the street from R1-10 (Single-Family) zoned properties. Therefore, the project proposes a zero setback, where the minimum front yard setback is 40 feet. The project shall be revised to comply with the minimum front yard setback of 40 feet.
 7. According to Chapter 14.40.090 (Side Yards) of the Zoning Code, no side yards shall be required, except where a side property line of the sites abuts on property in an R District, in which instance the minimum width of side yard shall be fifty (50) feet, of which the ten (10) feet abutting on the property in the R District shall be a landscaped strip. A required side yard may be used for parking, except for the area required to be planted. Therefore, the project proposes a zero setback, where the minimum front yard setback is 40 feet. The project shall be revised to comply with the minimum front yard setback of 40 feet with a minimum ten-foot landscape strip.
 8. Required parking spaces in the parking garage shall meet the intent of the City's Off-Street Parking and Loading regulations in [Chapter 14.74](#) of the Municipal Code.
 - a. Chapter 14.74.110 requires that for intensive retail uses and personal services, not less than one parking space for each two hundred (200) square feet of net floor area. The project proposes one parking space per 300 square feet of floor area, which is inconsistent with the above stated requirement.
 - b. Chapter 14.74.080 requires the following for residential uses in a CN zoning district:
 - i. There shall be two off-street parking spaces for each dwelling unit in a multiple-family dwelling or apartment house having two rooms or more in addition to the kitchens and bathrooms.

- ii. There shall be one and one-half off-street parking spaces for each dwelling unit in a multiple-family dwelling or apartment house having less than two rooms in addition to the kitchens and bathrooms.
- iii. One on-site visitor space shall be required for every four multiple-family residential dwelling units or fraction thereof. Mixed use projects may substitute nonresidential parking spaces for visitor use in-lieu of providing dedicated visitor parking spaces, subject to approval of the commission and council.

The residential parking shall be revised to be consistent with the objective parking standards of Chapter 14.74.110 of the Zoning Code.

Staff also understands that the Density Bonus Law allows qualifying developers, as a matter of right, to obtain lower parking space requirements than what would otherwise be required by local government standards. If the applicant plans to use the lower parking standard, please indicate your request to use these reduced parking standards under the Density Bonus law. Given the constraints of the site, we suggest providing guest parking underneath the building and to provide appropriate landscape buffer areas.

- 9. Bicycle parking shall be provided consistent with the VTA Bicycle Technical Guidelines, which requires one class I bicycle space per three dwelling unit, and one class II bicycle space per 15 units. Therefore, the project must show a minimum of five class I bicycle spaces and two class II bicycle spaces on the site. Due to the size of the units and the lack of storage, we do recommend sufficient bicycle storage to accommodate all 12 units and the commercial space.
- 10. Consistent with Chapter 14.66.230, the proposed elevations do not provide sufficient information to confirm if the proposed building complies with the height requirement. The elevations shall be revised to show that the building height is 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 in the case of a flat roof or a mansard roof; and to the average height between the plate and ridge of a gable, hip, or gambrel roof. A mansard roof is defined as any roof element with a slope of sixty (60) degrees or greater.
- 11. Architectural cross-sections should be provided where the building is closest to the adjacent properties showing the relative massing, setback and residential daylight plane.
- 12. A generous landscape plan is necessary for the protection and comfort and privacy of those within the development and adjacent properties. Chapter 14.40.110 provides objective standards for landscaping, and Loyola Corners Specific Plan provides design guidelines for landscaping. Consistent with the Chapter 14.40.110, the proposed multiple-family structure shall provide a landscape plan consistent with the objective standards, and staff recommends complying with the landscaping design standards in the Specific Plan.
- 13. A lighting plan shall be provided to show subdued lighting wherever possible. Any second story lighting such as at the balconies is recommended to be directed downward and/or shrouded. As required under Chapter 14.40.060, lighting within any lot that unnecessarily illuminates any other lot and/or substantially interferes with the use or enjoyment of such other lot is prohibited. Lighting unnecessarily illuminates another lot if: (1) it clearly exceeds

the minimum illumination necessary to provide for security of property and the safety of persons using such roads, driveways, sidewalks, parking lots, and other common areas and facilities, or (ii) if the illumination could reasonably be achieved in a manner that would not substantially interfere with the use or enjoyment of neighboring properties.

14. The trash will require a designated area for pickup by Mission Trails, please show the location for trash pickup. As a reminder, the trash containers may not be stored in the public right of way, and it must be stored on the subject property to minimize impacts to surrounding properties. If Mission Trails will provide a service to remove the trash containers from to service the site, please provide a letter or email from Mission Trails confirming the service is available for your property.
15. The site, topography and grading plans should show and identify all existing on-site and immediately adjacent trees and any on-site trees to be removed. Additionally, all existing site conditions should be accurately shown including paving and grade elevation points. No tree within the public right-of-way may be removed, unless the City of Los Altos agrees to the removal of the tree(s).
16. An arborist report will need to be provided indicating the type, size and disposition of all trees, and it shall confirm the proposed basis for the removal of any protected trees complies with the tree removal criteria under Chapter 11.08.0990 of the Z. The trees should be numbered on the plans including a table summarizing their existence.
17. The grading and drainage plan shall show how the project is in compliance 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 storm water pollution.
18. Show the building's deliveries, loading and refuse collection are collected or delivered from the alley. As required under Chapter 14.52.090, where buildings are served by alleys, all service-delivery entrances, loading docks, and refuse collection facilities shall be located at the alley. No loading area shall be located at the street frontage or building facade. Show that the project complies with the minimum truck loading space size and clearance requirements, as required under [Chapter 14.74.200](#) of the Zoning Code. If a loading area is provided, please provide confirm there is space for turning around on the site, no vehicles may back into the public right-of-way, including an alley. The site plan shall provide turning templates to confirm loading spaces have sufficient space to avoid backing into a street.
19. Show the existing and proposed locations for all utilities serving the site. All electrical services must be undergrounded to the nearest convenient joint pole. Provide water service and sewage calculations. Provide a service review from all utilities serving the site including PG&E, California Water Service Company, Mission Trail Waste Systems.
20. In addition to the general application submittal requirements, the plans should indicate: a) the existing units by number, b) the location and amount of private and community open space, and c) any distinct uses such as mail rooms, property maintenance storage, resident storage, laundry, et cetera.

21. Chapter 14.040.150.B.2 requires that new façades along a street or civic space shall be designed to visually express a base, middle, and top. The proposed design does not comply with the design control standard, and it shall be revised to comply with the standard.
22. Chapter 14.040.150.B.4 requires that the third story must be either stepped back a minimum ten (10) feet from ground floor façade or embedded in a sloped roof form. The proposed design does not comply with the design control standard, and it shall be revised to comply with the standard.
23. Chapter 14.04.0150.B5a requires that building façade planes abutting an R-1 district may not exceed forty-eight (48) feet in width. When a building façade abutting an R-1 district exceeds forty-eight (48) feet in width, it must be separated into façade bays no greater than forty-eight (48) feet by a recess ten (10) feet wide and fifteen (15) feet deep. The proposed design does not comply with the design control standard, and it shall be revised to comply with the standard.
24. Chapter 14.04.0150.B5a requires that balconies, roof decks and other habitable outdoor space is not allowed on upper-story façades abutting R-1 zones. The proposed design does not comply with the design control standard, and it shall be revised to comply with the standard.
25. Chapter 14.04.015.0B5a requires that sliding glass doors, French doors, and floor-to-ceiling windows are not allowed on upper-story façades abutting R-1 zones. The proposed design does not comply with the design control standard, and it shall be revised to comply with the standard.
26. Chapter 14.04.0150.B5c requires compatibility with adjacent shorter buildings with a height difference of one story or More. When adjacent to an existing shorter building with a height difference of one story or more, a proposed building must utilize two or more of the following strategies: 1) Incorporate the uppermost floor into the roof form. 2) Break the mass of the building into smaller modules through changes in wall plane, setbacks, and/or height. 3) Match window heights and/or proportions. 4) Relate roof cornices and moldings at floor lines. The proposed design does not comply with the design control standard, and it shall be revised to comply with the standard.
27. Chapter 14.04.0150.B6 requires the following: 1) the primary living spaces and balconies located along a side setback shall orient principal windows and balconies toward the front and rear of the building, 2) where windows are within ten (10) feet of and oriented toward an interior side setback, glazing shall either be a minimum thirty (30) degree angle measured perpendicular to the adjacent side setback line, have minimum sill height of forty-two (42) inches, or be opaque, and 3) The maximum sill height for an ingress/egress window is forty-four (44) inches from finished floor. The proposed design does not comply with the design control standard, and it shall be revised to comply with the standard.
28. Chapter 14.04.0150.D does not permit vinyl windows on facades visible from the right-of-way. The proposed design does not comply with the design control standard, and it shall be revised to comply with the standard

29. The project plans do not provide sufficient information to evaluate compliance with Chapter 14.04.0150.E, Chapter 14.04.0150.F, Chapter 14.04.0150.G and Chapter 14.04.0150.H. The proposed design shall comply with the design control standard in Chapter 14.04.150 of the Zoning Code.

Conclusion

Staff looks forward to processing this project moving forward. If you have any questions, please contact me via phone at (650) 947-2641 or via email at sgallegos@losaltosca.gov

Sincerely,



Sean K. Gallegos
Senior Planner

Attachments

- A. Project Comments from the Santa Clara County Fire Department
- B. SB 330 Pre-Application Handout
https://www.losaltosca.gov/sites/default/files/fileattachments/community_development/page/41491/property_posting_sign_handout.pdf

ATTACHMENT B



SANTA CLARA COUNTY FIRE DEPARTMENT

14700 Winchester Blvd., Los Gatos, CA 95032 | (408) 378-4010 | www.sccfd.org

PLAN REVIEW No. **22 0023**
 BLDG PERMIT No. _____

DEVELOPMENTAL REVIEW COMMENTS

Plans and Scope of Review:

This project shall comply with the following:

The California Fire (CFC) & Building (CBC) Code, 2019 edition, as adopted by the City of Los Altos Municipal Code (LAMC), California Code of Regulations (CCR) and Health & Safety Code.

The scope of this project includes the following:

Preliminary review for a proposed 14,589 SF 3 story mixed-use building with retail space and 12 residential units.

Plan Status:

Preliminary review of plans. All comments having **BOLD** font reflect areas that were observed in the preliminary review that will need to be addressed prior to Planning permit approval.

Preliminary Plan Review Comments:

- 1. Fire flow will need to be provided. Fire flow letters can have a 60-90 day turnaround time.** Due to preliminary drawings fire flow cannot be determined at this time. Fire flow will be calculated once final construction type and final square footage are provided. A fire flow letter will need to be provided from CalWater confirming that required fire flow is satisfied. Required fire flow shall be determined by Appendix B.
- 2. Public fire hydrants required. Show on the plans the location of existing hydrants.** Maximum hydrant spacing shall be 500 feet along required fire apparatus access roads and adjacent public streets, and within 600 feet of any portion of an R-3 or U occupancy and within 400 feet of R-2 occupancies, as measured by an approved route around the exterior of the structure.
- 3. A fire sprinkler system will be 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.

City	PLANS	SPECS	NEW	RMDL	AS	OCCUPANCY	CONST. TYPE	ApplicantName	DATE	PAGE
LOS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	R-2/U	VA	Sdg Architects	01/19/2022	1 of 3
SEC/FLOOR	AREA	LOAD	PROJECT DESCRIPTION				PROJECT TYPE OR SYSTEM			
3	14589		Commercial Development				Design Review			
NAME OF PROJECT						LOCATION				
MIXED USE						996 Loraine Los Altos				
TABULAR FIRE FLOW						REDUCTION FOR FIRE SPRINKLERS	REQUIRED FIRE FLOW @ 20 PSI	BY		
						<input type="text"/>		Flanagan, Caleb		

Serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, and Saratoga.



SANTA CLARA COUNTY FIRE DEPARTMENT

14700 Winchester Blvd., Los Gatos, CA 95032 | (408) 378-4010 | www.sccfd.org

PLAN REVIEW No. **22 0023**

BLDG PERMIT No.

DEVELOPMENTAL REVIEW COMMENTS

Comments continued:

4. **Plans will need to show how fire access shall extend to within 150 feet of all portions of the building.** Approved fire apparatus access roads are required for the proposed building. For specific code reference see CFC Section 503.1.1.

5. **Ground ladder rescue access will need to be provided to the second and third stories.** There are several areas that will need to be addressed once plans are submitted: Code references [CFC Sec. 503 and 1030].

-Plans will need to identify all egress windows/balconies.

-Elevation diagrams will need to be provided showing access to emergency egress windows/balconies. Diagrams will need to show proper clearance at the ground level and climbing angles of 75 degrees.

-No landscaping/trees shall obstruct ladder access.

6. **Aerial access will be required if the structure exceeds 30 feet. Aerial access would also change the emergency access roadway widths.** Where required: Buildings or portions of buildings or facilities exceeding 30 feet (9144 mm) in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway. 2. Width: Fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925) in the immediate vicinity of any building or portion of building more than 30 feet (9144 mm) in height. 3. Proximity to building: At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572) and a maximum of 30 feet (9144mm) from the building, and shall be positioned parallel to one entire side of the building, as approved by the fire code official.

7. **A fire alarm system will need to be provided.** Refer to CFC Sec. 907 and the currently adopted edition of NFPA 72.

City	PLANS	SPECS	NEW	RMDL	AS	OCCUPANCY	CONST. TYPE	ApplicantName	DATE	PAGE	
LOS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	R-2/U	VA	Sdg Architects	01/19/2022	2 of 3	
SEC/FLOOR	AREA	LOAD	PROJECT DESCRIPTION				PROJECT TYPE OR SYSTEM				
3	14589		Commercial Development				Design Review				
NAME OF PROJECT						LOCATION					
MIXED USE						996 Loraine Los Altos					
TABULAR FIRE FLOW				REDUCTION FOR FIRE SPRINKLERS		REQUIRED FIRE FLOW @ 20 PSI			BY		
				<input type="text"/>					Flanagan, Caleb		

Serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, and Saratoga.



SANTA CLARA COUNTY FIRE DEPARTMENT

14700 Winchester Blvd., Los Gatos, CA 95032 | (408) 378-4010 | www.sccfd.org

PLAN REVIEW No. **22 0023**

BLDG PERMIT No. _____

DEVELOPMENTAL REVIEW COMMENTS

Comments continued:

8. **A fire department connection (FDC) will need to be provided.** Plans will need to show that the FDC is located within 10' of the main PIV and within 100' of a public hydrant. Code Reference CFC Section 912 and SCCFD SP-2 and W-3.

9. **A standpipe system will be required.** For reference see CFC Sec. 905. The standpipe systems shall be installed in accordance with this section and NFPA 14 as amended in Chapter 47.

This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.1, 105.3.6]

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