



ZONING ADMINISTRATOR REGULAR MEETING AGENDA

**September 16, 2026 - 4:00 PM
Community Meeting Chambers,
Los Altos City Hall
1 North San Antonio Road, Los Altos, CA**

PARTICIPATION: Members of the public may participate by being present at the Los Altos Community Meeting Chambers at Los Altos City Hall located at 1 N. San Antonio Rd, Los Altos, CA during the meeting. Public comment is accepted in person at the physical meeting location, or via email to ZAPublicComment@losaltosca.gov.

REMOTE MEETING OBSERVATION: Members of the public may view the meeting via the link below, but will not be permitted to provide public comment via Zoom or telephone. Public comment will be taken in-person, and members of the public may provide written public comment by following the instructions below.

<https://tinyurl.com/jv96rf5z>

Telephone: 1-669-900-9128 / Webinar ID: 841 9569 8946 / Passcode: 701956

SUBMIT WRITTEN COMMENTS: Verbal comments can be made in-person at the public hearing or submitted in writing prior to the meeting. Written comments can be mailed or delivered in person to the Development Services Department or emailed to ZAPublicComment@losaltosca.gov.

Correspondence must be received by 2:00 p.m. on the day of the meeting to ensure distribution prior to the meeting. Comments provided after 2:00 p.m. will be distributed the following day and included with public comment in the Zoning Administrator packet.

AGENDA

CALL MEETING TO ORDER

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Members of the audience may bring to the Commission's attention any item that is not on the agenda. Please complete a "Request to Speak" form and submit it to the Staff Liaison. Speakers are generally given two or three minutes, at the discretion of the Chair. Please be advised that, by law, the Commission is unable to discuss or take action on issues presented during the Public Comment Period. According to State Law (also known as "the Brown Act") items must first be noticed on the agenda before any discussion or action.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

1. Zoning Administrator Meeting Minutes

Approval of the DRAFT minutes of the regular meeting of August 5, 2026.

PUBLIC HEARING

2. SC25-0023 – Mehrdad Zamani – 1731 Juarez Avenue

Approve Design Review application SC25-0023 for a 1,675-square-foot second-story addition to an existing single-story residence, subject to the listed findings and conditions of approval; and find the project categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities).

ADJOURNMENT

SPECIAL NOTICES TO THE PUBLIC

In compliance with the Americans with Disabilities Act and California Law, it is the policy of the City of Los Altos to offer its programs, services and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact department staff. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

Agendas, Staff Reports and some associated documents for the Zoning Administrator items may be viewed on the Internet at <https://www.losaltosca.gov/calendar>.

Decisions of the Zoning Administrator are final unless appealed by filing an appeal with the City Clerk within 14 calendar days of the decision. No building permits shall be issued during this 14-day period.



ZONING ADMINISTRATOR MEETING MINUTES

4:00 PM – Wednesday, August 5, 2026

***Community Meeting Chambers, Los Altos City Hall
1 North San Antonio Road, Los Altos, CA***

CALL MEETING TO ORDER

At 4:00 p.m. the Zoning Administrator called the meeting to order.

ESTABLISH QUORUM

PRESENT: Zoning Administrator Williams

STAFF: Senior Planners Gallegos

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR.

1. Zoning Administrator Meeting Minutes

Approval of the DRAFT minutes of the regular meeting of July 15, 2026.

Action: Zoning Administrator Williams approved the meeting minutes for the regular meeting of July 15, 2026.

PUBLIC HEARING

2. SC25-0009 – Keith Gordon – 108 Hillview Avenue

Request for Design Review application SC25-0009 to construct a new 233 square-foot first story and 624 square-foot, second-story addition to an existing 1,361 square-foot, single-story home. The project site is located on the south side of Hillview Avenue, between San Antonio Road and Eleanor Avenue. The project is categorically exempt from environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA). *Project Planner: Gallegos*

STAFF PRESENTATION

Senior Planner Gallegos presented the staff report recommending approval of design review application SC25-0009 subject to the listed findings and conditions of approval.

PUBLIC COMMENT

Project applicant Keith Gordon and Courtney Labe provided public comments.

Action: Zoning Administrator Williams approved design review application SC25-0009 per the staff report findings and conditions of approval.

ADJOURNMENT

Zoning Administrator Williams adjourned the meeting at 4:06 PM.

Stephanie Williams
Zoning Administrator



ZONING ADMINISTRATOR STAFF REPORT

TO: Stephanie Williams, Zoning Administrator

FROM: Sean Gallegos, Senior Planner

SUBJECT: SC25-0023 – 1731 Juarez Avenue

RECOMMENDATION

Approve Design Review application SC25-0023 for a 1,675-square-foot second-story addition to an existing single-story residence, subject to the listed findings and conditions of approval; and find the project categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities).

BACKGROUND

Project Description

- Project Location: 1731 Juarez Avenue, located on the east side of Juarez Avenue at the T intersection of Juarez Avenue and Don Kirk Street, between Ensenada Way and Morton Avenue.
- Lot Size: 10,404 square feet
- General Plan Designation: Single-Family, Medium Lot (SF4)
- Zoning Designation: R1-10
- Current Site Conditions: One-story single-family residence with an attached two-car garage, swimming pool, and mature perimeter landscaping

The proposed project includes a new 1,675-square-foot second story to an existing one-story house. The second story would contain three bedrooms, two bathrooms, a loft, a laundry room, and a rear-facing balcony. The project would increase the calculated floor area by approximately 808 square feet, from 2,832 square feet to 3,640 square feet. These calculations include the existing 424-square-foot garage and exclude the two proposed junior accessory dwelling units pursuant to Los Altos Municipal Code (LAMC) Chapter 14.14. Vehicle access is provided from Juarez Avenue and the existing driveway and garage would remain.

The two junior accessory dwelling units are shown on the plans for coordination but are not included in this Design Review approval and require separate ministerial approval through the building permit process. Condition No. 6 requires approval of both units before issuance of a building permit for the second-story addition. If either unit is not approved, the plans shall be revised to comply with the maximum permitted floor area of thirty-five (35) percent of the total site area, LAMC 14.06.060 (A).

The site plan identifies 12 existing trees and established perimeter landscaping for retention. It also shows 15-gallon dwarf Carolina cherry laurel screening along portions of the side and rear property lines. No tree removal is proposed.

ANALYSIS

Design Review

The proposed additions comply with the R1-10 district development standards found in Los Altos Municipal Code (LAMC) Chapter 14.06, as demonstrated by the following table:

	Existing	Proposed	Allowed/Required
COVERAGE	2,832 square feet 27.2%	2,347 square feet 22.6%	3,121 square feet 30% for two-story development
FLOOR AREA			
First Floor	2,832 square feet	1,965 square feet	
Second Floor	–	1,675 square feet	
Total	2,832 square feet	3,640 square feet	3,641 square feet
SETBACKS			
Front	25.1 feet	25.1 feet	25 feet
Rear	46.1 feet	46.1 feet	25 feet
Right side (1st/2nd)	10 feet/–	10 feet/18.5 feet	10 feet/17.5 feet
Left side (1st/2nd)	10 feet/–	10 feet/20.4 feet	10 feet/17.5 feet
HEIGHT	15.9 feet	26.1 feet	27 feet

Two-story residences are permitted in the R1-10 District subject to the applicable standards for floor area, lot coverage, setbacks, height, and daylight plane. As shown in the table above, the proposed second-story addition complies with these standards. The Residential Design Guidelines provide recommendations for evaluating the project's relationship to the existing residence and surrounding neighborhood, including its massing, architectural design, privacy, and landscaping.

The subject property is within a Diverse Character Neighborhood composed primarily of one-story residences, with several two-story homes nearby and variation in roof forms, exterior materials, building sizes, and architectural styles. Front setbacks are generally consistent, and front-facing two-car garages are common. The Residential Design Guidelines state that good-neighbor design in a diverse neighborhood should have its own design integrity while incorporating elements and materials found in the neighborhood. The project retains the established stucco and composition-shingle material palette and uses one-story roof forms at the front and sides to transition the new second story to the surrounding streetscape.

The second-story addition is integrated through a centered upper-floor composition, intersecting hip and gable roof forms, and lower one-story elements along the front and side elevations. The proposed 26.1-foot height is below the maximum permitted height, while varied rooflines, wall offsets,

overhangs, and front-facing gables reduce the perceived scale of the upper story. The existing attached garage remains in its current location and is subordinate to the principal entry and roof forms.

The Residential Design Guidelines encourage additions to appear integrated with the original residence through compatible materials, roof forms, proportions, and detailing. The proposed stucco, painted wood trim, white vinyl windows, and asphalt composition shingles match the existing residence and maintain its traditional Ranch character. The limited material palette provides a cohesive appearance, while the gable ends, grouped windows, roof overhangs, and changes in wall plane provide depth and articulation. These elements integrate the second-story addition with the existing house, reduce its perceived bulk, and avoid large blank wall surfaces.

Privacy impacts from the second-story windows and rear balcony are minimized through substantial setbacks, elevated windowsill heights, and existing and proposed perimeter landscaping. The second story is set back approximately 18.5 feet from the right property line and 20.4 feet from the left property line, and the side-facing windows have sill heights of approximately 4.7 feet or greater, limiting direct views toward adjoining properties. The rear balcony is approximately four feet deep, consistent with the Residential Design Guidelines, and is set back approximately 28.8 feet from the rear property line. The balcony is oriented toward the existing rear yard and swimming pool. Existing mature Podocarpus and proposed 15-gallon dwarf Carolina cherry laurel along the side and rear property lines will further screen views from the balcony toward adjoining properties. Therefore, the second-story design is consistent with the privacy objectives of the Residential Design Guidelines.

The landscape plan retains all 12 existing on-site trees and the established front, side, and rear landscaping. The proposed dwarf Carolina cherry laurel supplements the existing perimeter vegetation, softens the two-story mass, and provides additional privacy screening. Tree protection measures will be required during construction.

Overall, the proposed second-story addition maintains the scale and character of the surrounding neighborhood through a centered and articulated upper-story form, coordinated materials and roof forms, substantial side and rear setbacks, privacy-sensitive window and balcony design, and retention and supplementation of perimeter landscaping. These site, architectural, and landscape features support the required Design Review findings. Therefore, staff recommends approval of the application, subject to the attached findings and conditions of approval.

ENVIRONMENTAL REVIEW

The project is categorically exempt from the California Environmental Quality Act (CEQA) under the Class 1 Categorical Exemption set forth in CEQA Guidelines Section 15301 (Existing Facilities), because it involves an addition to an existing single-family residence less than 10,000 square feet in an area with all public services. The project was evaluated for potential applicability of the exceptions to categorical exemptions in CEQA Guidelines Section 15300.2, and none apply.

PUBLIC NOTIFICATION AND COMMUNITY OUTREACH

A public meeting notice was mailed to property owners within a 300-foot radius and published in the newspaper. The applicant also posted the public notice sign on the property in conformance with the Planning Division posting requirements.

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The project applicants conducted neighborhood outreach through a letter dated March 24, 2026 to 21 properties, which described the proposed second-story remodel and provided contact information for the applicants and the Planning Division. No comments from the public have been received by staff as of the writing of this report.

Attachments:

1. Project Plans

Cc: Mehrdad Zamani, Applicant
Daskal Ilan Trustee et al., Owners

FINDINGS

SC25-0023 – 1731 Juarez Avenue

With regard to the proposed project, the Zoning Administrator finds the following in accordance with Section 14.77.070 of the Municipal Code:

- A. The proposal meets the goals, policies, and objectives of the General Plan and any objective design guidelines or standards and ordinances adopted for the specific district or area because the project complies with the R1-10 district standards for height, setbacks, lot coverage, floor area, front yard landscaping, and daylight plane. The design is consistent with the Single-Family Residential Design Guidelines through articulated massing, coordinated hip and gable roof forms, compatible exterior materials, substantial second-story setbacks, privacy-sensitive window and balcony design, and retention and supplementation of landscaping, which support neighborhood compatibility.
- B. The proposed structures have been designed to follow the natural contours of the site with minimal grading, minimal impervious cover, and maximum erosion protection because the site is relatively flat, the finished grades would generally follow existing conditions, the building footprint and existing driveway and pool area are retained or reduced, and an on-site grading and drainage plan is included to manage runoff.
- C. Building mass has articulated architectural elements or features that relate to the human scale, both horizontally and vertically, and the building elevations have variation and depth and avoid large blank wall surfaces. Residential projects incorporate elements that signal habitation, such as identifiable entrances, stairs, porches, bays, and balconies. The project is consistent with this finding because the centered second story incorporates intersecting hip and gable roof forms, changes in wall plane, roof overhangs, grouped windows, a defined front entrance, a rear balcony, and lower one-story elements that reduce the perceived height, bulk, and mass of the residence.
- D. Exterior materials and finishes convey high quality, integrity, permanence, and durability, and are used effectively to define building elements and reduce the perceived appearance of height, bulk, and mass because the project uses a coordinated palette of stucco, painted wood trim, white vinyl windows, and asphalt composition shingles selected to match the existing residence. The consistent materials and detailing integrate the first- and second-story work and provide visual depth and articulation.
- E. The design and layout of the proposed project will result in well-designed vehicle and pedestrian access, circulation, and parking because vehicle access would continue from Juarez Avenue through the existing driveway to the retained attached two-car garage, while the existing walkway provides a defined pedestrian route from the street to the front entrance. These access areas remain integrated with the site layout and landscaping.
- F. The general landscape design ensures visual relief, complements structures, provides an attractive environment, and is consistent with any adopted landscape program because all 12 existing on-site trees and established perimeter landscaping would be retained and 15-gallon dwarf Carolina cherry laurel is shown to supplement side and rear screening. The vegetation softens the building, provides privacy screening, and preserves the landscaped residential character of the site.

- G. Signage, when proposed or required, is designed to complement the building architecture in terms of style, materials, colors, and proportions and serves as identification of the building or business only. This finding is not applicable because no signage is proposed.
- H. Mechanical equipment is fully screened from public view, and the screening is designed to be consistent with the building architecture in form, material, and detailing and is in full compliance with Chapter 11.14 of the Los Altos Municipal Code because any new or relocated mechanical equipment will be required to comply with applicable screening, setback, and noise standards and will be reviewed with the building permit.
- I. Service and trash areas are fully screened from public view or are enclosed in structures that are consistent with the building architecture in materials and detailing because residential trash and service areas can be accommodated within the garage or side and rear yard areas behind existing fencing.
- J. Street improvements identified in Chapter 11.20 of the Los Altos Municipal Code will comply because any necessary frontage improvements will be required to comply with the City of Los Altos Shoulder Paving Policy and will be subject to review and approval by the City Engineer.
- K. Off-site improvements associated with the subdivision of land allowed by Title 13 of the Los Altos Municipal Code and the Subdivision Map Act are not applicable because no subdivision of land is proposed.
- L. The approval of the project is categorically exempt from the California Environmental Quality Act (CEQA) under the Class 1 Categorical Exemption set forth in CEQA Guidelines Section 15301 (Existing Facilities), because it involves an addition to an existing single-family residence less than 10,000 square feet in an area with all public services, and none of the exceptions in CEQA Guidelines Section 15300.2 apply.

CONDITIONS OF APPROVAL

SC25-0023 – 1731 Juarez Avenue

PLANNING DIVISION

1. **Expiration:** The Design Review approval will expire on September 16, 2028, unless, prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to the procedures and timeline for extensions in the Zoning Code.
2. **Approved Plans:** The approval is based on the plans and materials revised through August 27, 2026, except as modified by these conditions.
3. **Revisions to the Approved Project:** Minor revisions to the approved plans that are found to be in substantial compliance with the approval may be approved by the Development Services Director.
4. **Indemnity and Hold Harmless:** The applicant/owner agree to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court challenging any of the City's actions with respect to the applicant's project. The City may withhold permits, including temporary or final occupancy permits, for failure to pay all costs and expenses, including attorney's fees, incurred by the City in connection with the City's defense of its actions.
5. **Notice of Right to Protest:** The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), these conditions constitute written notice of a statement of the amount of such fees and a description of the dedications, reservations, and other exactions. The 90-day period in which the applicant may protest these fees, dedications, reservations, and other exactions pursuant to Government Code Section 66020(a) begins on the date of approval of this project. Failure to file a protest within this 90-day period in compliance with all requirements of Section 66020 will legally bar a later challenge to such exactions.
6. **Second Story Addition:** Prior to issuance of a building permit for the second story addition, permits for both junior accessory dwelling units shown on the approved plans shall be issued. Both units shall be completed and finalized before issuance of a certificate of occupancy for the second story addition. If either unit is not approved or completed, the plans shall be revised to comply with the maximum permitted floor area.
7. **JADU Review:** The two junior accessory dwelling units shown in the plan set are not part of this Design Review approval. The plans do not authorize either unit. Each proposed unit shall be subject to separate ministerial review and permits and shall comply with all applicable State and local requirements, including limitations on the number of junior accessory dwelling units permitted on a lot.

8. **Tree Retention:** All 12 existing trees and the perimeter screening vegetation identified for retention on Sheet A-1.0 shall be retained and protected during construction. No protected tree may be removed without approval of a Tree Removal Permit by the Development Services Director.
9. **Tree Protection Fencing:** The grading and landscape plan submitted with the building permit application shall show tree protection fencing around Trees Nos. 1, 2, and 3 and any additional trees identified by the Planning Division. Verification that the fencing has been installed shall be submitted to the City prior to building permit issuance. Tree protection fencing shall consist of chain-link fencing at least five feet in height with posts driven into the ground and shall not be removed until construction is complete unless otherwise approved by the Planning Division.
10. **Landscaping:** The project shall be subject to the City's Water Efficient Landscape Ordinance (WELO) pursuant to Chapter 12.36 of the Municipal Code if 2,500 square feet or more of new or replaced landscape area, including irrigated planting areas, turf areas, and water features is proposed. Any project with an aggregate landscape area of 2,500 square feet or less may conform to the prescriptive measures contained in Appendix D of the City's Model Water Efficient Landscape Ordinance.
11. **Lighting Plan:** A detailed lighting plan shall be included in building permit drawings demonstrating compliance with Chapter 14.91 (Lighting Performance Standards) of the Los Altos Municipal Code. This plan should include photometric contours, footcandle readings, manufacturer's specifications on the fixtures, and mounting heights. The design and location of outdoor lighting fixtures shall ensure there will be no light spillover to surrounding properties, which is demonstrated with photometric contours and footcandle readings that extend beyond the project property lines. The lighting plan submitted with building permit drawings must be approved by the Development Services Director or their designee prior to building permit issuance.
12. **Mechanical Equipment:** Prior to issuance of a building permit, the applicant shall show the location of any mechanical equipment which complies with the requirements of Chapter 11.14 (Mechanical Equipment) and Chapter 6.16 (Noise Control) of the Los Altos City Code.

BUILDING DIVISION

13. **Building Permit:** A building permit is required for the project and building design plans shall comply with the latest applicable adopted standards. The applicant shall submit supplemental application materials as required by the Building Division to demonstrate compliance.
14. **Conditions of Approval:** Incorporate the conditions of approval into the building permit submittal plans and provide a letter which explains how each condition of approval has been satisfied and/or which sheet of the plans the information can be found.
15. **School Fee Payment:** In accordance with Section 65995 of the California Government Code, and as authorized under Section 17620 of the Education Code, the property owner shall pay the established school fee for each school district the property is located in and provide receipts to the Building Division. Payments shall be made directly to the school districts.

16. **Payment of Impact and Development Fees:** The applicant shall pay all applicable development and impact fees in accordance with State Law and the City of Los Altos current adopted fee schedule. All impact fees not paid prior to building permit issuance shall be required to provide a bond equal to the required amount prior to issuance of the building permit.
17. **Underground Utility and Fire Sprinkler Requirements:** New construction and additions exceeding fifty (50) percent of the existing living area (existing square footage calculations shall not include existing basements) and/or additions of 750 square feet or more shall trigger the undergrounding of utilities and new fire sprinklers. Additional square footage calculations shall include existing removed exterior footings and foundations being replaced and rebuilt. Any new utility service drops are pursuant to Chapter 12.38 of the Municipal Code.
18. **California Water Service Upgrades:** The applicant is responsible for contacting and coordinating with the California Water Service Company any water service improvements including but not limited to relocation of water meters, increasing water meter sizing or the installation of fire hydrants. The City recommends consulting with California Water Service Company as early as possible to avoid construction or inspection delays.
19. **Green Building Standards:** Provide verification that the house will comply with the California Green Building Standards pursuant to Chapter 12.26 of the Municipal Code and provide a signature from the project's Qualified Green Building Professional Designer/Architect and property owner.
20. **Green Building Verification:** Prior to final inspection, submit verification that the house was built in compliance with the City's Green Building Ordinance (Chapter 12.26 of the Municipal Code).
21. **Underground Utility Location:** Show the location of underground utilities pursuant to Chapter 12.38 of the Municipal Code. Underground utility trenches shall avoid the driplines of all protected trees unless approved by the project arborist and the Planning Division.
22. **Work Hours/Construction Site Signage:** No work shall commence on the job site prior to 7:00 a.m. nor continue later than 5:30 p.m., Monday through Friday, from 9 a.m. to 3 p.m. Saturday, and no work is permitted on Sunday or any City observed holiday. The general contractor, applicant, developer, or property owner shall erect a sign at all construction site entrances/exits to advise subcontractors and material suppliers of the working hours and contact information, including an after-hours contact.

PUBLIC WORKS DEPARTMENT

23. **Encroachment Permit:** An encroachment permit shall be obtained from the Engineering Division prior to doing any work within the public right-of-way including the street shoulder. All work within the public street right-of-way shall be in compliance with the City's Shoulder Paving Policy.
24. **Americans with Disabilities Act:** All improvements shall comply with the Americans with Disabilities Act (ADA). The most current Caltrans ADA requirements shall apply to all improvements within the public right-of-way and shall be shown on the building permit plans.

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25. **Public Utilities:** The applicant shall contact electric, gas, communication, and water utility companies regarding the installation of new utility services to the site.
26. **Transportation Permit:** A Transportation Permit, per the requirements specified in California Vehicle Code Division 15, is required before any large equipment, materials or soil is transported or hauled to or from the construction site. The applicant shall pay the applicable fees before the transportation permit can be issued by the City Engineer.
27. **Grading and Drainage Plan:** The applicant shall submit detailed plans for on-site and off-site grading and drainage plans that include drain swales, drain inlets, rough pad elevations, building envelopes, and grading elevations for review and approval by the City Engineer prior to the issuance of the building permit.
28. **Storm Water Management Plan:** The applicant shall submit a Storm Water Management Plan (SWMP) in compliance with the San Francisco Bay Region Municipal Regional Stormwater (MRP) *National Pollutant Discharge Elimination System (NPDES)* Permit No. CA S612008, Order R2-2022-0018, Provision C.3 dated May 11, 2022. All large single-family home projects that create and/or replace 10,000 sq. ft. or more of impervious surface on the project site and affected portions of the public right-of-way that are developed or redeveloped as part of the project must also complete a C.3. Data Form available on the City's Building Division website.
29. **Storm Water Filtration Systems:** Prior to the issuance of the building permit the applicant shall ensure the design of all storm water filtration systems and devices are without standing water to avoid mosquito/insect infestation. Storm water filtration measures shall be installed separately for each lot. All storm water runoff shall be treated onsite. Discharging storm water runoff to neighboring properties or public right-of-way and connections to existing underground storm water mains shall not be allowed.

FIRE DEPARTMENT

30. **Fire Sprinklers Required:** An approved automatic sprinkler system shall be provided throughout all existing buildings, when additions are made that exceed fifty (50) percent and/or seven hundred and fifty (750) square feet of existing floor areas (area calculations shall not include existing basement floor areas).
31. **Fire Flow:** Prior to issuance of a building permit, the applicant shall provide a fire flow letter from California Water Service confirming that a minimum fire flow of 875 gallons per minute at 20 psi residual pressure is available from a fire hydrant located within 600 feet of the farthest exterior corner of the structure. The number and spacing of fire hydrants shall comply with California Fire Code Table C102.1.

32. **Water Supply Requirements:** Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2025 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.
33. **Construction Site Fire Safety:** All construction sites shall comply with the applicable construction fire-safety provisions of the current adopted California Fire Code and Santa Clara County Fire Department Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals.
34. **Address identification:** New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. [CFC Sec. 505.1].



THE GAINSLEY RESIDENCE

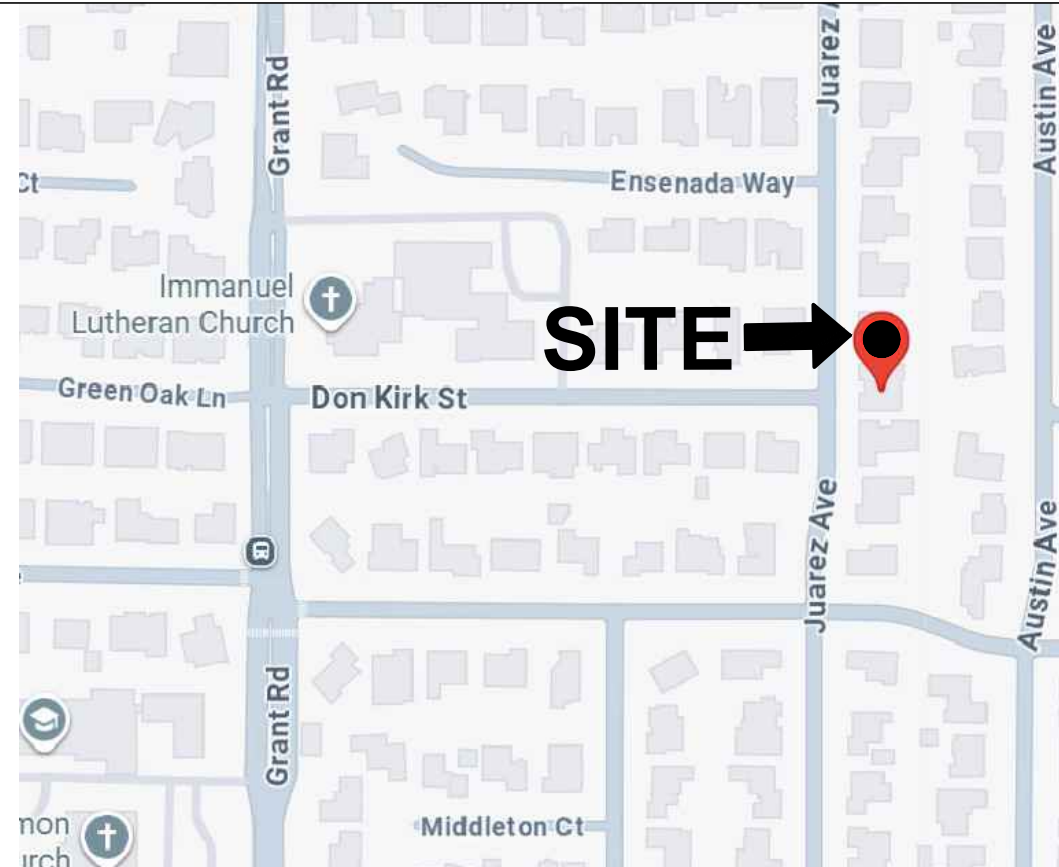
1731 JUAREZ AVE
LOS ALTOS, CALIFORNIA

ZONING COMPLIANCE			
	Existing	Proposed	Allowed/Required
LOT COVERAGE: <i>Land area covered by all structures that are over 6 feet in height</i>	2,832.17 square feet (27.2 %)	2,347.03 square feet (22.6 %) JADU #1: 486.0 JADU #2: 486.1	3,121.32 square feet (30 %) TWO STORY
FLOOR AREA: <i>Measured to the outside surfaces of exterior walls</i>	1st Flr: 2,832.17 sq ft 2nd Flr: 0 sq ft Total: 2,832.17 sq ft (27.2 %)	1st Flr: 1,965.36 sq ft 2nd Flr: 1,675.00 sq ft Total: 3,640.36 sq ft (34.9 %) JADU #1: 486.0 JADU #2: 486.1	3,641.54 square feet (35 %)
SETBACKS:			
Front	25'-1" feet	25'-1" feet NO PROPOSED CHANGE	25 feet
Rear	48'-1" feet	48'-1" feet NO PROPOSED CHANGE	25 feet
Right side (1st/2nd)	10'-0" feet / N/A feet	10'-0" feet / 18'-5" feet	10 feet / 17.5 feet
Left side (1st/2nd)	10'-0" feet / N/A feet	10'-0" feet / 20'-5" feet	20 feet / 17.5 feet
HEIGHT:	15'-11" feet (+/-)	26'-1" feet	27 feet

SQUARE FOOTAGE BREAKDOWN			
	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: <i>Includes habitable basement areas</i>	2,407.85 square feet	808.19 square feet JADU #1: 486.0 JADU #2: 486.10	3,216.04 square feet
NON- HABITABLE AREA: <i>Does not include covered porches or open structures</i>	424.32 square feet GARAGE	0 square feet	424.32 square feet

LOT CALCULATIONS	
NET LOT AREA:	10404.40 square feet
FRONT YARD HARDSCAPE AREA: <i>Hardscape area in the front yard setback shall not exceed 50%</i>	743 square feet (37.1%)
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed): 5853 sq ft Existing softscape (undisturbed) area: 0 sq ft New softscape (new or replaced landscaping) area: 4,551.4 sq ft <i>Sum of all three should equal the site's net lot area</i>

VICINITY MAP



BUILDING CODE DATA

OCCUPANCY:
R-3 / U
SINGLE FAMILY RESIDENCE
WITH ATTACHED GARAGE.
CONSTRUCTION TYPE: V-B
FIRE SPRINKLER YES
BUILDING CODE:
ALL APPLICABLE CURRENT CODES
TO THE COUNTY OF SANTA CLARA
AND THE STATE OF CALIFORNIA
2022 CALIFORNIA BLD'G CODE (CBC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA GREEN BUILDING CODE (CALGREEN)
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA ENERGY CODE
CITY OF LOS ALTOS MUNICIPAL CODE

PROJECT DESCRIPTION

1- SECOND STORY ADDITION TO A SINGLE STORY RESIDENCE
2- REMODEL AND ADDITION TO EXISTING FIRST FLOOR
3- PROPOSAL OF 2 JADU S
SITE APN 918-09-015
PROJECT ADDRESS: 1731 JUAREZ AVE
LOS ALTOS, CA
ZONING DISTRICT: RI-10
FEMA Flood Zone: X (100%)
OWNER: JONATHAN AND RINA GAINSLEY
DESIGN COMPANY ALI'S CONSTRUCTION AND REMODELING

TABULATION

F.A.R

FLOOR AREA
10404.40 X %35 = 3,641.54 SQ.FT.
EXISTING F.A.R INCLUDING GARAGE = 2832.17 SQ.FT.
PROPOSED F.A.R INCLUDING 2ND FLR. & GARAGE = 3,640.36 SQ.FT.
REFER TO SHEET A-1.1 FOR DIAGRAMS

LOT COVERAGE

TOTAL LOT AREA = 10404.40 SQ.FT.
10404.40 X %30 = 3,121.32 LOT COVERAGE FOR 2 STORY
PROPOSED LOT COVERAGE FOR 2 STORY 2,347.03
REFER TO SHEET A-1.2 FOR DIAGRAMS

DEFERRED SUBMITTAL

UNDER SEPARATE PERMIT .

SHEET INDEX.

A-00 COVER SHEET/ PLANNING DATA / SITE PLAN

CIVIL

C-1 BOUNDARY AND TOPOGRAPHY SURVEY

GRADING AND DRAIANGE

C-0 GRADING AND DRAINAGE COVER SHEET

C-1 GRADING, DRAINAGE PLAN

C-2 GRADING, DRAINAGE DETAILS

C-3.1 EROSION CONTROL

C-3.2 EROSION CONTROL

C-4 BMP SHEET

ARCHITECTURAL

A-10 SITE PLAN

MB-1 MATERIAL BOARD

A-11 F.A.R AREA CALCULATION DIAGRAM

A-12 LOT COVERAGE / DEMO ANALYSIS AREA CALCULATION DIAGRAM

NC-10 STREET SCAPE

A-20 EXISTING FIRST FLOOR PLAN / DEMO PLAN

A-21 PROPOSED FIRST FLOOR PLAN

A-22 PROPOSED SECOND FLOOR

A-30 ROOF PLAN

A-40 EXTERIOR ELEVATIONS

A-41 EXTERIOR ELEVATIONS

A-42 EXTERIOR ELEVATIONS

A-43 EXTERIOR ELEVATIONS

A-50 BUILDING SECTIONS

No. Date Description

△ _____
△ _____
△ _____

Project :

1731 JUAREZ AVE,
LOS ALTOS, CA



1011 S De Anza Blvd
SAN JOSE, CA. 95129
Phone (408) 441-0967
info@alisconstruction.com
office@alisconstruction.com

Date: 06/10/25

Scale: N.T.S

Job No:

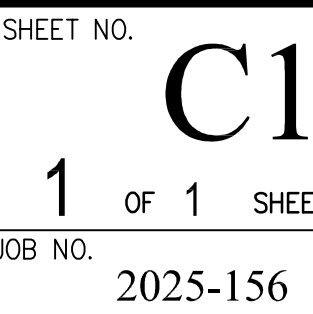
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COVER SHEET
PLANNING DATA

Sheet No. :

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APN: 318-09-015

NOTE: THIS DRAWING IS APPROVED SUBJECT TO:

NOTE: THIS DRAWING IS APPROVED SUBJECT TO:

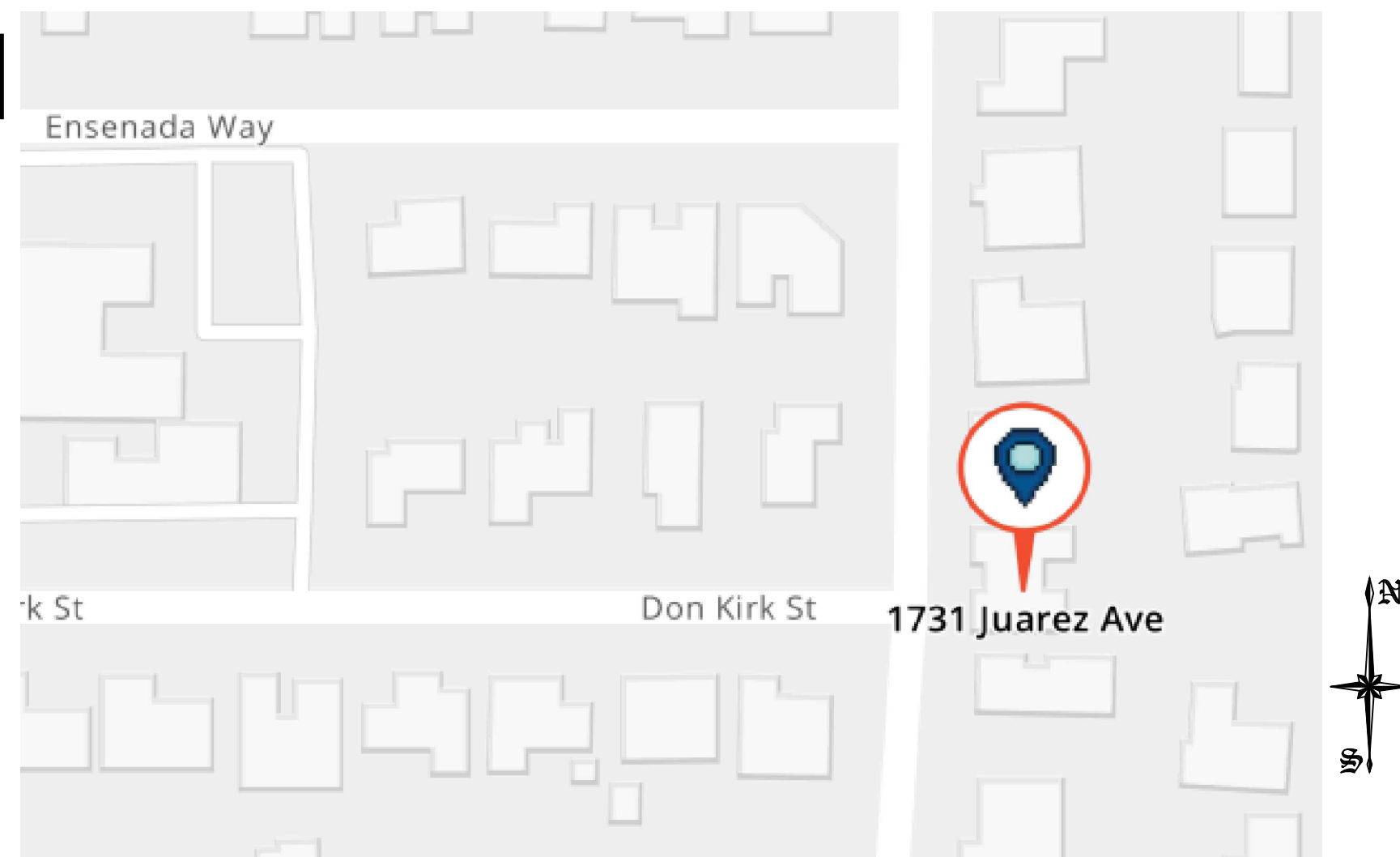
- ALL GRADING IS SUBJECT TO OBSERVATION BY THE CITY. PERMITTEE OR REPRESENTATIVE SHALL NOTIFY THE CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS PROJECT INSPECTOR AT LEAST 48 HOURS BEFORE START OF ANY GRADING.
2. APPROVAL OF THIS PLAN APPLIES ONLY TO (A) THE EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS, (B) THE INSTALLATION OF ON-SITE (I.E. PRIVATE PROPERTY) STORM WATER CONVEYANCE AND TREATMENT FACILITIES THAT ARE OUTSIDE OF THE 5-FOOT BUILDING ENVELOPE, AND (C) THE INSTALLATION OF RETAINING STRUCTURES. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS. APPROVAL OF THIS PLAN ALSO DOES NOT CONSTITUTE APPROVAL OF ANY IMPROVEMENTS WITH THE EXCEPTION OF THOSE LISTED ABOVE. PROPOSED IMPROVEMENTS, WITH THE EXCEPTION OF THOSE LISTED ABOVE, ARE SUBJECT TO REVIEW AND APPROVAL BY THE RESPONSIBLE AUTHORITIES AND ALL OTHER REQUIRED PERMITS SHALL BE OBTAINED.
3. UNLESS OTHERWISE NOTED ON THE PLAN, ANY DEPICTION OF A RETAINING STRUCTURE ON THIS PLAN SHALL NOT CONSTITUTE APPROVAL FOR CONSTRUCTION OF THE RETAINING STRUCTURE UNLESS A SEPARATE STRUCTURAL REVIEW, BY THE DEPARTMENT OF PUBLIC WORKS IS COMPLETED AND APPROVED.
4. IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE OR AGENT TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES.
5. THE PERMITTEE OR AGENT SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
6. ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES.
7. IN THE EVENT THAT HUMAN REMAINS AND/OR CULTURAL MATERIALS ARE FOUND, ALL PROJECT-RELATED CONSTRUCTION SHOULD CEASE WITHIN A 100-FOOT RADIUS. THE CONTRACTOR SHALL, PURSUANT TO SECTION 7050.5 OF THE HEALTH AND SAFETY CODE, AND SECTION 5097.94 OF THE PUBLIC RESOURCES CODE OF THE STATE OF CALIFORNIA, NOTIFY THE MARIN COUNTY CORONER IMMEDIATELY.
8. THIS PLAN DOES NOT APPROVE THE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS AND METHODS OF TREE PRESERVATION SHOULD BE OBTAINED FROM THE CITY'S PLANNING DEPARTMENT AND THE CITY ARBORIST.
9. FOR NON-RESIDENTIAL PROJECTS, ANY NON-HAZARDOUS EXPORT RESULTING FROM PROJECT RELATED EXCAVATION OR LAND CLEARING SHALL BE 100% REUSED AND RECYCLED PER CALIFORNIA GREEN BUILDING STANDARDS CODE SECTION 5.408.
10. ALL GRADING WORK SHALL CONFORM TO THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL REPORT AND/OR THE PROJECT SOIL ENGINEER. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOIL ENGINEER. REPORT DATE:
REPORT NUMBER:
SOILS ENGINEERING COMPANY;
CONTACT INFORMATION:
11. THE SOIL ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNOBSERVED AND/OR UNAPPROVED GRADING WORK SHALL BE REMOVED AND REPLACED UNDER OBSERVATION.
12. PERIMETER BUILDING GRADES SHALL SLOPE AWAY FROM BUILDINGS AT LEAST 5% MINIMUM
13. ALL DOWNSPOUTS SHALL CONNECT TO STORMDRAIN SYSTEM. DIRECTION OF THE FLOW SHALL BE AWAY FROM THE BUILDING.

ALL TOPOGRAPHIC FEATURES AND ELEVATIONS HAD BEEN TAKEN FROM
SURVEYS BY OTHERS, PROVIDED BY THE OWNER

CUT: 18 CY
FILL: 1 CY
EXPORT: 16 CY
IMPORT: 0 CY

NOTE: EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE.

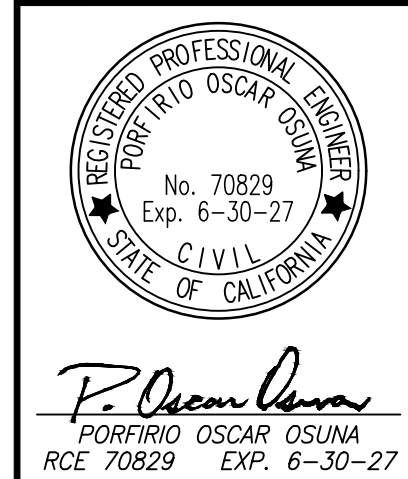
AC = ASPHALT CONCRETE	LP = LOW POINT
AD = AREA DRAIN	PAD = PAD ELEVATION
AC = ADJACENT GRADE AT PAVEMENT	PCL = PORTLAND CEMENT CONCRETE
AG = BEGIN CURVE	PL = PROPERTY
BS = BOTTOM OF STAIR	PLV = PAVEMENT GRADE
BU = BUBBLE UP	PVC = POLYVINYL CHLORIDE PIPE
BVC = BEGIN VERTICAL CURVE	PVI = POINT OF VERTICAL INTERSECTION
BRW = BOTTOM OF RETAINED GRADE AT WALL	RCP = REINFORCED CONCRETE PIPE
BS = BATCH BASIN	RO = RIGHT OF WAY
CL = CENTERLINE	S= 0.00+.
CS = CLEANOUT	SD = STORM DRAIN
DD = DOWNSPOUT WITH SPLASH BOX	SDMH = STORM DRAIN MANHOLE
ED = END CURVE	SS = SUBGRADE ELEVATION
ELEV = ELEVATION	SS = SANITARY SEWER
EVC = END VERTICAL CURVE	SSMH = SANITARY SEWER MANHOLE
EX = EXISTING	STA = STATION
F/C = FACE OF CURB	TC = TOP OF CURB
FF = FINISHED FLOOR ELEVATION	TF = TOP OF FENCE
FL = FIRE HYDRANT	TR = TOP OF RETAINED GRADE AT WALL
FL = FLOW LINE	TS = TOP OF STAIR
GB = GRADE BREAK	TW = TOP OF WALL
GFF = GARAGE FINISH FLOOR	VCP = VITRIFIED GLASS PIPE
HP = HIGH POINT	WM = WATER METER
HC = HANDICAP UNIT	WV = WATER VALVE
INV = INVERT	



DESCRIPTION	SYMBOL
BOUNDARY LINE	---
LOT LINE	----
EASEMENT LINE	----
SIDEWALK	
WOOD FENCE	X X
CHAIN LINK FENCE	
RETAINING WALL	
DRIVEWAY DRAIN INLET	
AREA DRAIN	
DROP INLET	
MONUMENT	
FIRE HYDRANT	
ELECTROLYTER	
WATER METER	
AC UNIT	
SANITARY SEWER LATERAL	●
STORM DRAIN	SD
SANITARY SEWER	SS
STREET LIGHT CONDUITS	SL
WATER	W
JOINT TRENCH	JT
HOUSE SERVICE	SVC
SLOPE ARROW	
EXISTING CONTOUR	- 100
PROPOSED CONTOUR	
OVERLAND RELEASE	
DIRECTION OF SURFACE DRAINAGE	>>
5% SLOPE AWAY FROM BUILDING	>>
GAS LINE	— GAS —
OVERHEAD ELECTRICAL LINE	— OE —
UNDERGROUND ELECTRICAL LINE	— UE —
DOWNSPOUTS W/ SPLASH BOX	
ADJACENT GRADE	AG
AGGREGATE BASE (AB)	
ASPHALT PAVEMENT (AP)	

COVER SHEET	C0
GRADING AND DRAINAGE PLAN	C1
CONSTRUCTION DETAILS	C2
EROSION AND SEDIMENT CONTROL PLAN	C3.1-C3.2
BEST MANAGEMENT PRACTICES (BMP SHEET)	C4

BY	CITY	DATE	REVISIONS
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OSUNA
ENGINEERING INC.
Planning | Surveying | Civil Engineering



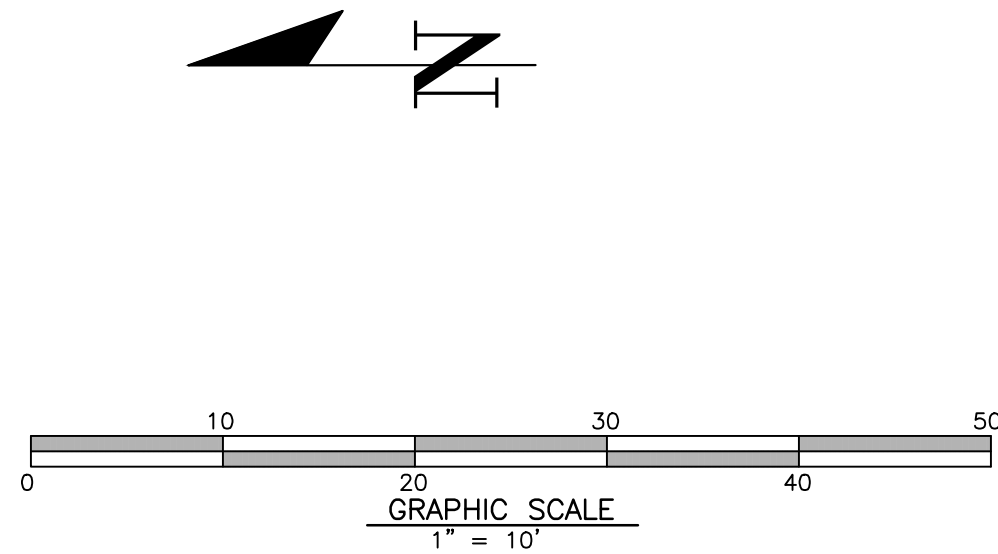
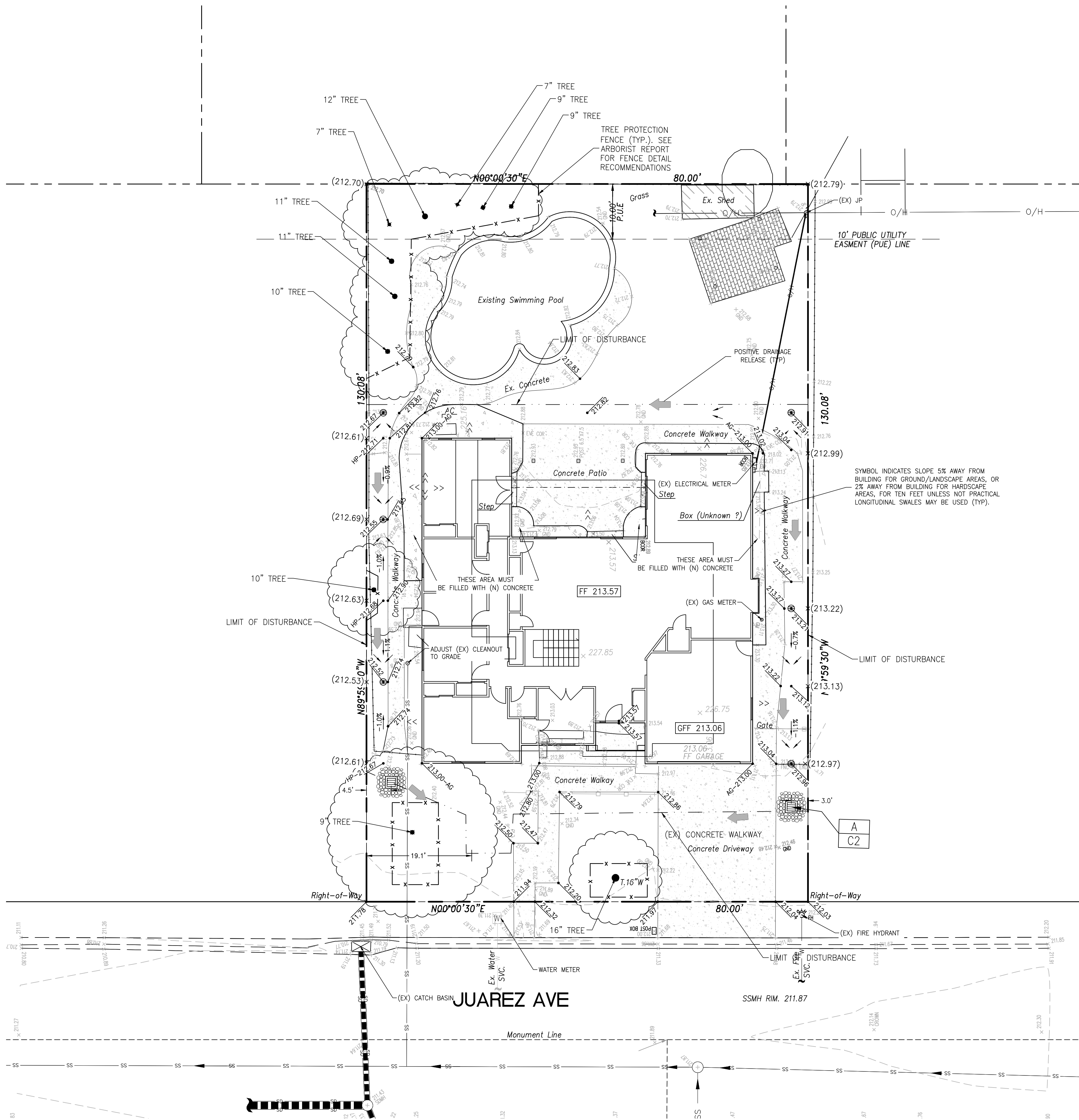
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS

1949 OTTOOLE WAY
SAN JOSE, CA 95131
TEL. (408) 721-2100
Info@osunaengineering.com

LOS ALTOS, CALIFORNIA
Project No.: 4142
Date: 10/09/2025
Designed: J.O. Checkered: O.G.
1731 Juarez Ave
COVER SHEET
GRADING & DRAINAGE PLAN

SHEET
C0
OF 6 SHEETS

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS AGREEMENT SHALL BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND UTILITIES.



REVISIONS		DATE	CITY	BY

REG. CIVIL ENGINEER
PORFIRIO OSCAR OSUNA
No. 70829
Exp. 6-30-27
CIVIL
STATE OF CALIFORNIA

P. Osuna Osuna
PORFIRIO OSCAR OSUNA
RCE 70829 EXP. 6-30-27

OSUNA
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Planning | Surveying | Civil Engineering

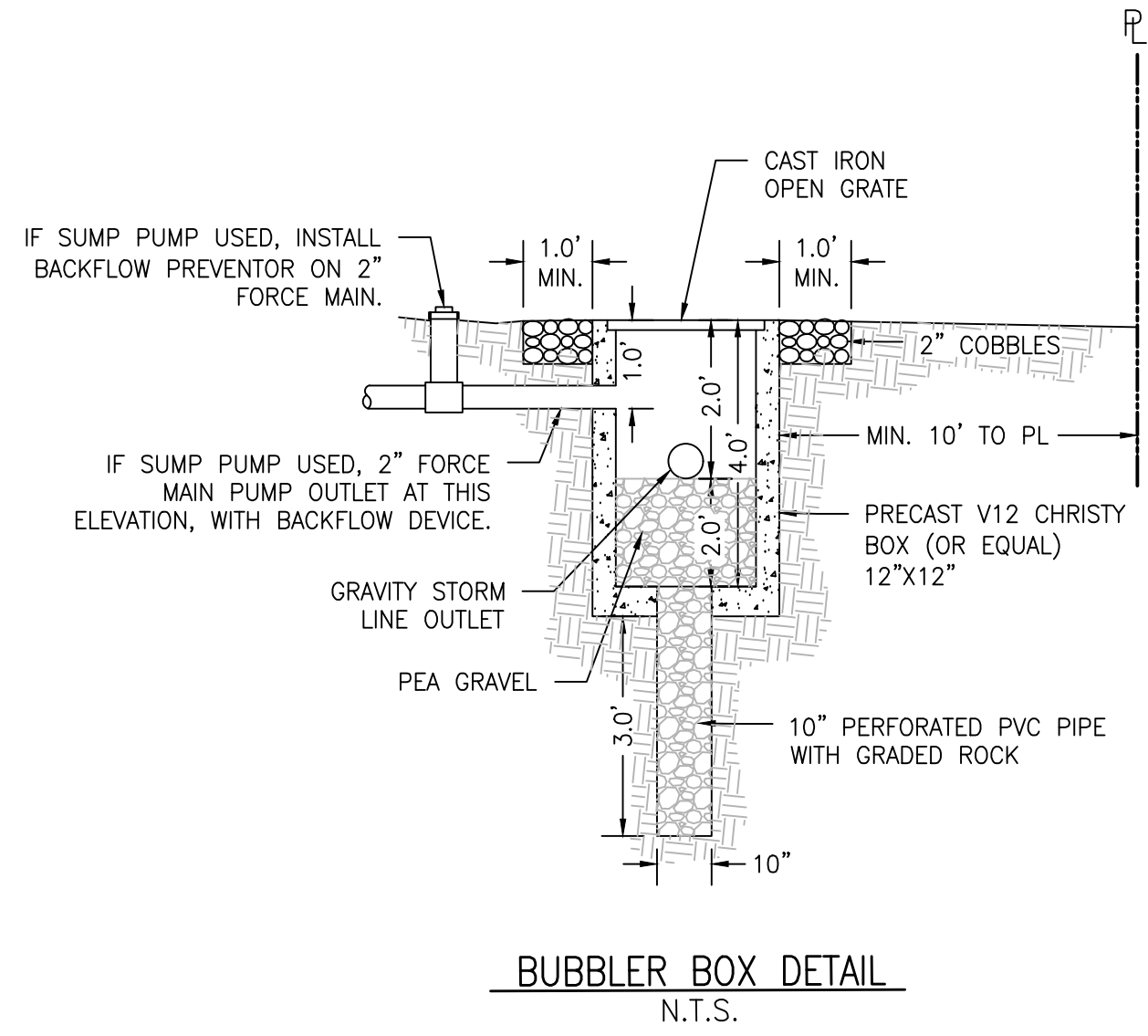
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
1949 OTTOLE WAY
SAN JOSE, CA 95131
TEL (408) 721-2100
Info@osunaengineering.com

GRADING & DRAINAGE PLAN

1731 Juarez Ave

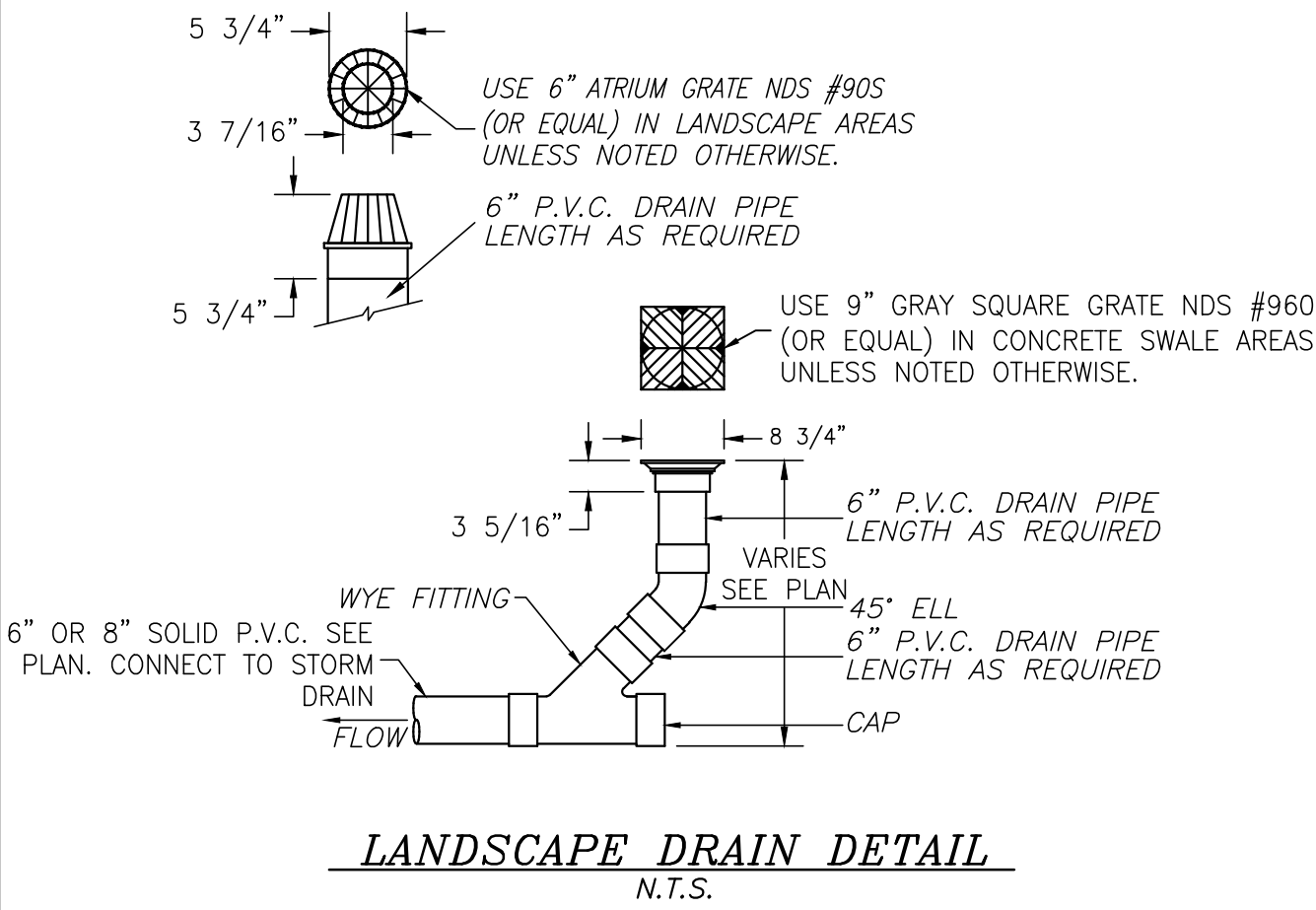
LOS ALTOS, CALIFORNIA
Project No.: 4142 | Design: J.O. | Check: O.C. | Date: 10/09/2025

SHEET
C1
OF 6 SHEETS



A INFILTRATION DEVICE DETAIL

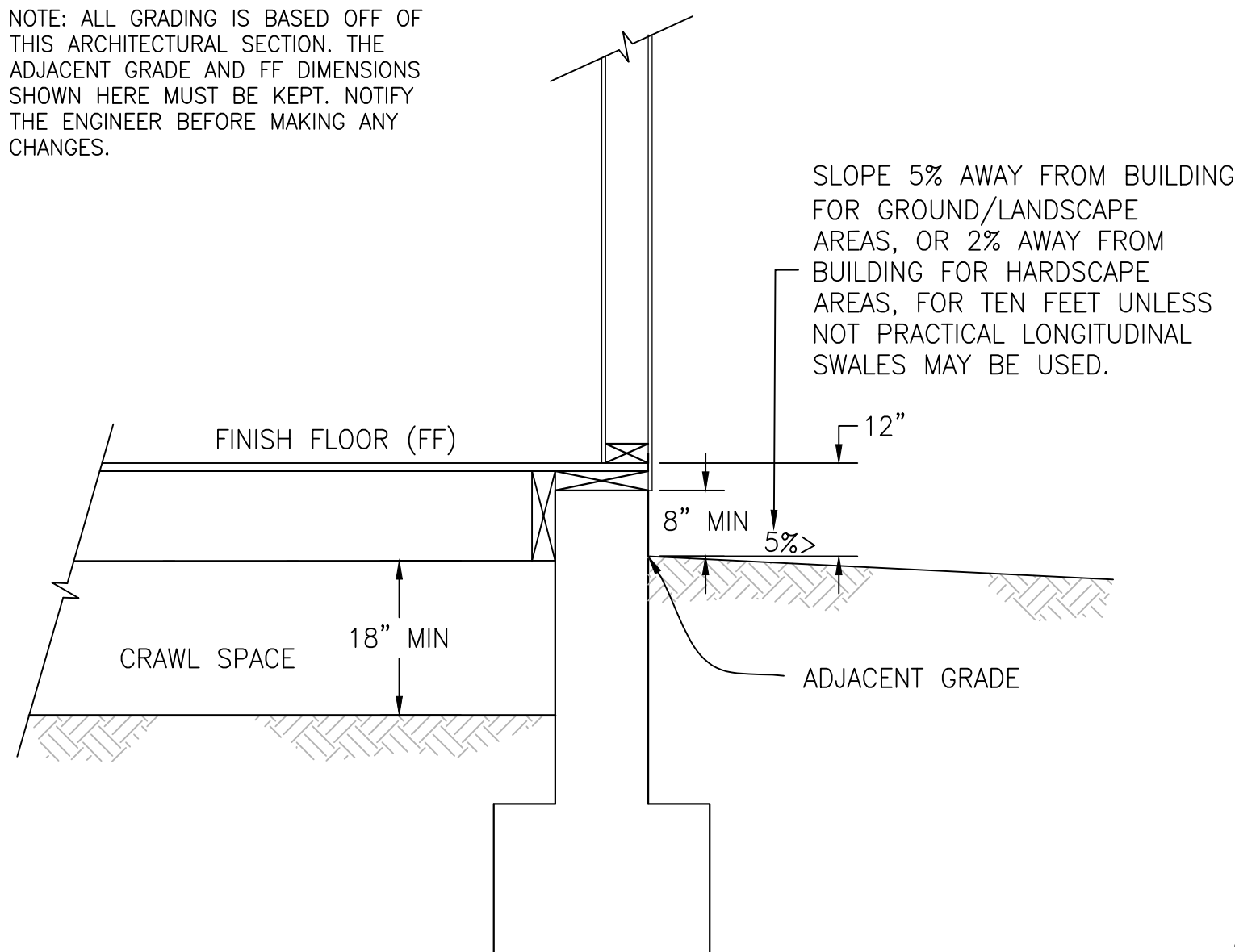
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B | AREA DRAIN DETAIL

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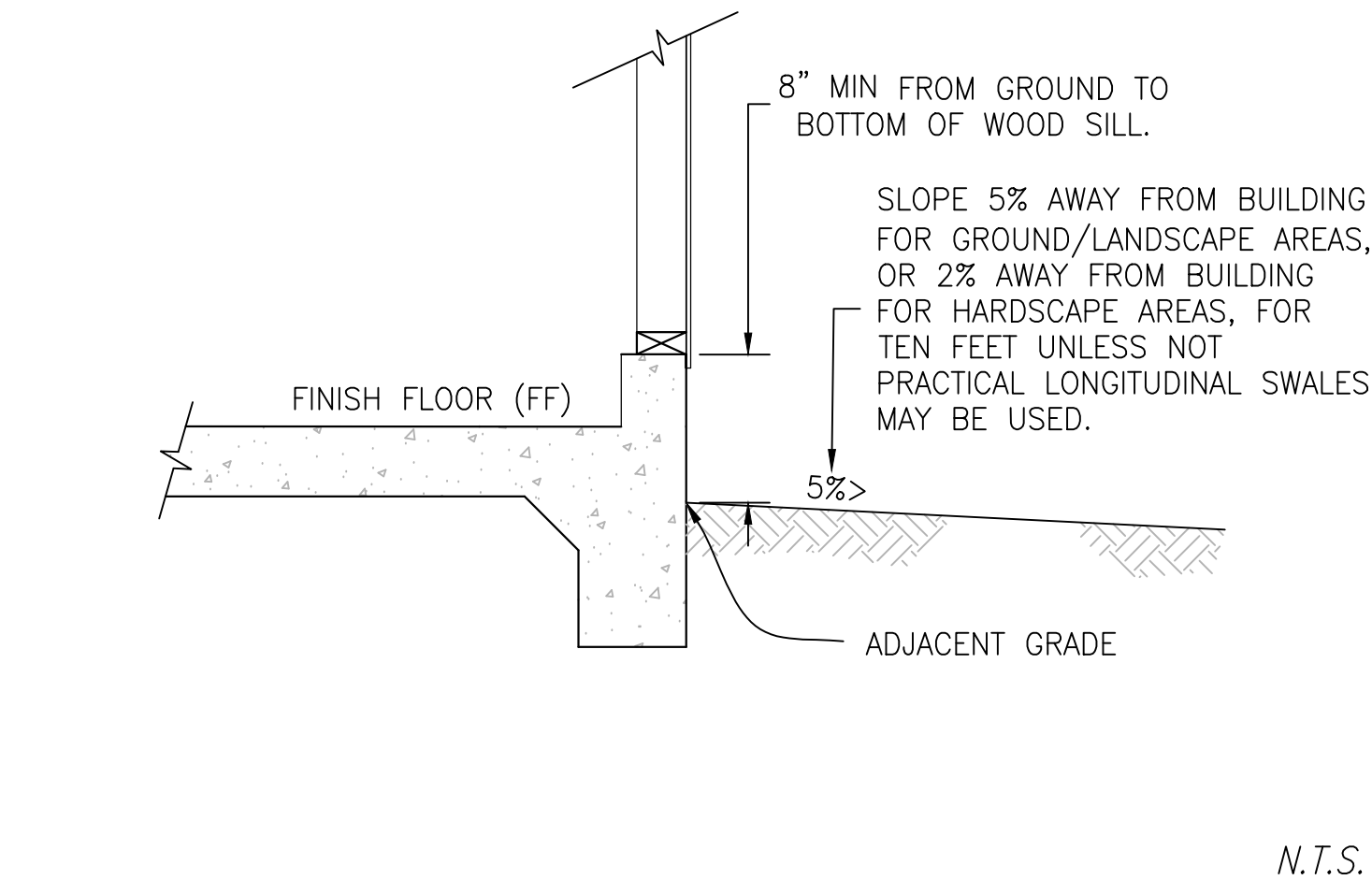
NOTE: ALL GRADING IS BASED OFF OF THIS ARCHITECTURAL SECTION. THE ADJACENT GRADE AND FF DIMENSIONS SHOWN HERE MUST BE KEPT. NOTIFY THE ENGINEER BEFORE MAKING ANY CHANGES.



C | TYPICAL FOUNDATION/FF/GROUND SECTION

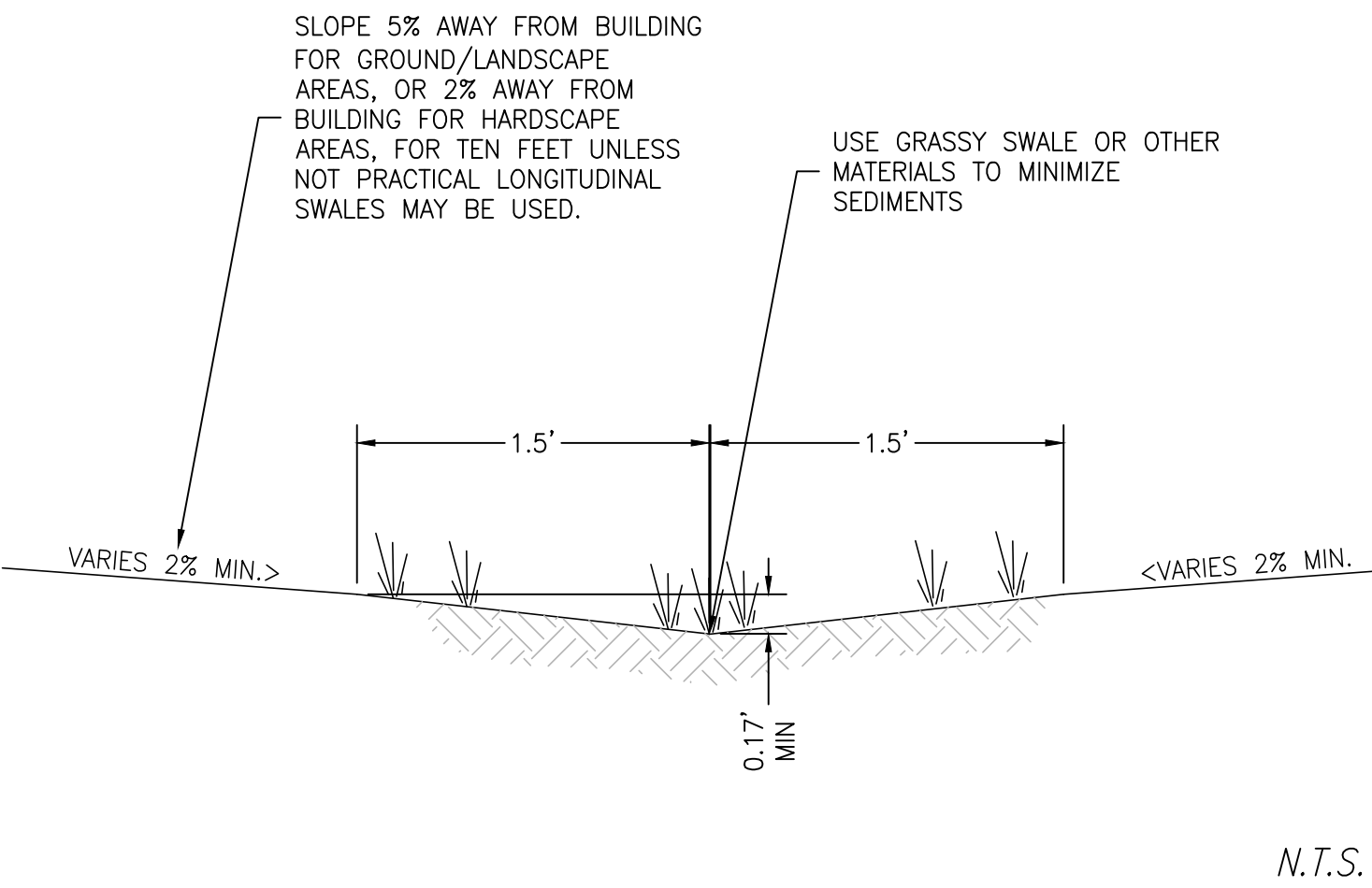
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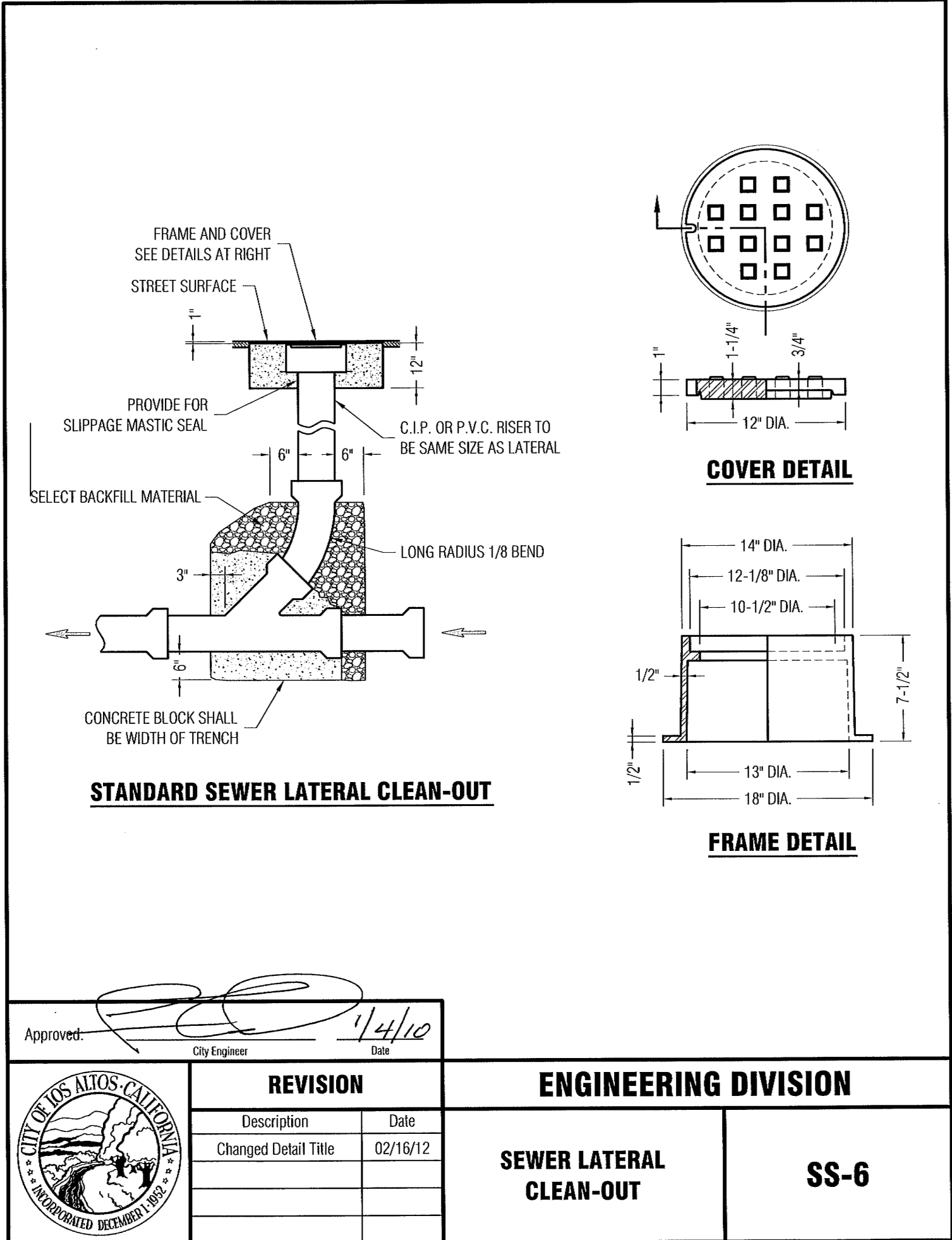
D | TYPICAL FOUNDATION/GFF/GROUND SECTION

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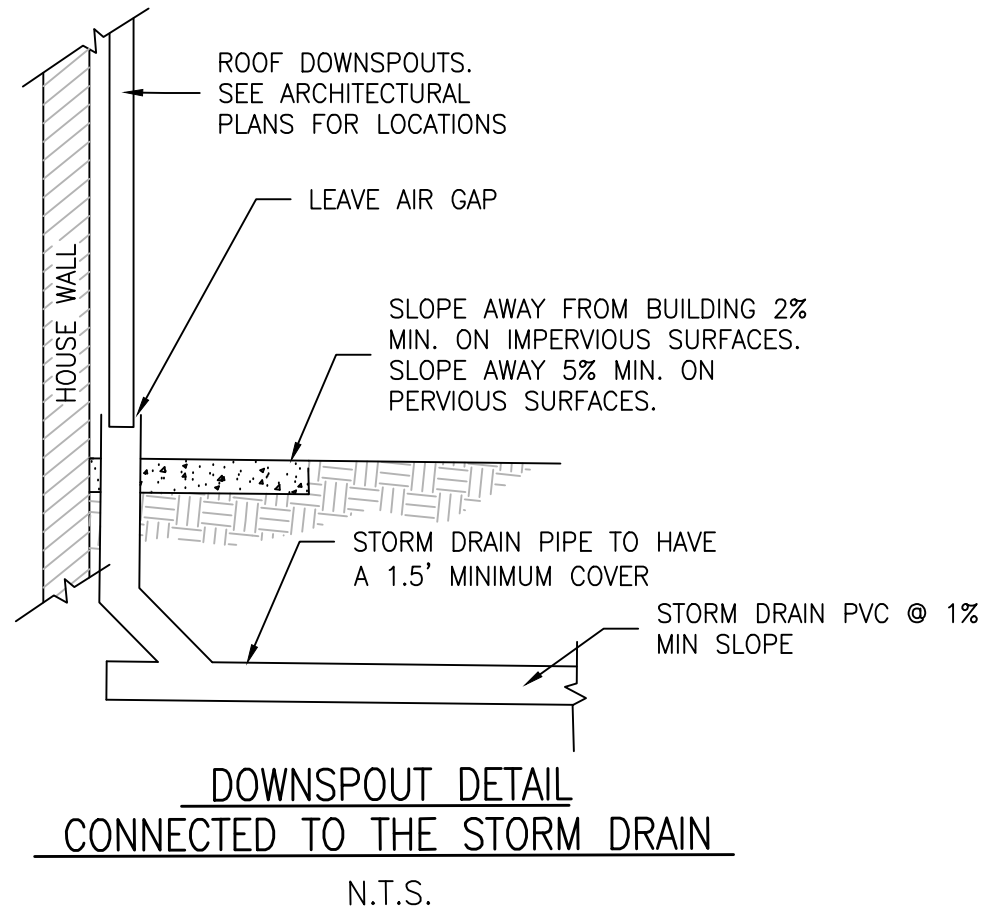


G | *EARTHEN SWALE DETAIL*

N.T.S.



F | SANITARY SEWER CLEANOUT DETAIL



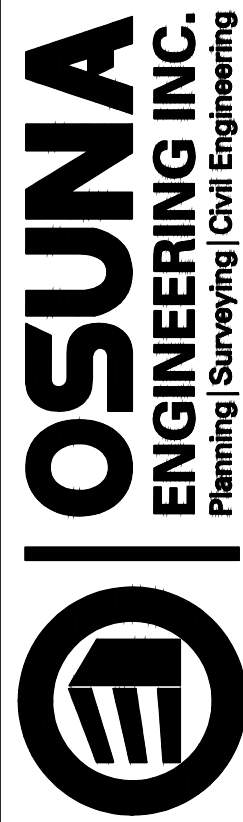
/ DOWNSPOUT CONNECTED TO SD DETAIL

N.T.S.

BY	CITY	DATE	REVISIONS
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Δ			
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P. Oscar Osuna
PORFIRIO OSCAR OSUNA
RCE 70829 EXP. 6-30-



& LAND SURVEYORS
TEL. (408) 721-2100
Info@osundengineering.com

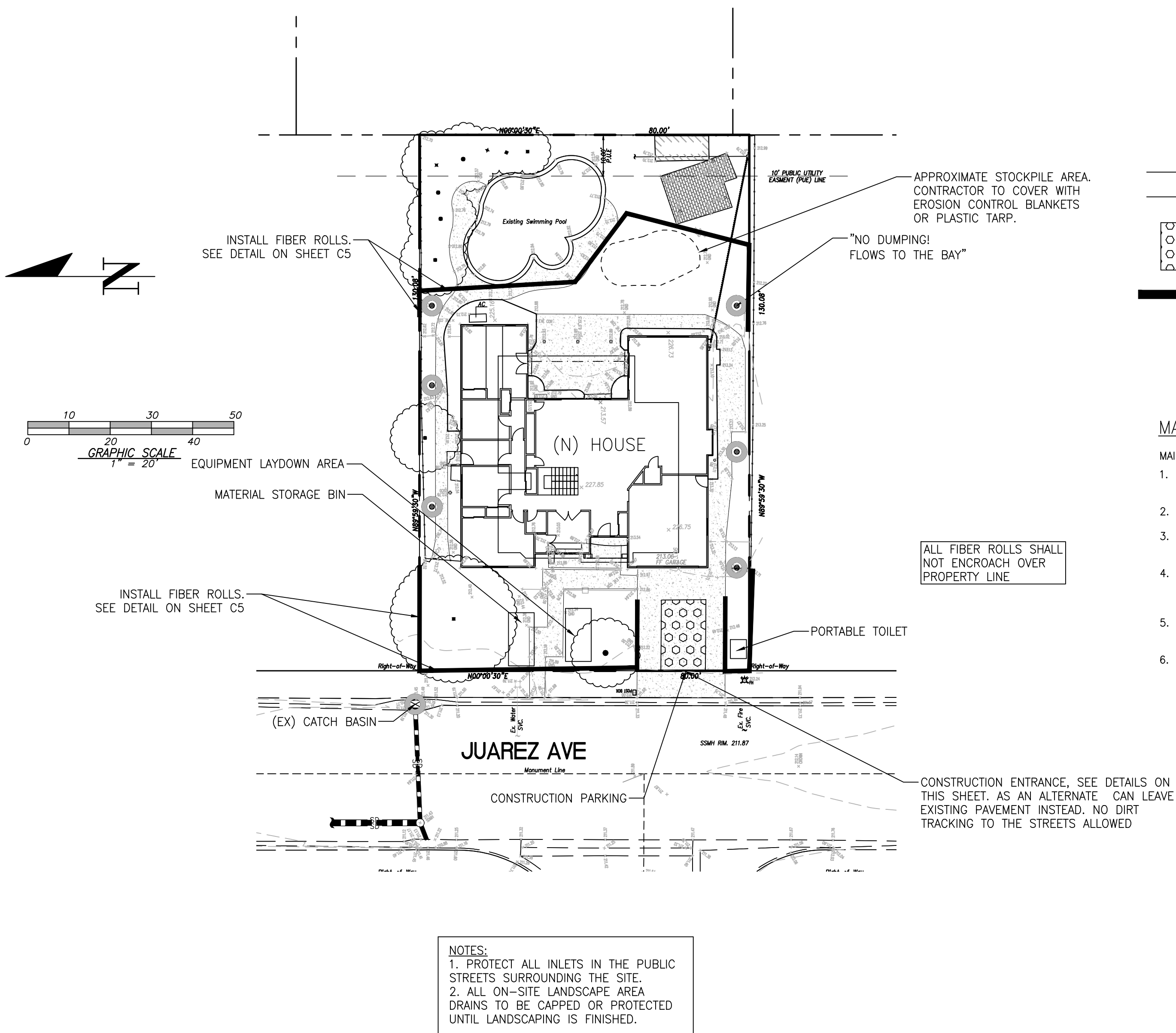
CONSULTING CI
1949 O'TOOLE WAY
SAN JOSE, CA 95131

GRADING & DRAINAGE PLAN
CONSTRUCTION DETAILS
1731 Juarez Ave

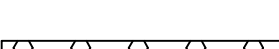
LOS ALTOS, CALIFORNIA	Project No.: 4142 Designed: J.O. Checked: J.O. Date: 10/09/2025
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SHEET
C2
OF 6 SHEETS

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFINE, IDENTIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.



LEGEND

<i>PROPOSED</i>	<i>DESCRIPTION</i>
	<i>SITE BOUNDARY</i>
	<i>STABILIZED CONSTRUCTION ENTRANCE 2"-3" ROCK (MIN)</i>
	<i>FIBER ROLL</i>
	<i>INLET PROTECTION</i>

MAINTENANCE NOTES

MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:

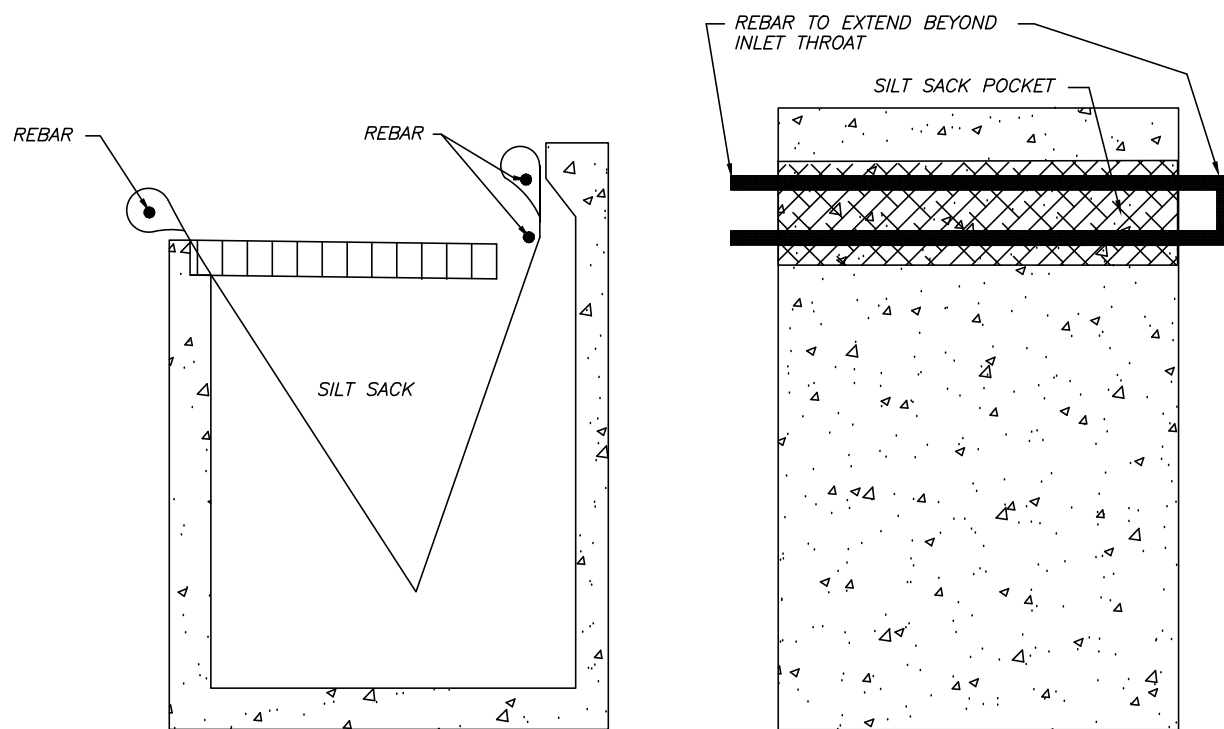
1. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
2. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
3. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
4. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF FOOT.
5. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
6. RILLS AND GULLIES MUST BE REPAIRED.

EROSION & SEDIMENT CONTROL NOTES

3. THE DEVELOPER IS RESPONSIBLE FOR ENSURING THAT ALL CONTRACTORS AND SUBCONTRACTORS ARE AWARE OF ALL STORM WATER QUALITY MEASURES AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED CONSTRUCTION BEST MANAGEMENT PRACTICES WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, AND/OR STOP ORDERS.
2. ANY VEHICLE OR EQUIPMENT WASHING/STEAM CLEANING MUST BE DONE AT AN APPROPRIATELY EQUIPPED FACILITY WHICH DRAINS TO THE SANITARY SEWER. OUTDOOR WASHING MUST BE MANAGED IN SUCH A WAY THAT THERE IS NO DISCHARGE OF SOAPS, SOLVENTS, CLEANING AGENTS OR OTHER POLLUTANTS TO THE STORM DRAINS. WASH WATER SHALL DISCHARGE TO THE SANITARY SEWER, SUBJECT TO REVIEW AND APPROVAL OF UNION SANITARY DISTRICT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LITTER CONTROL AND SWEEPING OF ALL PAVED SURFACES DURING CONSTRUCTION.
4. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. EROSION CONTROL MEASURES ARE TO BE FUNCTIONAL PRIOR TO OCTOBER 1ST OF ANY YEAR GRADING OPERATIONS HAVE LEFT AREAS UNPROTECTED FROM EROSION.
5. ALL ON-SITE STORM DRAINS SHALL BE CLEANED IMMEDIATELY BEFORE THE START OF THE RAINY SEASON BEGINNING ON OCTOBER 1ST EACH YEAR, SUBJECT TO THE REVIEW OF THE BUILDING/ENGINEERING INSPECTOR.
6. IF RAINY WEATHER BECOMES IMMINENT, GRADING OPERATIONS SHALL BE STOPPED AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PROTECT DISTURBED AREAS.
7. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.
8. CONSTRUCTION ENTRANCES SHALL CONSIST OF A MINIMUM 8" THICK LAYER OF 3"-4" FRACTURED STONE AGGREGATE UNLAIND WITH GEOTEXTILE LINER FOR A MINIMUM DISTANCE OF 50 FEET, AND IS TO BE PROVIDED AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. THE DEPTH AND LENGTH OF AGGREGATE MAY NEED TO BE ADJUSTED IN THE FIELD TO ENSURE NO TRACKING OF SEDIMENT ONTO EXISTING PAVED STREETS. CONSTRUCTION ENTRANCES SHALL SLOPE AWAY FROM EXISTING PAVED STREETS.
9. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL MEASURES ARE TO BE BLOCKED UNLESS THE AREA DRAINED IS UNDISTURBED OR STABILIZED.
10. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.
11. NO STRAW BALES OR SILT FENCES SHALL BE USED AS EROSION CONTROL MEASURES. SILT FENCES MAY ONLY BE USED AS A PHYSICAL BARRIER TO PREVENT VEHICULAR AND PEDESTRIAN TRAFFIC FROM USING NON-APPROVED ACCESS POINTS (E.G. - ALONG RIGHT-OF-WAY).
12. ALL DISTURBED AREAS INCLUDING FLAT PADS ARE TO BE TREATED WITH STRAW AND TACKIFIER AT A RATE OF 2 TONS PER ACRE APPROXIMATELY 3 INCHES THICK.

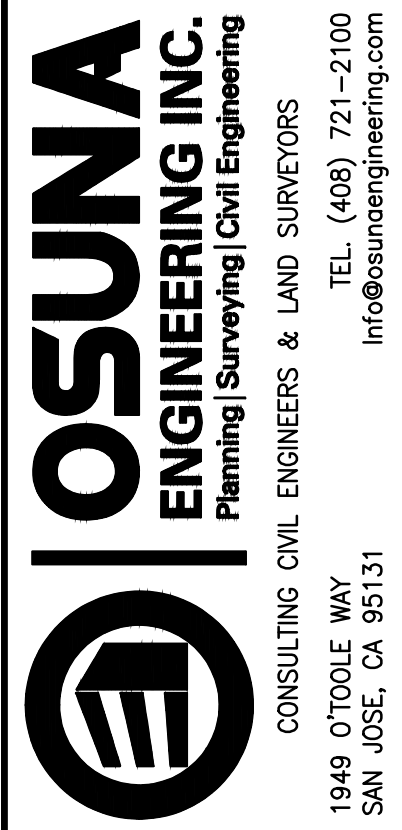
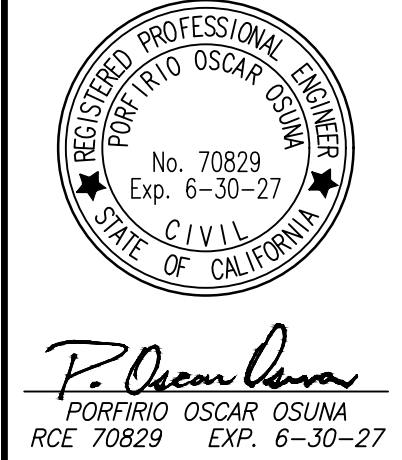
SUPPLEMENTAL EROSION & SEDIMENT CONTROL NOTES

1. SEE STANDARD EROSION & SEDIMENT CONTROL NOTES ABOVE.
2. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDE SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE WAYS.
4. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE CITY.
5. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
6. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE CITY REPRESENTATIVE OF ANY FIELD CHANGES.



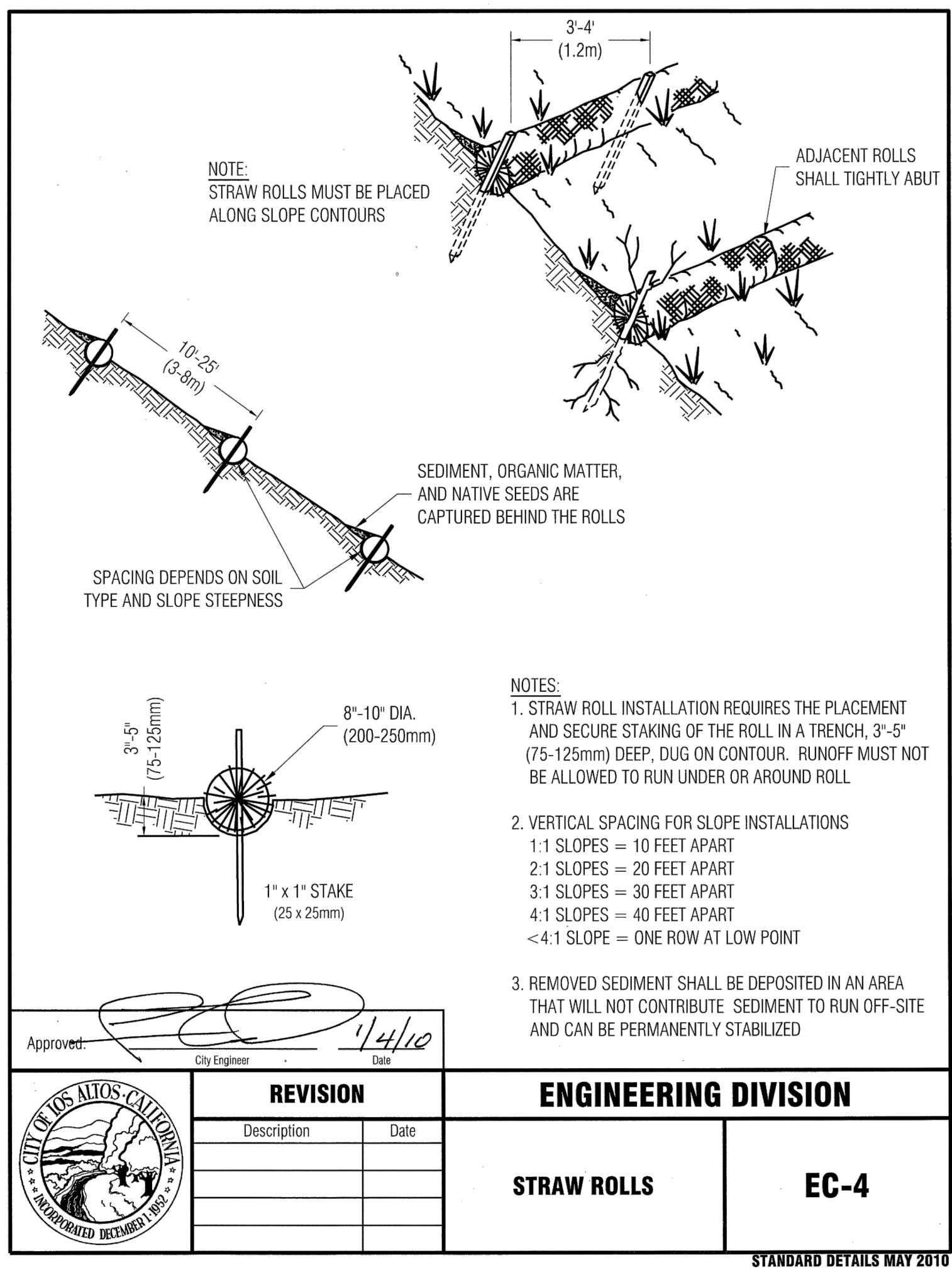
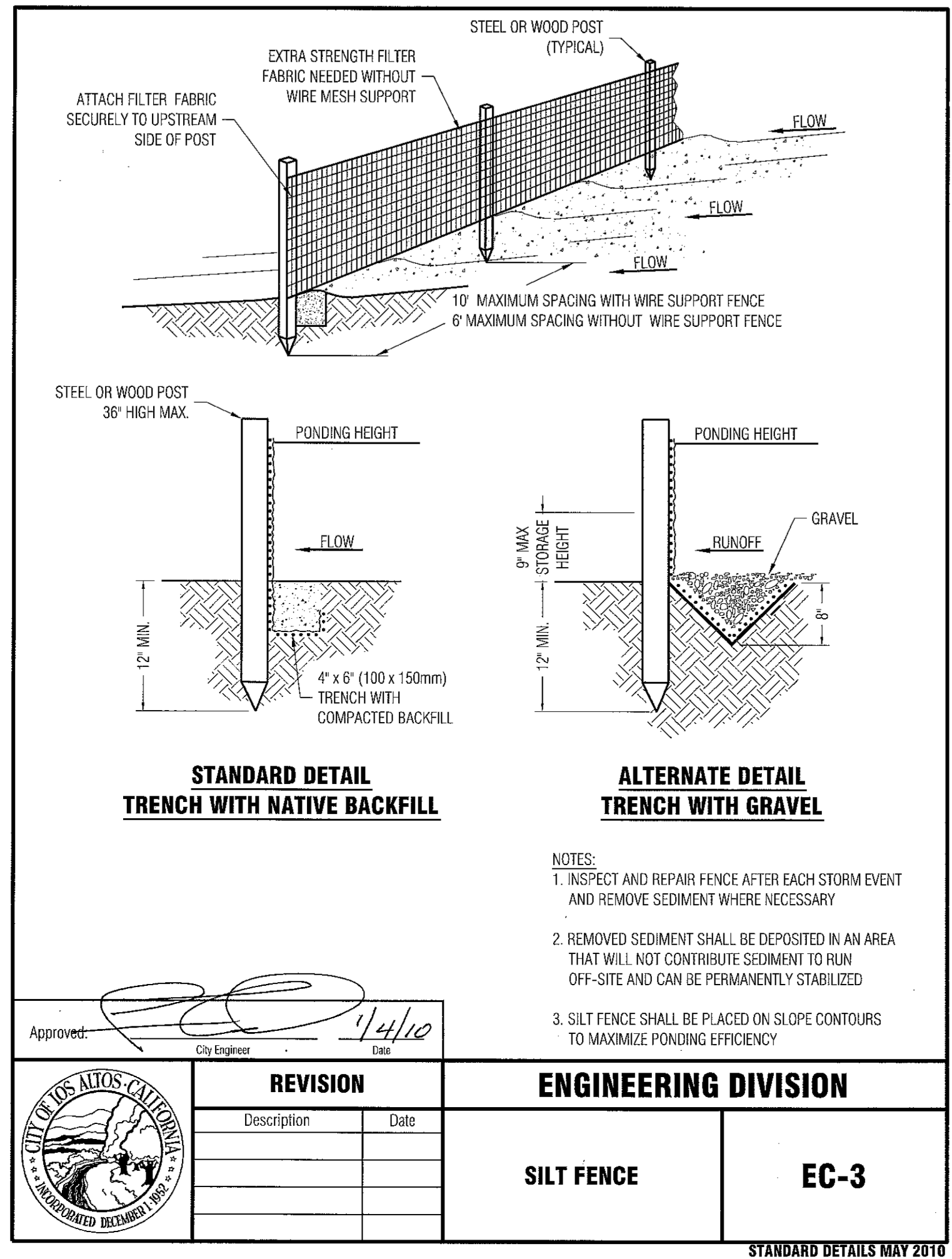
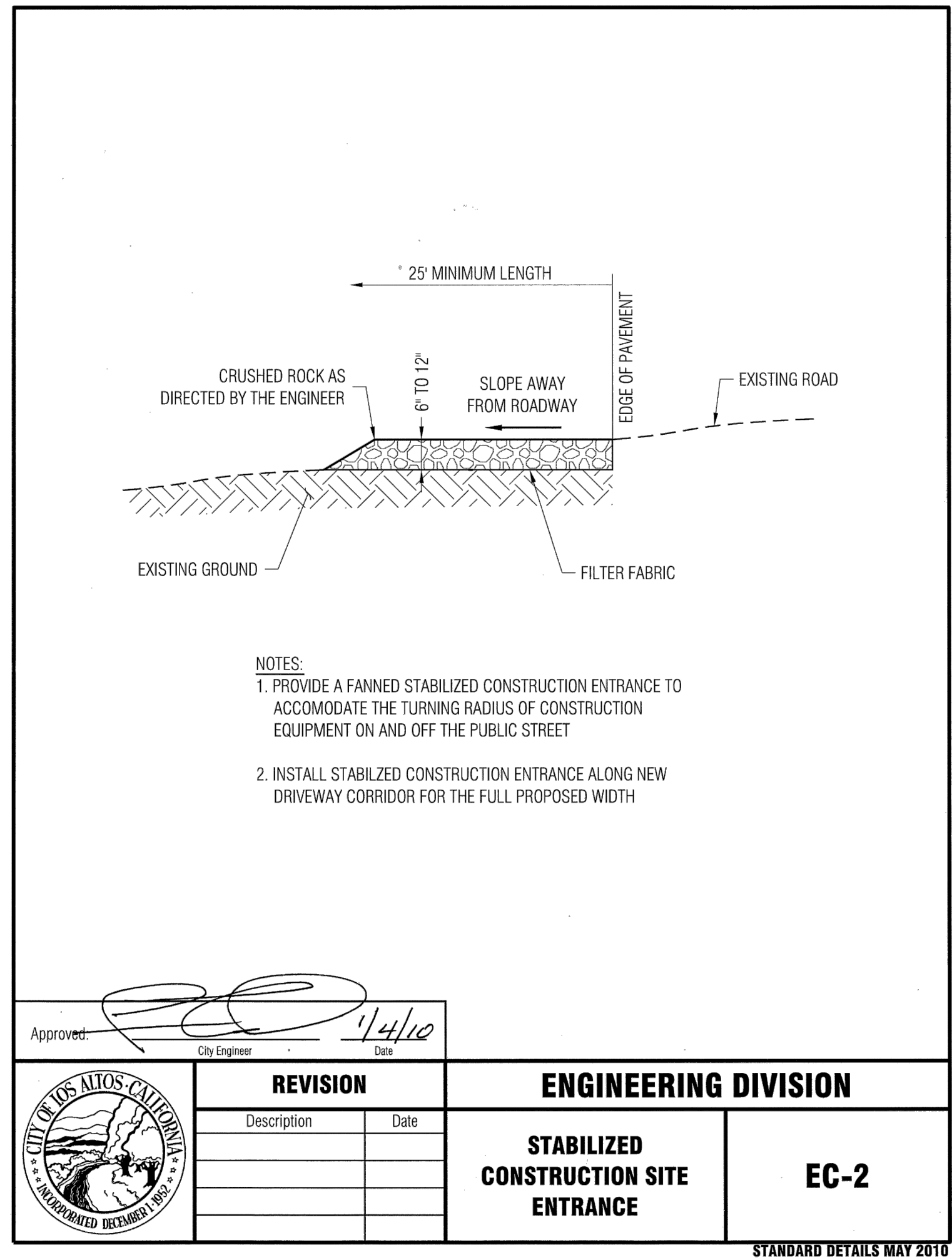
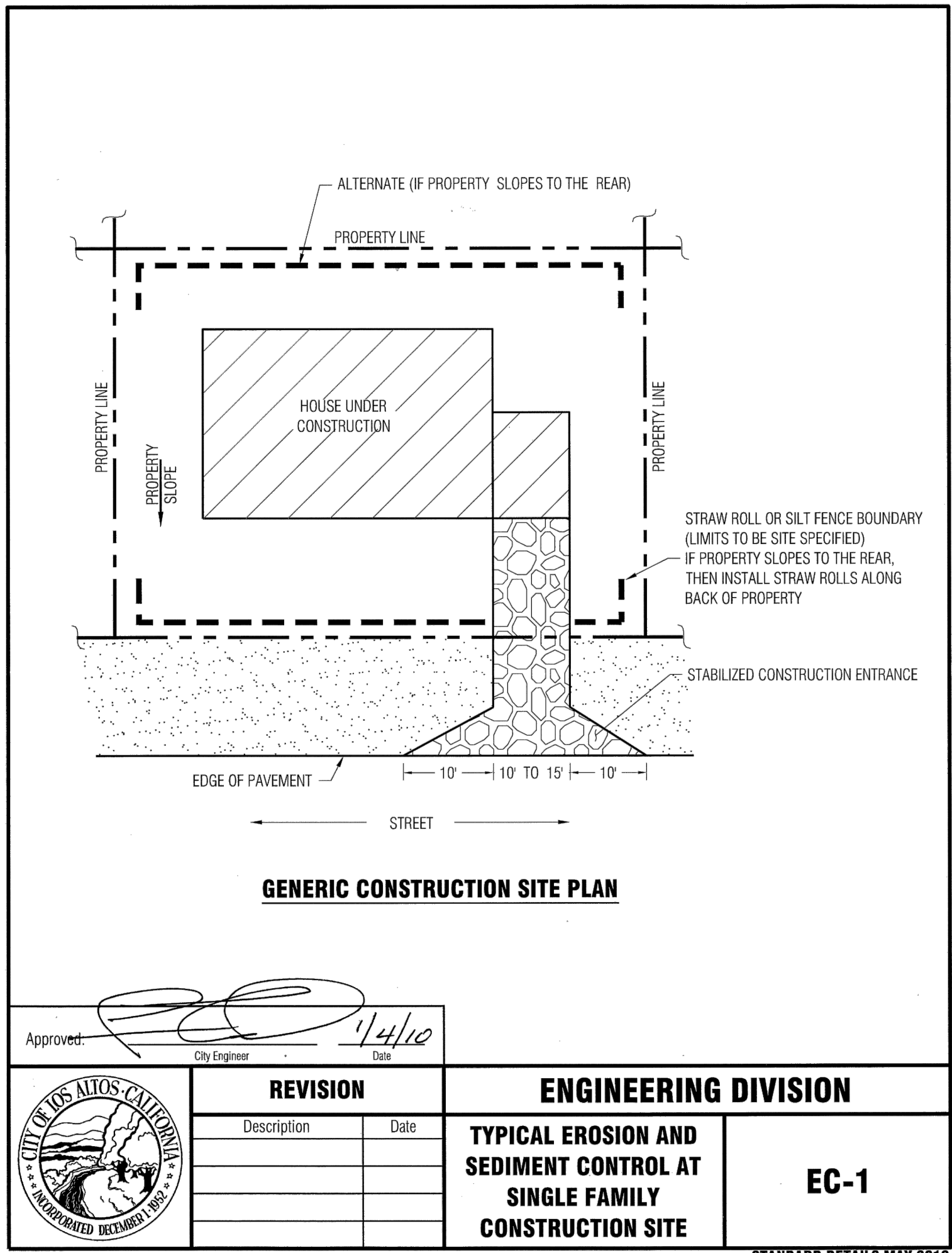
CALIFORNIA MODIFIED SILT SACK
REED & GRAHAM, INC. (OR EQUAL)
BEFORE & AFTER STREETS ARE PAVED

BY	CITY	DATE	REVISIONS
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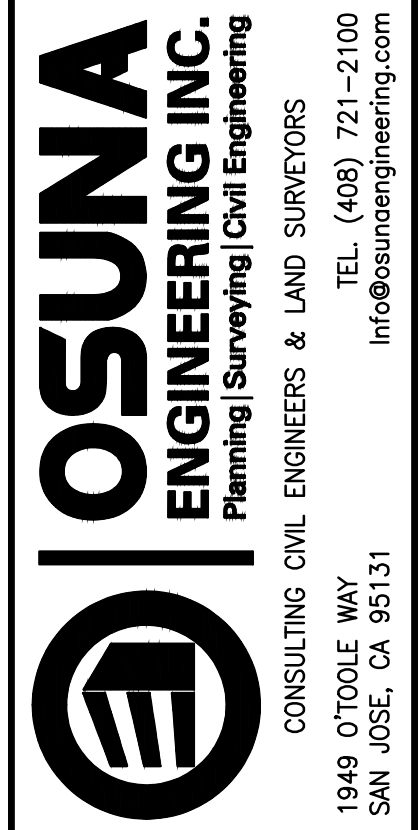
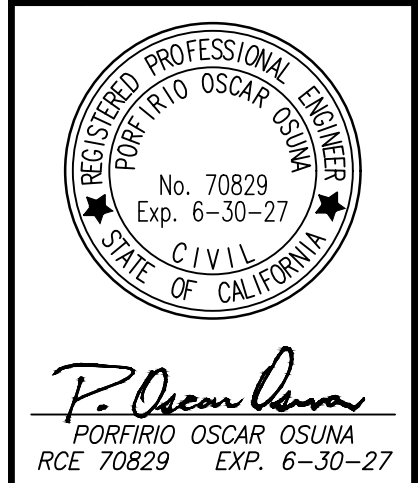


GRADING & DRAINAGE PLAN
EROSION CONTROL
1731 Juarez Ave

SHEET
C3.1
OF 6 SHEETS

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	BY	CITY	DATE	REVISIONS	



GRADING & DRAINAGE PLAN EROSION CONTROL 1731 Juarez Ave LOS ALTOs, CALIFORNIA	
Project No.: 4442	Designated: JLD Checked: C.O. Date: 10/09/2025

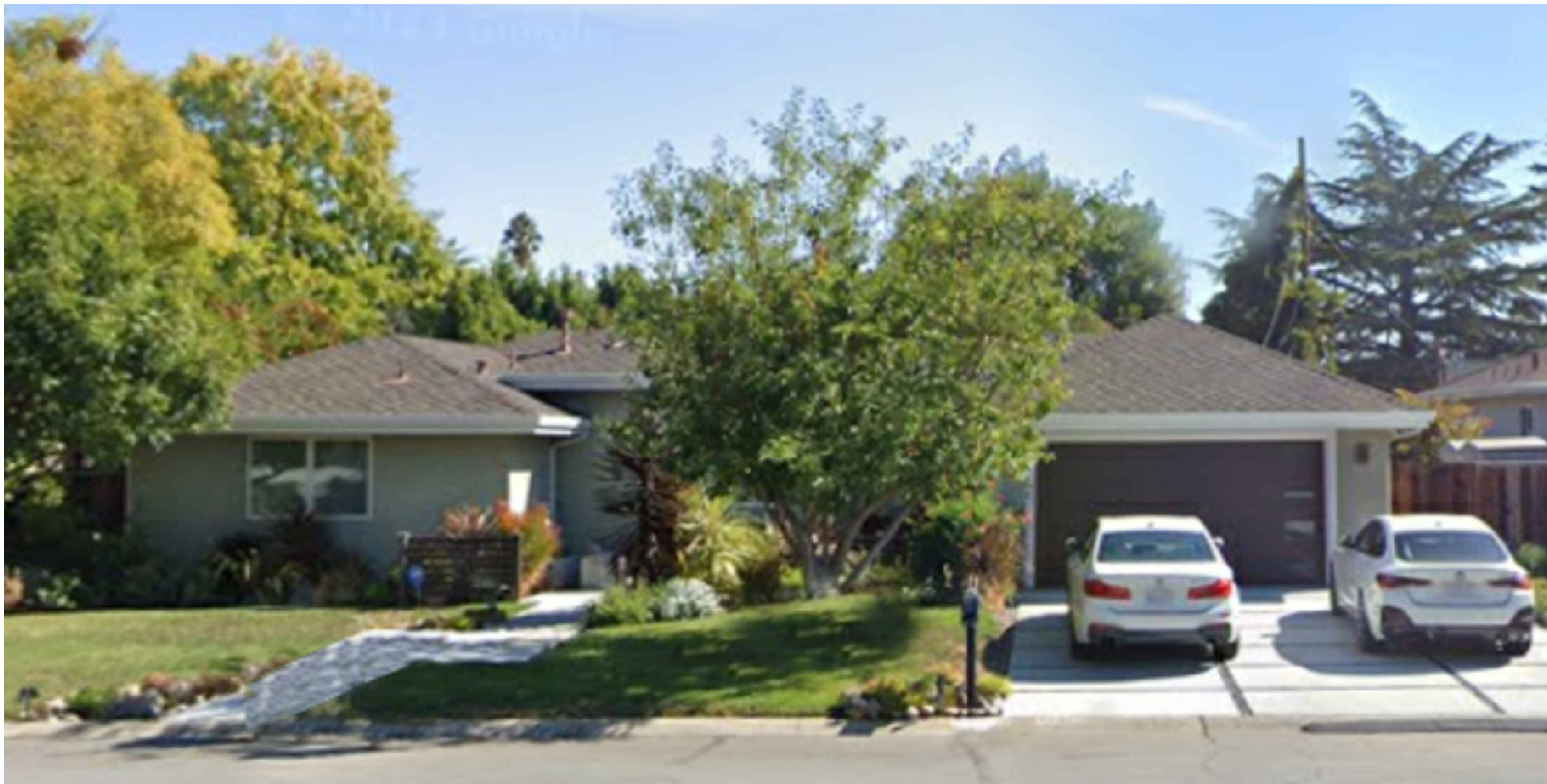
SHEET
C3.2
OF 6 SHEETS



ASPHALT COMP SHINGLE
MATCH (E)



STUCCO TO MATCH (E)



(E) EXTERIOR ELEVATION

No.	Date	Description
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Project :

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MATERIAL BOARD

Sheet No. :

MB-1

SITE PLAN LEGEND

PROPERTY LINE.
SETBACK LINE OR LINE OF EASEMENT

FOOTPRINT FIRST FLOOR & JADU#1 & JADU#2
FOOTPRINT OF SECOND FLOOR

EXISTING FENCE
CONCRETE DRIVEWAY OR WALKWAY

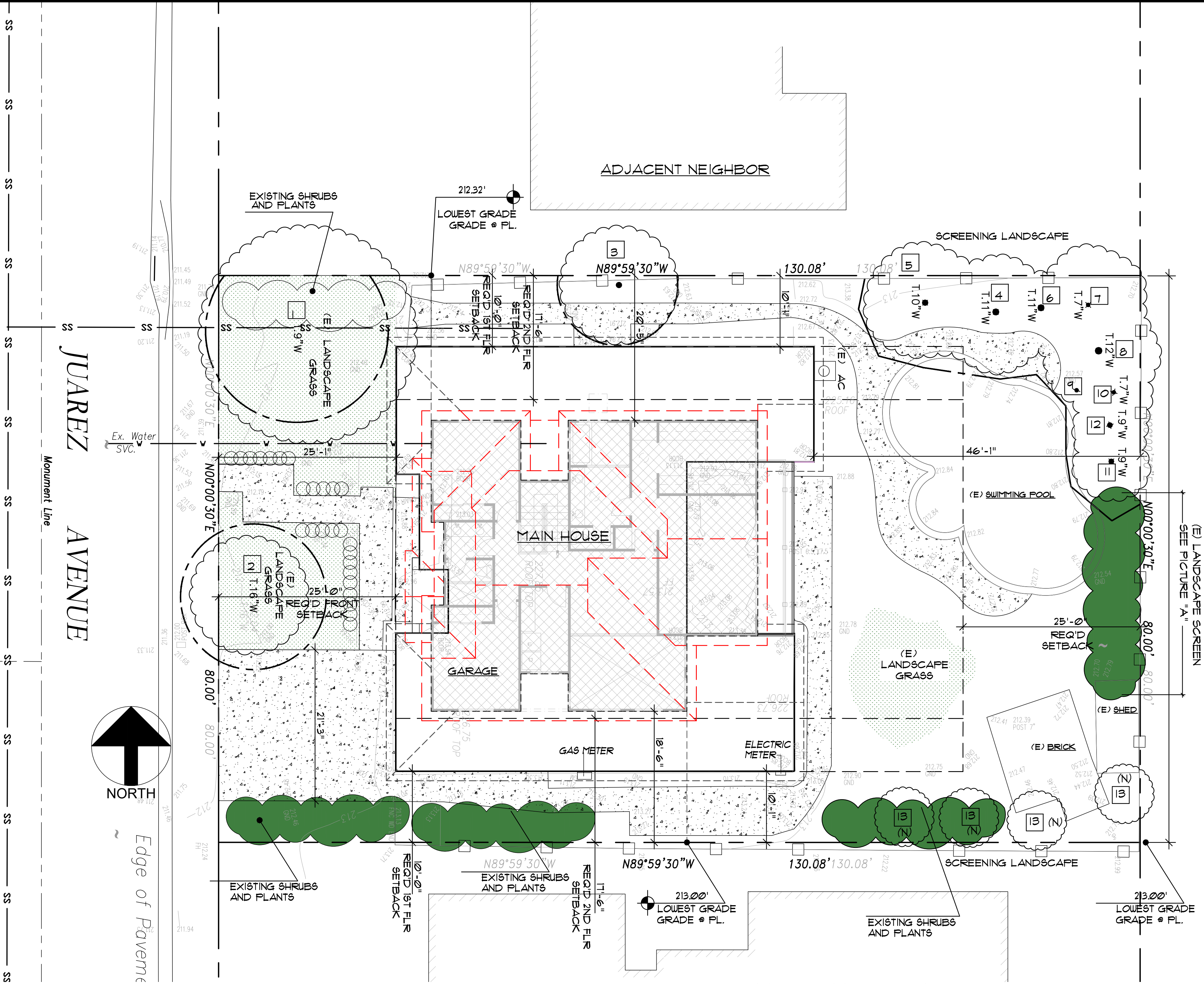
(E) TREE
TREE PROTECTION FENCING
INSTALL HIGH-VISIBILITY ORANGE FENCING AROUND EACH TREE MINIMUM: 3 FT OFFSET OR AT CRZ (CRITICAL ROOT ZONE) SUPPORTED BY 6" STEEL POSTS WITH WOOD RAILS

NOTE:
REFER TO ARBORSIT REPORT FOR DIFFERENT METHOD OF FENCING IF NECESSARY

ON KIRK STREET



PICTURE "A"



SITE PLAN
1/8"=1'-0"

NOTE:
THE EXISTING LANDSCAPE WILL REMAIN. NO NEW LANDSCAPING IS PROPOSED.

Tree #	Species	DBH (in)	Height (ft)	inopy Width (	Condition	Comments
1	Chinese Pistache	8	30	15	Good	CRZ slightly intersects grading
2	Siberian Crabapple	16	25	20	Good	Exposed root plate, CRZ may intersect
3	Scarlet Firethorn	10	15	18	Moderate	Yellowing foliage, aphids
4	Podocarpus	10	20	6	Fair	Hedge pruned, stress
5	Podocarpus	11	20	6	Fair	Hedge pruned, yellowing
6	Podocarpus	11	20	6	Fair	Stress symptoms
7	Podocarpus	7	20	6	Fair	Hedge pruned, yellowing
8	Podocarpus	7	20	6	Fair	Pruning stress
9	Podocarpus	12	20	6	Fair	Crown yellowing
10	Podocarpus	7	20	6	Fair	Similar hedge stress
11	Podocarpus	9	20	6	Fair	Yellowing, stress
12	Podocarpus	7	20	6	Fair	Decline patterns
13	DWARF CAROLINA CHERRY LAUREL (PRUNUS CAROLINIANA 'COMPACTA') ABOUT 8-12 FEET TALL AND 6-8 FEET WIDE CONTAINER SIZE: 15-GALLON					

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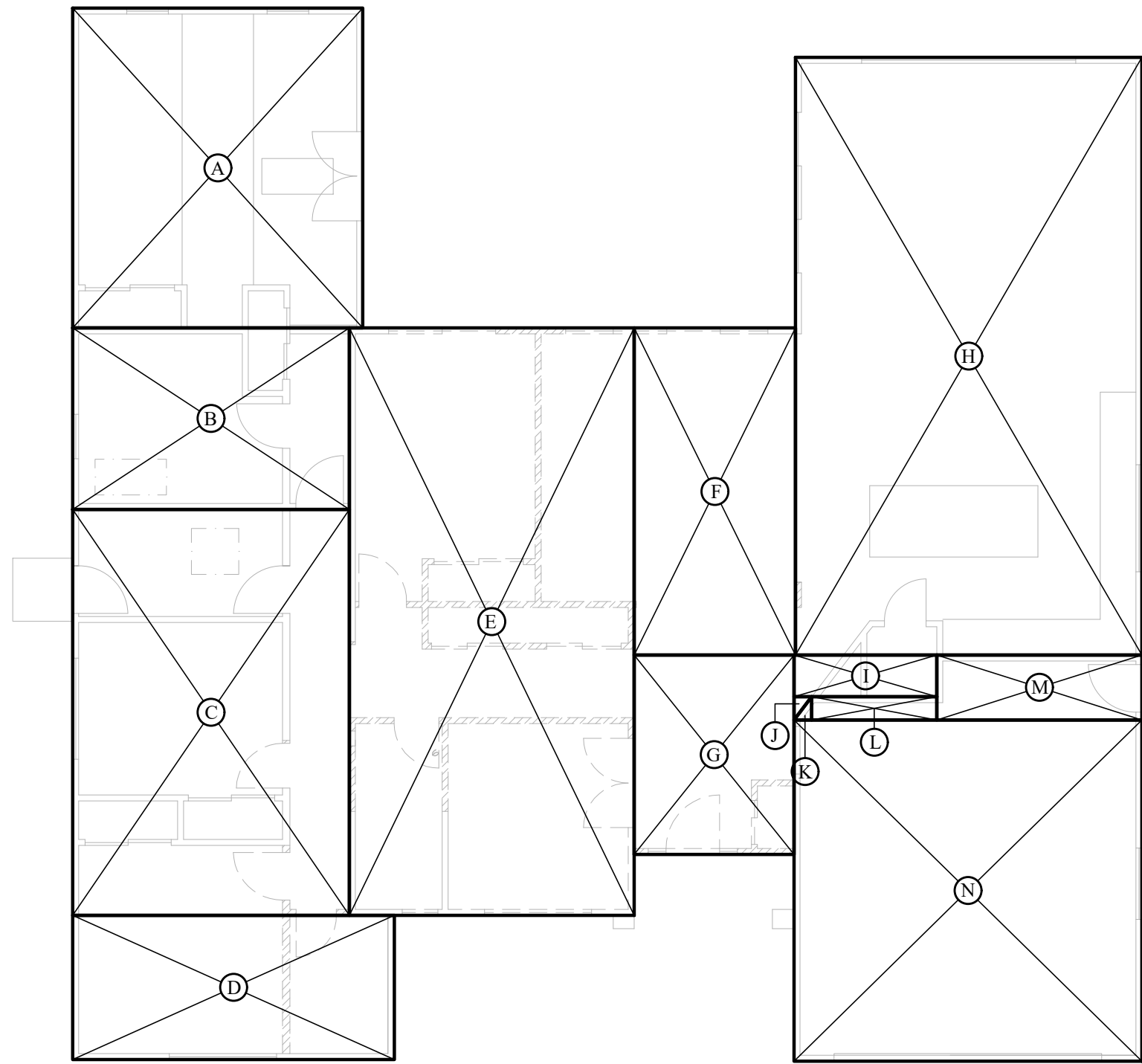
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SITE PLAN

Sheet No. :

A-1.0



EXISTING FIRST FLOOR AREA DIAGRAM

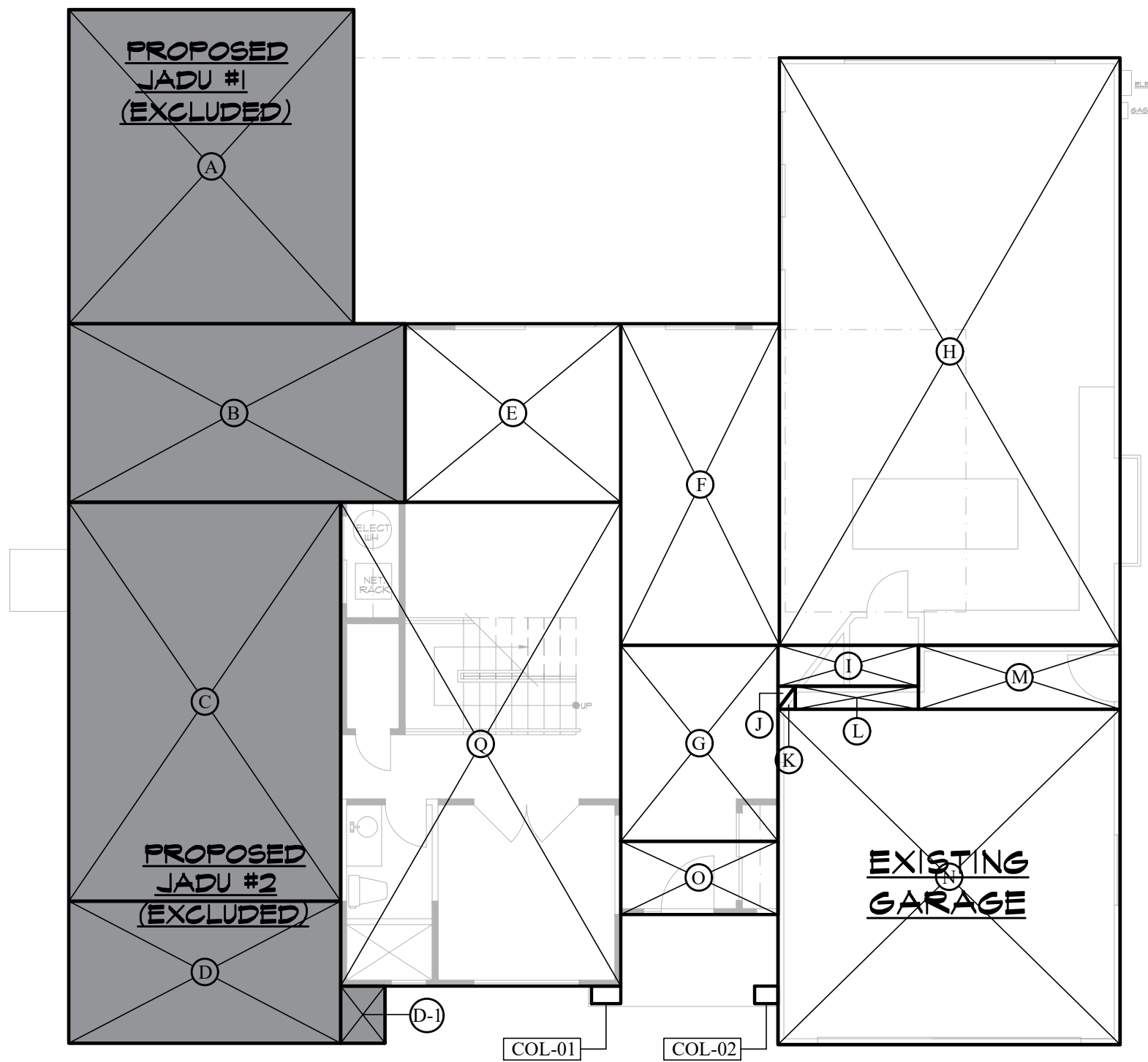
POLYGON/AREA DESIGNATION	DIMENSIONS	AREA (SQ.FT.)
A	16'-3" X 17'-11"	291.14
B	15'-6" X 10'-2"	157.58
C	15'-6" X 22'-4"	352.62
D	18'-0 1/4" X 8'-1"	145.64
E	15'-11 1/2" X 32'-11"	525.3
F	9'-0 1/2" X 18'-4"	165.76
G	8'-11 1/2" X 11'-2"	100.04
H	19'-5" X 33'-6"	650.46
I	8'-0" X 2'-4"	18.66
J	(1'-0" X 1'-3 5/8")/2	0.65
SUBTOTAL EXISTING FIRST FLOOR (HABITABLE)		2,407.85

GARAGE

POLYGON/AREA DESIGNATION	DIMENSIONS	AREA (SQ.FT.)
K	(1'-0" X 1'-3 5/8")/2	0.65
L	7'-0" X 1'-3 5/8"	9.10
M	11'-6" X 3'-7 5/8"	41.76
N	19'-6" X 19'-1 3/8"	372.80
SUBTOTAL GARAGE		424.31

TOTAL FLOOR AREA DIAGRAM

(E) FIRST FLOOR	2,407.85	SQ.FT.
(E) GARAGE	424.32	SQ.FT.
(E) F.A.R	2832.17	SQ.FT.



PROPOSED FIRST FLOOR AREA DIAGRAM

POLYGON/AREA DESIGNATION	DIMENSIONS	AREA (SQ.FT.)
E	12'-3 1/2" X 10'-2"	124.96
F	9'-0 1/2" X 18'-4"	165.76
G	8'-11 1/2" X 11'-2"	100.04
H	19'-5" X 33'-6"	650.46
I	8'-0" X 2'-4"	18.66
J	(1'-0" X 1'-3 5/8")/2	0.65
O	8'-11 1/2" X 4'-2"	37.33
Q	15'-11 1/2" X 27'-7"	440.18
COL-01	1'-8" X 1'-0"	1.66
COL-02	1'-4" X 1'-0"	1.34
SUBTOTAL PROPOSED FIRST FLOOR		1,541.04

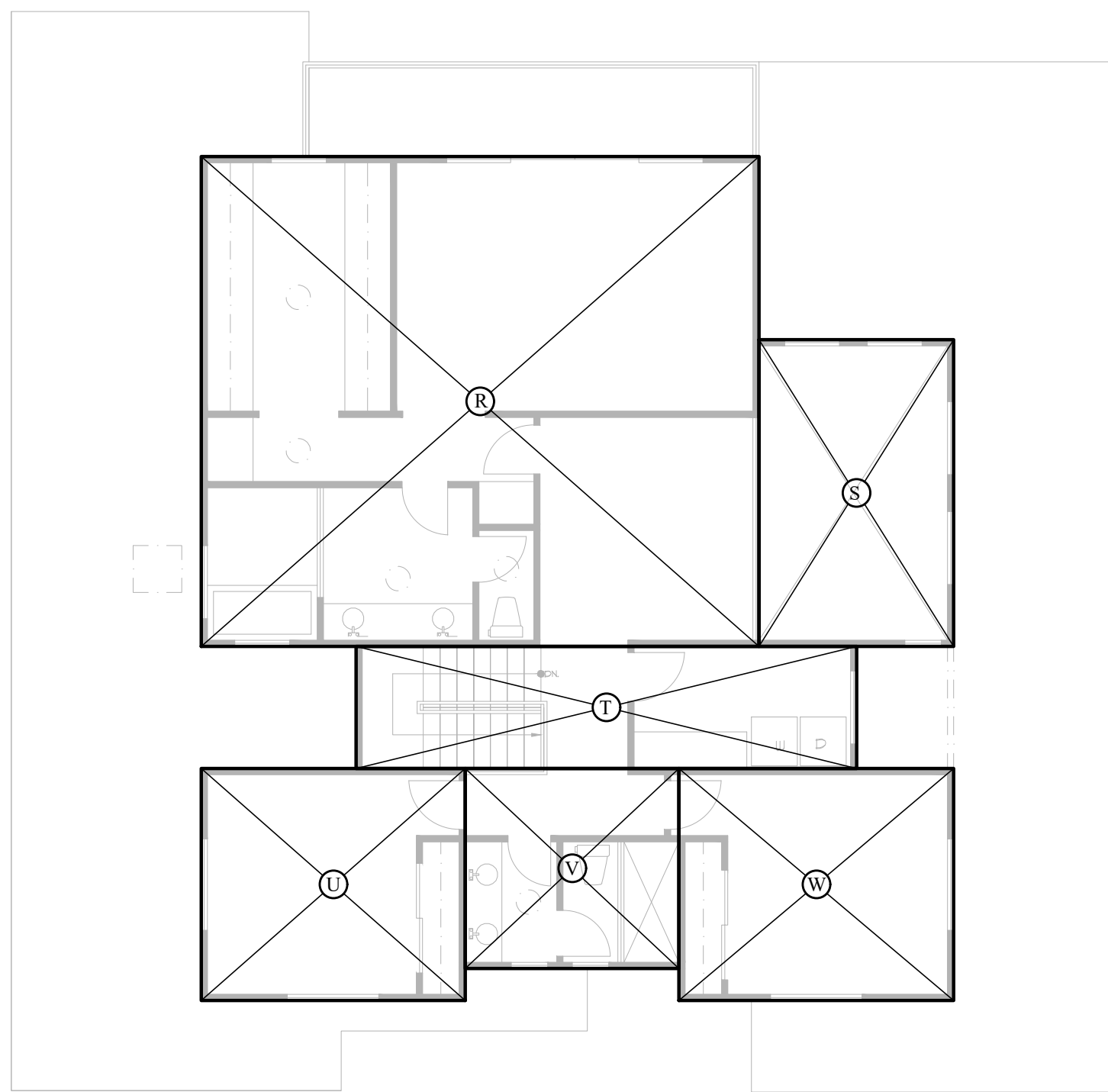
JADU #1

POLYGON/AREA DESIGNATION	DIMENSIONS	AREA (SQ.FT.)
A	16'-3" X 17'-11"	291.14
B	19'-2" X 10'-2"	194.86
SUBTOTAL JADU #1		486.00

JADU #2

POLYGON/AREA DESIGNATION	DIMENSIONS	AREA (SQ.FT.)
C	15'-6" X 22'-4"	352.63
D	15'-6" X 8'-1"	125.29
D-1	2'-6 1/4" X 3'-3"	8.18
SUBTOTAL JADU #2		486.10

PROPOSED F.A.R DIAGRAM



PROPOSED SECOND FLOOR AREA DIAGRAM

POLYGON/AREA DESIGNATION	DIMENSIONS	AREA (SQ.FT.)
R	30'-5 1/2" X 26'-9"	814.82
S	10'-7 1/2" X 16'-9"	177.97
T	27'-4" X 6'-8"	182.22
U	14'-5" X 12'-8"	182.63
V	11'-8" X 10'-11"	127.36
W	15'-0" X 12'-8"	190.0
SUBTOTAL PROPOSED SECOND FLOOR (HABITABLE)		1,675.00

TOTAL FLOOR AREA DIAGRAM

(N) FIRST FLOOR	1,541.04	SQ.FT.
(N) SECOND FLOOR	1,675.00	SQ.FT.
(E) GARAGE	424.32	SQ.FT.
(N) F.A.R	3,640.36	SQ.FT.

No.	Date	Description
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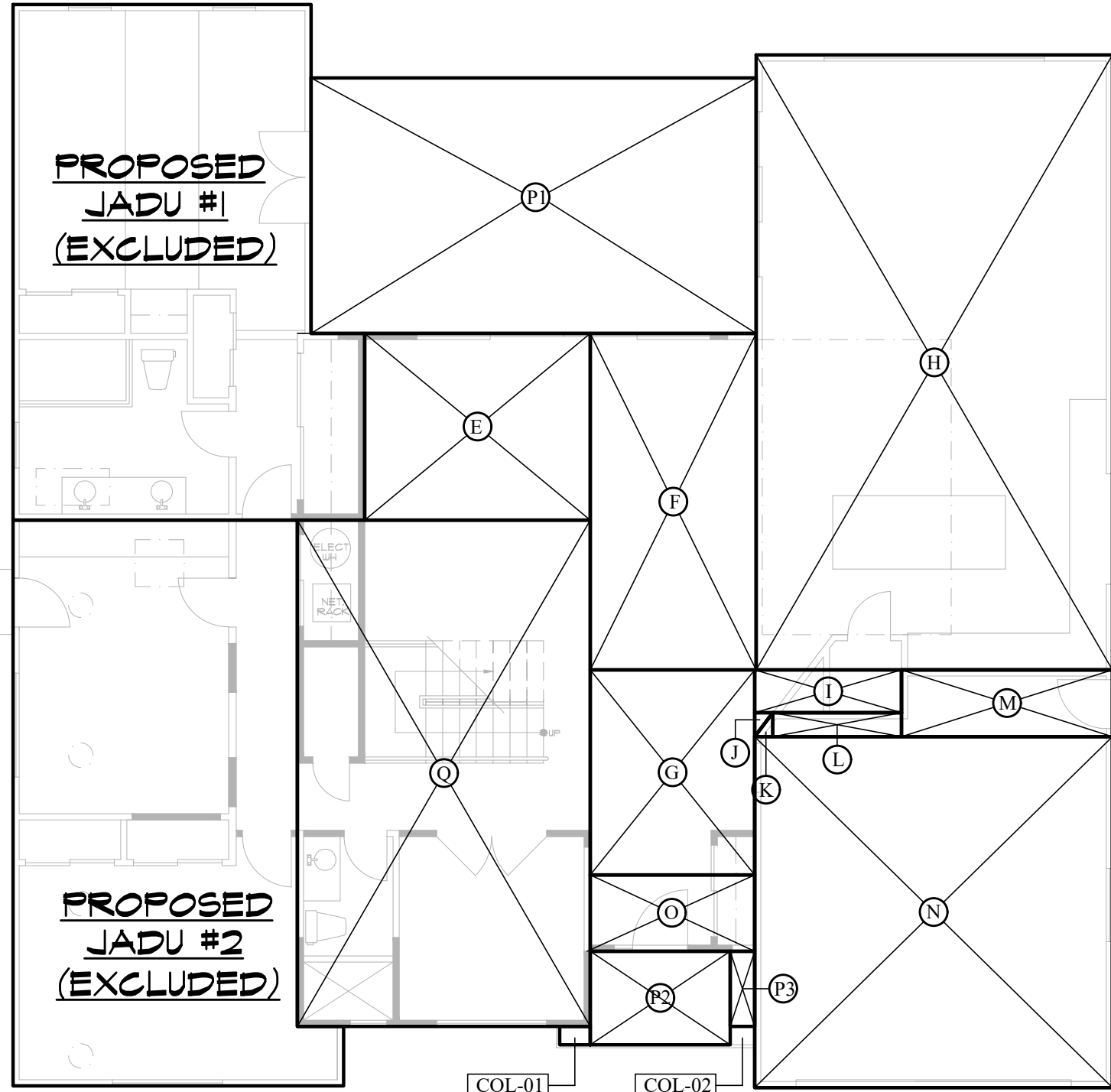
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Sheet Title :
F.A.R
AREA CALCULATION
DIAGRAM

Sheet No. :

A-1.1



PROPOSED FIRST FLOOR LOT COVERAGE

POLYGON/AREA DESIGNATION	DIMENSIONS	AREA (SQ.FT.)
E	12'-3 1/2" x 10'-2"	124.96
F	9'-0 1/2" x 18'-4"	165.76
G	8'-11 1/2" x 11'-2"	100.04
H	19'-5" x 33'-6"	650.46
I	8'-0" x 2'-4"	18.66
J	(1'-0" x 1'-3 5/8")/2	0.65
O	8'-11 1/2" x 4'-2"	37.33
Q	15'-11 1/2" x 27'-7"	440.18
COL-01	1'-8" x 1'-0"	1.66
COL-02	1'-4" x 1'-0"	1.34
SUBTOTAL PROPOSED FIRST FLOOR		1541.04

GARAGE

POLYGON/AREA DESIGNATION	DIMENSIONS	AREA (SQ.FT.)
K	(1'-0" x 1'-3 5/8")/2	0.65
L	7'-0" x 1'-3 5/8"	9.10
M	11'-6" x 3'-7 5/8"	41.76
N	19'-6" x 19'-1 3/8"	372.81
SUBTOTAL GARAGE		424.32

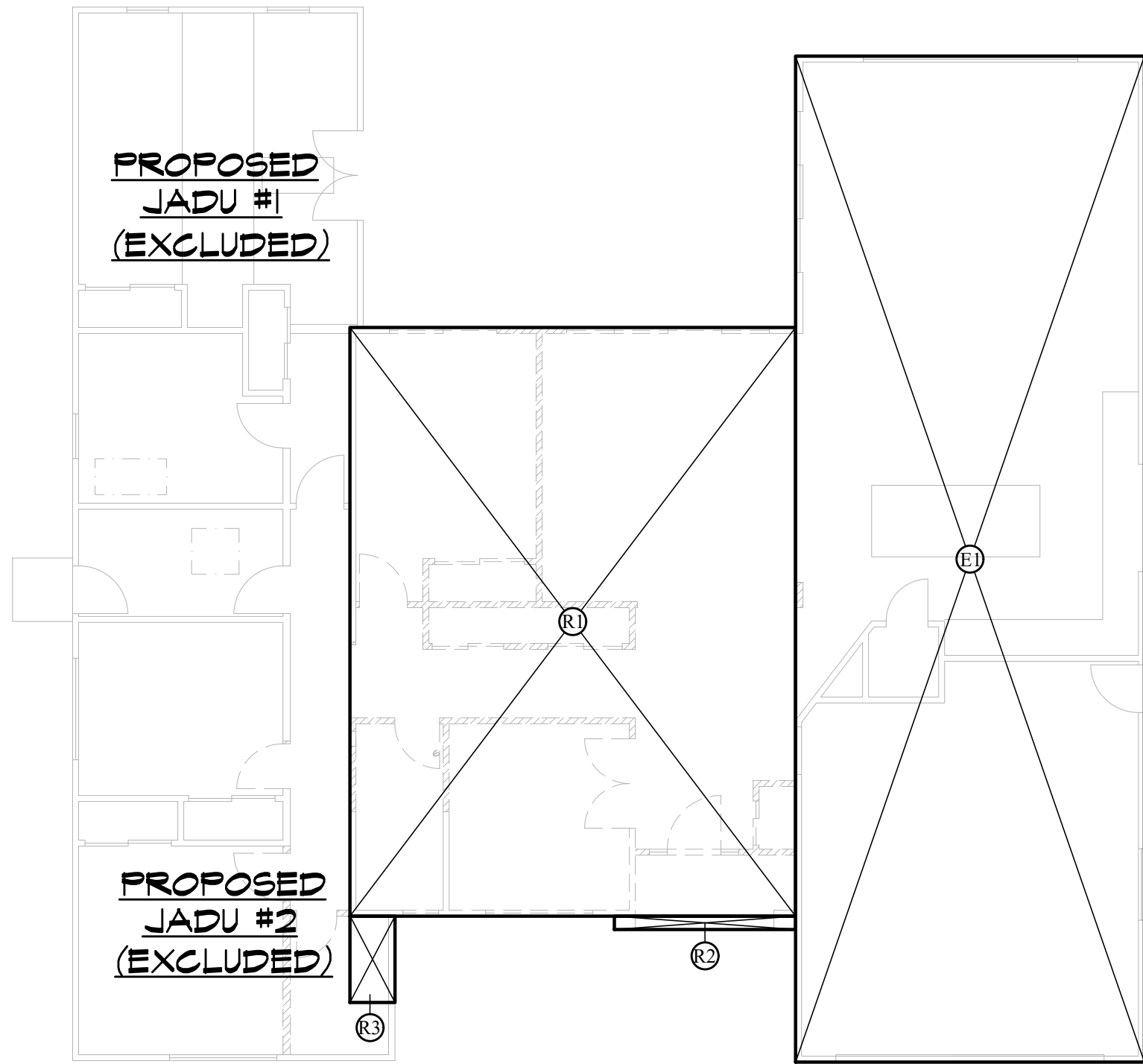
COVERED PORCH

POLYGON/AREA DESIGNATION	DIMENSIONS	AREA (SQ. FT.)
P1 SECOND FLOOR CANTILEVER	24'-3" x 13'-11"	337.47
P2	7'-7 1/2" x 5'-1"	38.76
P3	1'-4" x 4'-1"	5.44
SUBTOTAL FRONT AND BACK PATIO		381.67

TOTAL LOT COVERAGE

FIRST FLOOR	1541.04	Sq. Ft
GARAGE	424.32	Sq. Ft
COVERED PORCH	381.67	Sq. Ft
LOT COVERAGE		2347.03 Sq. Ft

PROPOSED LOT COVERAGE DIAGRAM



REMODEL AREA

POLYGON/AREA DESIGNATION	DIMENSIONS	AREA (SQ. FT.)
R1	24'-11" x 32'-11"	820.17
R2	10'-1 1/2" x 0'-9"	7.60
R3	2'-6" x 4'-10"	12.17
SUBTOTAL REMODEL AREA		839.94

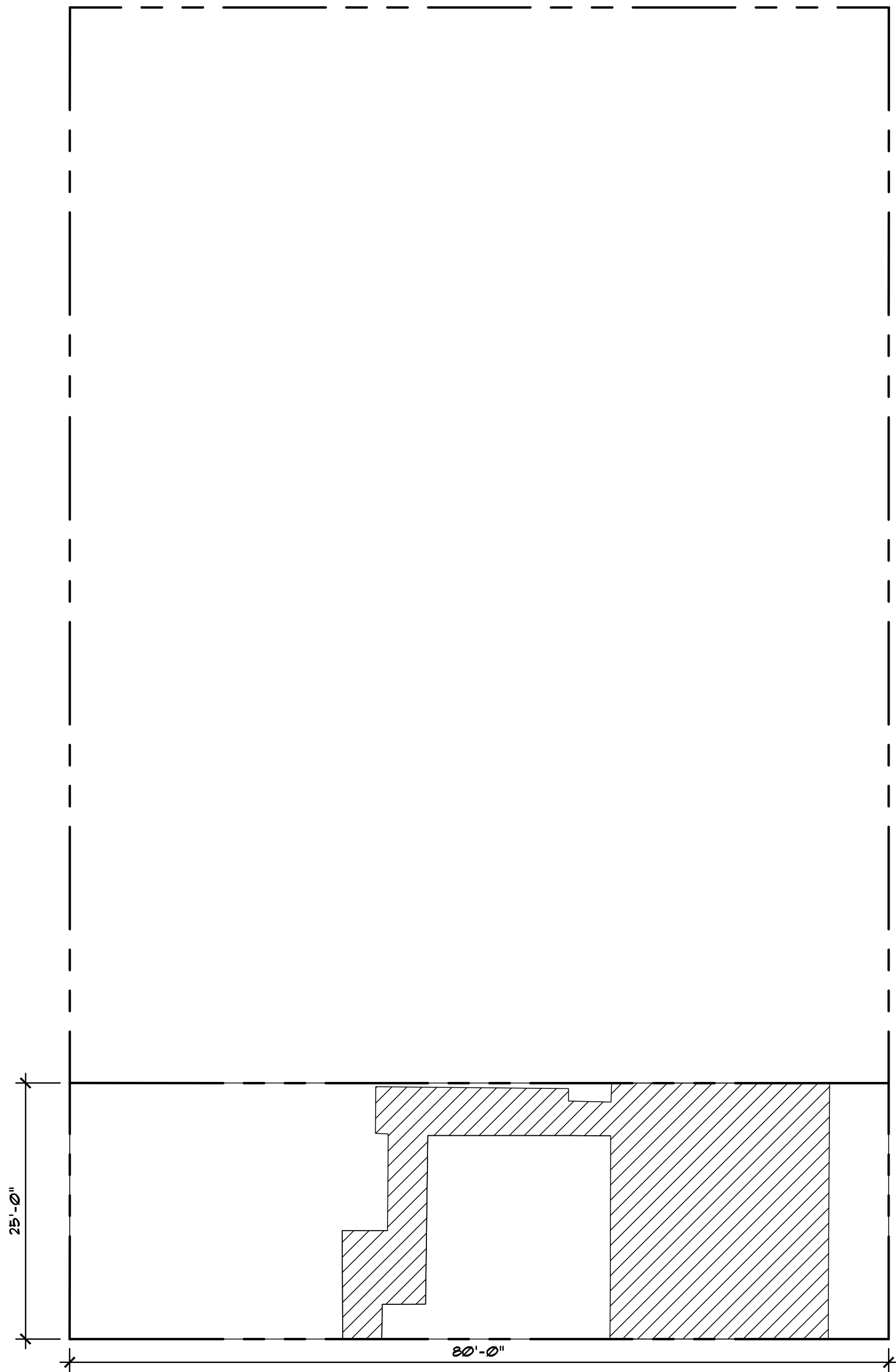
REMAIN AREA

POLYGON/AREA DESIGNATION	DIMENSIONS	AREA (SQ. FT.)
E1	19'-6" x 56'-3"	1096.87
SUBTOTAL REMAIN AREA		1096.87

TOTAL LOT COVERAGE

TOTAL REMODEL AREA	839.94	Sq. Ft
TOTAL REMAIN AREA	1096.87	Sq. Ft
TOTAL REMODEL PERCENTAGE		43.37%

TOTAL REMODEL RATIO



FRONT YARD AREA	2000	Sq. Ft
HARDSCAPE AREA	743	Sq. Ft
TOTAL REMODEL PERCENTAGE		37.1%



FRONT YARD HARDSCAPE AREA

No.	Date	Description
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LOT COVERAGE &
DEMOLITION ANALYSIS
DIAGRAM

Sheet No. :

A-1.2



PROPOSED SECOND STORY ADDITION



VIEW-01



VIEW-02



EXISTING SINGLE STORY

No.	Date	Description
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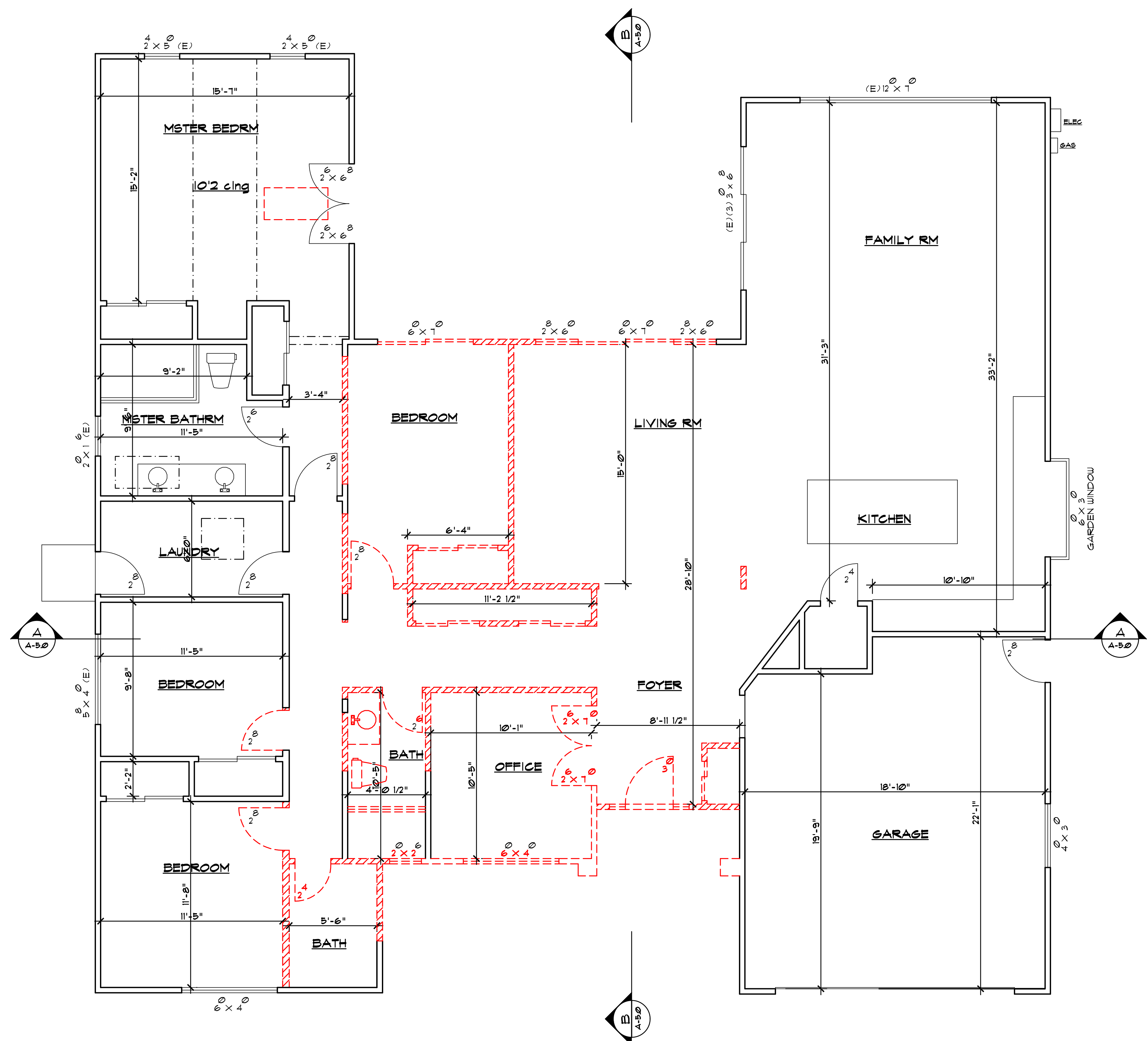
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Sheet Title :
NEIGHBORHOOD
STREET ESCAPE

Sheet No. :
NC-1.0



EXISTING FIRST FLOOR PLAN

LEGEND

- EXISTING WALL TO REMAIN.
- EXISTING WALL TO BE REMOVED.
- ITEMS TO REMAIN.
- ITEMS TO BE REMOVED.
- NEW FOOT PRINT

No.	Date	Description
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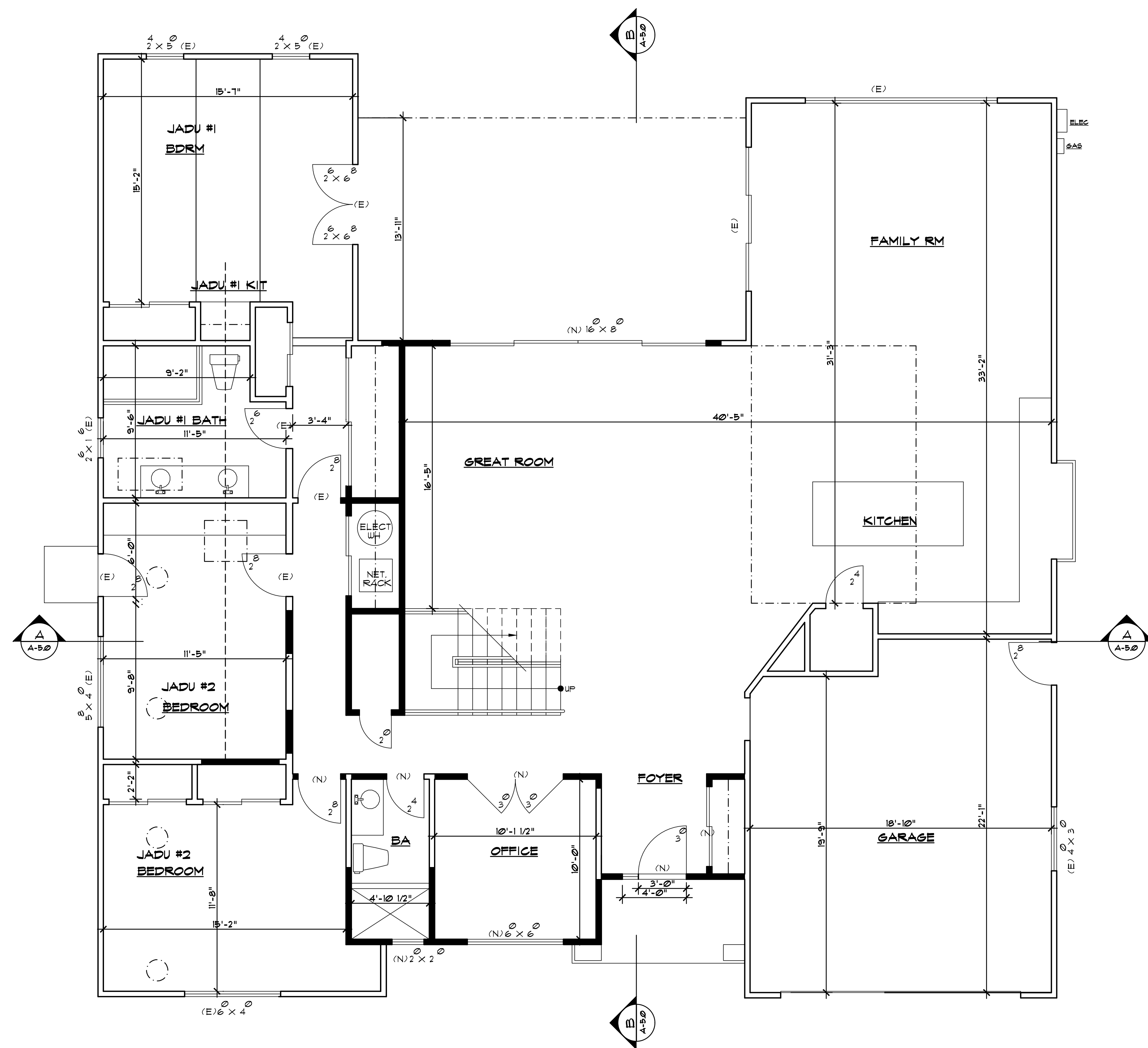
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EXISTING
/ DEMO
FLOOR PLAN

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PROPOSED FIRST FLOOR PLAN

No.	Date	Description
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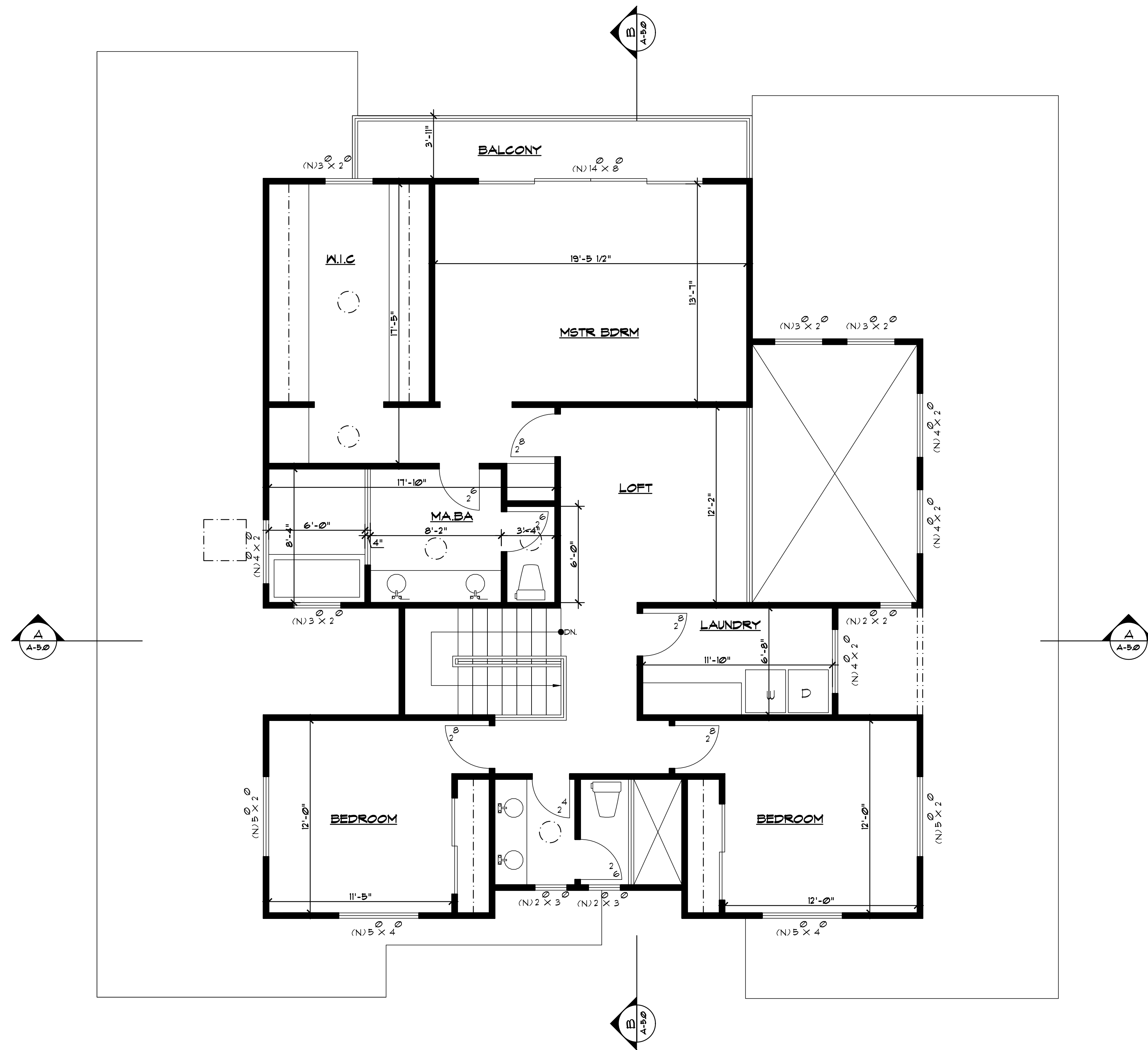
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PROPOSED
FLOOR PLAN

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PROPOSED SECOND FLOOR PLAN

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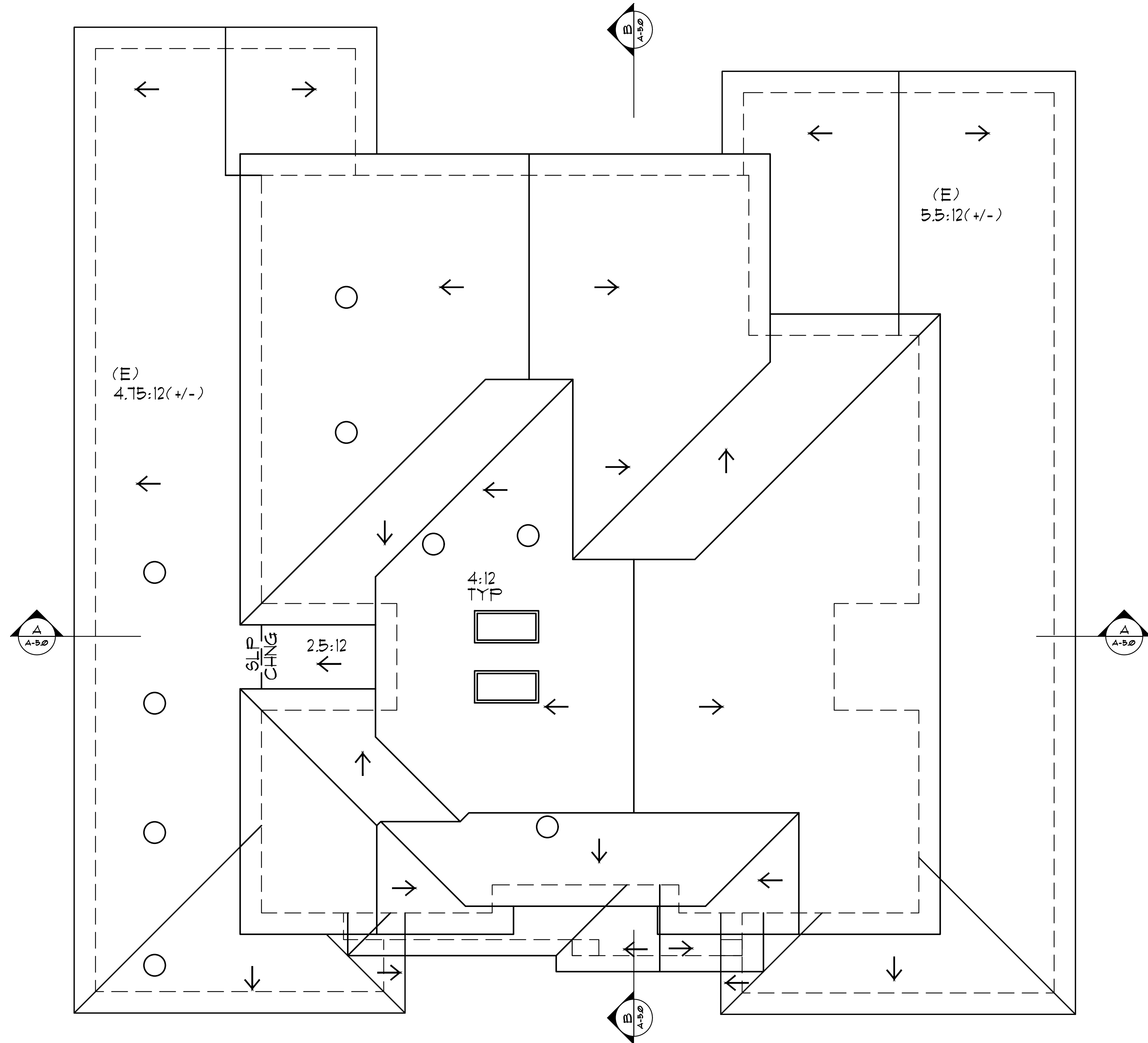
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FLOOR PLAN

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ROOF PLAN

No.	Date	Description
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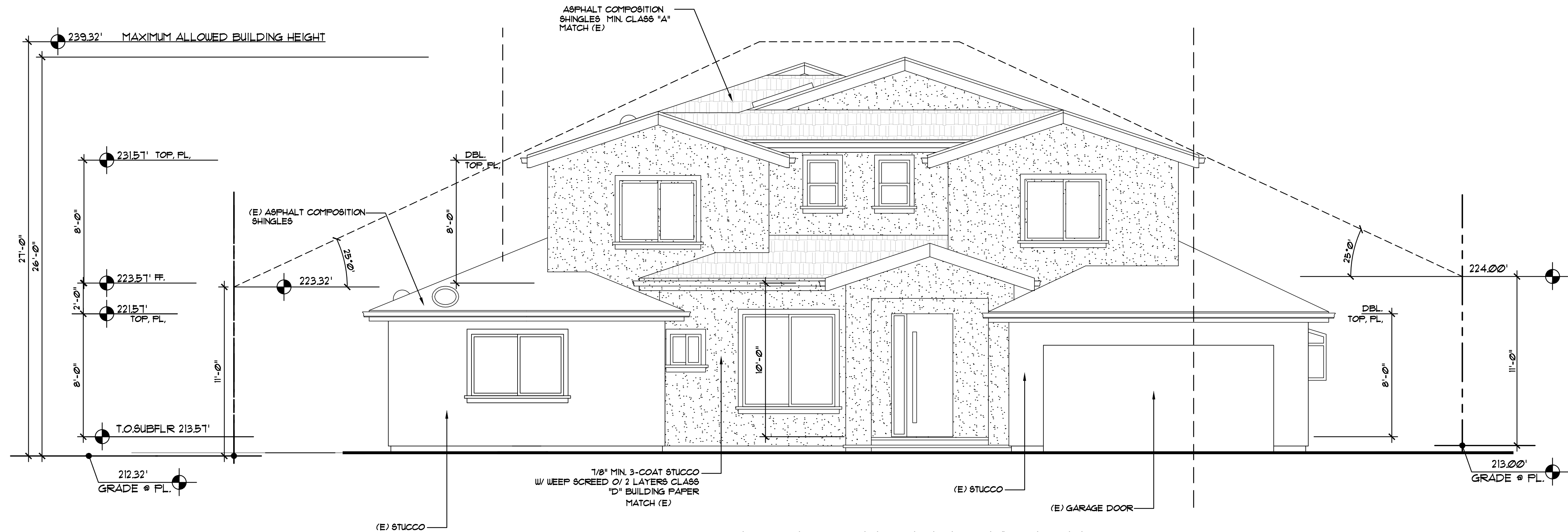
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PROPOSED
ROOF PLAN

Sheet No. :

A-3.0



PROPOSED FRONT ELEVATION



EXISTING FRONT ELEVATION

No.	Date	Description
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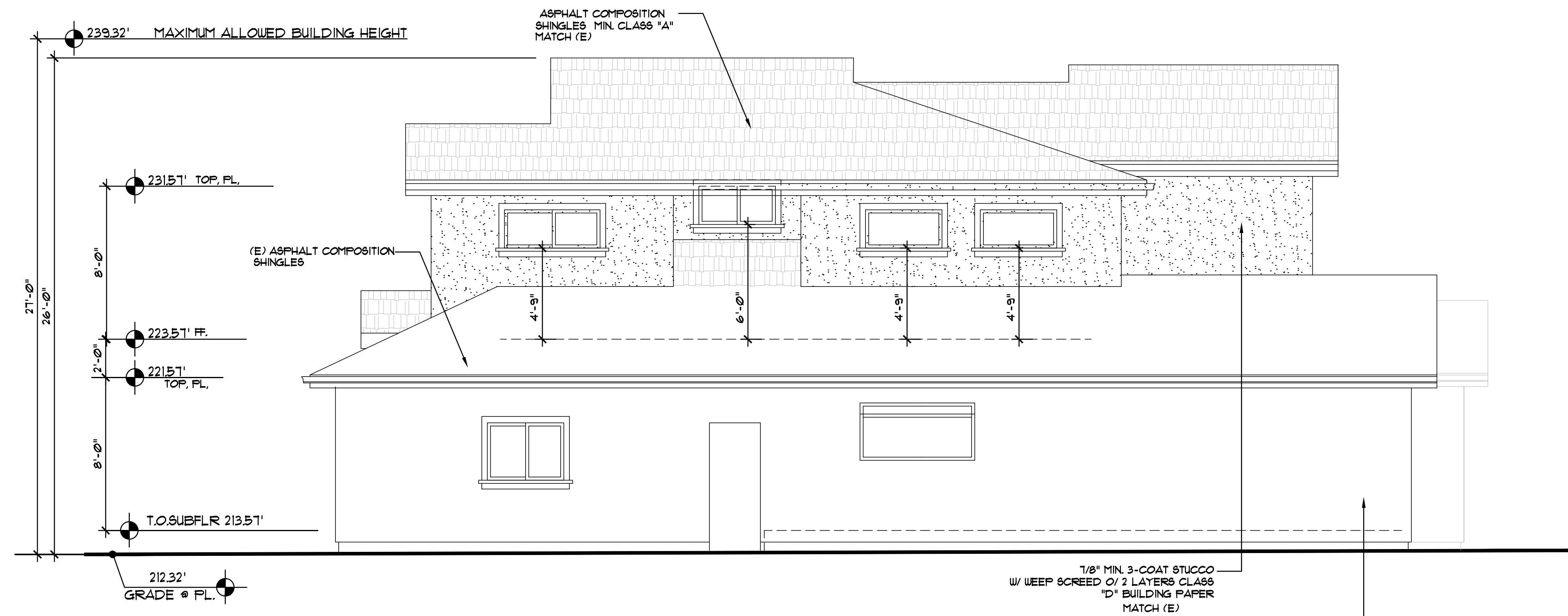
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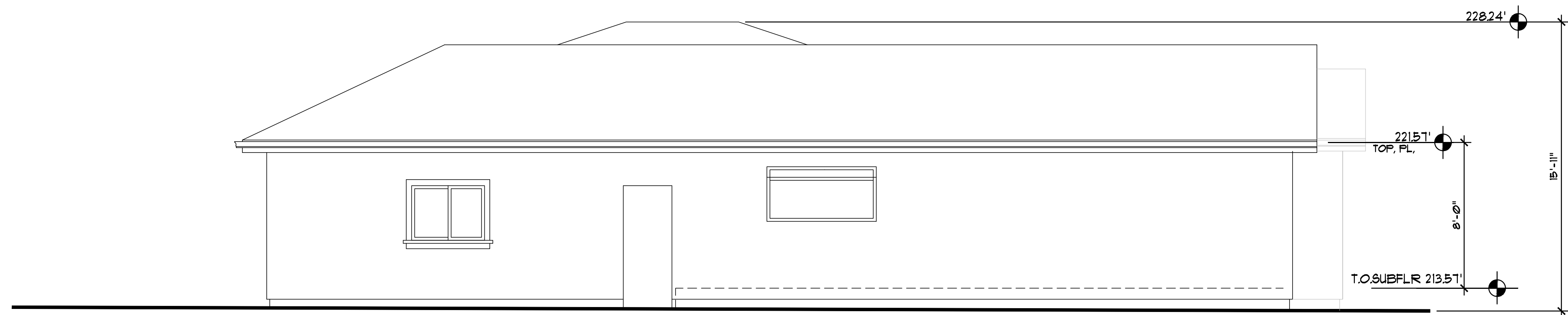
EXTERIOR
ELEVATIONS

Sheet No. :

A-4.0



PROPOSED RIGHT SIDE ELEVATION



EXISTING RIGHT SIDE ELEVATION

No.	Date	Description
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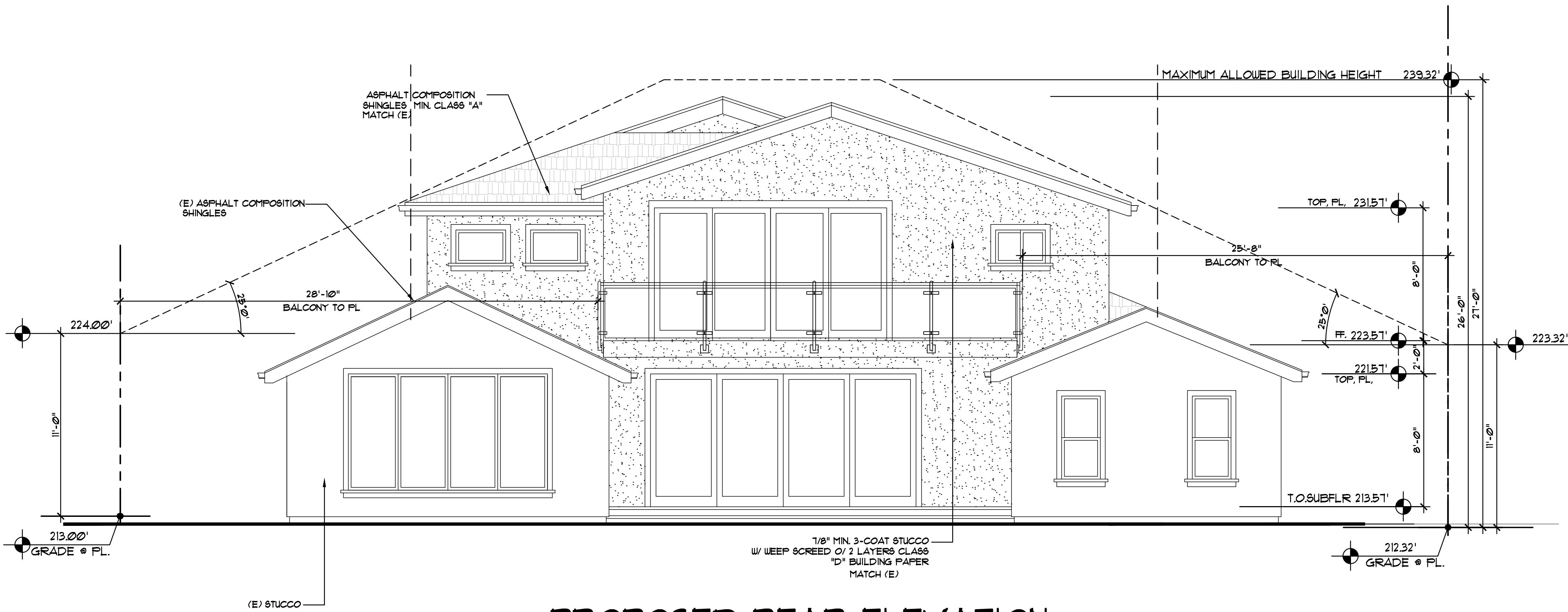
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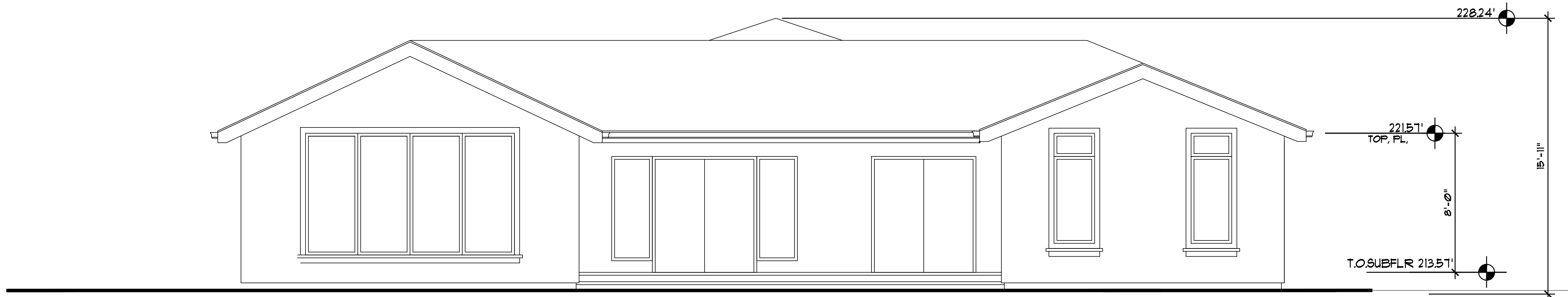
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ELEVATIONS

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PROPOSED REAR ELEVATION



EXISTING REAR ELEVATION

No.	Date	Description
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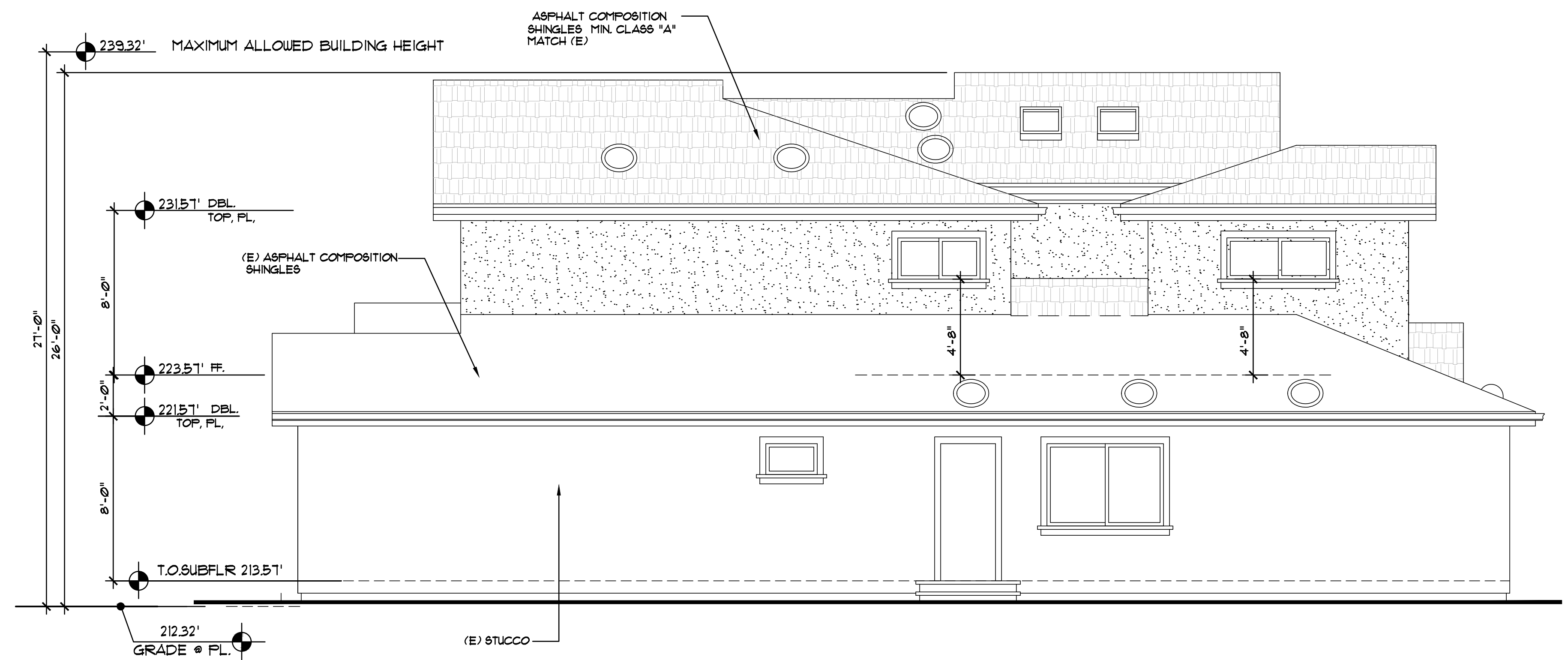
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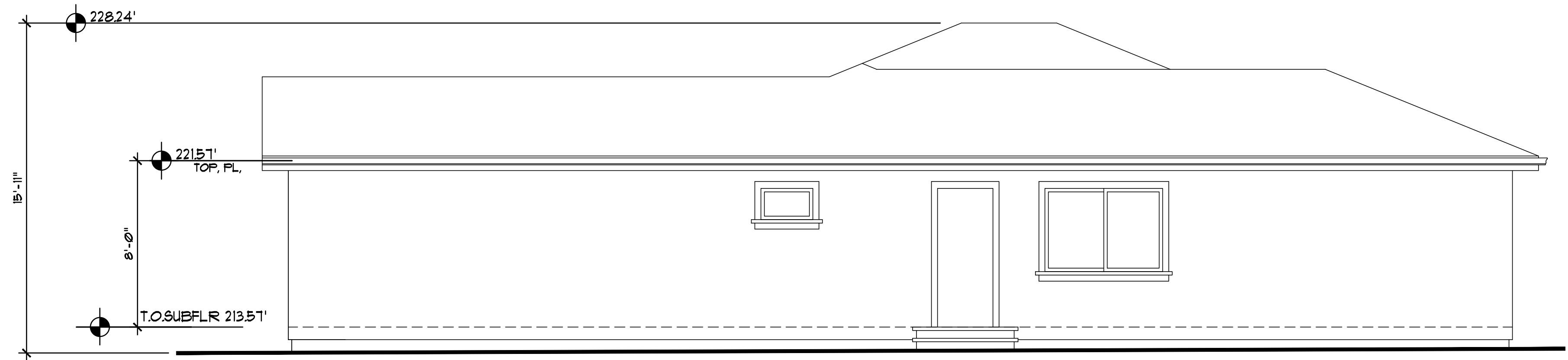
EXTERIOR
ELEVATIONS

Sheet No. :

A-4.2



PROPOSED LEFT SIDE ELEVATION



EXISTING LEFT SIDE ELEVATION

No.	Date	Description
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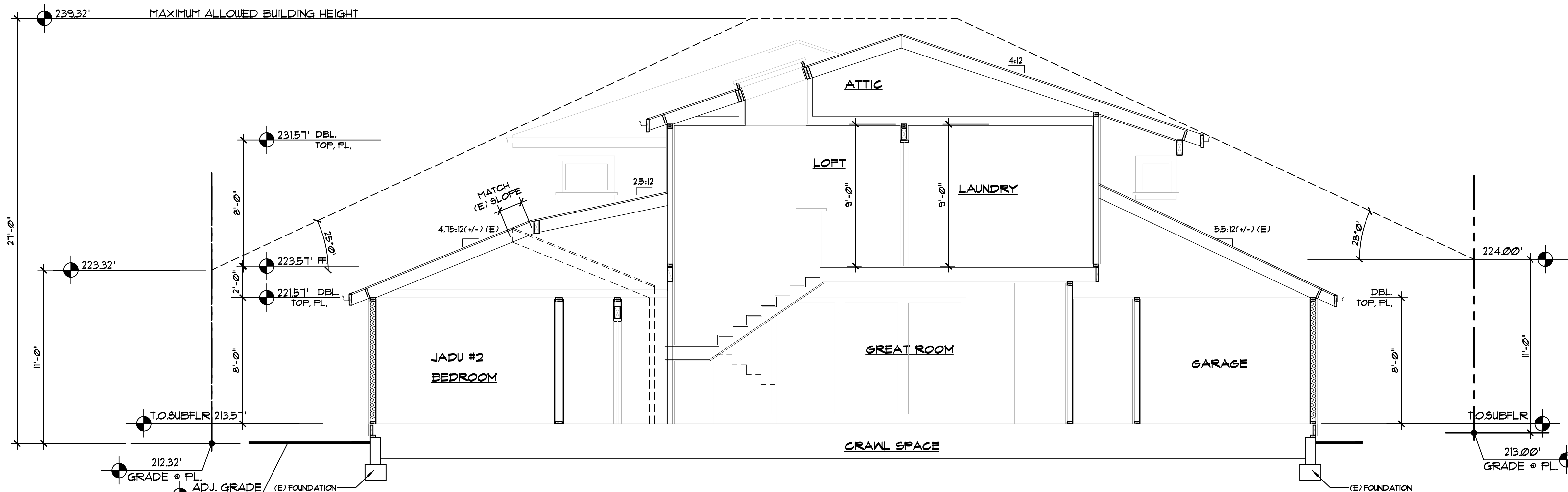
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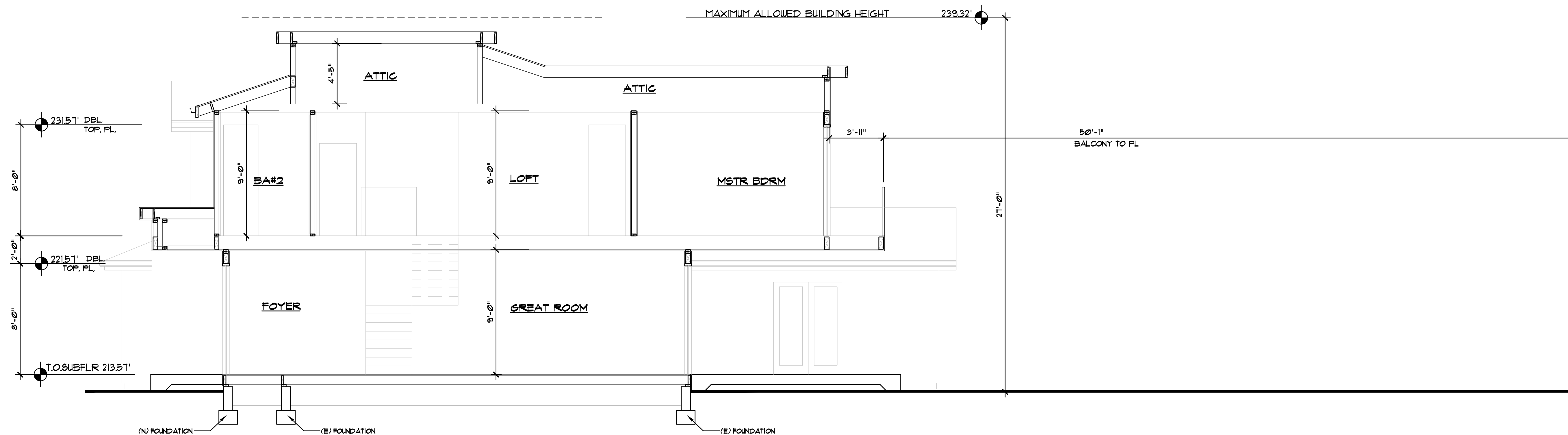
EXTERIOR
ELEVATIONS

Sheet No. :

A-4.3



SECTION A-A



SECTION B-B

No. Date Description

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**BUILDING
SECTION**

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A-5.0