# PLANNING COMMISSION MEETING AGENDA

## 6:00 PM - Thursday, September 04, 2025

***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 **PCPublicComment@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/2r9zu4s3**

**Telephone: 1-253-215-8782 / Webinar ID: 929 4610 5450 / Passcode: 242017**

**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 **PCPublicComment@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 Planning Commission packet.

**AGENDA**

**ESTABLISH QUORUM**

**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. The Commission Chair will announce the time speakers will be granted before comments begin. Please be advised that, by law, the Planning 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 noted on the agenda before any discussion or action.*

**ITEMS FOR CONSIDERATION/ACTION**

**CONSENT CALENDAR**

*These items will be considered by one motion unless any member of the Commission or audience wishes to remove an item for discussion. Any item removed from the Consent Calendar for discussion will be handled at the discretion of the Chair.*

1. **Planning Commission Meeting Minutes**
   Approval of the DRAFT minutes of the regular meeting of August 7, 2025.

## PUBLIC HEARING

2. **D22-0013, CUP22-0003 and TM22-0005 – 996 Loraine LLC – 996 Loraine Avenue**
Request for Design Review and Conditional Use Permit to construct a three-story mixed-use development with 12 residential units and 962 square feet of ground floor commercial with a State Density Bonus with a concession and waivers and a Tentative Map application to create 13 condominium lots and one common lot. The project site is located on the southwest corner of Loraine Avenue and Miramonte Avenue. The Project meets all the criteria pursuant to Pub. Res. Code § 21080.66 statutory exemption and is thus exempt from the California Environmental Quality Act (CEQA). *Project Planner: Gallegos*

## COMMISSIONERS' REPORTS AND COMMENTS

## POTENTIAL FUTURE AGENDA ITEMS

## ADJOURNMENT

SPECIAL NOTICES TO 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 Planning Commission items may be viewed on the Internet at *https://www.losaltosca.gov/642/Agendas-and-Minutes*.

Decisions of the Planning Commission 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.

**CITY OF LOS ALTOS**
**PLANNING COMMISSION MEETING MINUTES**
**THURSDAY, AUGUST 07, 2025**
**6:00 p.m.**
**1 N. San Antonio Road, Los Altos, CA**

*Joe Beninato, Chair*
*Richard Roche, Vice Chair*
*Mehruss Jon Ahi, Commissioner*
*Susan Mensinger, Commissioner*
*Eric Steinle, Commissioner*

**CALL MEETING TO ORDER:** Joe Beninato, Chair, called the meeting to order at 6:05 p.m.

**ESTABLISH QUORUM:** All Planning Commissioners were present and in person during the meeting.

**PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA**

No public comments were received.

**CONSENT CALENDAR**

1. **Planning Commission Meeting Minutes**
   Approval of the DRAFT minutes of the Planning Commission meeting of June 5, 2025.

Motion by Commissioner Steinle and Second by Commissioner Ahi to approve the consent calendar. **Motion carried unanimously by roll call vote.**

**PUBLIC HEARING**

2. **D23-0008 & CUP24-0002 – Allison Buggs – 1001 Fremont Avenue & 1579 Miramonte Avenue**
   Request for a Design Review (D23-0008) and Conditional Use Permit (CUP24-0002) for a public utility use within an existing two-story commercial building at 1001 Fremont Avenue and the construction of a new 1,554 square-foot one-story storage building at 1579 Miramonte Avenue, located at the northeast corner of Fremont Avenue and Miramonte Avenue. The project is categorically exempt from environmental review pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines. *Project Planner: Healy*

Stephanie Williams, Deputy Director, presented the project.

Commissioners asked staff and applicant questions.

Chair Beninato opened the public comment period.

Resident Jim Wing provided public comments.

Chair Beninato closed the public comment period.

The Planning Commission discussed the project.

Motion by Commissioner Steinle, second by Commissioner Ahi for a Design Review (D23-0008) and Conditional Use Permit (CUP24-0002) for a public utility use within an existing two-story commercial building at 1001 Fremont Avenue and the construction of a new 1,554 square-foot one-story storage building at 1579 Miramonte Avenue, located at the northeast corner of Fremont Avenue and Miramonte Avenue, with a modification to the proposed plans to include thirty-six (36) inch box trees along Miramonte Avenue and Fremont Avenue. **Motion passed 4-1 with Chair Beninato in dissent.**

**ADJOURNMENT –** The meeting adjourned at 7:04 p.m.

_____
Stephanie Williams
Development Services Deputy Director

The Planning Commission Meeting recording may be viewed via the following external website: https://www.youtube.com/@CityofLosAltosCA. The City of Los Altos does not own or operate YouTube. The video referenced on these minutes were live at the time the minutes were published.

PLANNING COMMISSION
AGENDA REPORT

**Meeting Date** September 4, 2025

**Subject** 996 Loraine Avenue – Mixed-Use Development

**Prepared by:** Sean Gallegos, Senior Planner

**Initiated by:** 996 Loraine LLC, Applicant

**Attachments:**
1. Draft Resolution – Design Review and Conditional Use Permit
2. Draft Resolution – Vesting Tentative Map
3. Project Plans
4. Density Bonus Report

## Recommendation

1. Adopt a Resolution approving Design Review Application No. D22-0013 and Conditional Use Permit Application No. CUP22-0003 for the construction of a three (3) story, mixed-use development with twelve (12) residential units and 962 square feet of ground floor commercial space utilizing State Density Bonus with a concession and waivers at 996 Loraine Avenue, per the recommended findings and conditions of approval; and find the project is statutorily exempt from environmental review pursuant to Public Resources Code (PRC) Section 21080.66 - Attachment 1.

2. Recommend the City Council adopt a Resolution approving a Vesting Tentative Map Application No. TM22-0003 to create thirteen (13) condominium lots and one (1) common lot at 996 Loraine Avenue, per the recommended findings and conditions of approval; and find the project is statutorily exempt from environmental review pursuant to Public Resources Code (PRC) Section 21080.66 - Attachment 2.

## Background

Property Description

The approximately 0.2-acre project site is located on the southwest corner of Loraine Avenue and Miramonte Avenue. The project site is currently developed with an approximately 2,240 square-foot, single-story commercial building, landscaping, and eleven (11) surface parking spaces.

Surrounding land uses include residences to the north and west, a day care use to the south, and along the east property line Miramonte Avenue, with a single-family residence and commercial uses (including a U.S. Post Office) located across the street.

***Figure 1: Location Map***

Preliminary Project Review Application

On November 2, 2022, the developer submitted a preliminary application pursuant to the Housing Crisis Act (SB 330). A preliminary application under SB 330 allows a developer to "freeze" applicable fees and development standards as of the submission date, provided that a formal project application is filed within 180 days and the project scope remains substantially consistent.

On November 8, 2022, the developer submitted a formal entitlement application, within the required 180-day period. Accordingly, the project is eligible to "freeze" the fees and standards in effect as of November 2, 2022. The has been reviewed under the zoning regulations in effect at the time of project submittal. The project is subject to Design Review under former Chapter 14.78 of the Los Altos Zoning Code, as well as a Use Permit for mixed use development, and a Tentative Map under Chapter 14.44.

Project Overview

The project proposes to demolish the existing one-story commercial building and construct a three-story, approximately 17,674 square foot mixed-use building. The new development provides 962 square feet of ground floor commercial space and twelve (12) multi-family residential units on the upper floors. The residential mix includes four (4) one-bedroom units and eight (8) two-bedroom units, of which two (2) units will be affordable to low-income households. On site parking is provided at grade with sixteen (16) spaces, including twelve (12) for residents and four (4) for the commercial use (Attachment 3 – Project Plans).

The proposed building will have a contemporary mixed-use design that integrates high-quality, durable materials to provide visual interest, reduce the perception of mass, and reinforce its architectural character. At the ground level, the commercial space is designed with large dark bronze anodized aluminum storefront glazing framed by smooth troweled plaster in Dover White and Portico, accented with stone veneer to create an inviting and transparent commercial frontage along the street. Metal canopies and recessed entries establish a comfortable pedestrian scale and provide weather protection.

Adjacent to the commercial space, the first floor contains 924 square feet of residential support facilities and a partially enclosed podium parking garage with sixteen (16) vehicle spaces, including one space per dwelling unit and four spaces for ground floor commercial use. Eight (8) spaces will be EV-ready and four (4) will have active EV charging stations. Long-term bicycle parking for five bicycles will be provided in a secure indoor storage room, and two short-term bicycle spaces will be located outside at the Loraine Avenue and Miramonte Avenue intersection.

***Figure 1: Perspective South from Miramonte Avenue***

The second and third floors will feature smooth plaster in Dover White, Portico, and Hammered Silver combined with horizontal stained wood siding, introducing warmth and texture to the upper levels. The building will be articulated through vertical and horizontal modulation, alternating materials, and changes in color tone to break up the building mass. Projecting balconies with metal railings will add depth and shadow, while varied window placement and balcony recesses will further enhance visual interest.

The roofline will be defined by sloped standing seam metal roofing and vertical metal siding in a muted gray finish, which will frame and partially screen mechanical areas. A level rooftop terrace will offer 1,824 square feet of landscaped resident amenity space.

The site design provides vehicle and pedestrian access while maintaining an active public frontage. Pedestrian entries to the commercial space and residential lobby are from existing sidewalks along Miramonte Avenue. Streetscape improvements include new sidewalks, accessible curb ramps with truncated domes, and landscaped planters to enhance the transition from the public right of way to building entrances. Vehicular access is provided by a single full-access driveway on Loraine Avenue leading to the parking garage.

The project will remove three (3) existing trees on site, none of which meet the definition of a protected tree under Chapter 11.08.050 of the Municipal Code, while preserving four (4) trees on adjacent properties. Ground-level landscaping will feature ornamental shrubs, grasses, and flowering plants along the Loraine Avenue and Miramonte Avenue frontages, with raised planters

at the building base and a six-foot-tall wood fence along the southern and western boundaries. In total, nine new trees will be planted at the ground level, contributing to shade, greenery, and visual interest along the public edges of the site.

The rooftop terrace will provide 1,824 square feet of landscaped resident amenity space, including planters with five (5) small ornamental trees, drought-tolerant shrubs, and flowering plants. Seating areas, open gathering spaces, and integrated shade elements will create a comfortable and functional outdoor environment. Plantings are arranged to frame outward views, add privacy between seating areas, and soften the upper profile of the building when viewed from surrounding properties.

Mechanical equipment is located on the rooftop and screened from public view by mansard roof forms integrated into the building's design. Trash and utility areas are enclosed within the building near the parking area, with an internal trash room on the lower floor.

**Analysis**

General Plan Consistency

The project is consistent with the General Plan's Neighborhood Commercial (NC) Land Use Designation, which supports neighborhood-serving retail, service, commercial, and office uses. The designation also encourages higher-density residential uses in appropriate locations to promote walkability and support local businesses. By providing ground-floor commercial space with residential units above, including affordable units, the project aligns with these objectives and contributes to a vibrant, pedestrian-oriented environment. The project will contribute towards the City's Regional Housing Needs Assessment (RHNA) and is aligned with the City's recently adopted 6th Cycle Housing Element by adding twelve (12) units to the City's housing stock, two (2) of which will be low-income units.

The project complies with the following General Plan polices:

- LU Policy 1.1: Maintain flexibility of standards and procedures to accommodate changing trends in retail, housing, and office uses.
- LU Policy 2.3: Continue to conduct design review of residential and non-residential development applications to ensure compatibility with surrounding property and neighborhoods.
- LU Policy 3.1 Encourage residential development above the ground floor that includes affordable housing units.
- LU Policy 4.2 Encourage mixed-use projects with retail, housing, and/or lodging in addition to retail and office uses.
- LU Policy 4.4 Encourage the development of affordable housing.
- Housing Policy 1.1: The City will encourage a diverse range of both market-rate and affordable housing sizes and residential densities to accommodate the varied housing needs of families, couples, and individuals.
- Housing Policy 1.2: The City will encourage mixed-use development in designated zoning districts.

- Housing Policy 2.1 The City will facilitate the development of new affordable housing units.

Zoning Consistency

The project complies with the Zoning Standards of the CN Zoning District, except as modified by State Density Bonus Law. An analysis of the project's compliance with CN Standards is provided in the table below:

| **CN Zoning District Zoning Standards (Chapter 14.40)** | | | |
|---|---|---|---|
| | Requirement | Proposal | Project Compliance |
| Density | N/A | 12 units (60du/ac) | Project Complies |
| Front Setback | 40' at R Zones | 0' | SDBL Waiver; additional information provided under "Density Bonus Request" section |
| Interior and Exterior Side Setback | 40' at R Zones | 0' | SDBL Waiver; additional information provided under "Density Bonus Request" section |
| Rear Setback | 20' | 20' | Project Complies |
| Height | 30' | 41'1" | SDBL Concession; additional information provided under "Density Bonus Request" section |
| **Off-Street Parking Zoning Standards (Chapter 14.74)** | | | |
| Residential Use | • 1 parking space for one-bedroom units<br>• 1.5 parking spaces for two-bedroom units<br>- Total required: 15 | 12 spaces | SDBL Waiver; additional information provided under "Density Bonus Request" section |
| Commercial Use | 1 space per 300 square feet<br>- Total required: 4 | 4 spaces | Project Complies |

| CN Zoning District Zoning Standards (Chapter 14.40) | | | |
|---|---|---|---|
| Parking Space Size, vertical clearance and back up space | Space size: At least 9' by 18'<br><br>Aisle Width: for perpendicular parking with 26' back up space | Space size of 9 feet by 18 feet<br><br>Aisle Width: 26 feet | Project Complies |
| **Bicycle Parking – VTA Bicycle Guidelines** | | | |
| Residential Use | • Short-term (Class-II) bicycle parking for multi-family residential.<br>- 1 space required<br>• Long-term (Class-I) bicycle parking: 1.5 space per 3 units<br>- 4 spaces required | 1 short-term (Class-II) bicycle parking spaces<br><br>4 long-term (Class-I) bicycle parking spaces | Project Complies |
| Office Use | • Short-term (Class-II) bicycle parking: 1 space per 30 employees.<br>- 1 space required<br>• Long-term (Class-I) bicycle parking: 1 per 6,000 SF.<br>- 1 space required | 1 short-term (Class-II) bicycle parking spaces<br><br>1 long-term (Class-I) bicycle parking spaces | Project Complies |

Objective Design Control Standards for CN Zoning District

The project must comply with the City's Objective Design Control Standards, as outlined in Los Altos Municipal (LAMC) Sections 14.40.150 for the CN Zoning District and 14.66.280 for all multi-family and mixed-use projects. Except for the Density Bonus concession and waivers requested by the applicant to deviate from some of the objective standards, the project is found consistent with all objective design control standards. The concession and waivers requested for the objective design control standards are provided under the "Density Bonus Request" section.

Density Bonus Request

The subject site has a gross lot area of 0.20 acres (8,898 square feet). Under California's Density Bonus Law (Government Code Section 65915 et seq.). The Neighborhood Commercial (NC)

General Plan designation and zoning district do not establish a fixed maximum dwelling unit density. In the absence of such a limit, LAMC Section 14.28.050.2 requires calculation of a base density based on a hypothetical development that complies with all applicable development standards and uses an average unit size consistent with the proposed project.

The project's base density was calculated assuming a development consistent with all applicable standards, resulting in a base density of 39 dwelling units per acre, or eight (8) units for the site. Under California's Density Bonus Law (Government Code Section 65915), the applicant proposes two low-income units, which qualifies the project for a 50 percent density bonus. This allows four (4) additional units, for a total of twelve units on the site. A Density Bonus Report (Attachment 4) has been submitted documenting compliance with state and local requirements, including the requested concession and waivers.

*Concession*

The applicant requests a single density bonus concession under LAMC §14.44.120 to increase the maximum building height in the Neighborhood Commercial (CN) district from 30 feet to 41 feet, as shown in the project plans. The additional height is needed to accommodate two residential stories above the ground floor, achieve the project's density objectives, and include affordable units consistent with State Density Bonus Law. The request qualifies as an "on-menu" concession under the LAMC.

*Waivers*

Under the Density Bonus Law, eligible projects may request unlimited waivers of development standards. Waivers modify zoning or site development requirements that would otherwise physically preclude construction of the project, including the affordable and density bonus units. The applicant requests seven such waivers, described below.

1. Front Setback: LAMC §14.40.080 requires a minimum front yard setback of 40 feet when a site is located across from a residential district. The project proposes a zero-foot front setback, as shown on plans. The required setback would reduce the developable area by approximately 6,942 square feet (2,314 square feet per floor), substantially limiting the building envelope and preventing the project from achieving the permitted density.

2. Side Yard Setback: LAMC §14.40.090 requires a minimum side yard setback of 40 feet for sites across from a residential district. The project proposes a zero-foot side yard setback, as shown on plans. Compliance would reduce the developable area by approximately 8,142 square feet (2,714 square feet per floor), significantly decreasing the building envelope and precluding the proposed density.

3. Third Story Step-back: LAMC §14.40.150.B.1.a requires a minimum 10-foot step-back from the ground floor façade for upper stories exceeding 30 feet in height along front and street sides. The project proposes a step-back less than 10 feet, as shown on plans. Compliance would reduce the developable area by approximately 1,087 square feet, limiting residential unit layout and density.

4. Third Story Step-back: LAMC §14.40.150.B.2.a requires a minimum 10-foot step-back for the third story when adjacent to an R-1 district. The project proposes a step-back less than 10 feet, as shown on plans. Compliance would reduce the developable area by approximately 1,300 square feet, constraining building design and unit count.

5. Building Recesses: LAMC §14.40.150.B.5.a.ii requires building recesses at least 10 feet wide by 15 feet deep for exterior façades longer than 48 feet abutting an R-1 district. The project proposes to omit or reduce recess dimensions, as shown on plans. Compliance would reduce the developable area by approximately 1,350 square feet (450 square feet per floor), decreasing usable floor space and residential density.

6. Orientation of Principal Windows and Balconies: LAMC §14.40.150.B.6.a/b requires that principal windows and balconies of living spaces along a side setback be oriented toward the front or rear of the building. The project proposes to orient certain living spaces and balconies toward the side yard to maintain functional layouts. Due to site constraints and interior layout needs, compliance would require eliminating balconies and reducing private open space by 238 square feet (119 square feet per residential floor), making it infeasible without reducing unit count.

7. Parking and Loading Space Requirements: LAMC §14.74 requires the provision of parking and loading spaces consistent with zoning standards. The project proposes to provide parking at ratios shown on plans, which are below standard requirements. Compliance would require 21 parking spaces and providing these spaces while meeting setback standards would limit the project to 8 units, thereby eliminating 4 units and undermining the affordable housing objective.

Subdivision

The project includes a Vesting Tentative Map for condominium purposes. The subdivision will divide the site into twelve (12) individual residential condominium units, one (1) commercial condominium unit, and a common area that surrounds the units. The subdivision conforms to the General Plan, Subdivision Ordinance, and provisions of the Subdivision Map Act as substantiated in the Draft Resolution recommending approval of the Vesting Tentative Map (Attachment 2).

**Bankers Hill 150 v. City of San Diego**

Bankers Hill 150, the developer (Greystar), applied to construct a 20-story mixed-use project, at a building height of 223 feet, that would include 204 dwelling units, office space, a large courtyard, and underground parking. The proposed project qualified as a Density Bonus project because it set aside 18 dwelling units as affordable for very low-income residents. Accordingly, the City of San Diego granted Greystar a density bonus to exceed the zone's maximum density of 147 units, as well as incentives to exceed the City's 65-foot building height limit, eliminate requirements for a 15-foot setback and on-site truck loading and reduce private storage areas.

Two community groups, Bankers Hill 150 and Bankers Hill/Park West Community Association, filed a petition for writ of mandate challenging the City's approval of the project application, alleging that the project is inconsistent with the City's development standards for that

neighborhood. The trial court denied the Association's writ petition because it fatally failed to address the application of the Density Bonus Law.

The Court of Appeal affirmed the trial court's denial of the writ petition. The court emphasized that, under the Density Bonus Law, absent very limited exceptions, the project is entitled to the waiver of any development standards that would have precluded the project's construction as designed, including those with which the Association alleged the project is inconsistent. Furthermore, the waiver or reduction in development standards is in addition to the incentives and concessions mandated by the Density Bonus Law.

The Association argued that the project could be redesigned to yield a shorter and less bulky building by eliminating a courtyard. Reaffirming the holding in *Wollmer v. City of Berkeley* (2011) 193 Cal.App.4th 1329, the court rejected the Association's argument. According to the court, the City could not demand that Greystar redesign its building to better meet City development standards even if a design existed that would allow fewer deviations from the City's requirements.

**Housing Accountability Act (HAA)**

The Housing Accountability Act (HAA) (Government Code Section 65589.5), establishes the state's overarching policy that a local government may not deny, reduce the density of, or make infeasible housing development projects (projects resulting in more than two (2) housing units or resulting parcels) which includes subdivision of land that are consistent with objective local development standards. Before doing any of those things, local governments must make specified written findings based upon a preponderance of the evidence that a specific, adverse health or safety impact exists. Legislative intent language indicates that the conditions that would give rise to such a specific, adverse impact upon the public health and safety would occur infrequently.

The proposed project is protected under the Housing Accountability Act (HAA) as it creates additional housing stock within the City of Los Altos. Additionally, the proposed project meets all applicable objective design standards.

**Environmental Review**

On June 30, 2025, Governor Newsom signed Assembly Bill (AB) 130, which included a new statutory exemption for qualifying housing projects. AB 130 became effective on June 30, 2025, and has been codified in Public Resources Code (PRC) Section 21080.66.

The proposed mixed-use project meets all requirements for this exemption as it's an 0.2-acre infill site which is surrounded by urban uses, previously developed, and contains no sensitive habitat or historic resources. The project is consistent with the General Plan and CN zoning as modified through the State Density Bonus Law and is not located in any environmentally sensitive area identified in PRC Section 21080.66(a)(6). Tribal consultation has been completed, environmental site assessments are prepared, and any required remediation will be completed.

Accordingly, the project qualifies for the statutory exemption and is not subject to further environmental review.

**Public Notification**

A public meeting notice was mailed to property owners and commercial business tenants within (300) feet of the project site and published in the newspaper. The applicant also posted the site with a public notice sign in conformance with the Planning Division posting requirements.

At the time of preparation of this report, the Planning Division has not received comments on the proposed project.

**Next Steps**

The Planning Commissions decision on the Design Review and Conditional Use Permit applications are final. The Planning Commission's consideration and recommendation on the Tentative Map application will be forwarded to Council for consideration at a future meeting and will be noticed separately.

# RESOLUTION NO. PC 2025-XX

## A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALTOS APPROVING A DESIGN REVIEW AND CONDITIONAL USE PERMIT FOR THE CONSTRUCTION OF A THREE-STORY, MIXED-USE DEVELOPMENT WITH 12 RESIDENTIAL UNITS AND 962 SQUARE FEET OF GROUND FLOOR COMMERCIAL SPACE WITH A STATE DENSITY BONUS WITH A CONCESSION AND WAIVERS AT 996 LORAINE AVENUE

**WHEREAS,** an application has been submitted by 996 Loraine LLC for a Design Review Permit (Application No. D22-0013) and Conditional Use Permit (Application No. CUP22-0003) to construct a three-story mixed-use building at 996 Loraine Avenue (APN 189-15-0186), consisting of 962 square feet of ground-floor commercial space and twelve residential units on the upper floors; and

**WHEREAS**, the approximately 0.20-acre site is currently developed with a single-story commercial building and surface parking and is located within the Neighborhood Commercial (NC) General Plan Land Use Designation and the Commercial Neighborhood (CN) Zoning District; and

**WHEREAS**, the NC general plan designation supports neighborhood-serving commercial uses and encourages the integration of higher-density residential units in appropriate locations to promote walkability, support local businesses, and foster a vibrant pedestrian-oriented environment; and

**WHEREAS**, the Neighborhood Commercial (NC) designation and Commercial Neighborhood (CN) zoning district do not establish a fixed maximum dwelling unit density, and pursuant to Los Altos Municipal Code §14.28.050.2, the base density was determined through a hypothetical development meeting all applicable development standards and using an average unit size consistent with the project, resulting in a base density of eight (8) dwelling units (39) units per acre. This affordable housing contribution supports the City's housing goals and complies with the density bonus requirements outlined in Government Code Section 65915; and

**WHEREAS**, the Applicant proposes two low-income units (25% of base units), qualifying the project for a 50% density bonus under Government Code §65915, allowing four (4) additional units for a total of twelve (12) units, along with one (1) concession. The Applicant has requested one (1) concession to increase the building height to 41 feet, exceeding the 30-foot maximum allowed in the CN District under Section 14.40.1400 of the LAMC. This height increase qualifies as an "on-menu" concession, which is eligible for ministerial approval as specified by the Municipal Code; and

**WHEREAS**, the Applicant has elected to utilize waivers under Government Code Section 65915(e) to allow deviations from: front and side setbacks, third-story step-backs, building recesses, orientation of certain balconies and windows, and modifications to parking ratios, which are necessary to physically accommodate the project as designed; and

**WHEREAS,** said Project has been processed in accordance with the applicable provisions of the California Government Code and the Los Altos Municipal Code; and

**WHEREAS,** the Planning Commission held a duly noticed public hearing to consider the Project on September 4, 2025, and considered the written record and all public comment; and

**WHEREAS,** all the requirements of the Public Resources Code (PRC), the State California Environmental Quality Act (CEQA) Guidelines, and the regulations and policies of the City of Los Altos have been satisfied or complied with by the City in connection with the Project; and

**WHEREAS,** the findings and conclusions made by the Planning Commission in this Resolution are based upon the oral and written evidence presented as well as the entirety of the administrative record for the proposed Project, which is incorporated herein by this reference. The findings are not based solely on the information provided in this Resolution; and

**WHEREAS**, approval of the project is statutorily exempt from environmental review under Public Resources Code Section 21080.66 as a qualifying mixed use housing project on an infill site consistent with the General Plan Neighborhood Commercial (NC) designation and the Commercial Neighborhood (CN) zoning district, as modified by the State Density Bonus Law. The site is developed, served by utilities, surrounded by urban uses, and not located in any environmentally sensitive area identified in Section 21080.66(a)(6). The property is not a historic resource, tribal consultation has been completed, environmental site assessments prepared with remediation to occur before occupancy, and the site is more than 500-feet from the nearest freeway. The project therefore meets all criteria for the statutory exemption.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of Los Altos hereby approves Design Review Permit (Application No. D22-0013) and Conditional Use Permit (Application No. CUP22-0003) for a mixed-use development based on the findings attached hereto as “Exhibit A” and conditions of approval attached hereto as “Exhibit B” and incorporated by this reference.

# EXHIBIT A

## Findings

**Design Review**
With regard to the design review for the Project, the Planning Commission finds the following pursuant to Section 14.78.060 of Los Altos Municipal Code (LAMC):

A. The proposal meets the goals, policies and objectives of the general plan and any specific plan, objective design guidelines and ordinance design criteria adopted for the specific district or area because the project provides a pedestrian-oriented mixed-use development with ground floor commercial uses and upper story residential units consistent with the Neighborhood Commercial land use designation. The project meets applicable zoning standards except where deviations are granted through one concession and waivers in accordance with Government Code Section 65915 (Density Bonus Law).

B. The proposal has architectural integrity and has an appropriate relationship with other structures in the immediate area in terms of height, bulk and design because the building exhibits contemporary architectural character consistent with the neighborhood. While the project exceeds the 30-foot CN height limit through a density bonus concession, the massing is consistent with other larger-scale commercial and mixed-use buildings in the vicinity. The building's proportions, roof forms, and façade articulation create a compatible and harmonious relationship with the surrounding context.

C. Building mass is articulated to relate to the human scale, both horizontally and vertically. Building elevations have variation and depth and avoid large blank wall surfaces. Residential or mixed-use residential projects incorporate elements that signal habitation, such as identifiable entrances, stairs, porches, bays and balconies because the project incorporates identifiable residential elements such as recessed entries, balconies, and roof forms, and includes primary and secondary bays with changes in materials to break up the façade. Ground-level storefront glazing and canopies provide transparency and visual interest for pedestrians, while projecting balconies and awnings above create a layered, human-scale composition.

D. Exterior materials and finishes convey high quality, integrity, permanence and durability, and materials are used effectively to define building elements such as base, body, parapets, bays, arcades and structural elements. Materials, finishes, and colors have been used in a manner that serves to reduce the perceived appearance of height, bulk and mass, and are harmonious with other structures in the immediate area. The Project along the ground floor incorporates durable materials such as stone veneer and smooth cement plaster. Upper levels are finished in fiber cement panels and horizontal wood siding, complemented by metal railings and standing seam metal roofing for the gable elements. The varied textures and muted, complementary color palette create visual interest and reinforce compatibility with nearby commercial and mixed-use structures.

E. Landscaping is generous and inviting, and landscape and hardscape features are designed to complement the building and parking areas, and to be integrated with the building architecture and the surrounding streetscape. Landscaping includes substantial tree canopy, either in the public right-of-way or within the project frontage. Landscaping at the ground level is designed

to complement the building and integrate with the surrounding streetscape. Nine new trees will be planted, including three along Miramonte Avenue, two along Loraine Avenue, and four along the west property line adjacent to the parking lot. Plantings of ornamental shrubs, grasses, and flowering plants will be paired with raised planters at the building base and a six-foot tall wood fence along the southern and western boundaries. Ground level improvements also include new sidewalks, curbs, and gutters that enhance the public edges of the site.

F. Signage is designed to complement the building architecture in terms of style, materials, colors and proportions because no signage is proposed with the submittal. If signage is introduced, it will be reviewed under Chapter 14.68 sign regulations to ensure compatibility with the building's architecture, including style, materials, colors, and proportions, to maintain architectural cohesion.

G. Mechanical equipment is screened from public view, and the screening is designed to be consistent with the building architecture in form, material and detailing. The Project fully screens all mechanical equipment from public view with parapet walls that complement the building's design. These parapets, constructed from the same materials as the building, feature metal coping details that match the accent colors and finishes, ensuring a cohesive and integrated design.

H. Service, trash and utility areas are screened from public view, or are enclosed in structures that are consistent with the building architecture in materials and detailing. Service, trash, and utility areas are fully concealed within the building's design, with trash facilities located on the ground floor and electrical equipment enclosed in the garage. A PG&E transformer is placed along Loraine Avenue and screened to minimize visibility to preserve the integrity of the facade

I. The Project is statutorily exempt from environmental review under Public Resources Code (PRC) Section 21080.66 as an infill housing development that meets all applicable criteria. The site is within city limits, less than five acres, previously developed, and substantially surrounded by urban uses. It contains no habitat for protected species, is not located in an environmentally sensitive area, and is not listed on a historic register. The project will be served by existing utilities and public services, and tribal consultation has been completed consistent with PRC Section 21080.66.

**Use Permit**

With regard to the conditional use permit for the Project, the planning commission the Planning Commission finds the following pursuant to Section 14.80.060 of Los Altos Municipal Code (LAMC)

A. That the proposed location of the conditional use is desirable or essential to public health, safety, comfort, convenience, prosperity, or welfare because the Project provides twelve new residential units, including two low-income units under the State Density Bonus Law, advancing the City's housing goals and RHNA obligations. The project location offers walkable access to retail, services, and transit, reducing vehicle trips. Ground-floor commercial space supports neighborhood businesses, while high-quality architecture and streetscape improvements enhance comfort, safety, and visual appeal.

B. That the proposed location of the conditional use is in accordance with the objectives of the zoning plan as stated in Chapter 14.02 of this title because the Neighborhood Commercial (CN) zoning district encourages a mix of residential and commercial uses. The Project provides ground-floor commercial space with upper-floor housing. The Project complies with CN district regulations except for one concession and seven waivers granted under the State Density Bonus Law, consistent with State housing mandates and zoning objectives.

C. That the proposed location of the conditional use, under the circumstances of the particular case, will not be detrimental to the health, safety, comfort, convenience, prosperity, or welfare of persons residing or working in the vicinity or injurious to property or improvements in the vicinity because the project design reduces potential impacts on neighboring properties through appropriate massing, articulation, and high-quality materials. The building scale is compatible with the neighborhood, traffic impacts are acceptable, and site access is adequate for vehicles and pedestrians. The inclusion of affordable units supports housing diversity, while landscaping and screening of utilities maintain compatibility with adjacent properties.

D. That the proposed conditional use will comply with the regulations prescribed for the district in which the site is located and the general provisions of Chapter 14.02 because the project meets CN district standards except for one concession and seven waivers permitted under the State Density Bonus Law, which are necessary to achieve the proposed density and provide affordable units. All other standards, including lot coverage, landscaping, and design guidelines, are satisfied, and the project is consistent with the General Plan.

# EXHIBIT B

## CONDITIONS OF APPROVAL

### PLANNING DIVISION

1. **Approved Plans:** The project shall be developed in substantial compliance with the design plans, support materials, and technical reports approved as part of the project, except as modified by these conditions as specified below.

2. **Expiration:** This Permit is valid for a period of two years and will expire on September 4, 2027, 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.

3. **Revisions to the Approved Project:** Minor revisions to the approved plans which are found to be in substantial compliance with the approved plans may be approved by the Development Services Director.

4. **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. You are hereby further notified that the 90-day period in which you may protest these fees, dedications, reservations, and other exactions pursuant to Government Code Section 66020(a) began on the date of approval of this project. If you fail to file a protest within this 90-day period complying with all the requirements of Section 66020, you will be legally barred from later challenging such exactions.

5. **Indemnity and Hold Harmless:** The applicant/owner agrees 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 action with respect to the applicant's project. The City may withhold final maps and/or 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.

6. **Certification Of Building Permit Plans:** In a letter, the project architect shall certify the architectural design shown in the building permit plans match the approved plans. Any changes or modifications must be clearly noted in writing and shown on redlined plan sheets. The project architect shall also certify the structural plans are consistent with the architectural plans. In the event of a discrepancy between the structural plans and the architectural plans, the architectural plans shall take precedence, and revised structural drawings shall be submitted to the Building Division.

7. **Affordable Housing Agreements:** All applicable affordable housing agreements for the project shall be executed and recorded on a form provided by the City to the satisfaction of the Development Services Director and City Attorney prior to the issuance of the final map.

8. **Commercial Linkage Fee:** Prior to the issuance of the building permit, the applicant shall pay a Commercial Linkage fee based on the net new-floor area and the adopted fees in effect at the time of building permit issuance.

9. **Single-Phase Development:** Construction of the project shall be done in a single phase and shall not be considered a multi-phased development.

10. **Tenant Improvements:** Details of interior tenant improvements are to be shown on building permit drawings and shall be reviewed for consistency with the operational characteristics of the approved project prior to building permit issuance.

11. **Roof Deck Operations:** The approved hours of operation for the rooftop common area shall be limited to 7:00 a.m. to 9:00 p.m. and shall not allow amplified music.

12. **Floor Area Ratio (Far) Diagram:** Building permit drawings must include a floor area ratio (FAR) diagram for each structure on-site, clearly identifying each level of the structure(s) and the gross area(s) which count toward floor area per required zoning calculations.

13. **Exterior Materials:** High-quality materials and finishes shall be used throughout the project and shall remain in compliance with the materials identified in the approved plans, except as modified by the conditions of approval herein. Details regarding all color and architectural details shall be provided in the building permit plan submittal and shall be subject to review and approval by the Development Services Director or their designee prior to the issuance of building permits.

14. **Trim Materials:** Trim materials throughout the project shall be wood or high-density foam trim. Details of the specific placement, utilization, and finish of the trim materials shall be provided with the building permit drawings. Final trim design details shall be subject to review and approval by the Development Services Director or their designee prior to the issuance of building permits.

15. **Special Paving Materials:** The color, material, design, and product specifications for the special paving materials used on-site shall be submitted with the building permit drawings. Final paving design details shall be subject to review and approval by the Development Services Director or their designee prior to the issuance of building permits.

16. **Windows:** Manufacturer type, design, material, and installation details for all windows within the project shall be specified for each unit in the building permit drawings for review and approval by the Development Services Director or their designee prior to the issuance of building permits.

17. **Paint Color-Coding:** Color-coded elevations of each side of the building(s) detailing the location of all paint and stain colors, manufacturer, and color names shall be included in the building permit plans.

18. **Rooftop Equipment Screen:** All rooftop equipment must be concealed behind opaque (solid) screening designed to complement the building design such that rooftop equipment is not visible from any elevation. Details of the rooftop equipment and roof screens shall be

included in the building permit drawings and shall be equal to, or taller than the equipment it is intended to screen.

19. **Outdoor Storage:** There is to be no outdoor storage without specific Development Review approval by the Planning Division.

20. **Fences and Walls:** All fencing and walls are to be shown on building plan drawings, including details on height, location, and material finish. No fence or wall shall exceed six feet in height, measured from adjacent grade to the top of the fence or wall. The design and location must be approved by the Development Services Director or their designee and comply with all setback and traffic visibility area requirements prior to building permit issuance.

21. **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, 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 extending 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.

22. **Landscaping:** Detailed landscape plans encompassing on- and off-site plantable areas out to the street curb must be included in building permit drawings. Minimum plant sizes are flats or one-gallon containers for ground cover, five-gallon for shrubs, and 24" box for trees. The drawings must be approved by the Development Services Director or their designee prior to building permit issuance and implemented prior to occupancy. All plans should be prepared by a licensed Landscape Architect and shall comply with the City's Water Efficient Landscape Ordinance (WELO) pursuant to Chapter 12.36 of the Municipal Code. Additional landscaping materials or modifications may be required by the Planning Division at final inspection to ensure adequate planting coverage and/or screening.

23. **Landscape Screening:** All utility meters, lines, transformers, backflow preventers, etc., on-site or off-site, must be shown on all site plan drawings and landscape plan drawings. All such facilities shall be located so as to not interfere with landscape material growth and shall be screened in a manner which respects the building design and setback requirements. Additional landscaping materials or modifications may be required by the Planning Division at final inspection to ensure adequate plant screening.

24. **Signage:** No signs are approved as part of this application. Any new signage will require separate planning and/or building permits and shall be designed in compliance with Chapter 14.68 of the Los Altos Municipal Code. Prior to the issuance of the building permit for the project, the applicant shall apply for and get approval of a Sign Permit from the Planning Division.

25. **Parking Management Plan:** Prior to building permit issuance, the applicant shall develop a parking management plan describing parking allocation for residents, guests, and/or commercial uses on the project site, subject to administrative approval by the Development Services Director or their designee.

26. **Loading/Delivery Plan:** Prior to building permit issuance, the applicant shall develop a plan specifying measures to manage on-site deliveries and loading, which may include measures to tailor delivery hours and/or days to limit conflicts with peak traffic times or adjacent land uses.

27. **Solid Waste and Recyclables Disposal Plan:** The applicant shall submit a solid waste and recyclables disposal plan indicating the type, size and number of containers proposed, and the frequency of pick-up service subject to the approval of the Engineering Division. The applicant shall also submit evidence that Mission Trail Waste Systems has reviewed and approved the size and location of the proposed trash enclosure. The enclosure shall be designed to prevent rainwater from mixing with the enclosure's contents and shall be drained into the City's sanitary sewer system. The enclosure's pad shall be designed to not drain outward, and the grade surrounding the enclosure designed to not drain into the enclosure. In addition, applicant shall show on plans the proposed location of how the solid waste will be collected by the refusal company. Include the relevant garage clearance dimension and/or staging location with appropriate dimensioning on to plans.

28. **Site-Specific Building Acoustical Analysis:** A qualified acoustical consultant will review final site plans, building elevations, and floor plans prior to construction to calculate expected interior noise levels as required by State noise regulations. Project-specific acoustical analyses are required by the California Building Code to confirm that the design results in interior noise levels reduced to 45 dB(A)$L_{dn}$ or lower. The specific determination of what noise insulation treatments are necessary will be completed on a unit-by-unit basis. Results of the analysis, including the description of the necessary noise control treatments, will be submitted to the City along with the building plans and approved prior to issuance of a building permit. Building sound insulation requirements will include the provision of forced-air mechanical ventilation for all residential units as recommended by the qualified acoustical consultant, so that windows can be kept closed at the occupant's discretion to control noise. Special building techniques (e.g., sound-rated windows and building facade treatments) will be implemented as recommended by the qualified acoustical consultant to maintain interior noise levels at or below acceptable levels. These treatments will include, but are not limited to, sound-rated windows and doors, sound-rated wall construction, acoustical caulking, protected ventilation openings, etc.

29. **Construction Noise Reduction:** The following noise reduction measures shall be incorporated into construction plans and contractor specifications to reduce the impact of temporary construction-related noise on nearby properties: (a) comply with manufacturer's muffler requirements on all construction equipment engines; (b) turn off construction equipment when not in use, where applicable; (c) locate stationary equipment as far as practical from receiving properties; (d) use temporary sound barriers or sound curtains around loud stationary equipment if the other noise reduction methods are not effective or possible; and (e) shroud or shield impact tools and use electric-powered rather than diesel-powered construction equipment.

30. **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.

31. **Acoustical Report for Mechanical Equipment:** Prior to issuance of a building permit, the applicant shall submit a report from an acoustical engineer/consultant ensuring that the rooftop mechanical equipment meets the City's Noise Control Ordinance (Chapter 6.16).

32. **Remediation:** The applicant shall work with City staff, the necessary oversight agency (e.g., the U.S. Environmental Protection Agency, the State Department of Toxic Substances Control, State Regional Water Quality Control Board, County of Santa Clara Department of Environmental Health, etc.), and responsible parties, if necessary, to address any site remediation or building design/construction requirements to ensure appropriate on-site improvements in accordance with the oversight agency standard practice; local, State, and Federal regulations; and City Code requirements. Design of remediation equipment, equipment placement, or remediation activities will need to be reviewed and may require approval by all parties. Prior to the issuance of any building or fire permits, the applicant shall either: (a) submit written proof of an approval from the oversight agency of remediation activity and/or building and site design as deemed consistent with the remediation activity; or (b) provide written proof the work is not subject to approval from an oversight agency. A Certificate of Occupancy cannot be issued until final inspections have been completed by the City and the oversight agency, if required.

33. **Vapor Barrier:** A vapor barrier shall be installed beneath all structures to mitigate any issues associated with the potential for vapor intrusion within the structure. Specifications for the vapor barrier included in the Site Management Plan shall include thickness, type, durability, and diffusion rates for VOCs of concern and shall be included in the building permit submittal. The specifications shall also describe the effectiveness of the liner over the life of the building. An evaluation shall also be conducted to determine if a positive pressure HVAC system is appropriate to enhance protection against vapor intrusion, with a vapor barrier.

34. **Air Quality:** The applicant is required to secure a permit from the Bay Area Air Quality Management District or provide written assurance that no permit is required prior to issuance of a building permit.

35. **Basic Air Quality Construction Measures:** The applicant shall require all construction contractors to implement the basic construction mitigation measures recommended by the Bay Area Air Quality Management District (BAAQMD) to reduce fugitive dust emissions. Emission reduction measures will include, at a minimum, the following measures: (a) all exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) will be watered two times per day; (b) all haul trucks transporting soil, sand, or other loose material off-site will be covered; (c) all visible mud or dirt track-out onto adjacent public roads will be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited; (d) all vehicle speeds on unpaved roads will be limited to 15 mph; (e) all roadways, driveways, and sidewalks to be paved will be completed as soon as possible. Building pads will be laid as soon as possible after grading unless seeding or soil binders are used; (f) idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measures Title 13, Section 2485, of the California Code of Regulations). Clear signage shall be provided for construction workers at all access points; and (g) all construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

36. **Discovery of Contaminated Soils:** If contaminated soils are discovered, the applicant will ensure the contractor employs engineering controls and Best Management Practices (BMPs) to minimize human exposure to potential contaminants. Engineering controls and construction BMPs will include, but not be limited to, the following: (a) contractor employees working on-site will be certified in OSHA's 40-hour Hazardous Waste Operations and Emergency Response (HAZWOPER) training; (b) the contractor will stockpile soil during redevelopment activities to allow for proper characterization and evaluation of disposal options; (c) the contractor will monitor area around construction site for fugitive vapor emissions with appropriate field screening instrumentation; (d) the contractor will water/mist soil as it is being excavated and loaded onto transportation trucks; (e) the contractor will place any stockpiled soil in areas shielded from prevailing winds; and (f) the contractor will cover the bottom of excavated areas with sheeting when work is not being performed.

37. **Discovery of Archaeological Resources:** If prehistoric or historic-period cultural materials are unearthed during ground-disturbing activities, it is recommended that all work within 100' of the find be halted until a qualified archaeologist and Native American representative can assess the significance of the find. Prehistoric materials might include obsidian and chert-flaked stone tools (e.g., projectile points, knives, scrapers) or tool-making debris; culturally darkened soil ("midden") containing heat-affected rocks and artifacts; stone milling equipment (e.g., mortars, pestles, handstones, or milling slabs); and battered-stone tools, such as hammerstones and pitted stones. Historic-period materials might include stone, concrete, or adobe footings and walls; filled wells or privies; and deposits of metal, glass, and/or ceramic refuse. If the find is determined to be potentially significant, the archaeologist, in consultation with the Native American representative, will develop a treatment plan that could include site avoidance, capping, or data recovery.

38. **Discovery of Human Remains:** In the event of the discovery of human remains during construction or demolition, there shall be no further excavation or disturbance of the site within a 50' radius of the location of such discovery, or any nearby area reasonably suspected to overlie adjacent remains. The Santa Clara County Coroner shall be notified and shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to their authority, the Coroner shall notify the Native American Heritage Commission, which shall attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains, then the landowner shall reinter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance. A final report shall be submitted to the City's Development Services Director prior to release of a Certificate of Occupancy. This report shall contain a description of the mitigation programs and its results, including a description of the monitoring and testing resources analysis methodology and conclusions, and a description of the disposition/curation of the resources. The report shall verify completion of the mitigation program to the satisfaction of the City's Development Services Director.

39. **Discovery of Paleontological Resources:** In the event that a fossil is discovered during construction of the project, excavations within 50' of the find shall be temporarily halted or delayed until the discovery is examined by a qualified paleontologist, in accordance with Society of Vertebrate Paleontology standards. The City shall include a standard inadvertent

discovery clause in every construction contract to inform contractors of this requirement. If the find is determined to be significant and if avoidance is not feasible, the paleontologist shall design and carry out a data recovery plan consistent with the Society of Vertebrate Paleontology standards.

40. **Indoor Formaldehyde Reductions:** If the project utilizes composite wood materials (e.g., hardwood plywood, medium density fiberboard, particleboard) for interior finishes, then only composite wood materials that are made with CARB approved, no-added formaldehyde (NAF) resins, or ultra-low emitting formaldehyde (ULEF) resins shall be utilized (CARB, Airborne Toxic Control Measure to Reduce Formaldehyde Emissions from Composite Wood Products, 17 CCR Section 93120, *et seq.*, 2009-2013).

**BUILDING DIVISION**

41. **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.

42. **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.

43. **Green Building Verification:** The applicant shall submit verification that the structure was built in compliance with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code.

44. **Reach Codes:** Building permit applications submitted on or after January 1, 2023, shall comply with specific amendments to the 2022 California Green Building Standards for Electric Vehicle Infrastructure and the 2022 California Energy Code as provided in Ordinances No 2022-487 which amended Chapter 12.22 Energy Code and Chapter 12.26 California Green Building Standards Code of the Los Altos Municipal Code. The building design plans shall comply with the standards, and the applicant shall submit supplemental application materials as required by the Building Division to demonstrate compliance.

45. **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.

46. **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.

47. **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.

48. **Disturbance Coordinator:** The applicant shall designate a "disturbance coordinator" who will be responsible for responding to any local complaints regarding construction noise. The coordinator (who may be an employee of the general contractor) will determine the cause of the complaint and will require that reasonable measures warranted to correct the problem be implemented. A telephone number of the noise disturbance coordinator shall be conspicuously posted at the construction site fence and on the notification sent to neighbors adjacent to the site. The sign must also list an emergency after-hours contact number for emergency personnel.

**49.** **Change of Address:** A "Request for Address Assignment or Change" form must be submitted to the Building Division to correlate with the addition of any new units or tenant spaces on the property.

50. **California Water Service Upgrades:** You are 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.

51. **Americans with Disabilities Act:** All improvements shall comply with Americans with Disabilities Act (ADA). The latest edition of Caltrans ADA requirements shall apply to all improvements in the public right-of-way. Compliance with all ADA requirements shall be shown on all building permit plans.

52. **Public Utilities:** The applicant shall contact electric, gas, communication, and water utility companies regarding the installation of new utility services to the site.

53. **Geotechnical Report:** The applicant shall have a design-level geotechnical investigation prepared which includes recommendations to address and mitigate geologic hazards in accordance with the specifications of California Geological Survey (CGS) Special Publication 117, *Guidelines for Evaluating and Mitigating Seismic Hazards*, and the requirements of the Seismic Hazards Mapping Act. The report will be submitted to the City during building plan check, and the recommendations made in the geotechnical report will be implemented as part of the project and included in building permit drawings and civil drawings as needed. Recommendations may include considerations for design of permanent below-grade walls to resist static lateral earth pressures, lateral pressures causes by seismic activity, and traffic loads; method for back draining walls to prevent the build-up of hydrostatic pressure; considerations for design of excavation shoring system; excavation monitoring; and seismic design.

**<u>ENGINEERING DIVISION</u>**

54. **Public Infrastructure Repairs:** The applicant shall repair any damaged right-of-way infrastructures and otherwise displaced curb, gutter and/or sidewalks and City's storm drain inlet shall be removed and replaced as directed by the City Engineer or his designee. The

applicant is responsible to resurface (grind and overlay) half of the street along the frontage of First Street if determined to be damaged during construction, as directed by the City Engineer or his designee.

55. **Construction Management Plan:** The applicant shall submit a construction management plan for review and approval by the Development Services Director and the City Engineer. The construction management plan shall address any construction activities affecting the public right-of-way, including but not limited to excavation, traffic control, truck routing, pedestrian protection, material storage, earth retention and construction vehicle parking. The plan shall provide specific details with regards to how construction vehicle parking will be managed to minimize impacts on nearby single-family neighborhoods. Sidewalks, parking and travel lanes along Miramonte Avenue shall not be closed for the full duration of the project. Closures will be reviewed and approved with Encroachment Permit submittals. The applicant shall be required to have a pre-construction meeting with all abutting property owners to discuss the project schedule and to prominently display a sign with the single point of contact the community should interface with for any construction related impacts from the project.

56. **Maintenance Bond:** A one-year, ten-percent maintenance bond shall be submitted upon acceptance of improvements in the public right-of-way.

57. **Green Building Verification:** The applicant shall submit verification that the structure was built in compliance with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code.

58. **SWMP Certification:** The applicant shall have a final inspection and certification done and submitted by the Engineer who designed the SWMP to ensure that the treatments were installed per design. The applicant shall submit a maintenance agreement to City for review and approval for the stormwater treatment methods installed in accordance with the SWMP. Once approved, City shall record the agreement.

59. **Label Catch Basin Inlets:** The applicant shall label all new or existing public and private catch basin inlets which are on or directly adjacent to the site with the "NO DUMPING - FLOWS TO ADOBE CREEK" logo as required by the City.

60. **Payment of Impact and Development Fees:** The applicant shall pay all applicable fees, including but not limited to sanitary sewer connection and impact fees, parkland dedication in lieu fees, traffic impact fees, public art impact fee, and map check fee as required by the City of Los Altos Municipal Code prior to issuance of a building permit.

61. **Public Improvements:** Install or reconstruct standard public improvements along the project frontages of Miramonte Avenue and Loraine Avenue, as directed by the City Engineer. Required improvements include curb, gutter, and a five-foot-wide sidewalk constructed to comply with City standards for concrete sidewalks. A landscaped strip or rain garden shall be provided along both frontages. The applicant shall design street improvements up to one half the width of Miramonte Avenue and Loraine Avenue, as directed by the City Engineer or their designee.

62. **Traffic Control Plans:** Upon submittal of the initial building permit and improvement plans, the applicant shall submit traffic control plans for any off-site and on-site improvements or any work that requires temporary lane closure, shoulder closure, bike lane closure, and/or sidewalk closure for review and approval. Sidewalk closures are not allowed unless reconstruction of sidewalk necessitates temporary sidewalk closure. In these instances, sidewalk detour should be shown on the Traffic Control plans. Traffic control plans shall be prepared in accordance with the latest edition of the California Manual of Uniform Traffic Control Devices (CA MUTCD).

63. **Final Map Recordation:** The applicant shall record the final map. Building Permits shall not be issued until the final map is recorded. Plats and legal descriptions of the final map shall be submitted for review by the City Land Surveyor. Applicant shall provide a sufficient fee retainer to cover the cost of the map review by the City.

64. **Storm Water Management Plan:** The Applicant shall submit a Storm Water Management Plan (SWMP) in compliance with the City of Los Altos Municipal Regional Stormwater (MRP)NPDES Permit. The SWMP shall be reviewed and approved by a City approved third party consultant at the Applicant's expense. The recommendations from the Storm Water Management Plan (SWMP) shall be shown on the building permit plans.

65. **Pollution Prevention:** The improvement plans shall include the "Blueprint for a Clean Bay" plan sheet in all plan submittals.

66. **Storm Water Filtration Systems:** The applicant shall insure the design of all storm water filtration systems and devices are without standing water to avoid mosquito/insect infestation.

67. **Sewer Lateral:** Any proposed sewer lateral connection shall be approved by the City Engineer. Only one sewer lateral per lot shall be installed. All existing unused sewer laterals shall be abandoned according to the City Standards, cut and cap 12" away from the main.

68. **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. Applicant shall pay the applicable fees before the transportation permit can be issued by the City Engineer.

69. **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.

70. **Grading and Drainage Plan:** The applicant shall submit on-site grading and drainage plans that include (i.e. drain swale, drain inlets, rough pad elevations, building envelopes, drip lines of major trees, elevations at property lines, all trees and screening to be saved) for approval by City Engineer. No grading or building pads are allowed within two-thirds of the drip line of trees unless authorized by a certified arborist and the Planning Division.

71. **Cost Estimate and Performance Bonds:** The applicant shall submit a cost estimate for the improvements in the public right-of-way and shall submit a 100 percent performance bond or cash deposit (to be held until acceptance of improvements) and a 50 percent labor and

material bond (to be held 6 months after acceptance of improvements) for the work in the public right-of-way.

72. **Condominium Map:** The applicant shall record the condominium map as required by the City Engineer prior to final occupancy.

73. **Public Utility Dedication:** The applicant shall dedicate public utility easements as required by the utility companies to serve the site.

74. **Subdivision Agreement:** The applicant shall sign and return Subdivision Improvement Agreement to the City for records and recordation prior to the recordation of the final map.

75. **New ADA Ramps and Crosswalks:** The applicant shall provide two new ADA ramps and crosswalk striping per the City standards at the intersection with Miramonte Avenue and Loriane Avenue. The applicant shall also install new ADA ramps at each side of the driveway approach on Loriane Avenue.

76. **Parking Stall and Red Curb Striping:** The applicant shall install parking stall striping and red curb on Miramonte Avenue and Loraine Avenue as directed by the City Engineer or their designee.

77. **Civil Engineering Drawings:** The applicant shall submit civil engineering drawings that show property lines with bearing and easements.

78. **Streetlight/Banner Pole:** The applicant shall protect the existing streetlight and banner pole on Miramonte Avenue.

79. **Sewage Capacity Study:** The applicant shall submit calculations showing that the City's existing sewer line will not exceed two-thirds full due to the project's sewer loads. Calculations shall include the 6" main from the front of the property to the point where it connects to the 6" sewer line on Miramonte Avenue. For any segment that is calculated to exceed two-thirds full for average daily flow or for any segment that the flow is surcharged in the main due to peak flow, the applicant shall replace the sewer line with a larger sewer line.

80. **Solid Waste Ordinance Compliance:** The Applicant shall be in compliance with the City's adopted Solid Waste Collection, Remove, Disposal, Processing & Recycling Ordinance (LAMC Chapter 6.12) which includes a mandatory requirement that all multi-family dwellings provide for recycling and organics collection programs.

81. **Solid Waste and Recyclables Disposal Plan:** The Applicant shall contact Mission Trail Waste Systems and submit a solid waste and recyclables disposal plan indicating the type, size and number of containers proposed, and the frequency of pick-up service subject to the approval of the Engineering Division. The Applicant shall also submit evidence that Mission Trail Waste Systems has reviewed and approved the size and location of the proposed trash enclosure. The enclosure shall be designed to prevent rainwater from mixing with the enclosure's contents and shall be drained into the City's sanitary sewer system. The enclosure's pad shall be designed to not drain outward, and the grade surrounding the enclosure designed to not drain into the enclosure. In addition, Applicant shall show on plans

the proposed location of how the solid waste will be collected by the refusal company. Include the relevant garage clearance dimension and/or staging location with appropriate dimensioning on to plans.

82. **Landscape and Irrigation Installation:** All on- and off-site landscaping and irrigation shall be installed and approved by the Community Development Director and the City Engineer.

**SANTA CLARA COUNTY FIRE DEPARTMENT**

**83.** **Formal Plan Review:** Review of this Developmental proposal is limited to acceptability of site access and water supply and may include specific additional requirements as they pertain to fire department operations and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make application to, and receive from the Building Division all applicable construction permits.

**84.** **Required Aerial Access:** 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. [CFC Chp. 5 and SCCFD SD&S A-1].

**85.** **Required Fire Flow**: The fire flow for this project is 3,250 GPM at 20 psi residual pressure. Since an automatic fire sprinkler system will be installed, the fire flow will be reduced by 50%, establishing a required adjusted fire flow of 1,625 GPM at 20 psi residual pressure. Note: The minimum required number and spacing of the hydrants shall be in accordance with CFC Table C102.1. -Letter received. Hydrant is capable of meeting fire flow.

**86.** **Buildings and Facilities Access**: Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or with the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. [CFC, Section 503.1.1]. Fire department access cannot be met to all portions of the proposed building due to zero lot line. -No wall openings noted on sheet A10. In lieu of 150 feet access to all portions of structure, plans shall comply with CA Building Code Ch. 705. -150-foot access shall be met to west side of building.

**87.** **Fire Department Connection**: The fire department connection (FDC) for the structure in support of the sprinkler system shall be installed at the street on the street address side of the building. It shall be located within 100 feet of a public fire hydrant and within ten (10) feet of the main PIV (unless otherwise approved by the Chief due to practical difficulties). FDC's shall be equipped with a minimum of two (2), two-and-one-half (2- 1/2") inch national

standard threaded inlet couplings. Orientation of the FDC shall be such that hose lines may be readily and conveniently attached to the inlets without interference. FDC's shall be painted safety yellow [SCCFD, SP-2 Standard]. -FDC shown on sheet TM3 and TM5. FDC shall be within 100 feet of fire hydrant.

**88.** **Fire Sprinklers 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 903.2.18.

**RESOLUTION NO. 2025-___**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS APPROVING A VESTING TENTATIVE MAP (APPLICATION NO. TM22-0005) FOR THE CREATION OF 12 RESIDENTIAL CONDOMINIUM LOTS, ONE COMMERCIAL CONDOMINIUM LOT, AND ONE COMMON LOT AT 996 LORAINE AVENUE**

**WHEREAS,** the applicant, 996 Loraine LLC, submitted an application for a Vesting Tentative Map (Application No. TM22-0005) to subdivide an 8,898 square-foot (0.20-acre) parcel at 996 Loraine Avenue (APN 189-15-0186) into twelve (12) residential condominium lots, one (1) commercial condominium lot, and one (1) common lot; and

**WHEREAS**, approval of the project is statutorily exempt from environmental review under Public Resources Code Section 21080.66 (AB 130) as a qualifying mixed-use housing project on an infill site consistent with the General Plan Neighborhood Commercial (NC) designation and the Commercial Neighborhood (CN) zoning district, as modified by the State Density Bonus Law. The site is developed, served by utilities, surrounded by urban uses, and not located in any environmentally sensitive area identified in Section 21080.66(a)(6). The property is not a historic resource, tribal consultation has been completed, environmental site assessments prepared with remediation to occur before occupancy, and the site is more than 500 feet from the nearest freeway. The project therefore meets all criteria for the statutory exemption.

**WHEREAS**, the Project was processed in accordance with the applicable provisions of the California Government Code and Los Altos Municipal Code; and

**WHEREAS**, on September 4, 2025, the Planning Commission conducted a duly noticed public hearing at which members of the public were afforded an opportunity to comment on the project, and at the conclusion of the meeting, the Planning Commission recommended the City Council approve the Vesting Tentative Map; and

**WHEREAS**, on XXXXXXXX, 2025, the City Council held a duly noticed public hearing as prescribed by law and considered public testimony and evidence and recommendations presented by staff in connection with the Project; and

**WHEREAS**, the finding and conclusions made by the City Council in the Resolution are based upon the oral and written evidence presented as well as the entirety of the administrative record for the proposed Project, which is incorporated herein by this reference. The findings are not based on the information provided in this Resolution; and

**WHEREAS**, all other legal prerequisites to the adoption of this Resolution have occurred.

**NOW THEREFORE, BE IT RESOLVED**, that the City Council of the City of Los Altos hereby approves the Vesting Tentative Map for the creation of twelve (12) residential condominium lots, one (1) commercial condominium lot, and one (1) common lot, subject to the findings (Exhibit A) and Conditions of Approval (Exhibit B) attached hereto and incorporated by this reference.

**HEREBY CERTIFY** that the foregoing is a true and correct copy of a Resolution passed and adopted by the City Council of the City of Los Altos at a meeting thereof on XXXXXXXXX, 2025 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Pete Dailey, MAYOR

Attest:

_____
Melissa Thurman, MMC, CITY CLERK

# EXHIBIT A

## FINDINGS

With regard to the Vesting Tentative Map (Application No. TM22-0005), the City Council finds the following in accordance with Chapter 4, Article 1, Section 66474 of the Subdivision Map Act of the State of California:

1. The proposed subdivision is not consistent with applicable general and specific plans as specified in 65451.

   *This Finding cannot be made.* The subdivision is consistent with the Los Altos General Plan, including the Neighborhood Commercial (NC) designation, which supports neighborhood-serving commercial uses with higher-density residential above the ground floor, and with the Loyola Corners Specific Plan. Relevant policies include Land Use Element Policies 1.1 and 2.2; Housing Element Policies 1.1 and 1.2; and Infrastructure and Waste Disposal Element Policies 1.3, 2.2, and 3.1.

2. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

   *This Finding cannot be made.* The design and improvements are consistent with the General Plan and the Commercial Neighborhood (CN) zoning district, as modified by the State Density Bonus Law. The project provides ground-floor commercial space and upper-floor housing, consistent with permitted uses, and allows for the creation of twelve (12) residential condominium lots, one (1) commercial condominium lot, and one (1) common lot.

3. That the site is not physically suitable for the type of development.

   *This Finding cannot be made*. The site is physically suitable because it is consistent with the Neighborhood Commercial (NC) designation and Commercial Neighborhood (CN) zoning district (as modified by the State Density Bonus Law), and adequately accommodates vehicle, pedestrian, and bicycle circulation while meeting life-safety and service requirements.

4. That the site is not physically suitable for the proposed density of development.

   *This Finding cannot be made.* The site is physically suitable for the proposed density because the General Plan Neighborhood Commercial (NC) designation supports higher-density residential uses and the project complies with Commercial Neighborhood (CN) zoning district, except as modified by the State Density Bonus Law, and is located in an urbanized area surrounded by similar uses.

5. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

*This Finding cannot be made.* The subdivision will not cause substantial environmental damage or injury to wildlife or habitat. The project qualifies for a statutory exemption under Public Resources Code Section 21080.66 (AB 130). The site is substantially surrounded by urban uses, has no sensitive habitat, would not result in significant impacts related to traffic, noise, or air quality, and will be served by existing utilities and public services.

6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.

   *This Finding cannot be made.* The subdivision will not cause serious public health problems because the site is in an urbanized area served by existing infrastructure, including sewer, water, and electricity. Police and fire protection will continue to be provided by the Los Altos Police Department and Santa Clara County Fire Department.

7. That the design of the subdivision or the type of improvements will conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

   *This Finding cannot be made.* The design of the subdivision will not conflict with access easements because there are no known existing access easements encumbering this property.

8. That the project is not exempt from environmental review.

   *This Finding cannot be made.* The project is statutorily exempt under Public Resources Code Section 21080.66 (AB 130) as a qualifying infill mixed-use housing development. The 0.20-acre site is within city limits, previously developed, consistent with the General Plan Neighborhood Commercial designation and Commercial Neighborhood (CN) zoning (as modified by the State Density Bonus Law), and served by utilities. The site is not located in an environmentally sensitive area, it is not a historic resource, and is more than 500 feet from a freeway. Tribal consultation has been completed, and environmental site assessments with required remediation will be completed prior to occupancy.

# EXHIBIT B

# CONDITIONS OF APPROVAL

## PLANNING DIVISION

1. **Approved Plans:** The project shall be developed in substantial compliance with the approved project plans, except as modified by these conditions as specified below.

2. **Expiration:** This Permit is valid for a period of two years and will expire on September 4, 2027, 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.

3. **Revisions to the Approved Project:** Minor revisions to the approved plans which are found to be in substantial compliance with the overall approvals may be approved by the Development Services Director.

4. **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. You are hereby further notified that the 90-day period in which you may protest these fees, dedications, reservations, and other exactions pursuant to Government Code Section 66020(a) began on the date of approval of this project. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.

5. **Indemnity and Hold Harmless:** The applicant/owner agrees 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 action with respect to the applicant's project. The City may withhold final maps and/or 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.

6. **Affordable Housing Agreements:** All applicable affordable housing agreements for the project shall be executed and recorded on a form provided by the City to the satisfaction of the Development Services Director and City Attorney prior to the issuance of the final map

## ENGINEERING DIVISION

7. **Payment of Impact and Development Fees:** The applicant shall pay all applicable fees, including but not limited to sanitary sewer connection and impact fees, parkland dedication in

lieu fees, traffic impact fees, public art impact fee, and map check fee as required by the City of Los Altos Municipal Code prior to issuance of a building permit.

8. **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.

9. **Americans with Disabilities Act:** All improvements shall comply with Americans with Disabilities Act (ADA). The latest edition of Caltrans ADA requirements shall apply to all improvements in the public right-of-way. Compliance with all ADA requirements shall be shown on all building permit plans.

10. **Public Utility Dedication:** Prior to final map recordation the applicant shall dedicate public utility easements as required by the utility companies to serve the site.

11. **Subdivision Agreement:** The applicant shall sign and return Subdivision Improvement Agreement to the City for records and recordation prior to the recordation of the final map.

12. **Final Map Recordation:** The applicant shall record the final map. Building Permits shall not be issued until the final map is recorded. Plats and legal descriptions of the final map shall be submitted for review by the City Land Surveyor. Applicant shall provide a sufficient fee retainer to cover the cost of the map review by the City.

13. **Condominium Map:** The applicant shall record the condominium map as required by the City Engineer prior to final occupancy.

14. **SWMP Certification:** The applicant shall have a final inspection and certification done and submitted by the Engineer who designed the SWMP to ensure that the treatments were installed per design. The applicant shall submit a maintenance agreement to City for review and approval of the stormwater treatment methods installed in accordance with the SWMP. Once approved, City shall record the agreement.

15. **Storm Water Management Plan:** The Applicant shall submit a Storm Water Management Plan (SWMP) in compliance with the City of Los Altos Municipal Regional Stormwater (MRP)NPDES Permit. The SWMP shall be reviewed and approved by a City approved third party consultant at the Applicant's expense. The recommendations from the Storm Water Management Plan (SWMP) shall be shown on the building permit plans.

16. **Storm Water Filtration Systems:** The applicant shall insure the design of all storm water filtration systems and devices are without standing water to avoid mosquito/insect infestation.

17. **Sewer Lateral**: Any proposed sewer lateral connection shall be approved by the City Engineer. Only one sewer lateral per lot shall be installed. All existing unused sewer laterals shall be abandoned according to the City Standards, cut and cap 12" away from the main.

18. **Public Improvements:** Install or reconstruct standard public improvements along the project frontages of Miramonte Avenue and Loraine Avenue, as directed by the City Engineer. Required improvements include curb, gutter, and a five-foot-wide sidewalk constructed to comply with City standards for concrete sidewalks. A landscaped strip or rain garden shall be provided along both frontages. The applicant shall design street improvements up to one half the width of Miramonte Avenue and Loraine Avenue, as directed by the City Engineer or designee.

19. **New ADA Ramps and Crosswalks:** The applicant shall provide two new ADA ramps and crosswalk striping per the City standards at the intersection with Miramonte Avenue and Loriane Avenue. The applicant shall also install new ADA ramps at each side of the driveway approach on Loriane Avenue.

# 996 LORAINE AVENUE
## FIFTH SUBMITTAL
### DECEMBER 6, 2024

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## PROJECT DESCRIPTION

PROPOSED 3-STORY MIXED-USE BUILDING WITH GROUND-FLOOR NEIGHBORHOOD RETAIL SPACE WITH AT-GRADE PARKING. SECOND AND THIRD FLOORS ARE RESIDENTIAL UNITS WITH ROOF TERRACE ABOVE FOR RESIDENTIAL COMMON OPEN SPACE.

## PROJECT DIRECTORY


OWNER
996 LORAINE LLC
4962 EL CAMINO REAL, SUITE 223
LOS ALTOS, CA 94022
PHONE: 650-937-9373
CONTACT: ALBERT WANG

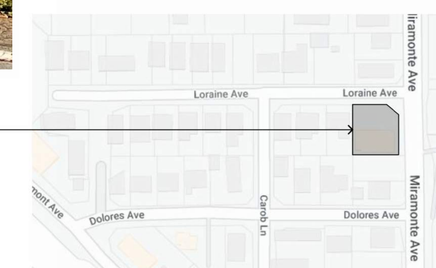
ARCHITECT
SDG ARCHITECTS INC.
3361 WALNUT BLVD. SUITE 120
BRENTWOOD, CA 94513
PHONE: (925) 634-7000
CONTACT: JEFF POTTS
BRENT RANDALL

LANDSCAPE ARCHITECT
GATES + ASSOCIATES
1655 N. MAIN STREET, SUITE 365
WALNUT CREEK, CA 94596
(925) 736-8176
CONTACT: CASEY CASE
ERIK GELLERMAN

CIVIL ENGINEER
BKF ENGINEERS
1730 N. FIRST STREET, SUITE 600
SAN JOSE, CA 95112
(408) 467-9187
CONTACT: ISSAC BIROCCI
ERIN AGUILING


## VICINITY MAP

996 LORAINE AVENUE
LOS ALTOS, CA 94022




366.016
996 Loraine Avenue
Los Altos, CA
December 6, 2024

TITLE SHEET
T1



SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com

## UNIT MIX CHART

| UNIT | AREA | 1ST FLR | 2ND FLR | 3RD FLR | UNITS | | |
|---|---|---|---|---|---|---|---|
| 1 BEDROOM | | | | | | 4 | 33% |
| 1A | 659 S.F. | | 1 | 1 | 2 | | 4 BEDS |
| 1B | 688 S.F. | | 1 | 1 | 2 | | |
| 2 BEDROOM | | | | | | 8 | 67% |
| 2A | 921 S.F. | | 2 | 2 | 4 | | 12 BEDS |
| 2B | 948 S.F. | | 1 | 2 | 3 | | |
| 2B-ALT | 1,008 S.F. | | 1 | 0 | 1 | | |
| | | 0 | 6 | 6 | 12 | | 16 BEDS |
| | | | | | TOTAL | | TOTAL |

## CODES AND STANDARDS

BUILDING PLANS TO COMPLY WITH THE FOLLOWING STANDARDS:
2022 CALIFORNIA CODE OF REGULATIONS
CITY OF LOS ALTOS REACH CODE ORDINANCE

FIRE SAFETY REQUIREMENTS

1) FIRE SPRINKLERS: 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 903.2.18. SPRINKLER SYSTEM WILL BE INSTALLED AS A DEFERRED SUBMITTAL.

2) FIRE ALARM: REFER TO CFC SEC. 907 AND THE CURRENTLY ADOPTED EDITION OF NFPA 72. SUBMIT SHOP DRAWINGS (3 SETS) AFTER PLANNING PERMIT APPROVAL AND A PERMIT APPLICATION TO THE SCCFD FOR APPROVAL BEFORE INSTALLING OR ALTERING ANY SYSTEM. CALL (408) 341-4420 FOR MORE INFORMATION. FIRE ALARM SYSTEM WILL BE INSTALLED AS A DEFERRED SUBMITTAL.

3) TWO-WAY COMMUNICATION SYSTEM: SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 72 (2016 EDITION), THE CALIFORNIA ELECTRICAL CODE (2013 EDITION), THE CALIFORNIA FIRE CODE (2016 EDITION), THE CALIFORNIA BUILDING CODE (2016 EDITION), AND THE CITY ORDINANCES WHERE TWO WAY SYSTEM IS BEING INSTALLED, POLICIES, AND STANDARDS. OTHER STANDARDS ALSO CONTAIN DESIGN/INSTALLATION CRITERIA FOR SPECIFIC LIFE SAFETY RELATED EQUIPMENT. THESE OTHER STANDARDS ARE REFERRED TO IN NFPA 72. TWO-WAY COMMUNICATION SYSTEM WILL BE INSTALLED AS A DEFERRED SUBMITTAL.

4) ADDRESS IDENTIFICATION: ALL 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.

5) 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).2019 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7.

6) CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION S1-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP. 33.

## AFFORDABLE HOUSING / DENSITY BONUS

**DENSITY BONUS**

CALIFORNIA GOVERNMENT CODE SECTION 65915.(b)(1)(D)
CITY SHALL GRANT ONE DENSITY BONUS (INCLUDES INCENTIVES, CONCESSIONS, WAIVERS, AND PARKING RATIOS) WHEN APPLICANT AGREES TO CONSTRUCT A HOUSING DEVELOPMENT THAT WILL CONTAIN AT LEAST THE FOLLOWING: 10% OF TOTAL DWELLING UNITS IN A COMMON INTEREST DEVELOPMENT FOR PERSONS AND FAMILIES OF MODERATE INCOME PROVIDED THAT ALL UNITS IN THE DEVELOPMENT ARE OFFERED TO THE PUBLIC FOR PURCHASE.

CALIFORNIA GOVERNMENT CODE SECTION 65915.(d)(2)(A)
ONE INCENTIVE OR CONCESSION FOR PROJECTS WITH AT LEAST 10 PERCENT FOR PERSONS AND FAMILIES OF MODERATE INCOME IN A COMMON INTEREST DEVELOPMENT.

CALIFORNIA GOVERNMENT CODE SECTION 65915.(f)(4)
15% MODERATE-INCOME UNITS GENERATES 10% DENSITY BONUS.
ALL DENSITY CALCULATIONS SHALL BE ROUNDED UP TO NEXT WHOLE NUMBER.

**AFFORDABLE HOUSING / BELOW-MARKET-RATE (BMR) UNITS**

2 BMR LOW-INCOME UNITS
SEE FLOOR PLANS FOR LOCATION OF UNITS

**HYPOTHETICAL DEVELOPMENT BASE DENSITY**

SITE AREA: 0.20 AC
TOTAL UNITS: 8
BASE DENSITY: 39 DU/AC
DENSITY BONUS: 50%
(24% x 8 UNITS = 1.92; 2 BMR LOW-INCOME UNITS REQUIRED FOR 50% DENSITY BONUS)
ADDITIONAL UNITS: 4
TOTAL UNITS WITH 50% DENSITY BONUS: 12

**CONCESSIONS**

11' INCREASE IN MAX ALLOWABLE BUILDING HEIGHT (41 FEET BUILDING HEIGHT)

**WAIVERS**

W1 LAMC 14.40.080 - FRONT YARD (CN)
W2 LAMC 14.40.090 - SIDE YARDS (CN)
W3 LAMC 14.40.150 - DESIGN CONTROL (CN) B.1.A - THIRD STORY STEP-BACK
W4 LAMC 14.40.150 - DESIGN CONTROL (CN) B.5.A.II - BUILDING RECESS
W5 LAMC 14.40.150 - DESIGN CONTROL (CN) B.6.A - WINDOW AND BALCONY ORIENTATION AT SIDE YARD
W6 LAMC 14.40.150 - DESIGN CONTROL (CN) B.6.B - WINDOWS AT SIDE YARD
W7 2025 LAMC 14.74 - PARKING AND LOADING REQUIREMENTS

**MUNICIPAL CODE STANDARDS IN EFFECT AT TIME OF SB-330 APPLICATION ON 11/2/2022**

LAMC = LOS ALTOS MUNICIPAL CODE DATED 10/24/2022
CODE OF ORDINANCES, SUPPLEMENT 38

## PROJECT DATA TABLE

| | |
|---|---|
| ADDRESS | 996 LORAINE<br>LOS ALTOS, CA 94022 |
| APN | 189-15-086 |
| EXISTING USE | COMMERCIAL |
| PROPOSED USE | MIXED-USE |
| GENERAL PLAN | NC (NEIGHBORHOOD COMMERCIAL) |
| ZONING | CN (COMMERCIAL NEIGHBORHOOD) |
| MAXIMUM F.A.R. | NONE |
| CONDITIONAL USE: | MIXED-USE |
| SITE AREA | 8,898 SF (0.20 ACRES) |
| LOT COVERAGE: | 73% |
| IMPERVIOUS SURFACE: | 8,087 SF |
| PROPOSED DENSITY: | 12 UNITS (60 DU/AC) |
| BUILDING CODE: | 2022 C.B.C. |
| OCCUPANCY | B / R2 |
| CONSTRUCTION TYPE | III-A |
| FIRE SPRINKLERS: | INCLUDED PER C.B.C. 903.2 |

| | CONDITION | REQUIRED | PROPOSED |
|---|---|---|---|
| MAXIMUM HEIGHT | | 30' | 41' |
| SEE LAMC 14.66.230 AVERAGE FINISH GRADE | | | |
| BUILDING SETBACKS | FRONT | 0' (40' AT R ZONES) | 0' |
| | STREET SIDE | 0' (40' AT R ZONES) | 0' |
| | INTERIOR SIDE | 0' (50' AT R ZONES) | 1'-6" |
| | REAR | 20' | 20' |

## BUILDING AREA SUMMARY (GROSS S.F.)

| | |
|---|---|
| FIRST FLOOR - BUILDING | 1,886 SF |
| FIRST FLOOR - EXTERIOR GARAGE & BREEZE-WAY | 4,392 SF |
| SECOND FLOOR | 5,699 SF |
| THIRD FLOOR | 5,697 SF |
| ROOF TERRACE | 0 SF |
| TOTAL | 17,674 SF |

## PARKING STANDARDS

| | |
|---|---|
| 1 SPACE PER 300 S.F. COMMERCIAL | 4 SPACES |
| PER LAMC SECTION 14.42.050 | |
| 1 SPACE PER RESIDENTIAL UNIT | 12 SPACES |
| SEE WAIVER W7 | |
| STANDARD SPACES: | 15 SPACES |
| ADA SPACES: | 1 SPACE |
| TOTAL PARKING PROVIDED | 16 SPACES |

## BICYCLE PARKING STANDARDS

| REQUIRED SPACES (PER VTA) | | | |
|---|---|---|---|
| RESIDENTIAL | CLASS I: | 1 PER 3 UNITS | 4 SPACES |
| | CLASS II: | 1 PER 15 UNITS | 1 SPACE |
| COMMERCIAL | CLASS I: | 1 PER 30 EMPLOYEES | 1 SPACE |
| | CLASS II: | 1 PER 6,000 SF | 1 SPACE |

| PROVIDED SPACES | | |
|---|---|---|
| CLASS I | (ENCLOSED BICYCLE STORAGE) | 5 SPACES |
| CLASS II | (1 BICYCLE RACK) | 2 SPACES |

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PROJECT DATA SHEET
T2

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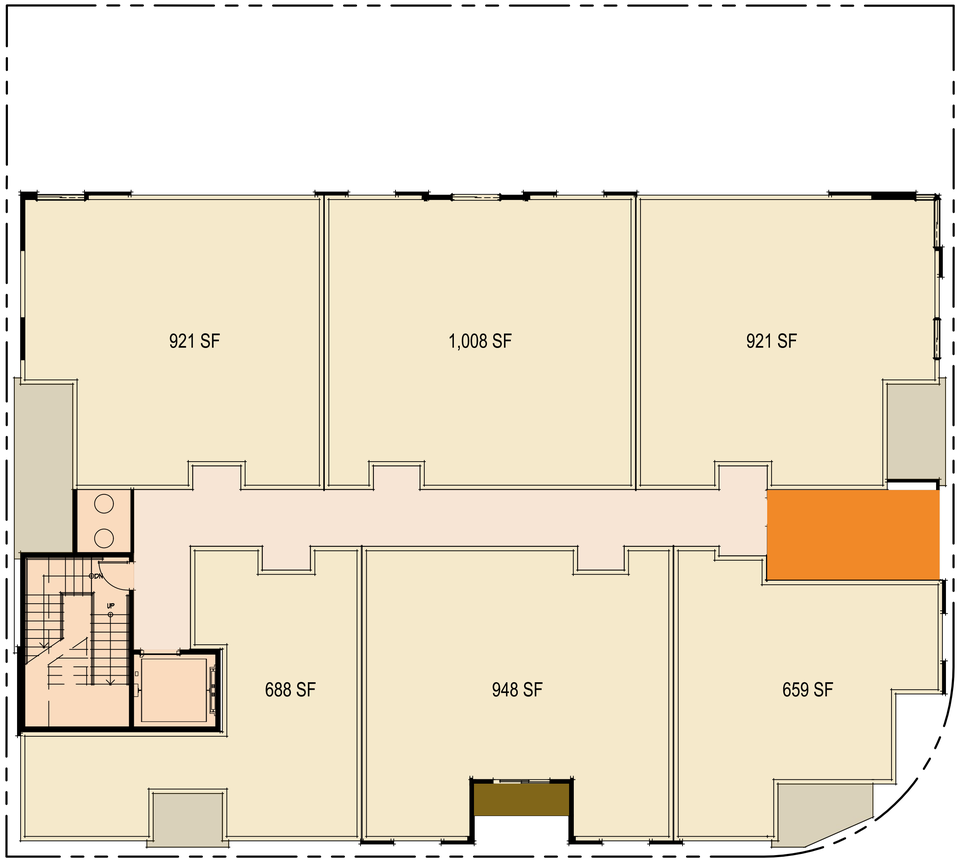


SECOND FLOOR

| CATEGORY | SUBTOTALS | |
|---|---|---|
| CIRCULATION | 535 SF | NET |
| SHAFTS | - 517 SF | NET * |
| DWELLING UNITS | 5,145 SF | GROSS |
| RETAIL | --- | |
| FLOOR TOTAL | 6,197 SF | GROSS ** |
| NET FLOOR AREA | 5,680 SF | GROSS *** |

* STAIRWELLS, ELEVATOR, AND TRASH CHUTE SHAFTS
** BUILDING ENVELOPE TO OUTSIDE FACE OF EXTERIOR WALLS, EXCLUDING DECKS.
*** TOTAL FLOOR AREA MINUS SHAFTS

| PRIVATE DECK AREA |
|---|
| 305 SF |

FIRST FLOOR

| CATEGORY | SUBTOTALS | |
|---|---|---|
| GARAGE | 4,392 SF | GROSS * |
| SUPPORT | 924 SF | GROSS |
| DWELLING UNITS | --- | |
| RETAIL | 962 SF | GROSS |
| FLOOR TOTAL | 6,278 SF | GROSS |
| NET FLOOR AREA | 6,278 SF | GROSS |

* LIMITED TO EXTERIOR GARAGE & BREEZEWAY

| TOTAL DECK & TERRACE AREA |
|---|
| 2,436 SF |

| BUILDING TOTALS | | |
|---|---|---|
| | | |
| FIRST FLOOR | 6,278 SF | GROSS |
| SECOND FLOOR | 5,680 SF | GROSS |
| THIRD FLOOR | 5,620 SF | GROSS |
| ROOF TERRACE | 0 SF | GROSS |
| TOTAL | 17,578 SF | GROSS |

0 2' 4' 6' 8' 16'

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FIRST & SECOND FLOOR AREA CALCULATIONS
T3

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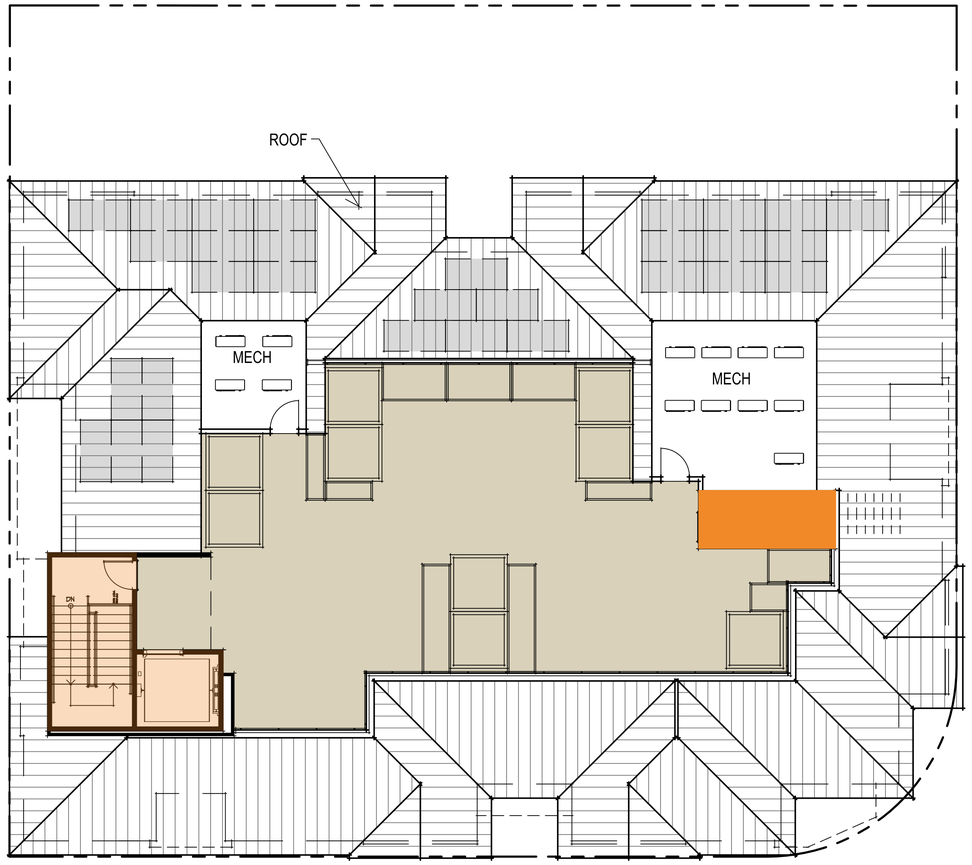

## ROOF TERRACE

| CATEGORY | SUBTOTALS | |
|---|---|---|
| CIRCULATION | --- | |
| SHAFTS | - 345 SF | GROSS * |
| DWELLING UNITS | --- | |
| RETAIL | --- | |
| FLOOR TOTAL | 345 SF | GROSS ** |
| NET FLOOR AREA | 0 SF | GROSS *** |

* STAIRWELLS AND ELEVATOR SHAFT
*** BUILDING ENVELOPE TO OUTSIDE FACE OF EXTERIOR WALLS, EXCLUDING ROOF TERRACE
*** TOTAL FLOOR AREA MINUS SHAFTS

| ROOF TERRACE AREA |
|---|
| 1,824 SF |

## THIRD FLOOR

| CATEGORY | SUBTOTALS | |
|---|---|---|
| CIRCULATION | 535 SF | NET |
| SHAFTS | - 470 SF | NET * |
| DWELLING UNITS | 5,085 SF | GROSS |
| RETAIL | --- | |
| FLOOR TOTAL | 6,090 SF | GROSS ** |
| NET FLOOR AREA | 5,620 SF | GROSS *** |

* STAIRWELLS, ELEVATOR, AND TRASH CHUTE SHAFTS
** BUILDING ENVELOPE TO OUTSIDE FACE OF EXTERIOR WALLS, EXCLUDING DECKS.
*** TOTAL FLOOR AREA MINUS SHAFTS

| PRIVATE DECK AREA |
|---|
| 307 SF |

0 2' 4' 6' 8' 16'

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THIRD FLOOR & ROOF TERRACE AREA CALCULATIONS
T4

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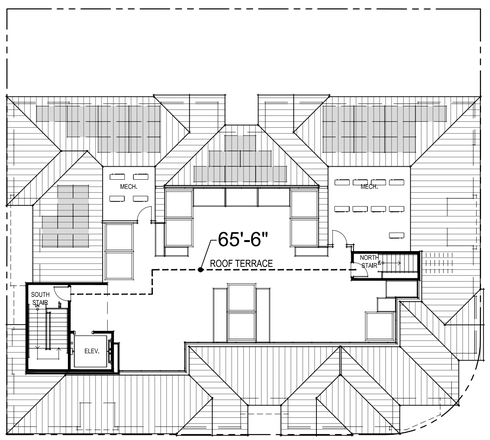
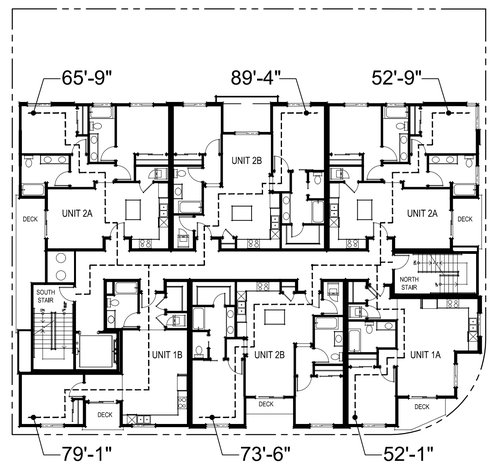
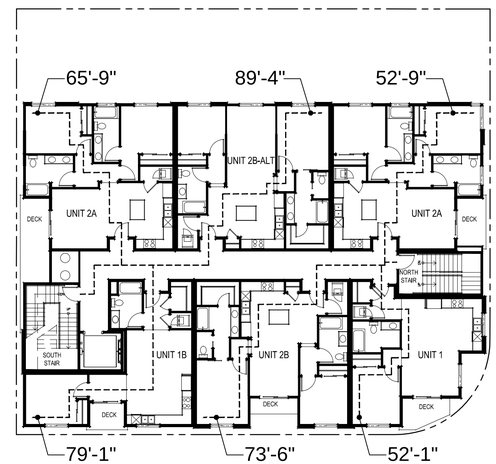


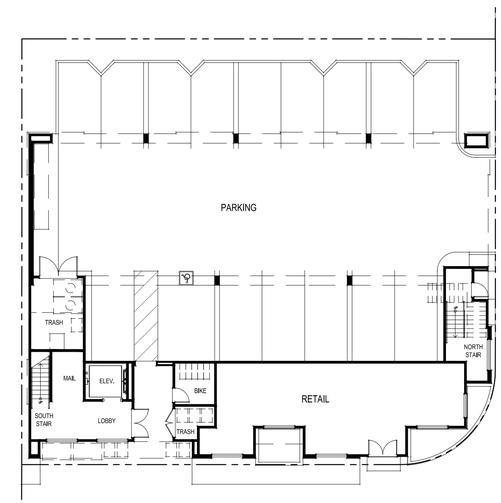

FOURTH FLOOR
TRAVEL DISTANCES




THIRD FLOOR
TRAVEL DISTANCES




SECOND FLOOR
TRAVEL DISTANCES




FIRST FLOOR
TRAVEL DISTANCES

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EGRESS PLANS
T5

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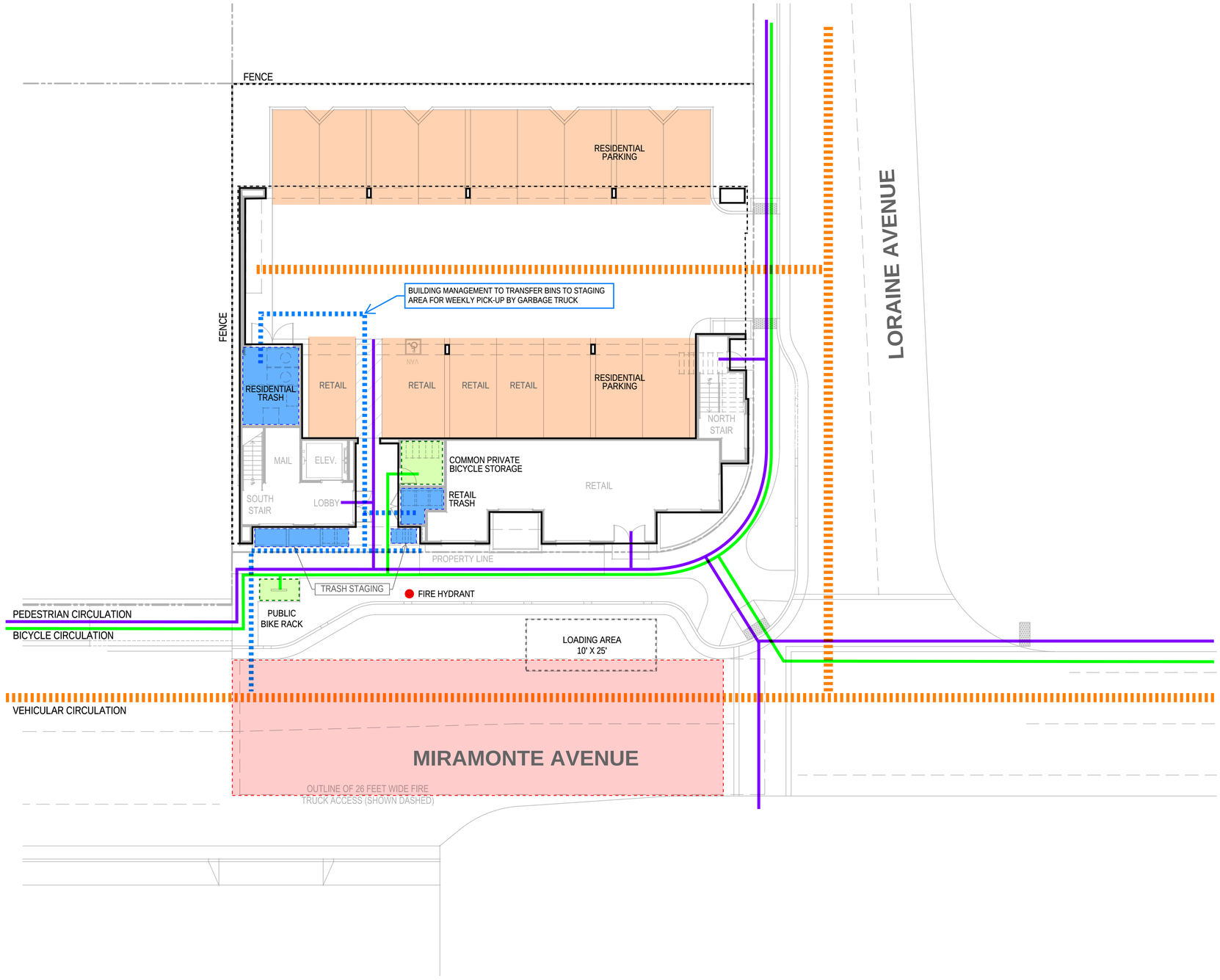


0 2' 4' 6' 8' 16'

SITE CIRCULATION & SOLID WASTE DISPOSAL PLAN

T6

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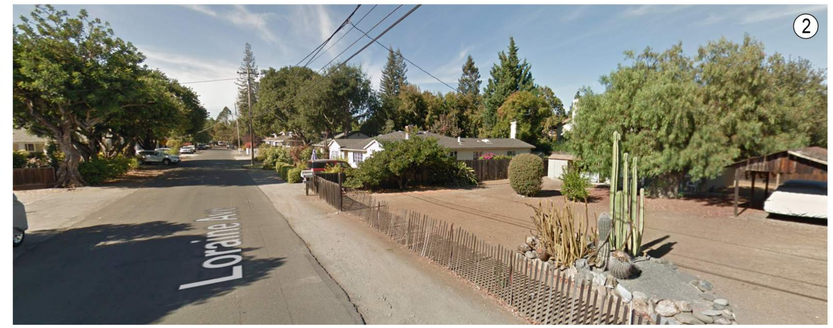

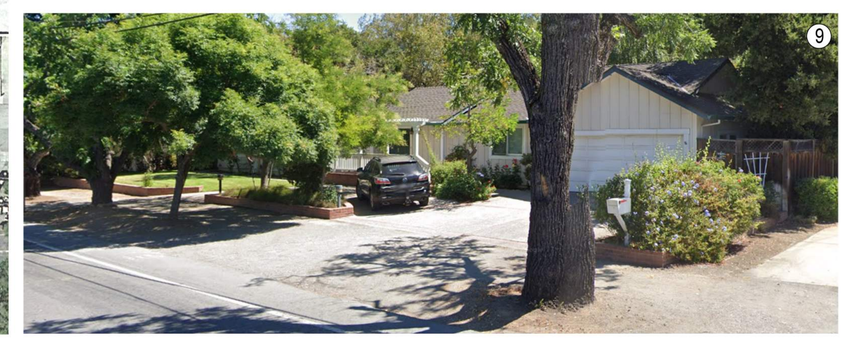


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## EXISTING SITE PLAN & SURROUNDING CONTEXT
A01

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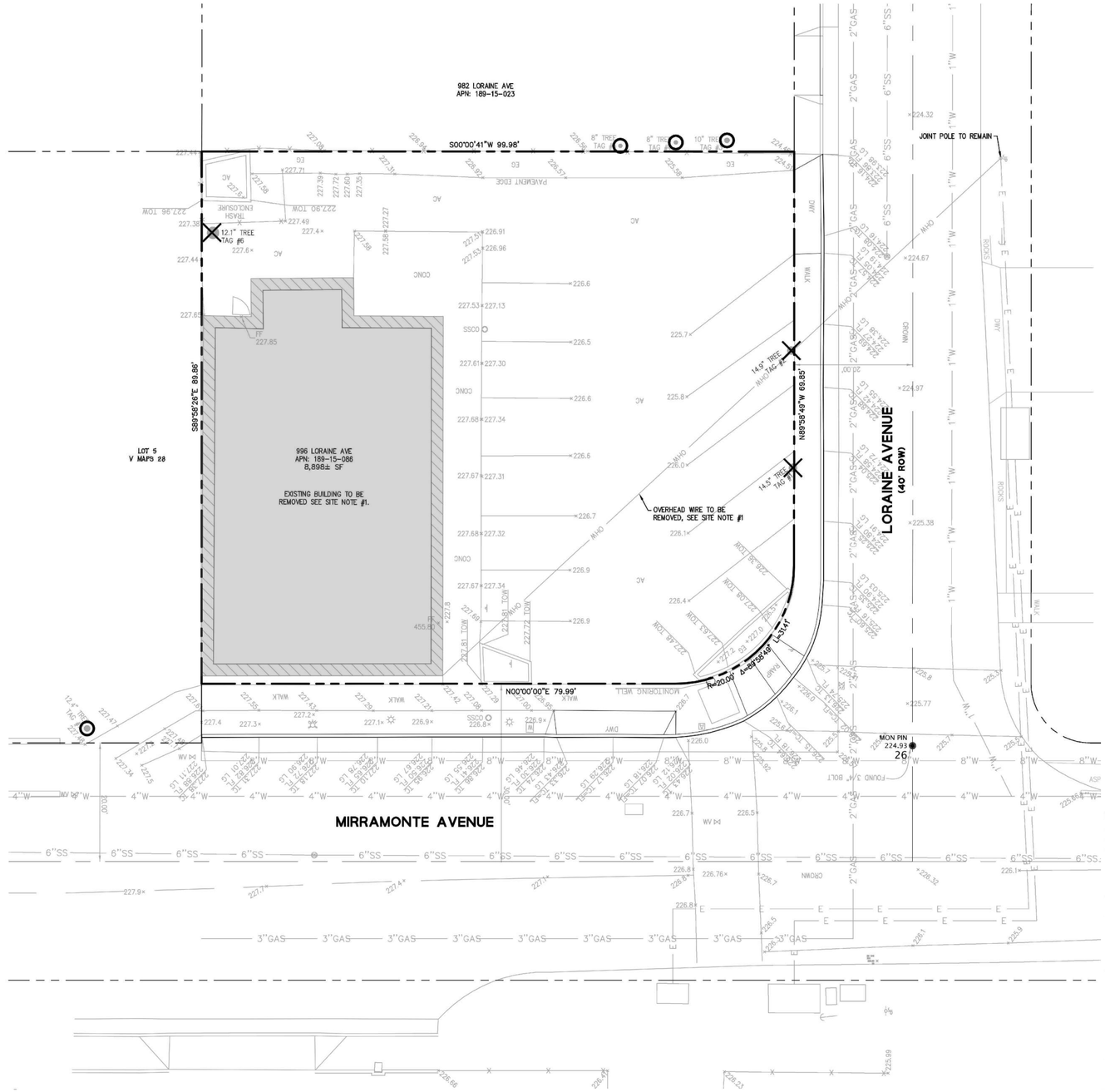


## ELEVATION BENCHMARK

BENCHMARK 35: 3-1/2" BRASS DISC AT TOP OF CURB OF MIRAMONTE AVENUE & FREMONT AVENUE, MIDDLE OF RETURN (ON FOOTHILL EXPRESSWAY SIDE).

ELEVATION = 238.49 FEET, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

## BASIS OF BEARINGS

THE BEARING, NORTH (N00°00'00"E) OF THE MONUMENT LINE OF MIRAMONTE AVENUE, BETWEEN FOUND MONUMENTS, AS SAID BEARING AND MONUMENTS ARE SHOWN ON THAT CERTAIN PARCEL MAP, FILED FOR RECORD OCTOBER 4, 2017 IN BOOK 908 OF MAPS AT PAGES 8 AND 9, RECORDS OF SAN SANTA CLARA COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

## SURVEY NOTES

1. ALL DISTANCES, DIMENSIONS AND ELEVATIONS ARE IN FEET AND DECIMALS THEREOF.
2. DATES OF FILED SURVEY WAS NOVEMBER 30, 2021.
3. UTILITY AND SERVICE STRUCTURES SHOWN ON THIS SURVEY ARE DERIVED FROM SURFACE OBSERVATION AND RECORD IMPROVEMENT PLANS. NO WARRANTY IS IMPLIED AS TO THE ACTUAL LOCATION, SIZE OR PRESENCE OF ANY ADDITIONAL UTILITIES NOT SHOWN ON THE SURVEY.
4. INFORMATION REGARDING BOUNDARY AND EASEMENTS: BKF ENGINEERS RELIED ON THE INFORMATION PROVIDED IN THE FOLLOWING PRELIMINARY TITLE REPORTS:
   A. FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS-1097137-SC, DATED 2011-11-17

0 2' 4' 6' 8' 16'

EXISTING SITE PLAN
A02

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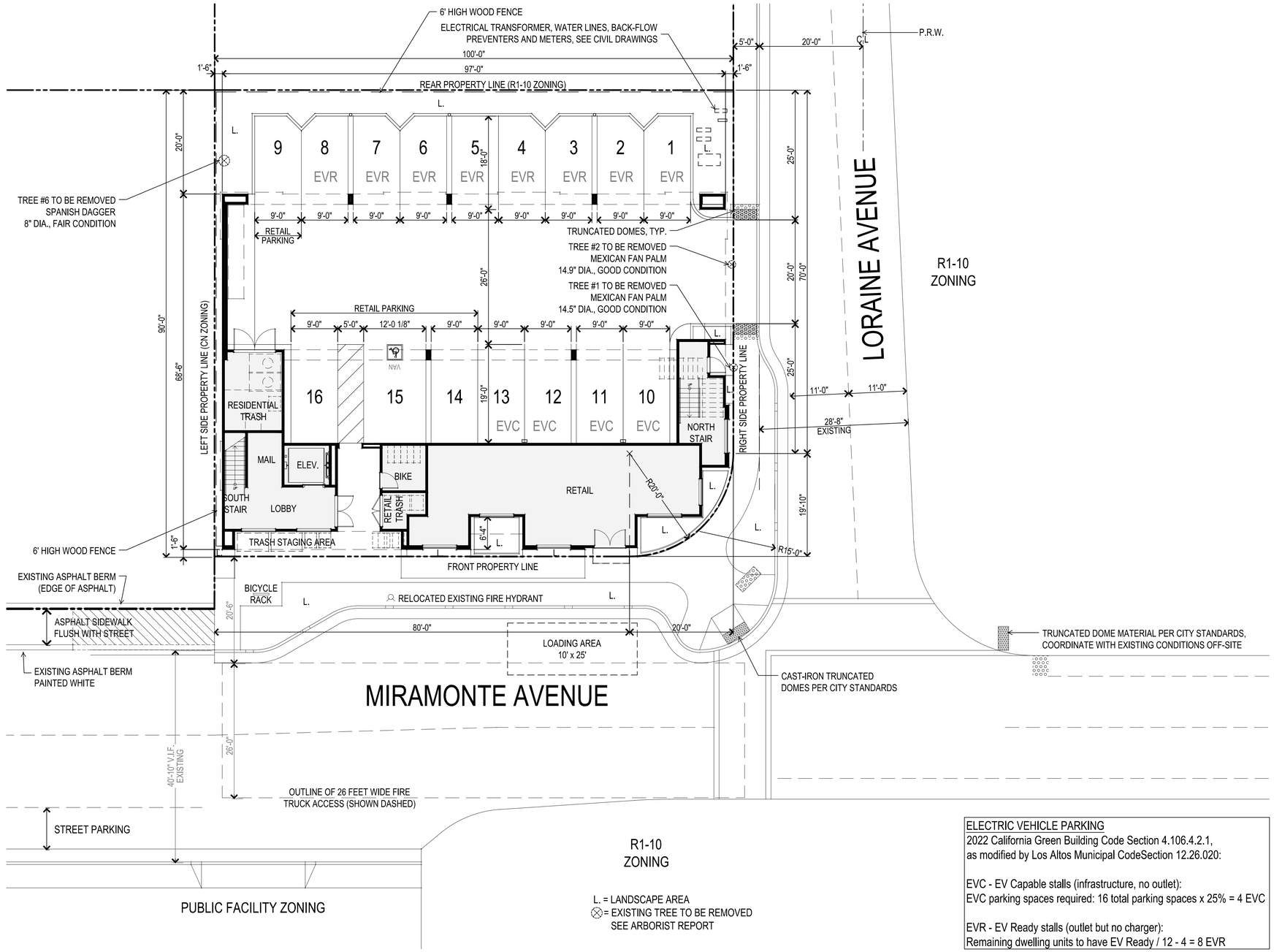


ELECTRIC VEHICLE PARKING
2022 California Green Building Code Section 4.106.4.2.1,
as modified by Los Altos Municipal CodeSection 12.26.020:

EVC - EV Capable stalls (infrastructure, no outlet):
EVC parking spaces required: 16 total parking spaces x 25% = 4 EVC

EVR - EV Ready stalls (outlet but no charger):
Remaining dwelling units to have EV Ready / 12 - 4 = 8 EVR

0 2' 4' 6' 8' 16'

PROPOSED SITE PLAN
A03

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MIRAMONTE AVENUE STREET ELEVATION

LORAINE AVENUE STREET ELEVATION

0' 4' 8' 12' 16' 32'

STREET ELEVATIONS
A04

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DENARDI WANG HOMES

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PROJECT AVERAGE FINISH GRADE - SEE SHEET A08
AVERAGE GRADE FOR THIS ELEVATION: 227.1'

FOR MORE SPECIFIC COLOR AND MATERIAL INFORMATION, SEE SHEET A17

0 1' 2' 3' 4' 8'

# EAST EXTERIOR ELEVATION
A05

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PROJECT AVERAGE FINISH GRADE - SEE SHEET A08
AVERAGE GRADE FOR THIS ELEVATION: 225.4'

FOR MORE SPECIFIC COLOR AND MATERIAL INFORMATION, SEE SHEET A17

0 1' 2' 3' 4' 8'

NORTH EXTERIOR ELEVATION
A06

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PROJECT AVERAGE FINISH GRADE - SEE SHEET A08
AVERAGE GRADE FOR THIS ELEVATION: 225.8'

FOR MORE SPECIFIC COLOR AND MATERIAL INFORMATION, SEE SHEET A17

0 1' 2' 3' 4' 8'

## WEST EXTERIOR ELEVATION
A07

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PROJECT AVERAGE FINISH GRADE: 227.6'
LOS ALTOS MUNICIPAL CODE 14.66.230
VERTICAL DIMENSION MEASURED FROM
HIGHEST AVERAGE FINISH GRADE TO TOP OF ROOF DECK

AVERAGE GRADE FOR THIS ELEVATION: 227.6'

FOR MORE SPECIFIC COLOR AND MATERIAL
INFORMATION, SEE SHEET A17

0 1' 2' 3' 4' 8'

## SOUTH EXTERIOR ELEVATION
A08

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PERSPECTIVE LOOKING NORTH FROM DOLORES AVE.

PERSPECTIVE LOOKING NORTHWEST FROM MIRAMONTE AVE.

PERSPECTIVE LOOKING SOUTHWEST FROM MIRAMONTE AVE.

PERSPECTIVE LOOKING SOUTHEAST FROM LORAINE AVE.

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BUILDING PERSPECTIVES
A09

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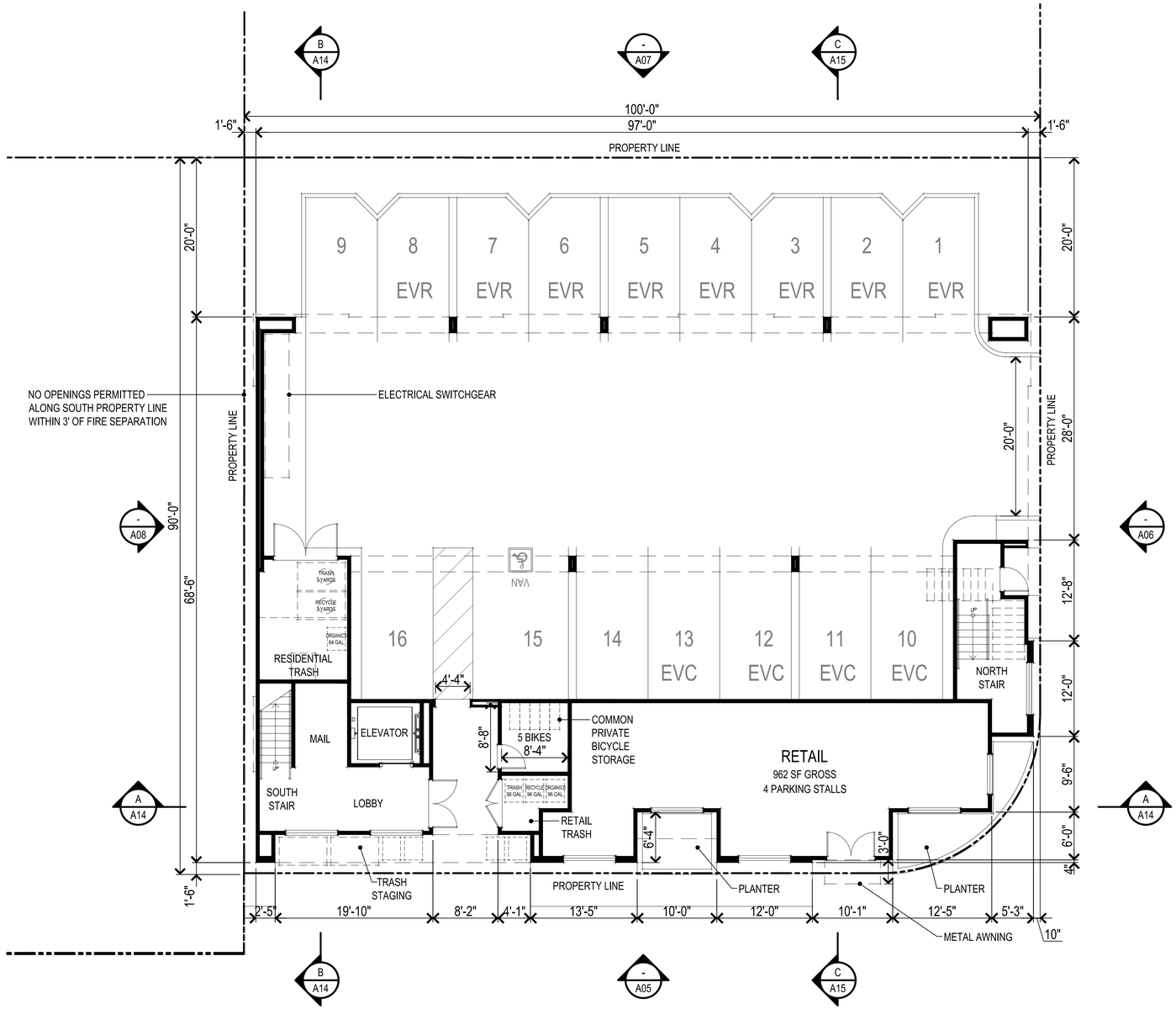


0 2' 4' 6' 8' 16'

FIRST FLOOR PLAN
A10

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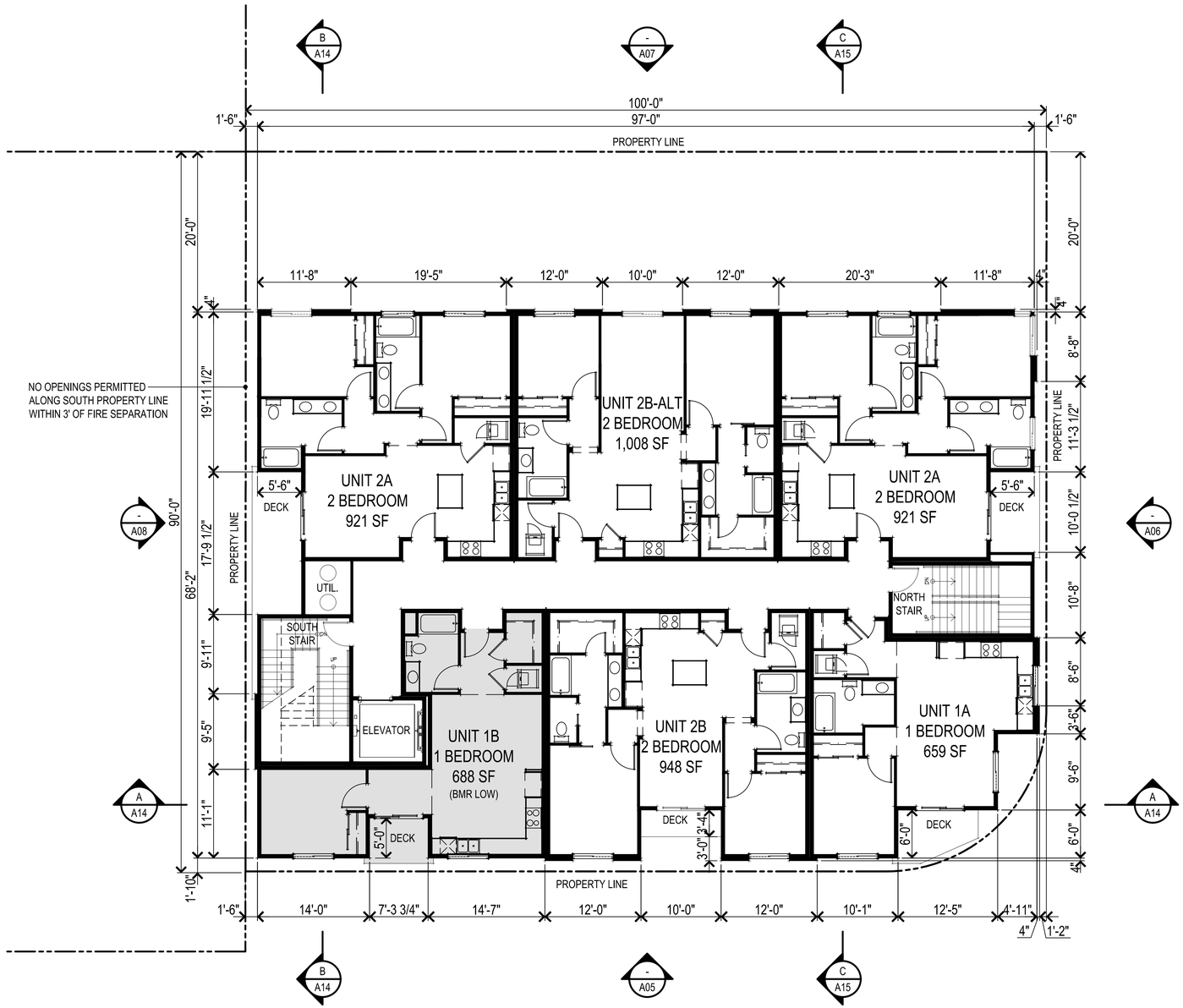


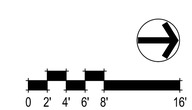


SECOND FLOOR PLAN
A11

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December 6, 2024

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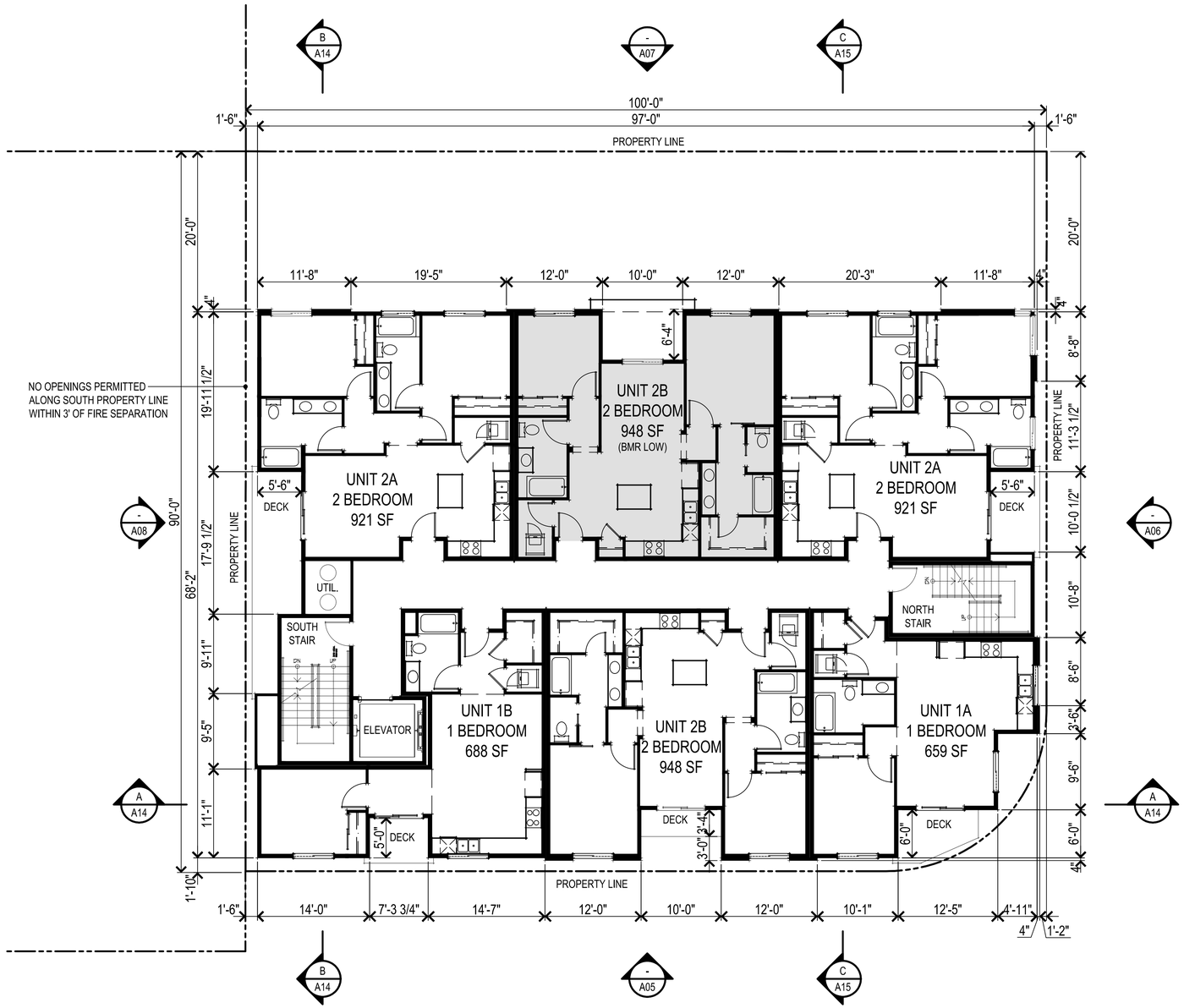


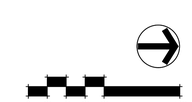


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December 6, 2024

# THIRD FLOOR PLAN
A12

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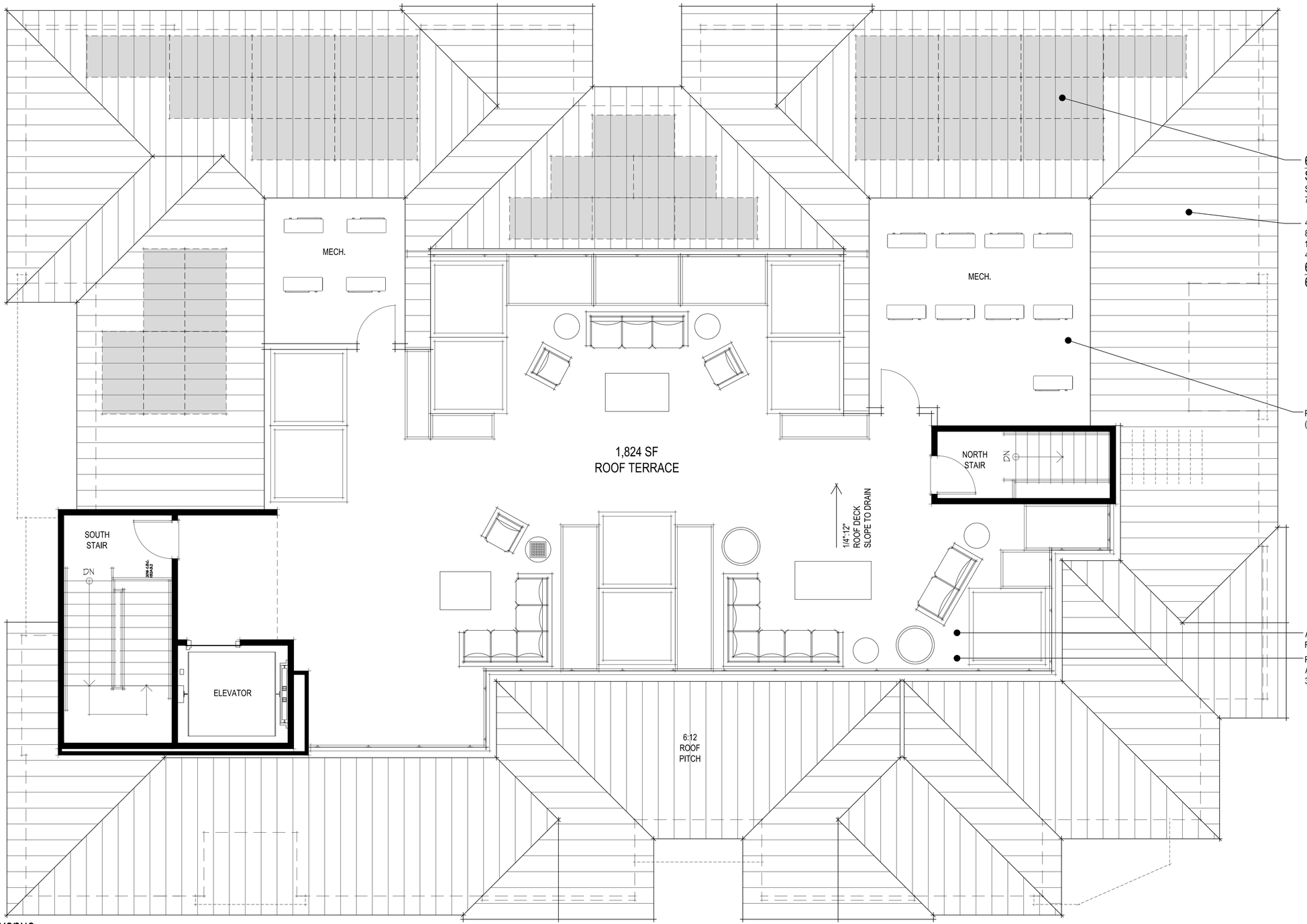


634 SF
SOLAR PANEL AREA
SHOWN HATCHED WITH OUTLINES OF
78" x 39" COMMERCIAL PV PANELS

4,132 SF ROOF AREA
80 SF MINIMUM SOLAR AREA FOR ROOF < 10,000 SF
15% TOTAL ROOF AREA FOR SOLAR PER 2022 CEnC 110.10.1.B
4,132 x .15% =
620 SF REQUIRED
634 SF PROVIDED

PASSIVE MECHANICAL UTILITY AREA
(MAINTENANCE ONLY), TYPICAL OF 2

ACTIVE ROOF TERRACE AREA
FOR RESIDENTIAL USE

PEDESTAL ROOF TERRACE IS LEVEL
AND ACCESSIBLE ABOVE ROOF DECK
36'-11" ELEV.

0 1' 2' 3' 4' 8'

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ROOF PLAN
A13

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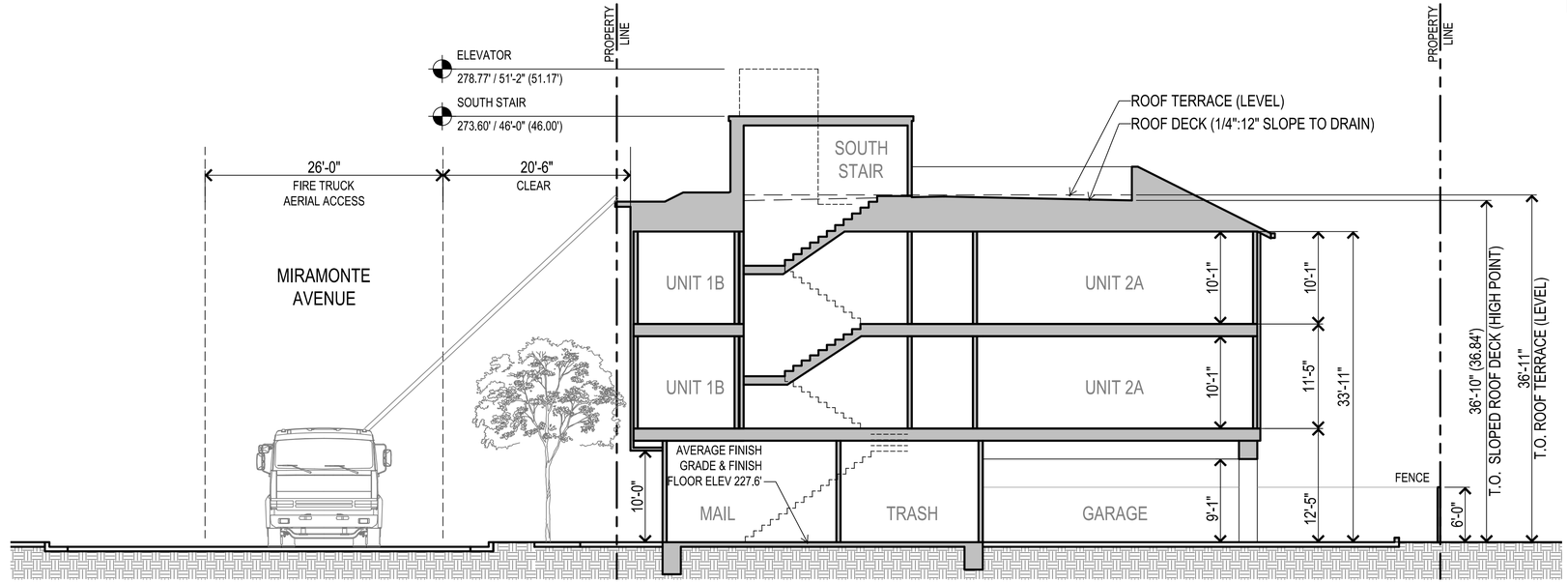
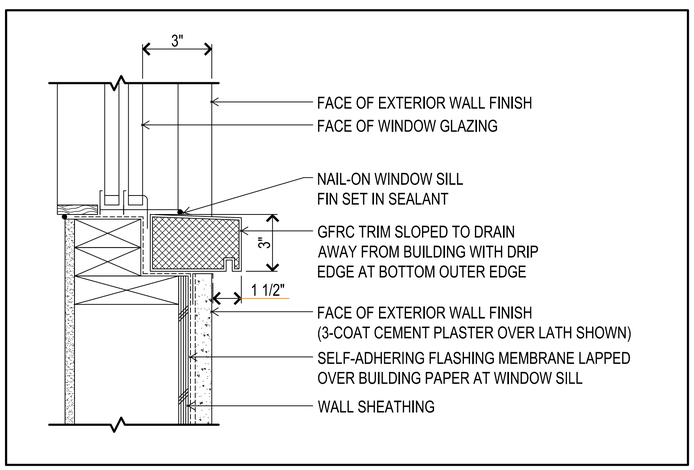
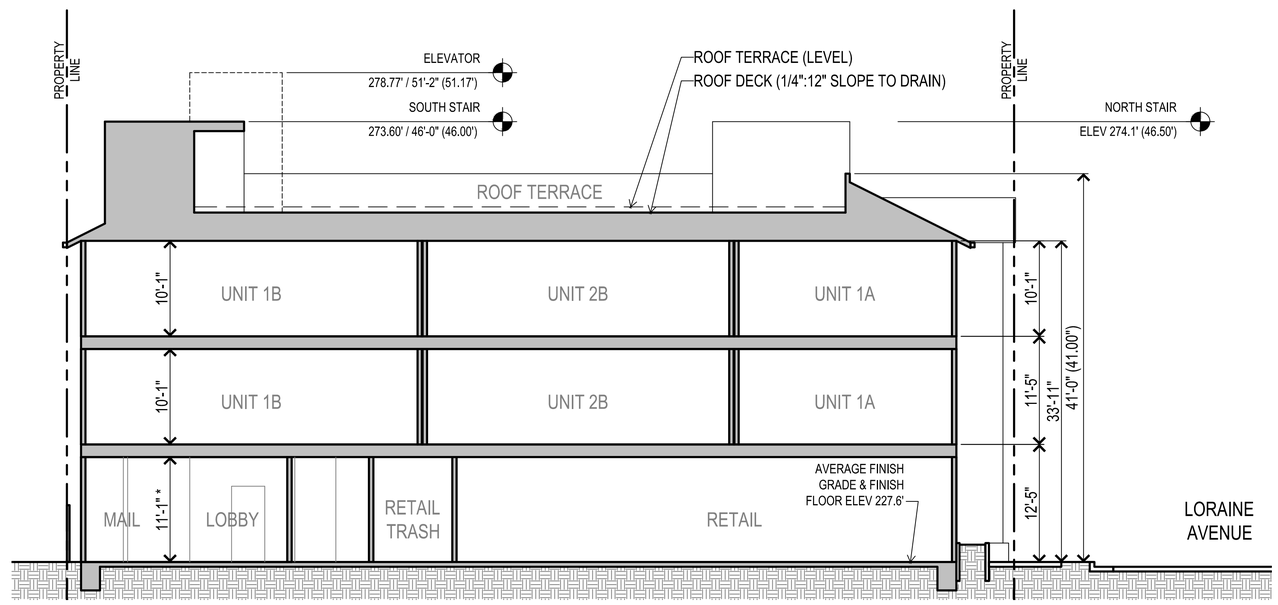



SECTION B




WINDOW JAMB AND SILL DETAIL

SCALE: 3" = 1'-0"




* LAMC 14.40.150.C.3 - GROUND FLOOR MUST BE 12 INCHES TALLER THAN TYPICAL UPPER FLOOR-TO-FLOOR CEILING

SECTION A

0 2' 4' 6' 8' 16'

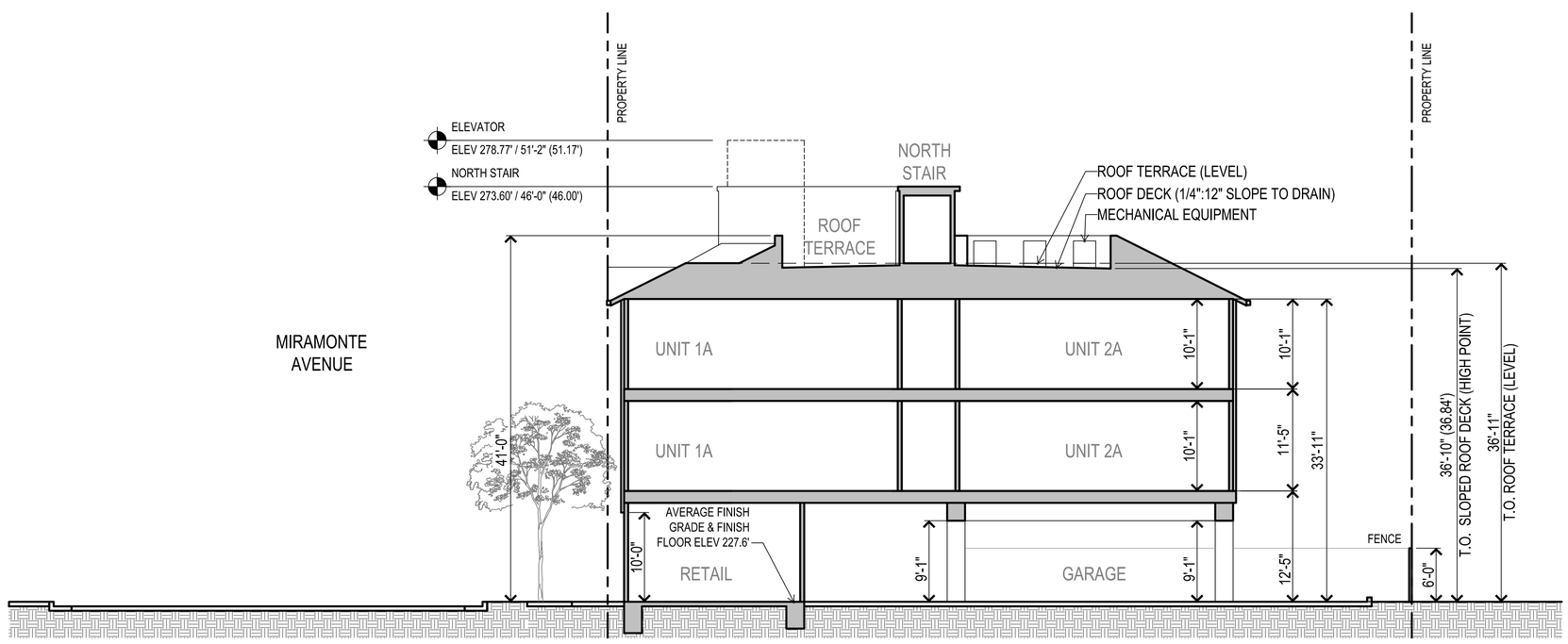
BUILDING SECTIONS

A14

366.016 996 Loraine Avenue
Los Altos, CA
December 6, 2024

996 LORAINE LLC

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com




*LAMC 14.40.150.C.3 - GROUND FLOOR MUST BE 12 INCHES TALLER THAN TYPICAL UPPER FLOOR-TO-FLOOR CEILING

## SECTION C

0 2' 4' 6' 8' 16'

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BUILDING SECTIONS
A15

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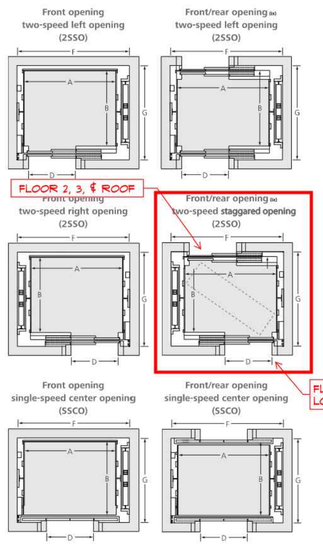
# Schindler 3300 MRL Traction Elevator
## General Purpose

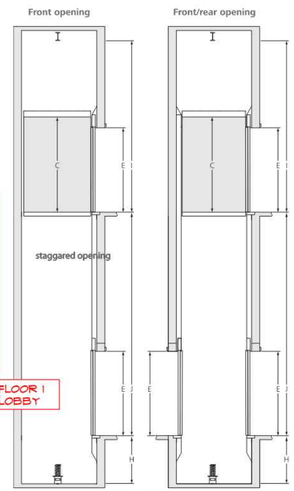
Standard Speeds: 100, 150 fpm (0.5, 0.75 m/s) 16 Openings max
Travel: Up to 98'-5" (30.0 m)

For jurisdictions following ASME A17.1 code prior to 2009, please add 1 additional inch of overhead at 150 FPM.

**Hatch plans**




**Hoistways**




**Machine room-less traction elevator with frequency-controlled drive**

**Capacity 2100 – 3500 lbs, 13 – 21 passengers**

| Capacity lbs (kg) | Passengers max. | Speed fpm (m/s) | Number of stops max. | Available entrances max. | Car (Inside) A in (mm) | Car (Inside) B in (mm) | Car (Inside) C in (mm) | Door type | Door D in (mm) | Door E in (mm) | Entrance type (x) | Shaft (Inside) F (viii)(ix) ft (mm) | Shaft (Inside) G ft (mm) | Shaft (Inside) H (viii) ft (mm) | Shaft (Inside) I (ix) ft (mm) | Travel height max. J (vi) ft (m) / FPM (m/s) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2100 (950) | 13 | 100/150 (.5/.75) | 10 | 15 | 5'-9 5/16" (1761) | 4'-4 7/8" (1343) | 7'-9" (2366) | 2SSO | 3'-0" (915) | 7' (2134) | Front or Front/ rear | 7'-4" (vii) (2235) | 5'-9" (1755) | 5'-0" | 12'-7" (3835) | 98'-5" (30.0) / 150 (.75) |
| | | | | | | | | | | | | 7'-4" (vii) (2235) | 6'-5 5/8" | 5'-0" | 12'-7" (3835) | |
| 2500 (1135) | 15 | 100/150 (.5/.75) | 10 | 15 | 6'-9 5/16" (2066) | 4'-4 7/8" (1343) | 7'-9" (2366) | 2SSO/ SSCO | 3'-6" (1067) | 7' (2134) | Front or Front/ rear | 8'-4" (vii) (2540) | 5'-9" (1755) | 5'-0" | 12'-7" (3835) | |
| | | | | | | | | | | | | 8'-4" (vii) (2540) | 6'-5 5/8" | 5'-0" | 12'-7" (3835) | |
| 3000 (1360) | 18 | 100/150 (.5/.75) | 10 | 15 | 6'-9 5/16" (2066) | 4'-10 7/8" (1495) | 7'-9" (2366) | 2SSO/ SSCO | 3'-6" (1067) | 7' (2134) | Front or Front/ rear | 8'-4" (vii) (2540) | 6'-3" (1905) | 5'-0" | 12'-7" (3835) | |
| | | | | | | | | | | | | 8'-4" (vii) (2540) | 6'-11 1/16" | 5'-0" | 12'-7" (3835) | |
| 3500 (1590) | 21 | 100/150 (.5/.75) | 10 | 15 | 6'-9 5/16" (2066) | 5'-6 7/8" (1699) | 7'-9" (2366) | 2SSO/ SSCO | 3'-6" (1067) | 7' (2134) | Front or Front/ rear | 8'-4" (vii) (2540) | 6'-11 1/16" | 5'-0" | 12'-7" (3835) | |
| | | | | | | | | | | | | 8'-4" (vii) (2540) | 7'-7 5/8" | 5'-0" | 12'-7" (3835) | |

**A** Inside cab width
**B** Inside cab depth
**C** Inside cab height to underside of roof. [Inside cab height to finished ceiling is 7'-5 9/16" (2265).]

2SSO 2-speed side opening ix
SSCO Single speed center opening

**D** Door Width
**E** Door Height

**F** Shaft width
**G** Shaft depth
**H** Pit depth
**I** Overhead

**Notes:**
All dimensions are for information only and cannot be used for construction purposes without Schindler confirmation.
(i) 2SSO doors available with right or left opening.
(ii) Duplex operation available.
(iii) Areas in seismic zone 2 or greater may require up to 3 1/2" more hoistway width. Please contact your Schindler Sales Representative for details and options.
(iv) Clear overhead is defined from the lowest point below any obstruction such as: hoist beam(s), building beams, or roof structure to floor of top landing. For jurisdictions following ASME A17.1 code prior to 2009, please add 1 additional inch of overhead at 150 FPM.
(v) Where permitted by code, no control closet is required. A 3-phase disconnect must be located in both the hoistway overhead and a location in the building outside of the hoistway. 110v disconnect should be located outside of hoistway. Disconnects are not required to be an elevator-dedicated space. Please confirm with local requirements.
(vi) Travel height max. varies depending on speed (FPM) and capacity (lbs).
(vii) Schindler recommends 8'-6" (2500 – 3500 lbs) and 7'-6" (2100 lbs), providing additional hoistway tolerances.
(viii) Please contact your Schindler Sales Representative for options less than 5'-0.
(ix) Please contact your Schindler Sales Representative for additional hatch options such as diagonal entrances. STAGGERED OPENING
(x) Shaft dimensions depend on if there are front or front/rear entrances.





# Schindler Low-Rise MRL Traction Elevators
## Meet IBC Stretcher Requirements

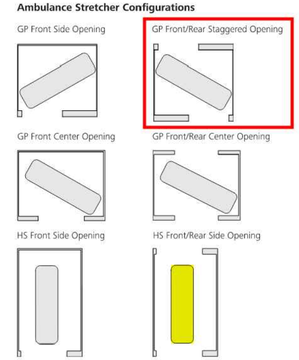
**Schindler 3100, 3300 and 3300 XL elevators can accommodate ambulance stretchers.**

Schindler's spacious machine room-less (MRL) elevators deliver high passenger comfort in low- and mid-rise buildings. They are designed to be larger than the average MRL car, ensuring a safe and efficient exit for passengers in the event of a medical emergency.

The latest International Building Code (IBC) states that buildings with four or more stories must have at least one elevator that is capable of accommodating an ambulance stretcher and providing fire department emergency access. In most jurisdictions, these stretchers measure 24" x 84" (610mm x 2134mm) when fully reclined, with radius corners of no less than 5". (Florida building code requires elevators to accommodate stretchers of 76".)

Schindler 3100, 3300 and 3300 XL elevator systems are in full compliance with IBC guidelines (2009 and later). The following chart and diagrams show the compliant configurations with entrances of at least 42". Please check with your sales representative for local requirements.

**Ambulance Stretcher Configurations**




| Capacity | Opening Side | Door Opening | Door Width | IBC Stretcher (84") | FL Stretcher (76") |
|---|---|---|---|---|---|
| 2,500 lb* | Front | Side | 42" | – | ✓ |
| 2,500 lb* | Front/Rear | Staggered | 42" | ✓ | ✓ |
| 3,000 lb | Front / Front/Rear | Side / Staggered | 42" | ✓ | ✓ |
| 3,500 lb | Front / Front/Rear | Side / Staggered | 42" | ✓ | ✓ |
| 3,500 lb | Front | Center | 42" | – | ✓ |
| 4,000 lb GP | Front / Front/Rear | Center | 48" | ✓ | ✓ |
| 4,000 lb HS | Front / Front/Rear | Side | 48" | ✓ | ✓ |
| 4,500 lb HS | Front / Front/Rear | Side | 48" | ✓ | ✓ |
| 5,000 lb HS | Front / Front/Rear | Side | 48" | ✓ | ✓ |

***Stretcher may need to be raised or lowered to clear handrails**

Schindler
us.schindler.com

**Schindler Passenger Elevators**

366.016 996 Loraine Avenue
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December 6, 2024

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ELEVATOR DIAGRAM
A16

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Brentwood, CA 94513
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EAST ELEVATION

## COLOR SCHEME

**1 BODY 1**
PLASTER & TRIM
SW 6385 Dover White *261-C2*

**2 BODY 2**
PLASTER & TRIM
SW 7548 Portico *284-C3*

**3 FASCIA & ACCENT**
FASCIA, RAILING, & BALCONIES
SW 2848 Roycroft Pewter *314*

**4 BODY 4**
PLASTER & TRIM
SW 2840 Hammered Silver *313*

**5 WOOD SIDING**
HORINZONTAL STAINED WOOD SIDING

**6 METAL ROOFING**
METAL ROOFING AND VERTICAL METAL SIDING

**7 STONE**

**8 TILE**

**9 TRIM AT STONE**
GRFC TRIM

**10 WINDOWS & STOREFRONT**
DARK BRONZE ANONDIZED FINISH

366.016
996 Loraine Avenue
Los Altos, CA
December 6, 2024

DENARDI WANG HOMES

COLORS AND MATERIALS
A17

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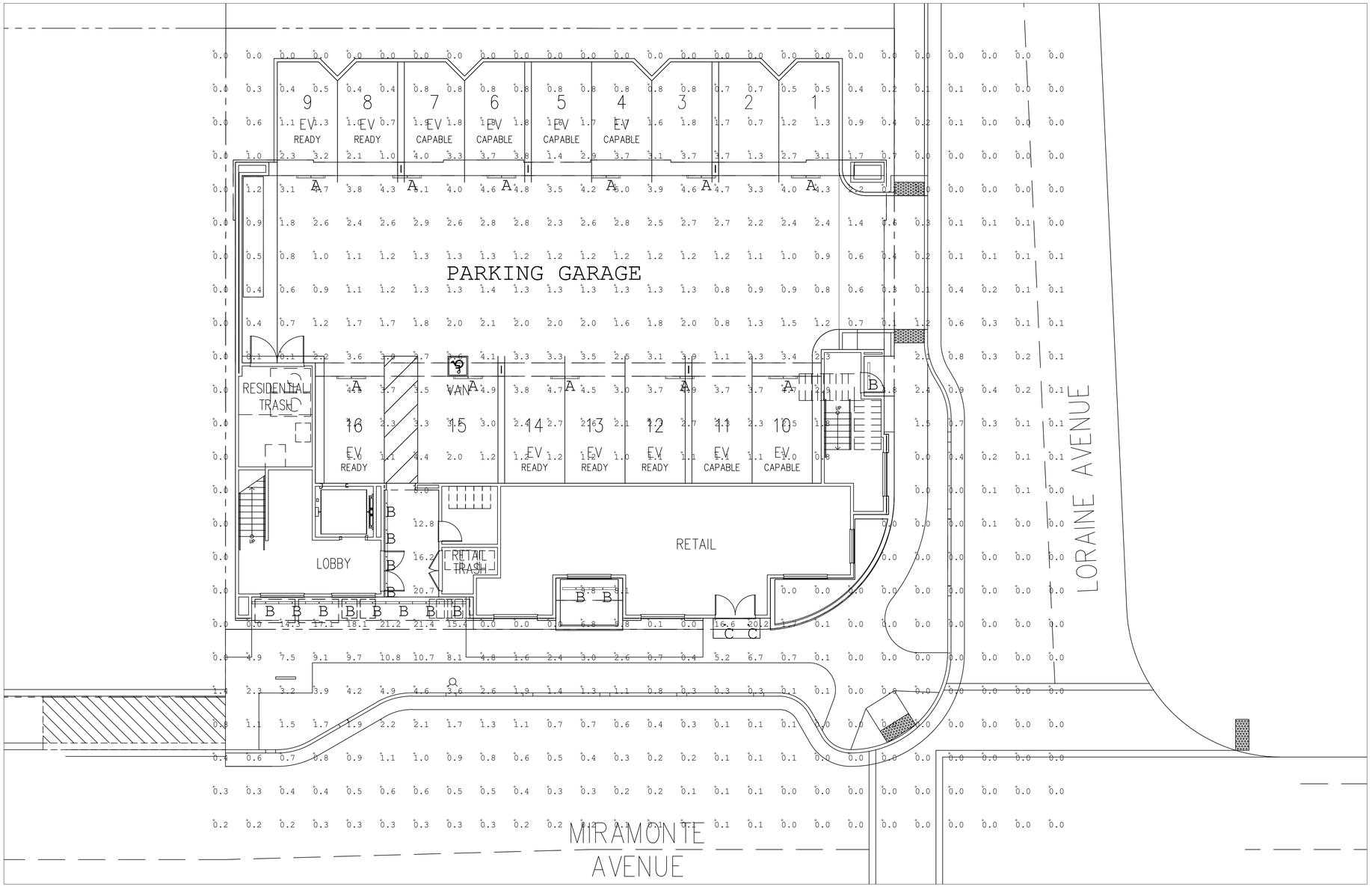



SCALE: 1" = 8'-0"

PLAN VIEW

| Luminaire Schedule | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Symbol | Qty | Label | Arrangement | Mounting Ht. | Description | UDF | LLF | Lum. Lumens | Lum. Watts | Tot. Watts | Data Source Filename | |
| | 11 | A | Single | 10.5 | FINELITE HP-4-WM-WL-D-4ft-S-840-F | 1.032* | 0.877 | 1415 | 14.4 | 158.4 | HP-4-WM-WL-D-4ft-S-835-F-ITL90390.005.IES | |
| | 15 | B | Single | 11 | FINELITE HP-4-R-4ft-B-840 | 1.032* | 0.877 | 1918 | 18.4 | 276 | HP-4-R-4ft-B-835-ITL85128.002.ies | |
| | 2 | C | Single | 10 | LUCIFER A2RS-80CRI-1000LM-4000K-35DEG | 1.240** | 1.054 | 693 | 12 | 24 | A2RS_90CRI_1000LM_3000K_35DEG_SFL (1).ies | |

* UDF FACTOR PRORATED TO SIMULATE 4000K CCT OPTION

** UDF FACTOR PRORATED TO SIMULATE 80 CRI, 4000K CCT OPTION

| Calculation Summary | | | | | | | |
|---|---|---|---|---|---|---|---|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| PARKING GARAGE | Illuminance | Fc | 2.14 | 5.1 | 0.1 | 21.40 | 51.00 |

Note: Unless otherwise specified - the lamp lumen depreciation (LLD) for legacy sources used in these calculations is based on published mean lumen ratings by major lamp manufacturers; 0.80 LLD for pulse start metal halide; 0.90 LLD for high pressure sodium; 0.95 LLD for linear T8 and T5 fluorescent; 0.86 LLD for compact fluorescent and induction; 0.88 LLD for Cosmo and Elite lamps. 0.94 LLD for all LED sources. Unless otherwise noted - 0.90 luminaire dirt depreciation (LDD) is commonly applied. In cases where appropriate - ballast factor (BF) is applied. Additional user defind factors (UDF) may be applied if necessary to represent luminaire performance to a higher degree of accruracy. Total light loss factor (LLF) is the product of all multiplied loss factors.

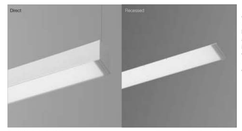
## LIGHTING PLAN - PHOTOMETRIC ANALYSIS - LAYOUT VERIFICATION

( ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT FINISHED GRADE, U.O.N. )

Submitted by: | Date:
Type: | Project:
Ordering Info:

FINELITE® Better Lighting

### High Performance 4" Wet Location (HP-4 WL)

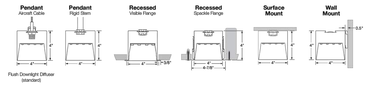



High Performance 4" Aperture Wet Location (HP-4 WL) Pendant (P), Recessed (R), Surface Mount (SM), and Wall Mount (WM) linear LED luminaire fitted for wet location and IP65 and IK10 rated. HP-4 WL delivers uniform illumination with a clean linear aesthetic free of visible attachment hardware. 2', 3', 4', 5', 6', 7', and 8' section lengths. Independent and continuous rows available.

Signal White is standard finish

**Note:** see page 6 for all aesthetic options

**CROSS SECTIONS**




**GET MORE WITH TAILORED LIGHTING**

- Tailored Length
- Tailored Color
- Tailored Output
- Tailored Control

**INTEGRATED GORE® PROTECTIVE VENT**

Protective vents are integrated at endcaps and joints to equalize pressure, reduce condensation and protect internal fixture components against water, salts, corrosive liquids and particulates.

Page 1

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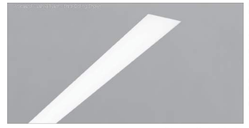
Due to continuing product improvements, Finelite reserves the right to change specifications without notice. Visit www.finelite.com for the most current data.

A brand of Legrand

Submitted by: | Date:
Type: | Project:
Ordering Info:

FINELITE® Better Lighting

### High Performance 4" Aperture (HP-4) Recessed

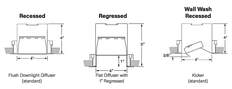


High Performance 4" Aperture is a patented, linear LED luminaire family. HP-4 delivers excellent performance using an advanced optical design and mid-power LEDs. Achieving 90% of initial light output at 100,000+ hours and backed by a 10-year performance-based warranty on all standard components.

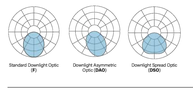
This product is enrolled in the International Living Future Institute (ILFI) Declare 2.0 Program and is third-party verified with options achieving **Red List Approved** and **Red List Declared** status.

**Note:** see page 6 for all aesthetic options

**CROSS SECTIONS**




**OPTIC OPTIONS**




**ALSO AVAILABLE IN**

Declare.

Page 1

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Produced by one or more US Patents: 8816613; D695,393; D695,894; D695,895

A brand of Legrand

## ATOMOS™2 ADJUSTABLE

A miniature downlight range offering impressive performance in an extremely small profile with a 2" aperture.

| PROJECT NAME: | TYPE: |
|---|---|

ORDERING INFORMATION - TRIM / HOUSING

JA8-2019 INDICATED BY SHADING

| TRIM | TRIM TYPE | FIXTURE TYPE | FASTNG | TRIM FINISH | BAFFLE FINISH | LUMEN PACKAGE | CCT | OPTIC | INSTALL TYPE | DRIVER | EFFECTS DEVICE |
|---|---|---|---|---|---|---|---|---|---|---|---|
| AJ | | | | | | | | | | | |
| A2RS 2" Round Gimbled<br>A2SS 2" Square Gimbled | F Flange Overlay<br>S Scoops (Trims)<br>W Scoops Allback* *The adjustable recess mechanism | AD Adjustable, 30° Pitch | S Dry Clamp (Std)<br>2 Wet/Pry2 | WH White<br>AR Satin Silver<br>AG Cashmere Gold<br>BR Burnt Bronze<br>BK Black<br>PR Primer<br>SC Scotchon* *Requires Primer<br>CP Custom Paint* *Consult Factory | WH White<br>AR Satin Silver<br>AG Cashmere Gold<br>BR Burnt Bronze<br>BK Black<br>PR Primer<br>CP Custom Paint* *Consult Factory | STANDARD<br>WW20 90+CRI, Delivered Lumens - 910<br>WW30 90+CRI, Delivered Lumens - 770<br>WARM<br>WW8 90+CRI, Delivered Lumens - 560<br>*ALL 90 WARD LUMENS OUTPUTS ARE TO COMPLIANCE WITH EIT 2008 PUBLIC WITH CIP SPECIAL DEPT FIXTURE. | 27 2700K<br>30 3000K<br>35 3500K<br>40 4000K<br>MD 3000K-WARM | 15 10°<br>25 20°<br>35 30°<br>50 50°<br>A2 Adjustable 10°/20°/30°/50° Aim | 1/2" - 3/4" (Adjustable Ceiling Thickness) | ALL INSTALL TYPES<br>D2 Flat, 75%, 120V<br>INTERNAL DRIVER<br>D4 0-10 dimming, 120V, 75%<br>C Non-C<br>D6 0-10 dimming, 120V, 75%, 120V-277V<br>F Analog Triac/Leading Edge Phase Control<br>D8 analog triac/leading edge, 120V-277V<br>REMOTE DRIVER<br>E Non-E<br>D9 analog 0-10 dimming, 120V, 75%, 120V-277V<br>K Analog Triac/Leading Edge Phase Control<br>D10 analog 0-10 dimming, 120V, 75%, 120V-277V<br>REMOTE ONLY<br>R Remote<br>D11 Lutron HC Lutron HC, 120V<br>N Remote Remotely<br>D12 Lutron HC Lutron HC, 120V-277V | ALTERNATE<br>N Not Applicable<br>*Not applicable for Wet Location, Remote or Integral Driver*<br>T Integral Dim Control<br>*Not applicable for Wet Location, Remote or Integral Driver*<br>D7 Dual Flow* *Not available in Wet Location*<br>B Bipolar Ionization Filter<br>H Homeprotect Guard w/ Left Hand Dim<br>G Homeprotect Guard w/ Right Hand Dim<br>*Not available in Wet Location* |

DWHS White Powder Coat | DASS Satin Silver Powder Coat | DAGS Cashmere Gold Powder Coat | DBBS Burnt Bronze Powder Coat | DBKS Black Powder Coat

**PART NUMBER NOTES**

- Trim ships as e.g., A2RSFAD1AGAG-80/1/2D27-15I-PHN
- Housing ships as e.g., IFR-A2-28DA-PH*
- Remote driver ships as e.g., PSA2-RMT-28DA-PH*

LUCIFER LIGHTING COMPANY [DATE OF REV: 01/31/2023] | luciferlighting.com | ©2023 Lucifer® Lighting Company As part of its policy of continuous research and product development, the company reserves the right to change or withdraw specifications without prior notice. | [PH] +1-216-227-7329 [FAX] +1-216-227-4767 | pg. 1

D-5.88(3.69/17)

PRELIMINARY - NOT FOR CONSTRUCTION
NOT FOR QUOTING PURPOSES

Associated Lighting Representatives, Inc.
Palo Alto, CA
2722 North Grove Street
San Jose, CA
408-453-5464
Sacramento, CA
1911 Del Paso Rd.
Suite 100
916-355-4345
Walnut, CA
1777 Tribute Lane
Suite 100
510-538-3600
Reno, NV
9510 Double Diamond Pkwy.
Suite 1
775-846-9770
Denver, CO
950 S. Bonnie Brae St.
Denver, CO 80209
303-584-7300

INSTANTANEOUS DATA USED AS INPUT FOR THERE CALCULATIONS IS BASED ON ESTABLISHED IESNA TESTING PROCEDURES AND ACCEPTED INDUSTRY PRACTICE. HOWEVER, MANUFACTURING TOLERANCES IN ACTUAL LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.

Calculations have been performed according to IESNA standards and good practice. However, due to variations in actual site conditions, maintenance practices, manufacturing tolerances in calculation methods, testing procedures, component performance, and other factors, actual results may differ from those shown in this report. Dimensions, fixture quantities, and architectural elements significantly affect the accuracy of the calculations. Photometric data, mounting heights, and other input data differences will occur between measured values and calculated values.

Lighting Analysts, Inc. Software for Lighting Analysts

AGi32 - VERSION 2.12
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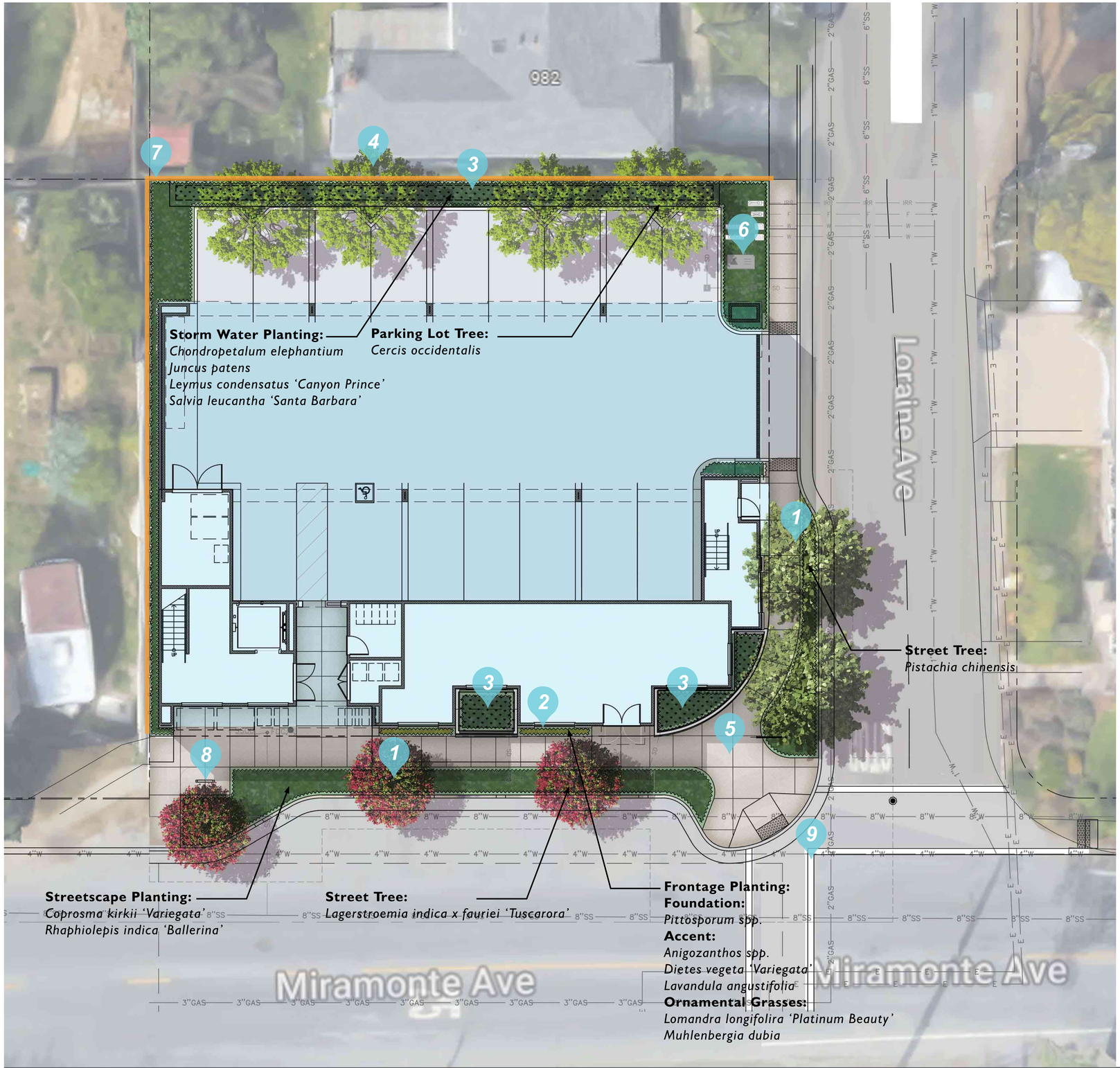
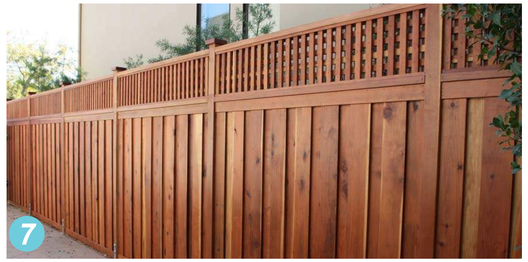
8609 BAYMEADOWS WAY WEST, SUITE 500, JACKSONVILLE, FL 32256

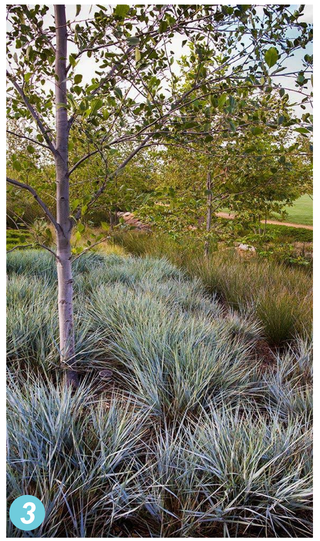
| | |
|---|---|
| PROJECT DESCRIPTION: | 996 LORAINE AVENUE - SITE<br>LOS ALTOS, CA |
| DRAWING NO. / INPUT FILE: | 21609GOU-R3 - SITE.DWG/.A32 |
| REPORT BY: | SDG ARCHITECTS, INC. |
| SALES REPRESENTATIVE: | ASSOCIATED LIGHTING REPRESENTATIVES, INC. |
| APPLICATION ENGINEER(S): | HUNTER SIMMERS<br>ASSOCIATED LIGHTING REPRESENTATIVES, INC. |

| REV | SHEET | DATE | SCALE |
|---|---|---|---|
| 3 | 1 OF 1 | 12-11-2024 | 1" = 8'-0" |




1. Street Tree per City Standards
2. Planting Along Frontage
3. Storm Water Planting
4. Trees in Silva Cell System
5. Sidewalk per City Standards
6. Utility Area, S.C.D.
7. 6' Good Neighbor Fence
8. Bike Rack to comply with Loyola Corners Specific Plan
9. New Striping, S.C.D.





SURFACE AREA CALCULATIONS

Ground Level:

Onsite Planting: 1105 SF
Onsite Hardscape: 5409 SF

Offsite Planting: 994 SF
Offsite Hardscape: 1231 SF

NOTE:
1. All proposed landscape plans shall be conditioned to comply with the City's Water Efficient Landscape Ordinance
2. Special encroachment permit is required for bike rack installation within the public right-of-way

0 4' 8' 16'

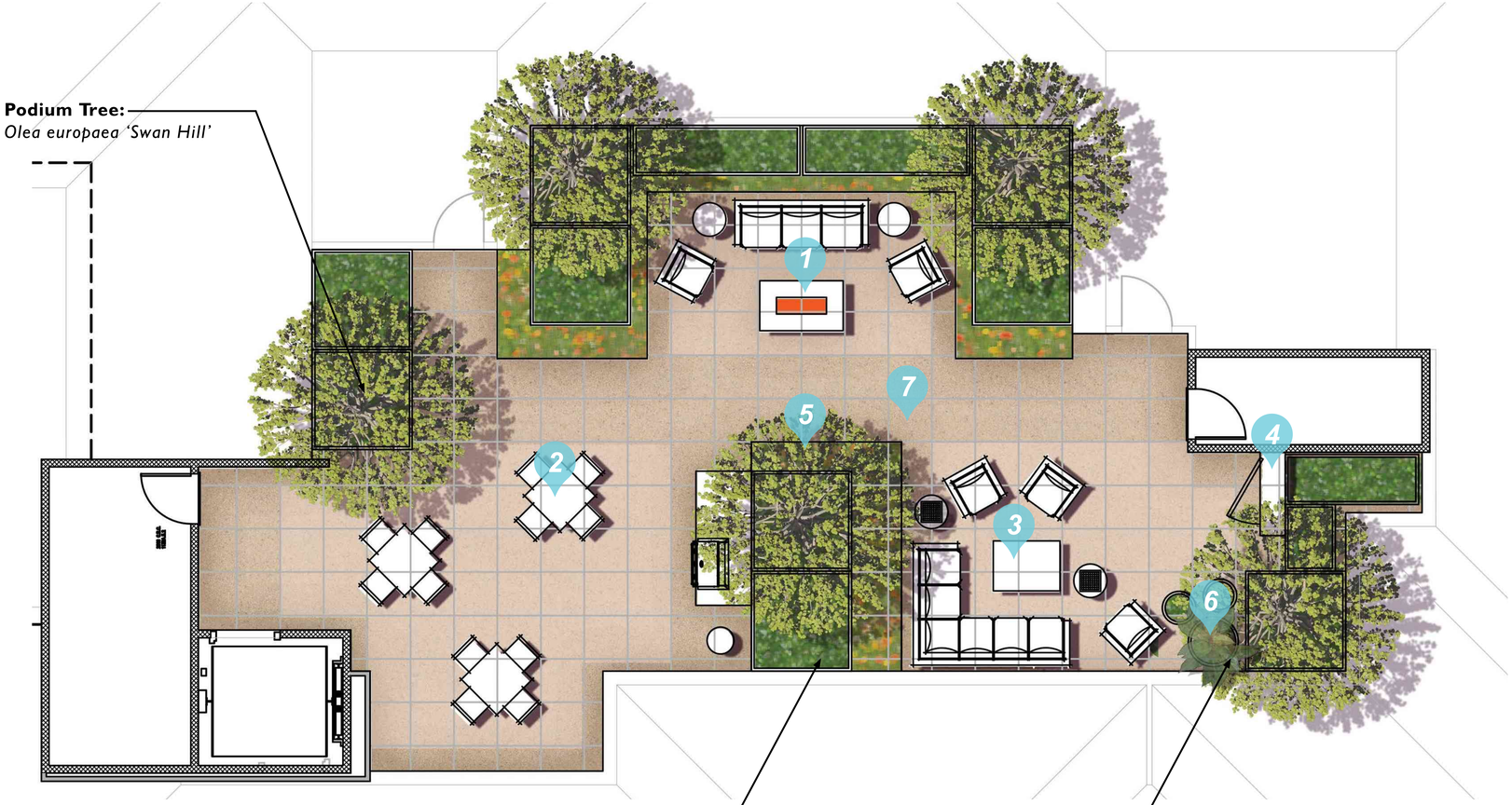
GATES +ASSOCIATES

**996 LORAINE AVE**

LOS ALTOS, CALIFORNIA

**GROUND LEVEL CONCEPT PLAN**
12/20/2024

**L1**




**Podium Tree:**
*Olea europaea 'Swan Hill'*

**Layered Planting:**
*Anigozanthos spp.*
*Carex divulsa*
*Dietes vegeta 'Variegata'*
*Salvia leucantha 'Santa Barbara'*
*Muhlenbergia dubia*
*Pittosporum spp.*

**Pot Planting:**
*Cordyline spp.*
*Erigeron karvinskianus*
*Ipomoea batatas*

1. Fire Lounge w/ Electric Fire Pit
2. Outdoor Kitchen and Dining Zone
3. Game Zone
4. Community Library
5. Layered Planting
6. Decorative Pots
7. Pedestal Pavers

1

3

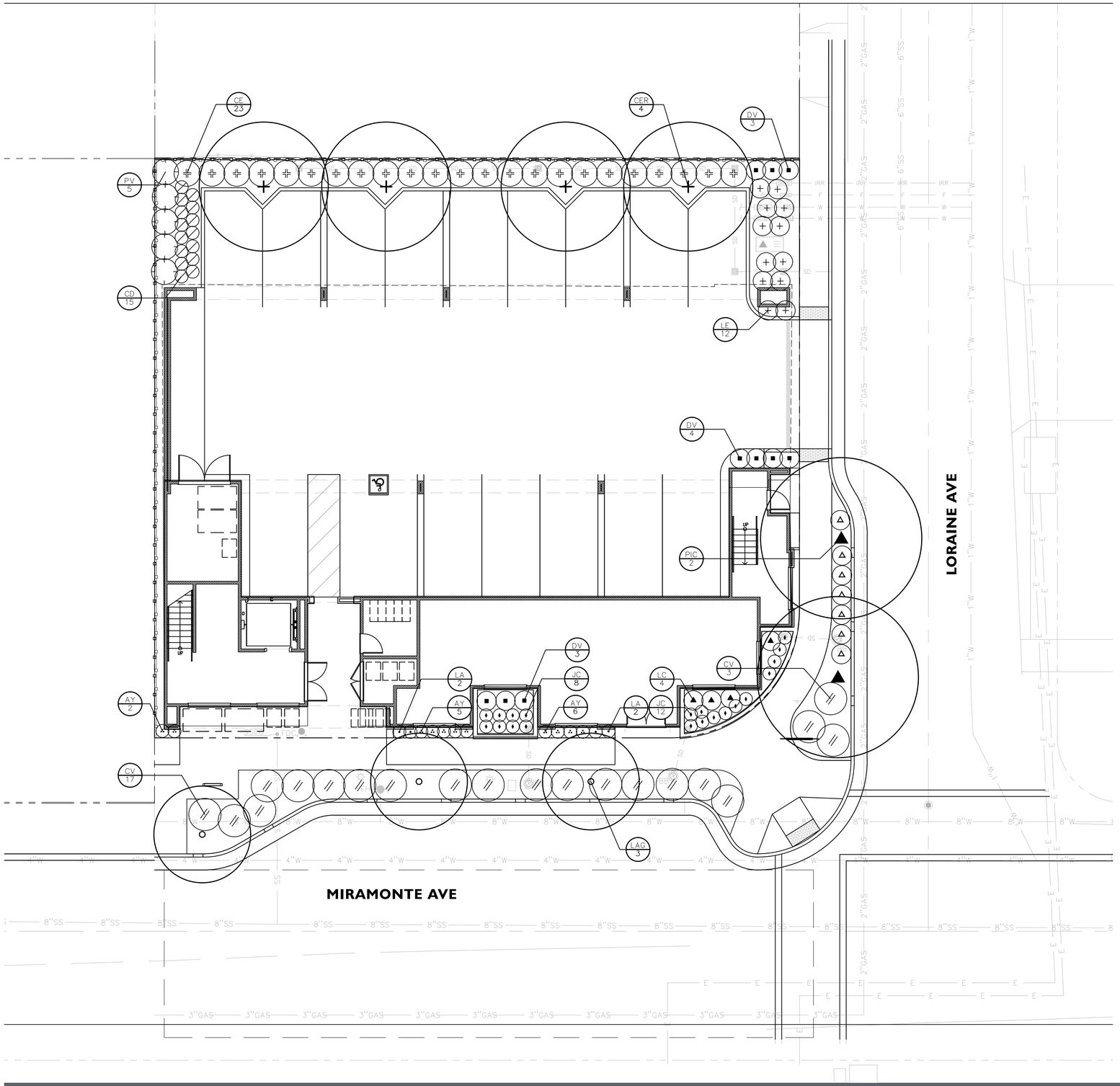
5

SURFACE AREA CALCULATIONS
Podium Level:

Planting: 552 SF
Hardscape: 1165 SF

NOTE: All proposed landscape plans shall be conditioned to comply with the City's Water Efficient Landscape Ordinance

0 2' 4' 8'




## PLANT SCHEDULE

| TREES | BOTANICAL NAME | COMMON NAME | SIZE | WATER USE | GROWTH RATE | MATURE SIZE (H'XW') |
|---|---|---|---|---|---|---|
| CER | CERCIS OCCIDENTALIS | WESTERN REDBUD | 24" BOX, STANDARD | L | FAST | 25'X25' |
| LAG | LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA' | TUSCARORA CRAPE MYRTLE | 24" BOX, STANDARD | L | FAST | 15'X15' |
| OES | OLEA EUROPAEA 'SWAN HILL' | SWAN HILL OLIVE | 24" BOX MULTI | VL | SLOW | 30'X30' |
| PIC | PISTACIA CHINENSIS | CHINESE PISTACHE MULTI–TRUNK | 24" BOX STANDARD | L | FAST | 30'X40' |

| SHRUBS | BOTANICAL NAME | COMMON NAME | SIZE | WATER USE | GROWTH RATE | MATURE SIZE (H'XW') |
|---|---|---|---|---|---|---|
| AH | ANIGOZANTHOS SPP. | KANGAROO PAW | 5 GAL | L | FAST | 3'X3' |
| CD | CAREX DIVULSA | EUROPEAN GREY SEDGE | 5 GAL | L | FAST | 3'X3' |
| CE | CHONDROPETALUM ELEPHANTINUM | LARGE CAPE RUSH | 5 GAL | L | FAST | 5'X5' |
| CV | COPROSMA KIRKII 'VARIEGATA' | CREEPING MIRROR PLANT | 5 GAL | L | FAST | 1'X6' |
| CT | CORDYLINE AUSTRALIS 'TORBAY DAZZLER' | TORBAY DAZZLER GRASS PALM | 5 GAL | L | FAST | 3'X6' |
| DV | DIETES VEGETA 'VARIEGATA' | VARIEGATED AFRICAN IRIS | 5 GAL | L | FAST | 3'X3' |
| EK | ERIGERON KARVINSKIANUS | SANTA BARBARA DAISY | 1 GAL | L | FAST | 1'X3' |
| IB | IPOMOEA BATATAS | ORNAMENTAL SWEET POTATO | 1 GAL | M | FAST | 3'X3' |
| JC | JUNCUS PATENS 'CARMAN'S GREY' | SPREADING RUSH | 5 GAL | L | FAST | 2'X2' |
| LA | LAVANDULA ANGUSTIFOLIA | ENGLISH LAVENDER | 5 GAL | L | FAST | 2.5'X2.5' |
| LC | LEYMUS CONDENSATUS 'CANYON PRINCE' | CANYON PRINCE GIANT WILD RYE | 5 GAL | L | FAST | 6'X6' |
| LE | LOMANDRA LONGIFOLIA 'PLATINUM BEAUTY' | MAT RUSH | 5 GAL | L | FAST | 3'X3' |
| MD | MUHLENBERGIA DUBIA | PINE MUHLY | 5 GAL | L | FAST | 2'X2' |
| PV | PITTOSPORUM TOBIRA 'VARIEGATA' | VARIEGATED JAPANESE PITTOSPORUM | 5 GAL | L | FAST | 6'X6' |
| RB | RHAPHIOLEPIS INDICA 'BALLERINA' | BALLERINA INDIAN HAWTHORN | 5 GAL | L | FAST | 3'X3' |
| SB | SALVIA LEUCANTHA 'SANTA BARBARA' | SANTA BARBARA MEXICAN BUSH SAGE | 5 GAL | L | FAST | 6'X6' |

NOTE: All proposed landscape plans shall be conditioned to comply with the City's Water Efficient Landscape Ordinance

0 4' 8' 16'

GATES +ASSOCIATES

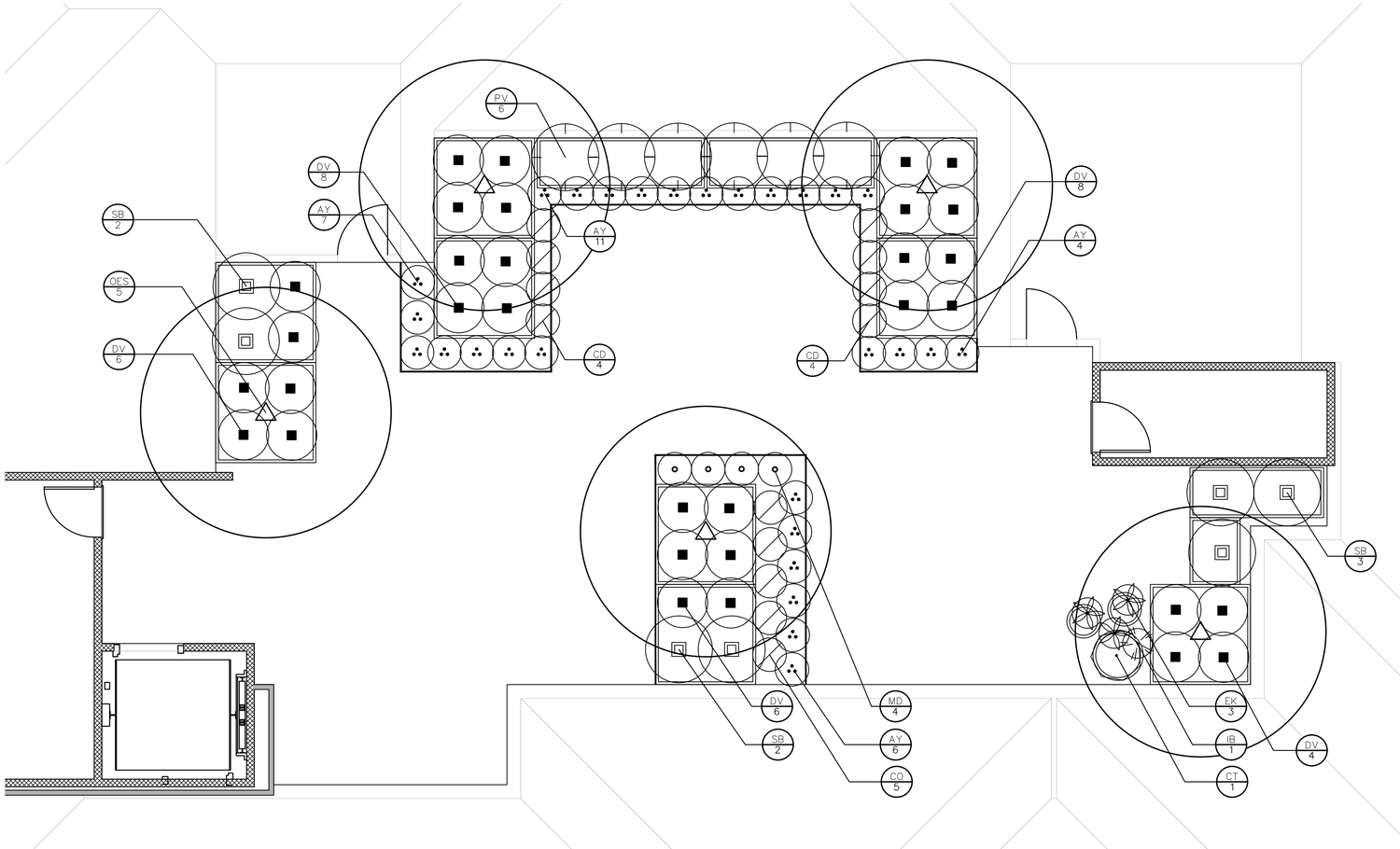
**996 LORAINE AVE**

LOS ALTOS, CALIFORNIA

**GROUND LEVEL PLANTING PLAN**

12/20/2024

**L3**




| PLANT SCHEDULE | | | | | | |
|---|---|---|---|---|---|---|
| TREES | BOTANICAL NAME | COMMON NAME | SIZE | WATER USE | GROWTH RATE | MATURE SIZE (H'XW') |
| CER | CERCIS OCCIDENTALIS | WESTERN REDBUD | 24" BOX, STANDARD | L | FAST | 25'X25' |
| LAG | LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA' | TUSCARORA CRAPE MYRTLE | 24" BOX, STANDARD | L | FAST | 15'X15' |
| OES | OLEA EUROPAEA 'SWAN HILL' | SWAN HILL OLIVE | 24" BOX MULTI | VL | SLOW | 30'X30' |
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| CE | CHONDROPETALUM ELEPHANTINUM | LARGE CAPE RUSH | 5 GAL | L | FAST | 5'X5' |
| CV | COPROSMA KIRKII 'VARIEGATA' | CREEPING MIRROR PLANT | 5 GAL | L | FAST | 1'X6' |
| CT | CORDYLINE AUSTRALIS 'TORBAY DAZZLER' | TORBAY DAZZLER GRASS PALM | 5 GAL | L | FAST | 3'X6' |
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| EK | ERIGERON KARVINSKIANUS | SANTA BARBARA DAISY | 1 GAL | L | FAST | 1'X3' |
| IB | IPOMOEA BATATAS | ORNAMENTAL SWEET POTATO | 1 GAL | M | FAST | 3'X3' |
| JC | JUNCUS PATENS 'CARMAN'S GREY' | SPREADING RUSH | 5 GAL | L | FAST | 2'X2' |
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NOTE: All proposed landscape plans shall be conditioned to comply with the City's Water Efficient Landscape Ordinance

0 2' 4' 8'

GATES +ASSOCIATES

**996 LORAINE AVE**

LOS ALTOS, CALIFORNIA

**ROOF TERRACE PLANTING PLAN**

12/20/2024

**L4**

## TREES

*Cercis occidentalis*
Western Redbud

*Olea e. 'Swan Hill'*
Swan Hill Olive

*Lagerstroemia indica*
Crape Mrytle

*Pistachia chinensis*
Chinese Pistache

PLANT SCHEDULE

| TREES | BOTANICAL NAME | COMMON NAME | SIZE | WATER USE | GROWTH RATE | MATURE SIZE (H'XW') |
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| EK | ERIGERON KARVINSKIANUS | SANTA BARBARA DAISY | 1 GAL | L | FAST | 1'X3' |
| IB | IPOMOEA BATATAS | ORNAMENTAL SWEET POTATO | 1 GAL | M | FAST | 3'X3' |
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| SB | SALVIA LEUCANTHA 'SANTA BARBARA' | SANTA BARBARA MEXICAN BUSH SAGE | 5 GAL | L | FAST | 6'X6' |

## SHRUB AND GROUNDCOVERS

*Anigozanthos spp.*
Kangaroo Paw

*Carex divulsa*
Grey Sedge

*Chondropetalum t.*
Cape Rush

*Coprosma k. 'Variegata'*
Variegated Mirror Plant

Cordyline'Renegade
Renegade Cordyline

*Dietes g. 'Variegata'*
Variegated Fortnight Lily

*Erigeron karvinskianus*
Mexican Fleabane

*Ipomea*
Potatoe Vine

*Juncus patens*
Califonia Gray Rush

*Lavandula angustifolia*
Lavender

*Leymus condensatus*
Californica Wild Rye

*Lomandra l. Platinum Beauty'*
Variegated Dwarf Mat Rush

*Muhlenbergia dubia*
Pine Muhly

*Pittosporum spp.*
Pittosporum

*Rhaphiolepis i. 'Ballerina'*
Indian Hawthorn

*Salvia leucantha*
Santa Barbara Sage

## PAVING

Standard Concrete

Concrete Pedestal Pavers

## FENCING

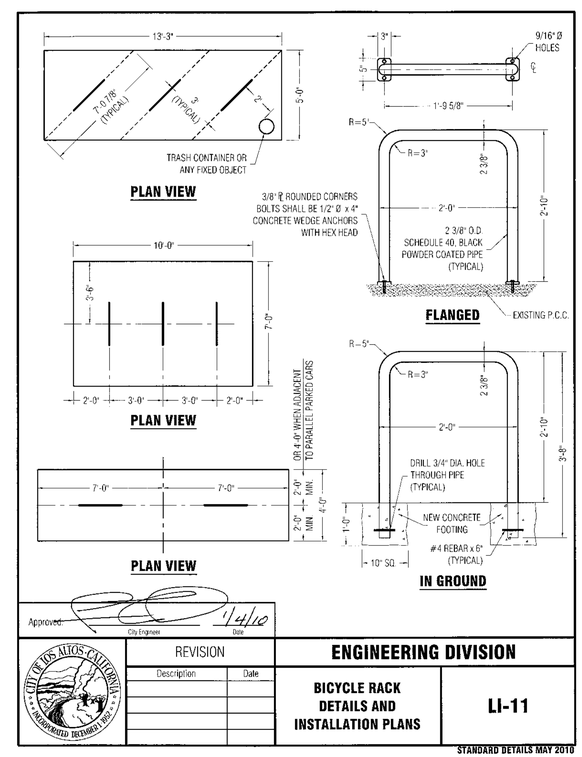
Good Neighbor Wood Fence

## POTS

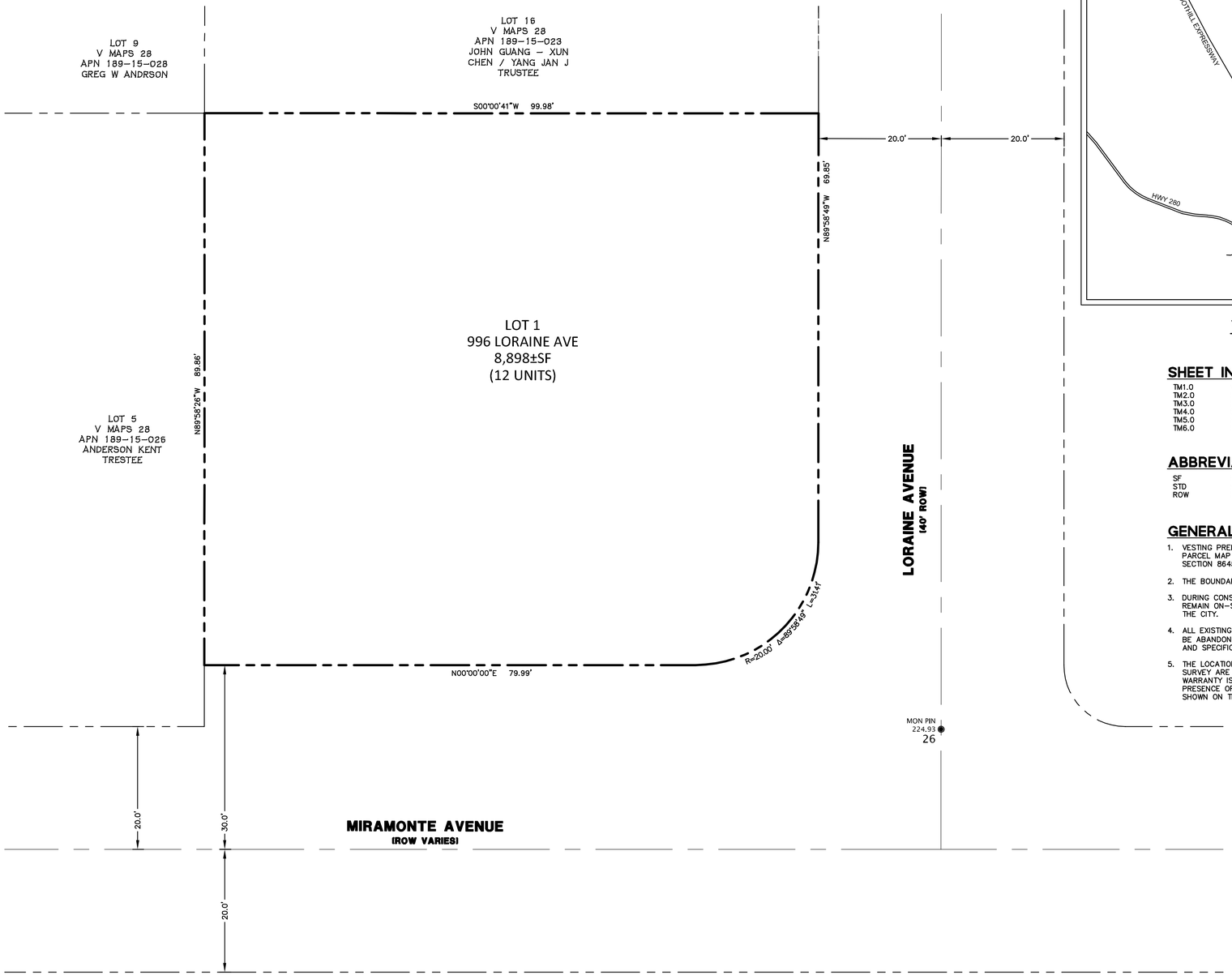
Fiberglass Pots

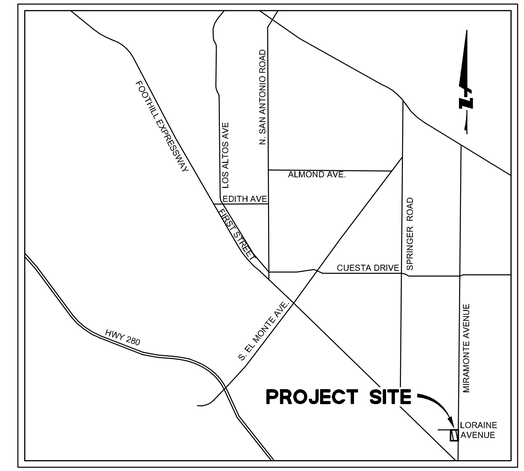
GFRC Concrete Pots

## BIKE RACK DETAIL



# VESTING TENTATIVE MAP
## FOR CONDOMINIUM PURPOSES




## VICINITY MAP
N.T.S.

## SHEET INDEX


| | |
|---|---|
| TM1.0 | VESTING TENTATIVE MAP |
| TM2.0 | EXISTING CONDITIONS |
| TM3.0 | PRELIMINARY SITE PLAN |
| TM4.0 | GRADING & DRAINAGE PLAN |
| TM5.0 | PRELIMINARY UTILITY PLAN |
| TM6.0 | PRELIMINARY STORMWATER MANAGEMENT PLAN |


## ABBREVIATIONS

| | |
|---|---|
| SF | SQUARE FEET |
| STD | STANDARD |
| ROW | RIGHT OF WAY |

## GENERAL NOTES

1. VESTING PRELIMINARY PARCEL MAP: THIS VESTING PRELIMINARY PARCEL MAP IS BEING FILED IN ACCORDANCE WITH ARTICLE 2, SECTION 86452 AND CHAPTER 4.5 OF THE SUBDIVISION MAP ACT.
2. THE BOUNDARIES OF THIS SUBDIVISION CONTAIN +/-0.20 ACRES
3. DURING CONSTRUCTION, ALL EQUIPMENT AND PARKING SHALL REMAIN ON-SITE UNLESS THE CONTRACTOR HAS APPROVAL FROM THE CITY.
4. ALL EXISTING WATER, SANITARY, AND STORM SERVICES ARE TO BE ABANDONED/REMOVED PER CITY OF LOS ALTOS STANDARDS AND SPECIFICATIONS.
5. THE LOCATION OF UTILITIES AND SERVICES SHOWN ON THIS SURVEY ARE DERIVED FROM SURFACE OBSERVATION. NO WARRANTY IS IMPLIED AS TO THE ACTUAL LOCATION, SIZE OR PRESENCE OF ANY ADDITIONAL UTILITIES OR SERVICES NOT SHOWN ON THE SURVEY.

## LEGEND

PROJECT BOUNDARY
ADJACENT LOT LINE
MONUMENT LINE
SAWCUT LINE
ROAD CENTER LINE
CURB AND GUTTER
BIORETENTION BASIN
FLOW THROUGH PLANTER

## PROJECT DATA

| | |
|---|---|
| 1. OWNER/DEVELOPER: | DENARDI WANG HOMES<br>4962 EL CAMINO REAL, SUITE 223<br>LOS ALTOS, CA 94022<br>CONTACT: ALBERT WANG/KEVIN DENARDI<br>(650) 265-0597 |
| 2. ARCHITECT: | SDG ARCHITECTS, INC.<br>3361 WALNUT BLVD. SUITE 120<br>BRENTWOOD, CA 94513<br>CONTACT: JEFF POTTS<br>(925) 634-7000 |
| 3. CIVIL ENGINEER: | BKF ENGINEERS<br>1730 N. FIRST STREET, SUITE 600<br>SAN JOSE, CA 95112<br>CONTACT: ISAAC KONTOROVSKY<br>(408) 467-9100 |
| 4. PROPERTY ADDRESS: | 996 LORAINE AVE, LOS ALTOS, CA |
| 5. APN: | 189-15-086 |
| 6. GENERAL PLAN | NEIGHBORHOOD COMMERCIAL (NC) |
| 7. SPECIFIC PLAN: | LOYOLA CORNERS SPECIFIC PLAN (LCSP) |
| 8. ZONING: | COMMERCIAL NEIGHBORHOOD (CN) |
| 9. EXISTING USE: | COMMERCIAL |
| 10. PROPOSED USE: | MIXED-USE |
| 11. GROSS AREA: | 0.204± ACRES |
| 12. PROPOSED NUMBER OF LOTS: | 1 PARCEL FOR CONDOMINIUM PURPOSES (EXISTING 1 LOT) |
| 13. UTILITIES: | |
| A. WATER: | CALIFORNIA WATER SERVICE COMPANY |
| B. SANITARY SEWER: | CITY OF LOS ALTOS |
| C. STORM DRAIN: | N/A |
| D. GAS/ELECTRIC: | PACIFIC GAS & ELECTRIC |
| E. TELEPHONE | AT&T |
| F. CABLE TV | N/A |
| 14. BENCHMARK: | BENCHMARK 35: 3-1/2" BRASS DISC AT TOP OF CURB OF MIRAMONTE AVENUE & FREMONT AVENUE, MIDDLE OF RETURN (ON FOOTHILL EXPRESSWAY SIDE).<br><br>ELEVATION = 238.49 FEET, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). |
| 15. TOPOGRAPHY: | THE INFORMATION SHOWN IS BASED ON A GROUND SURVEY PREPARED BY BKF ENGINEERS DATED NOVEMBER 30, 2021. |
| 16. FLOOD ZONE: | THIS PROPERTY IS LOCTED WITHIN ZONE X AS SHOWN IN FLOOD INSURANCE RATE MAP NO. 06085C0202H |

## MISCELLANEOUS DATA

| | |
|---|---|
| 1. PROJECT DESCRIPTION: | PROPOSED 3-STORY MIXED-USE BUILDING WITH GROUND FLOOR NEIGHBORHOOD RETAIL SPACE WITH AT-GRADE PARKING. SECOND AND THIRD FLOORS ARE RESIDENTIAL UNITS WITH ROOF TERRACE ABOVE FOR RESIDENTIAL COMMON OPEN SPACE. |
| 2. LOT COVERAGE: | 73% |
| 3. IMPERVIOUS AREA: | 8,028 SF |
| 4. BUILDING FLOOR AREA: | 17,674 SF |
| 5. EXISTING PARKING COUNT: | 11 SPACES |
| 6. PROPOSED PARKING COUNT: | 16 SPACES |

7. REQUIRED BUILDING SETBACK:

| FRONT | STREET SIDE | INTERIOR SIDE | REAR |
|---|---|---|---|
| 0' | 0' | 0' | 20' |

* SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION *

## CONCESIONS AND WAIVERS

11' INCREASE IN MAX ALLOWABLE BUILDING HEIGHT
LSCP-MINIMUM UNITS SIZE
LAMC 14.40.080 - FRONT YARD (CN)
LAMC 14.40.090 - SIDE YARDS (CN)
LAMC 14.40.150 DESIGN CONTROL (CN) B.1.A - THIRD STORY STEP-BACK
LAMC 14.40.150 DESIGN CONTROL (CN) B.5.A.II - BUILDING RECESS
LAMC 14.40.150 DESIGN CONTROL (CN) B.6.A - WINDOW AND BALCONY ORIENTATION AT SIDE YARD
LAMC 14.40.150 DESIGN CONTROL (CN) B.6.B - WINDOWS AT SIDE YARD
* SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION *

GRAPHIC SCALE
10 0 10 20

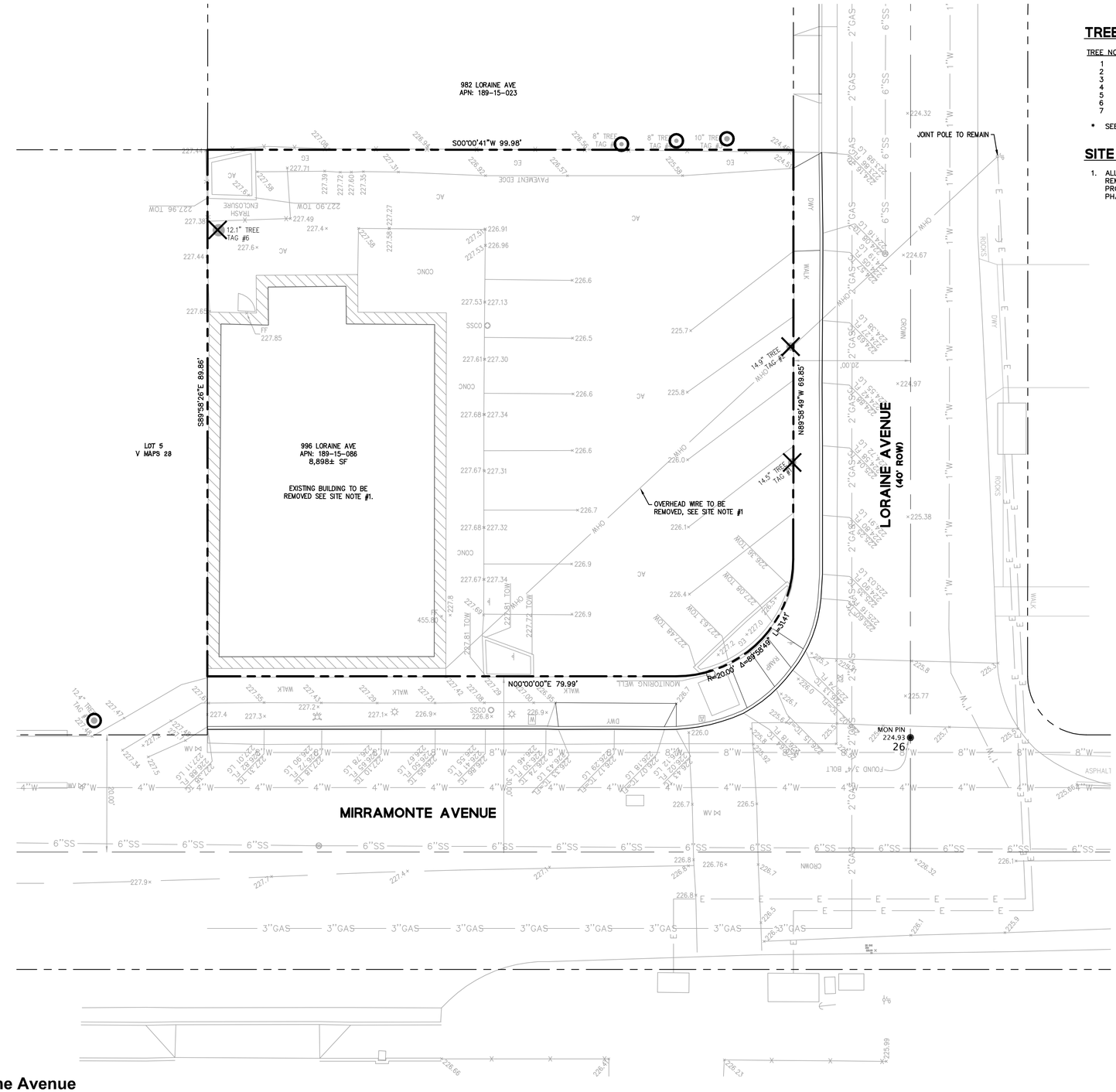
**996 Loraine Avenue**
Los Altos, CA
December 20, 2024

**VESTING TENTATIVE MAP**
**TM1.0**

BKF ENGINEERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

REGISTERED PROFESSIONAL ENGINEER
NORMAN I. KONTOROVSKY
C 78090
EXPIRES: 9/30/25
CIVIL
STATE OF CALIFORNIA

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com




## TREE DISPOSITION

| TREE NO. | SPECIES | DBH | REMOVE/REMAIN | ON/OFF-SITE |
|---|---|---|---|---|
| 1 | MEXICAN FAN PALM | 14.5 | REMOVE | ON-SITE |
| 2 | MEXICAN FAN PALM | 14.9 | REMOVE | ON-SITE |
| 3 | BLACK WALNUT | 10est | REMAIN | OFF-SITE |
| 4 | SPANISH DAGGER | 8est | REMAIN | OFF-SITE |
| 5 | SPANISH DAGGER | 8est | REMAIN | OFF-SITE |
| 6 | SPANISH DAGGER | 12.1 | REMOVE | ON-SITE |
| 7 | REDWOOD | 12.4 | REMAIN | OFF-SITE |

* SEE ARBORIST REPORT DATED OCTOBER 25TH 2022 BY KIELTY ABORIST SERVICES LLC

## SITE NOTES

1. ALL EXISTING BUILDINGS, SITE, UTILITIES AND ASSOCIATED INFRASTRUCTURE SHALL BE REMOVED. ADDITIONAL INFORMATION AS TO THE SPECIFICS OF THE REMOVALS WILL BE PROVIDED IN THE DEMOLITION PLAN PROVIDED IN THE CONSTRUCTION DOCUMENT PHASE OF THE PROJECT.

## LEGEND

PROJECT BOUNDARY
ADJACENT LOT LINE
EASEMENT
ROAD CENTER LINE
STORMDRAIN LINE — SD — SD —
SANITARY SEWER LINE — SS — SS —
WATER LINE — W —
GAS LINE — GAS — GAS —
BUILDING LINE
WOOD FENCE LINE —X—
SPOT ELEVATION x 12.34
DRAIN INLET
FIRE HYDRANT
STORM DRAIN MANHOLE
SANITARY MANHOLE
(E) TREE TO BE REMOVED
(E) TREE TO BE REMAIN

## ELEVATION BENCHMARK

BENCHMARK 35: 3-1/2" BRASS DISC AT TOP OF CURB OF MIRAMONTE AVENUE & FREMONT AVENUE, MIDDLE OF RETURN (ON FOOTHILL EXPRESSWAY SIDE).

ELEVATION = 238.49 FEET, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

## BASIS OF BEARINGS

THE BEARING, NORTH (N00°00'00"E) OF THE MONUMENT LINE OF MIRAMONTE AVENUE, BETWEEN FOUND MONUMENTS, AS SAID BEARING AND MONUMENTS ARE SHOWN ON THAT CERTAIN PARCEL MAP, FILED FOR RECORD OCTOBER 4, 2017 IN BOOK 908 OF MAPS AT PAGES 8 AND 9, RECORDS OF SAN SANTA CLARA COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

## SURVEY NOTES

1. ALL DISTANCES, DIMENSIONS AND ELEVATIONS ARE IN FEET AND DECIMALS THEREOF.
2. DATES OF FILED SURVEY WAS NOVEMBER 30, 2021.
3. UTILITY AND SERVICE STRUCTURES SHOWN ON THIS SURVEY ARE DERIVED FROM SURFACE OBSERVATION AND RECORD IMPROVEMENT PLANS. NO WARRANTY IS IMPLIED AS TO THE ACTUAL LOCATION, SIZE OR PRESENCE OF ANY ADDITIONAL UTILITIES NOT SHOWN ON THE SURVEY.
4. INFORMATION REGARDING BOUNDARY AND EASEMENTS: BKF ENGINEERS RELIED ON THE INFORMATION PROVIDED IN THE FOLLOWING PRELIMINARY TITLE REPORTS:
   A. FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS-1097137-SC, DATED 2011-11-17

LICENSED LAND SURVEYOR
JOHN KOROYAN
No. 8883
STATE OF CALIFORNIA

## ABBREVIATIONS

| | | | |
|---|---|---|---|
| ANODE | ANODE PULLBOX | JP | JOINT POLE |
| BLDG COR | BUILDING CORNER | LG | LIP OF GUTTER |
| BW | BACK OF WALK | M-WELL | MONITORING WELL |
| CATV | CABLE TV PULLBOX | PV | PAVEMENT |
| COM-PB | COMMUNICATION PULLBOX | SDMH | STORM DRAIN MANHOLE |
| CONC | CONCRETE | SIGN | SIGNS |
| DI | DRAIN INLET | SSCO | SANITARY CLEANOUT |
| DWY | DRIVEWAY | SSMH | SANITARY MANHOLE |
| EG | EXISTING GROUND | STL | STREET LIGHT |
| EPB | ELECTRIC PULLBOX | WALK | SIDEWALK |
| EV | ELEC VAULT | TC | TOP OF CURB |
| FF | BUILDING FINISHED FLOOR | TOW | TOP OF WALL |
| FH | FIRE HYDRANT | TREE | TREE (SIZE, STEM, TYPE) |
| FL | FLOW LINE | W | WATER METER |
| GATE | WOOD FENCE GATE | WB | WATER PULLBOX |
| GUY | GUY WIRE OR POLE | WV | WATER VALVE |
| GV | GAS VALVE | | |

GRAPHIC SCALE
10 0 10 20

# 996 Loraine Avenue

Los Altos, CA
December 20, 2024

# EXISTING CONDITIONS
# TM2.0

BKF ENGINEERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

REGISTERED PROFESSIONAL ENGINEER
NORMAN I. KONTOROVSKY
C 78090
EXPIRES: 9/30/25
CIVIL
STATE OF CALIFORNIA

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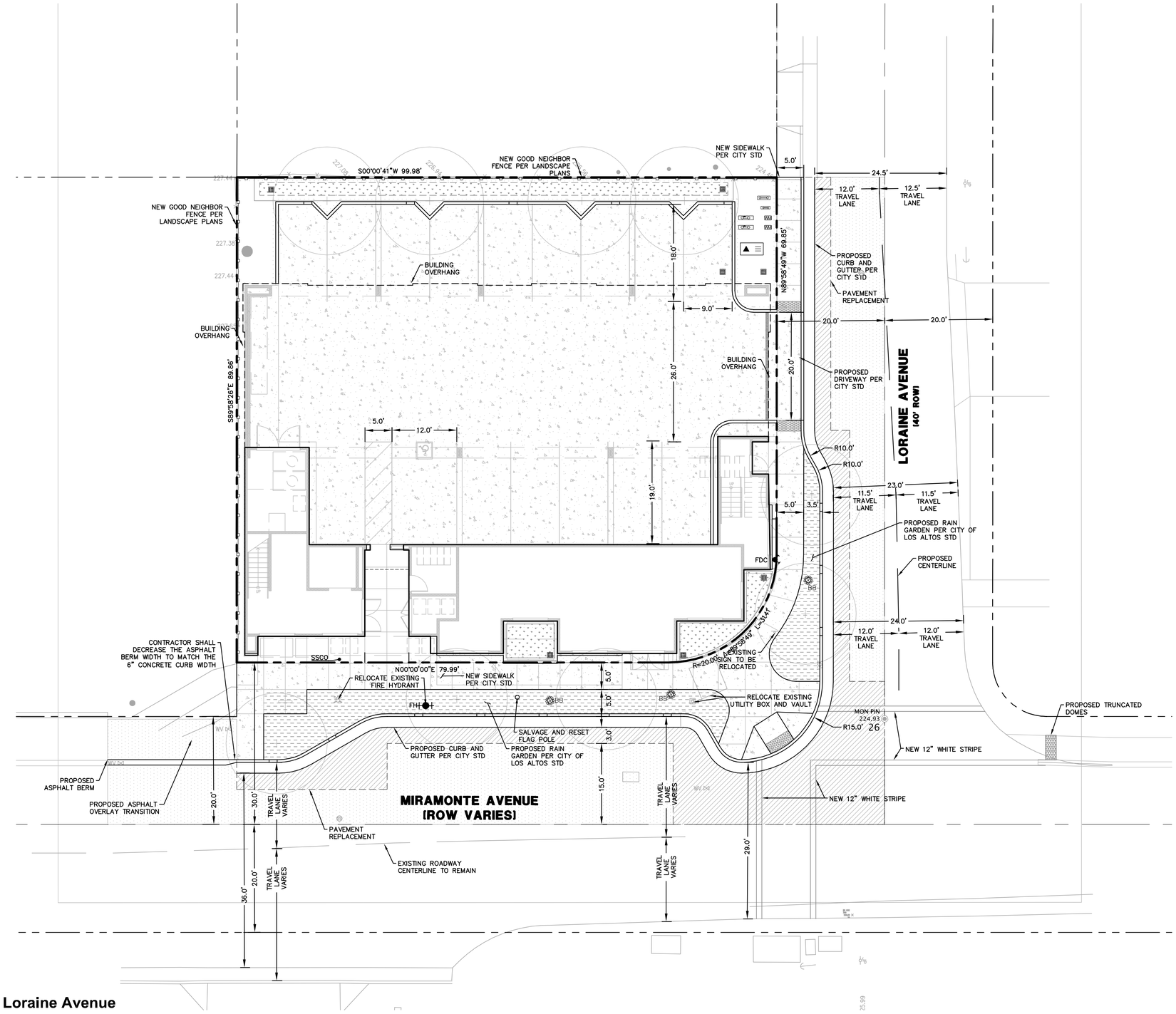
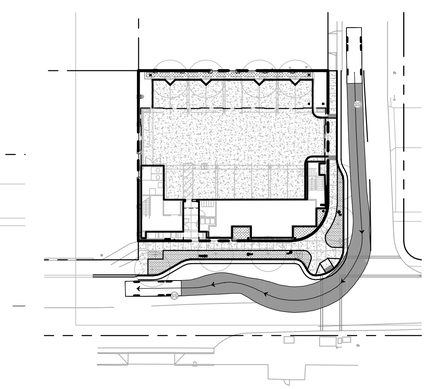
925.634.7000 | sdgarchitectsinc.com

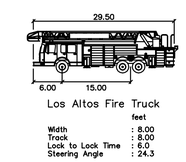



## LEGEND

- PROJECT BOUNDARY
- ADJACENT LOT LINE
- MONUMENT LINE
- SAWCUT LINE
- ROADWAY CENTERLINE
- CURB AND GUTTER
- PROPOSED FENCE
- CONCRETE SECTION
- PAVEMENT REPLACEMENT
- SLURRY SEAL
- RAIN GARDEN PER CITY STANDARD
- BIORETENTION BASIN
- FLOW THROUGH PLANTER
- TRANSFORMER
- OVERFLOW DRAIN
- FIRE HYDRANT
- SANITARY SEWER CLEANOUT
- BACK FLOW PREVENTOR
- WATER METER



FIRE TRUCK TURN




GRAPHIC SCALE

10 0 10 20

# 996 Loraine Avenue

Los Altos, CA
December 20, 2024

## PRELIMINARY SITE PLAN
## TM3.0

BKF ENGINEERS
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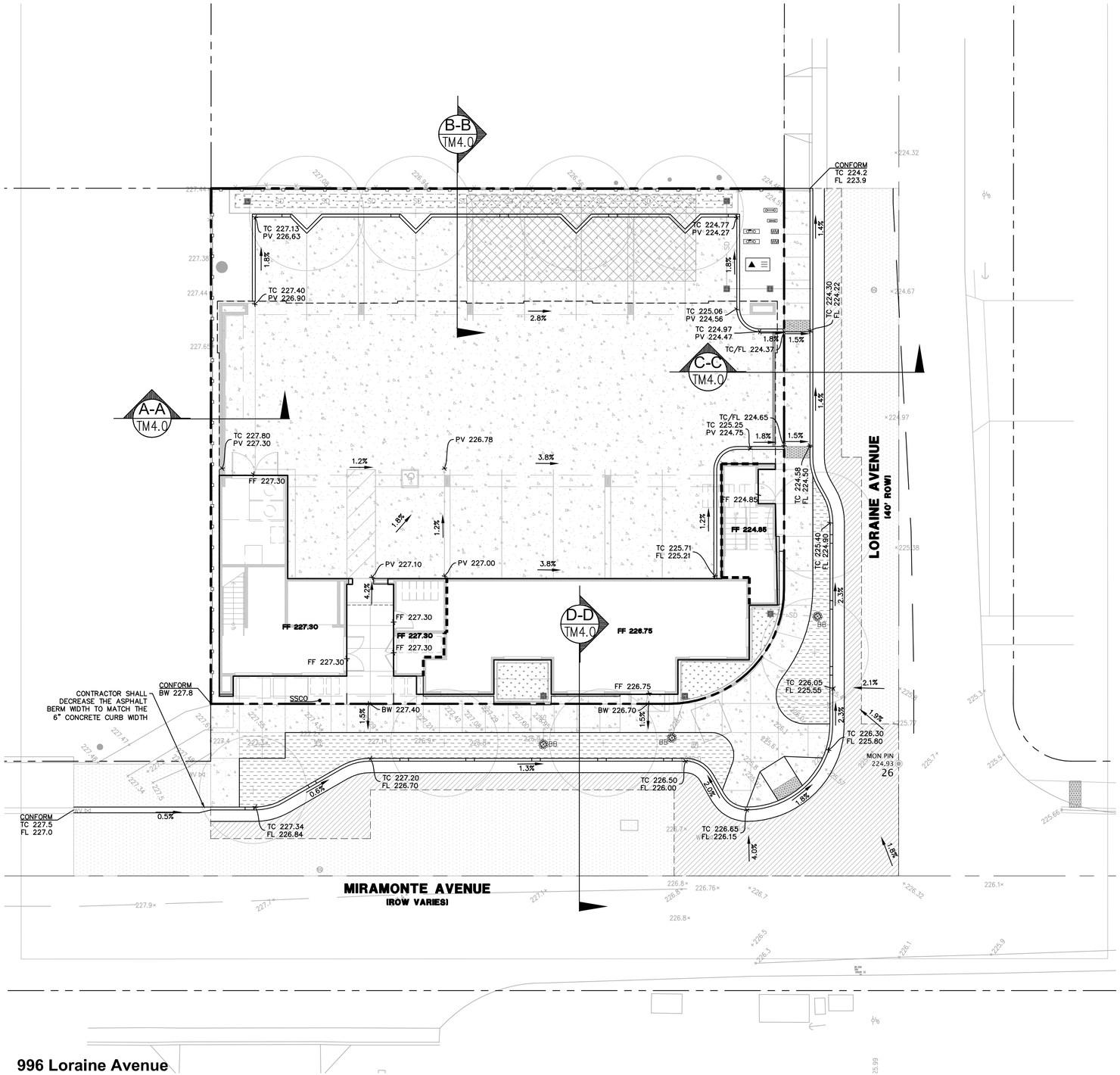
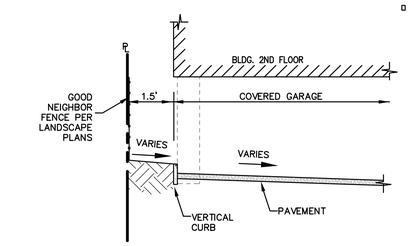
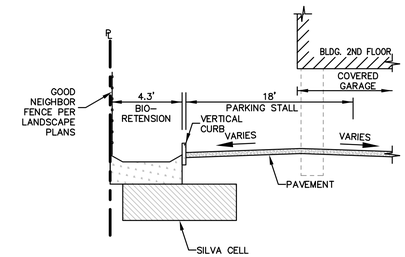



## SECTION A-A

N.T.S.




## SECTION B-B

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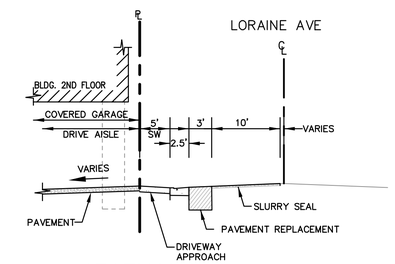
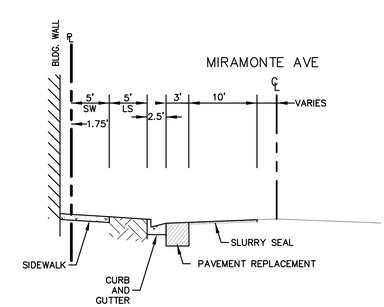



## SECTION C-C

N.T.S.




## SECTION D-D

N.T.S.

## LEGEND

- PROJECT BOUNDARY
- ADJACENT LOT LINE
- MONUMENT LINE
- SAWCUT LINE
- ROAD CENTER LINE
- CURB AND GUTTER
- GRADEBREAK
- STORM DRAIN LINE — SD — SD — SD
- BIORETENTION BASIN
- FLOWTHROUGH PLANTER
- SILVA CELLS
- TRANSFORMER
- OVERFLOW DRAIN
- FIRE HYDRANT
- SANITARY SEWER CLEANOUT
- BACKFLOW PREVENTOR
- WATER METER
- OVERLAND RELEASE

## CUT/FILL EXPORT

IMPORT AND EXPORT IS EXPECTED TO BE MINIMAL ON THIS PROJECT AS THE EXISTING FOUNDATIONS WILL BE REMOVED AND NEW FOUNDATIONS WILL BE PLACED NEAR EXISTING GROUND ELEVATIONS

## ABREVIATIONS

| | |
|---|---|
| BB | BUBBLER BOX |
| BW | BACK OF WALK |
| FF | FINISHED FLOOR |
| FL | FLANGE LINE |
| LS | LANDSCAPE |
| MON | MONUMNET |
| SD | STORM DRAIN |
| SSCO | SANITARY SEWER CLEAN OUT |
| SW | SIDEWALK |
| TC | TOP OF CURB |
| WV | WATER VALVE |

GRAPHIC SCALE

10 0 10 20

# 996 Loraine Avenue

Los Altos, CA
December 20, 2024

# GRADING & DRAINAGE PLAN
# TM4.0

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STATE OF CALIFORNIA

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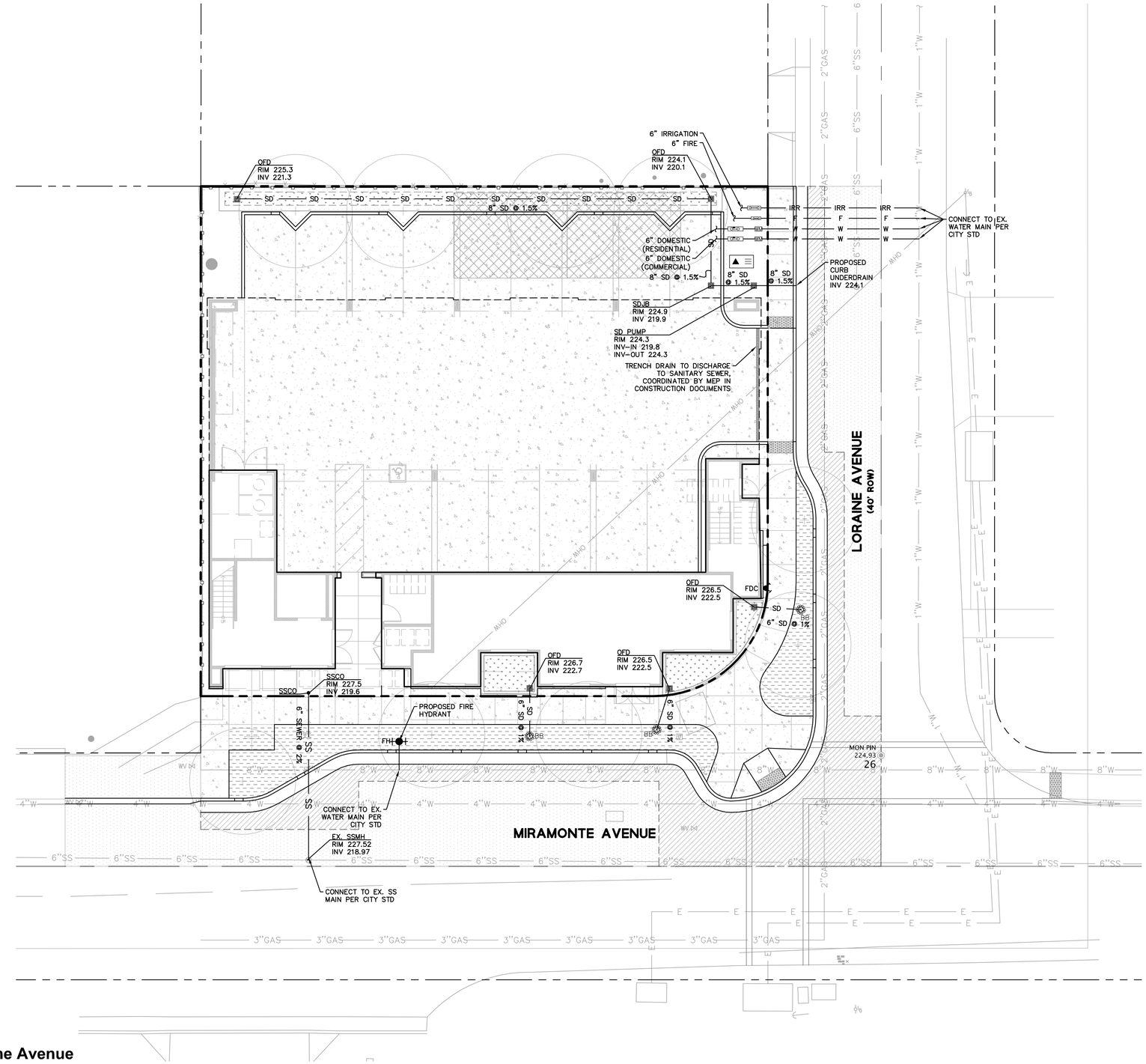


## LEGEND

| | |
|---|---|
| PROJECT BOUNDARY | |
| ADJACENT LOT LINE | |
| MONUMENT LINE | |
| EASEMENT | |
| ROAD CENTER LINE | |
| SANITARY SEWER LINE | SS |
| STORM DRAIN LINE | SD |
| IRRIGATION | IRR |
| WATER | DW |
| FIRE WATER | F |
| ELECTRICAL LINE | E |
| GAS LINE | G |
| CURB AND GUTTER | |
| TREATMENT AREA | |
| SILVA CELLS | |
| TRANSFORMER | |
| STORM DRAIN AREA DRAIN | AD |
| SD DRAIN INLET/JUNCTION BOX | |
| OVERFLOW DRAIN | |
| BUBBLER BOX | BB |
| FIRE DEPARTMENT CONNECTION | FDC |
| FIRE HYDRANT | FH |

GRAPHIC SCALE

10 0 10 20

# 996 Loraine Avenue

Los Altos, CA
December 20, 2024

## PRELIMINARY UTILITY PLAN
## TM5.0

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STATE OF CALIFORNIA

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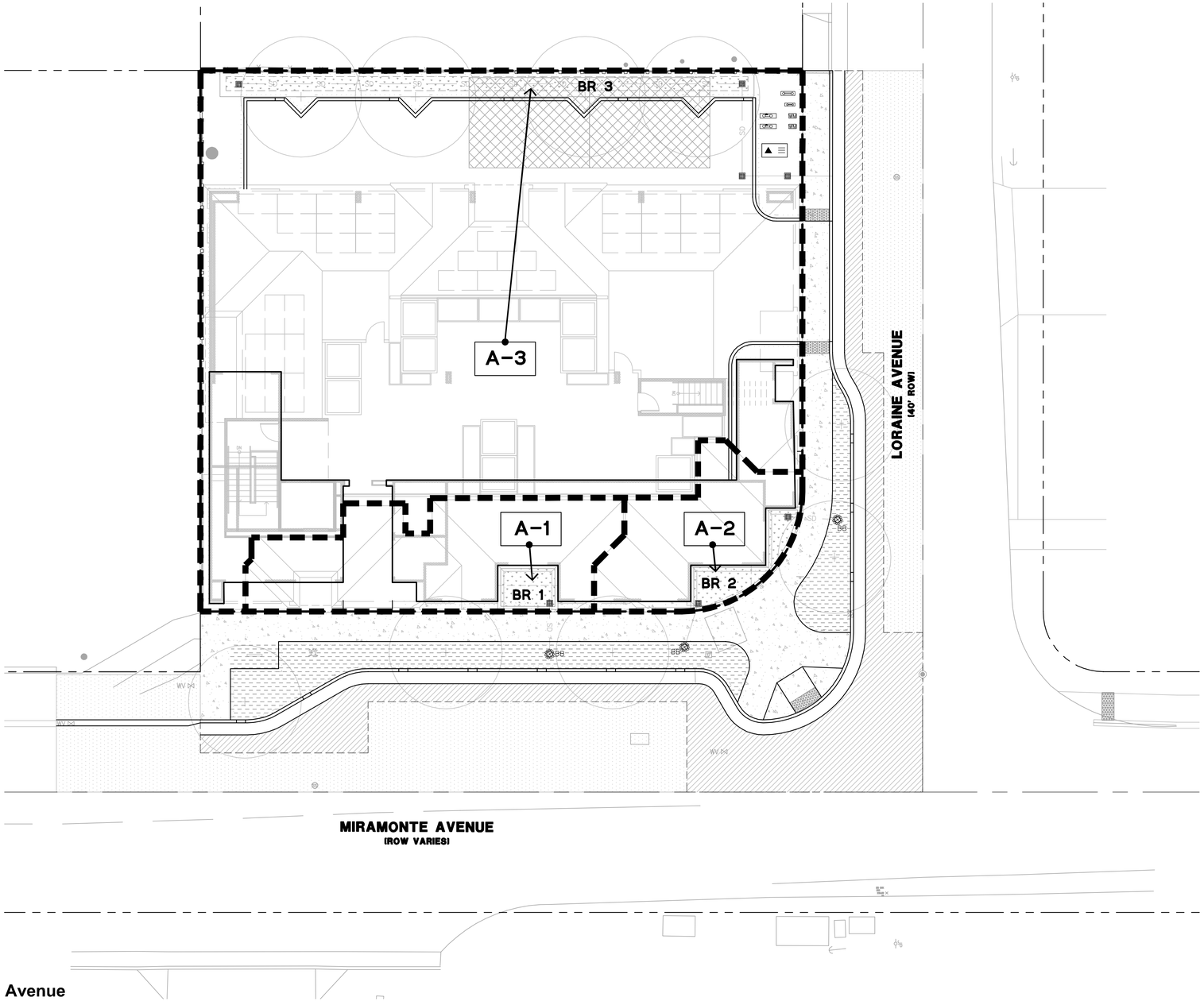
## TREATMENT CONTROL MEASURE SUMMARY

| AREAS DRAINAGE | DRAINAGE AREA SIZE (SF) | PERVIOUS SURFACE (SF) | TYPE OF PERVIOUS SURFACE | IMPERVIOUS SURFACE (SF) | TYPE OF IMPERVIOUS SURFACE | TREE CREDIT (100 SF/1 DECIDUOUS) (200 SF/1 EVERGREEN) | IMPERVIOUS AREA W/ TREE CREDIT (SF) | WATER QUANTITY | | PROPOSED TREATMENT NO. | CONFORMS TO SIZE STANDARD? |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | REQUIRED (SF) | PROVIDED (SF) | | |
| A-1 | 991 | 73 | LANDSCAPE | 918 | ROOF/PAVEMENT | 0 | 918 | 37 | 73 | BR 1 | YES |
| A-2 | 636 | 117 | LANDSCAPE | 519 | ROOF/PAVEMENT | 0 | 519 | 21 | 270 | BR 2 | YES |
| A-3 | 7,271 | 680 | LANDSCAPE | 6,591 | ROOF/PAVEMENT | 0 | 6,591 | 264 | 803 | BR 3 & SILVA CELLS | YES |

4% METHOD USED FOR WATER QUANTITY UNLESS OTHERWISE NOTED




## LEGEND

- PROJECT BOUNDARY
- STORM DRAIN LINE
- BIORETENTION BASIN
- FLOWTHROUGH PLANTER
- SILVA CELLS
- OVERFLOW DRAIN
- OVERLAND RELEASE
- DRAINAGE AREA BOUNDARY (A-X)
- POINT OF TREATMENT OF DRAINAGE AREA
- DRAINAGE SLOPE (SOFTSCAPE)
- DRAINAGEL SLOPE (HARDSCAPE)

GRAPHIC SCALE

10 0 10 20

**996 Loraine Avenue**

Los Altos, CA

December 20, 2024

# PRELIMINARY STORMWATER MANAGEMENT PLAN

TM6.0

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STATE OF CALIFORNIA

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Brentwood, CA 94513
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# CONSTRUCTION MANAGEMENT PLAN
## 996 Loraine Avenue
## February 24, 2023

Acknowledgement

The goal of this Construction Management plan is to minimize the construction related impacts to the surrounding neighborhood and adjacent properties and their occupants. Specifically the objectives of this plan are to:

- Reduce parking impacts related to the proposed construction;
- Contain construction related parking to the project site and areas approved by the city;
- Reduce construction related noise to the greatest extent technically and economically feasible; and
- Minimize off-site dust and air quality impacts per best management practices.

In order to achieve the above stated goals and objectives, we agree to, and will abide by the terms contained in this Construction Management Plan.

_____

Kevin DeNardi Date
(Owners)

_____

General Contractor (TBD) Date

Pre-Construction Meeting

The owner and contractor shall schedule a pre-construction meeting with City Staff (Building, Planning and Engineering) after permit issuance, but prior to start of work, to review Construction Management Plan implementation.

Approvals

_____

Building Date

_____

Planning Date

_____

Engineering Date

**PROJECT TOTAL EQUIPMENT HOURS**

| Equipment | dBA | | |
|---|---|---|---|
| Excavators | 81 | XXX | hours |
| Trucks | 79 | XXX | hours |
| Loaders | 85 | XXX | hours |
| Backhoe | 85 | XXX | hours |
| Compactor/Roller | 74 | XXX | hours |
| Mobile Crane | 83 | XXX | hours |
| Air Compressor | 81 | XXX | hours |
| Generator | 81 | XXX | hours |
| Concrete Boom Pump | 82 | XXX | hours |
| Concrete Trucks | 83 | XXX | hours |
| Concrete Trailer Pump | 82 | XXX | hours |
| Misc. Hand Tools | 74 | XXX | hours |
| Personnel Hoist | 75 | XXX | hours |
| Fork Lifts | 83 | XXX | hours |

**Loading, unloading, opening, closing, or handling of boxes, crates, containers, building materials, or similar objects, between the hours of 10:00 p.m. and 7:00 a.m. of the following day, in such a manner as to cause a noise disturbance across a residential real property line is prohibited**.

At least 24 hours prior to any jack-hammering activities, all occupants of adjacent properties will be notified.

DELIVERIES WILL BE MADE FROM MIRAMONTE WHEN FESIBLE.

DELIVERIES ARE ANTICIPATED ONLY BETWEEN 7:00 AM - 4:00 PM WEEKDAYS AND 10:00 AM - 2:00 PM ON SATURDAY

OFF-SITE TRUCK STAGING FOR MATERIAL DELIVERIES THAT REQUIRE MULTIPLE TRUCKS AT ANY ONE TIME (CONCRETE, BUILDING MATERIALS, ETC.) WILL BE DETERMINED WITH CITY STAFF PRIOR TO CONSTRUCTION COMMENCING

Noise Reduction Plan

During Construction and Demolition the project will adhere to the following noise reduction policies per LAMC 6.16.

**The project will not operate or cause the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work on weekdays before 7:00 a.m. and after 7:00 p.m. and Saturdays before 9:00 a.m. or after 6:00 p.m. or any time on Sundays or the city observed holidays of New Year's Day, Memorial Day, Independence Day, Labor Day, Veterans' Day, Thanksgiving Day and Christmas Day, such that the sound therefrom creates a noise disturbance across a residential or commercial real property line.**

**Where technically and economically feasible, construction activities shall be conducted in such a manner that the maximum noise levels at affected properties will not exceed:**

**Maximum noise levels for the nonscheduled, intermittent, short-term operation (less than ten (10) days) of mobile equipment or stationary equipment:**

**Daily, except Sundays and legal holidays 7:00 a.m. — 7:00 p.m. 85dBA**
**Daily, 7:00 p.m. — 7:00 a.m. and all day Sundays and legal holidays 60 dBA**

**No person shall operate, or cause to be operated, any source of sound at any location within the city, or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person, which causes the noise level, when measured on any other property, either incorporated or unincorporated, to exceed:**

**10:00 PM – 7:00 AM 60 dBA**
**7:00 AM – 10:00 PM 65d BA**

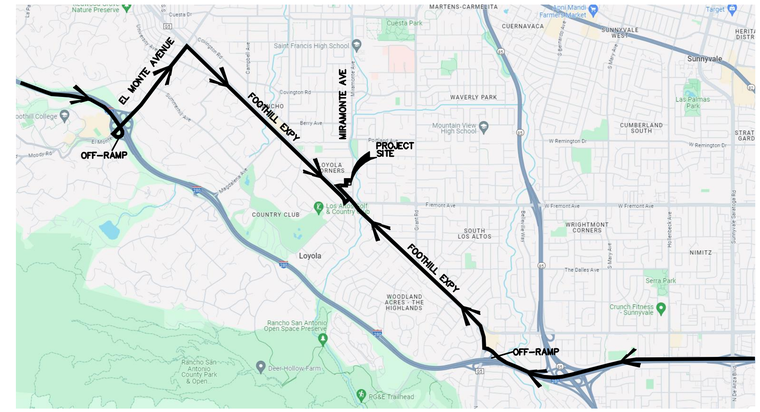
- **For a cumulative period of more than thirty (30) minutes in any hour; or**
- **The noise standard plus five dB for a cumulative period of more than fifteen (15) minutes in any hour; or**
- **The noise standard plus ten (10) dB for a cumulative period of more than five minutes in any hour; or**
- **The noise standard plus fifteen (15) dB for a cumulative period of more than one minute in any hour; or**
- **The noise standard plus twenty (20) dB or the maximum measured ambient for any period of time.**

**SITE PARKING AND STAGING**

The following outlines general methods to reduce construction impact on the surrounding neighbors:

1. Parking during construction is anticipate to be limited to the project frontage on Loraine Ave and on Miramonte Ave utilizing approximately 6 cars for this stage of construction.
2. After covered garage parking structure is built, parking will then be available for employees and materials in the covered garage.
3. Trailer size is approximately 8'x20'. See sheet CM2.0 for location.
4. Construction metal chain link fence is approximately 6' tall with a green screen.
5. Entrance/gate is located on the north end of the site on Loraine Ave.
6. Material location is per sheet CM2.0.

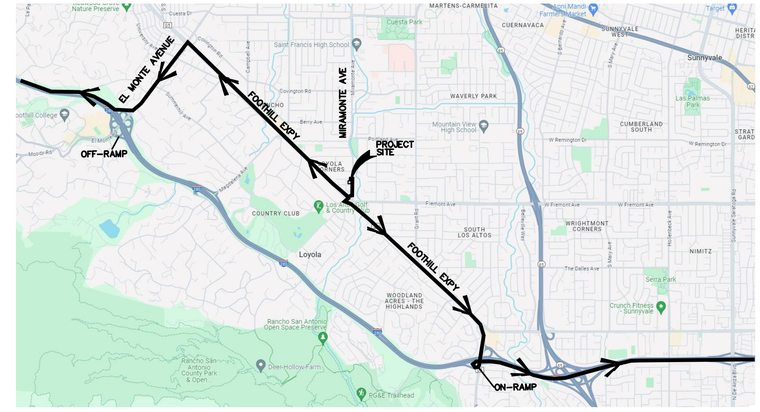
NOTE: Contractor shall not be permitted to park on residential neighborhood streets beyond project frontage.




996 LORAINE AVE–HAUL ROUTE IN–BOUND

FROM THE NORTH:
1) TAKE I–280 NORTH BOUND.
2) TAKE EXIT 16 TOWARD EL MONTE AVENUE.
3) TURN LEFT TOWARD MAGDALENA AVENUE.
4) TURN RIGHT ONTO FOOTHILL EXPY.
5) TAKE THE LOYOLA DR EXIT TOWARD FREMONT AVE/MIRAMONTE AVE.
6) TURN LEFT ONTO A ST.
7) TURN LEFT ONTO FREMONT AVENUE.
8) TURN RIGHT ONTO DOLORES AVENUE
9) TURN LEFT ONTO CAROB LANE
10) TURN RIGHT ONTO LORAINE AVENUE.

FROM THE SOUTH:
1) TAKE I–280 SOUTH BOUND.
2) USE THE RIGHT 2 LANES TO TAKE EXIT 13 TOWARD GRANT RD.
3) MERGE ONTO FOOTHILL EXPY.
4) USE THE RIGHT LANE TO TAKE THE RAMP TO MIRAMONTE AVE/LOYOLA DR.
5) REMAIN STRAIGHT ONTO FREMONT AVENUE.
8) TURN RIGHT ONTO DOLORES AVENUE
9) TURN LEFT ONTO CAROB LANE
10) TURN RIGHT ONTO LORAINE AVENUE.




996 LORAINE AVE–HAUL ROUTE OUT–BOUND

HEADED NORTH:
1) TURN RIGHT ONTO MIRAMONTE AVE.
2) TURN RIGHT ONTO A ST.
3) TURN RIGHT ONTO FREMONT AVE.
4) USE THE LEFT LANE TO TAKE THE FOOTHILL EXPWY RAMP.
5) MERGE ONTO FOOTHILL EXPY.
6) USE THE LEFT LANE TO STAY ON FOOTHILL EXPY.
7) TURN LEFT ONTO EL MONTE AVE.
8) USE THE RIGHT LANE TO MERGE ONTO I–280 N VIA THE RAMP TO SAN FRANCISCO

HEADED SOUTH:
1) TURN RIGHT ONTO MIRAMONTE AVE.
2) TURN RIGHT ONTO A ST.
3) TURN LEFT TO MERGE ONTO FOOTHILL EXPY.
4) MERGE ONTO FOOTHILL EXPY.
5) CONTINUE STRAIGHT TO STAY ON FOOTHILL EXPY.
6) USE THE RIGHT LANE TO MERGE ONTO I–280 S VIA THE RAMP TO SAN JOSE.



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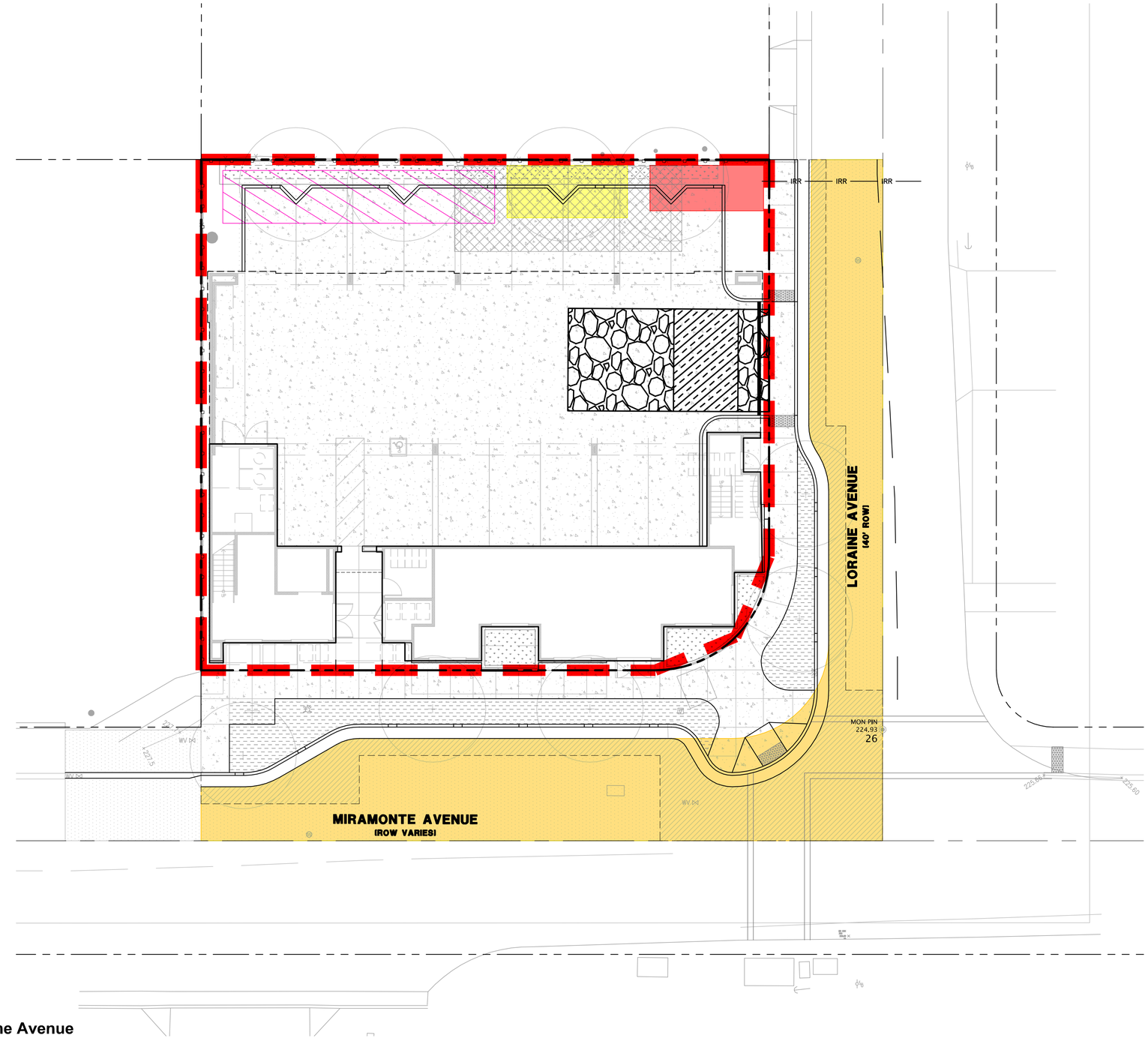


## LEGEND

- TRUCK/MATERIAL DELIVERY (LOADING/UNLOADING)
- CONSTRUCTION SERVICES TEMP POWER/TEMP TOILETS/CONSTRUCTION SHED
- 8'X20' TRAILER (ACTUAL LOCATION TO BE DETERMINED IN FIELD)
- MATERIAL AND STORAGE YARD (ACTUAL LOCATION TO BE DETERMINED IN FIELD)
- CONSTRUCTION FENCE DRIVEN POST
- CONSTRUCTION ENTRANCE

GRAPHIC SCALE

10 0 10 20

**996 Loraine Avenue**

Los Altos, CA

December 20, 2024

# CONCEPTUAL CONSTRUCTION MANAGEMENT PLAN

**CM2.0**

BKF ENGINEERS
1730 N. FIRST STREET
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| Dist | COUNTY | ROUTE | POST MILES TOTAL PROJECT | SHEET No. | TOTAL SHEETS |
|---|---|---|---|---|---|
| | | | | | |

REGISTERED CIVIL ENGINEER

May 1, 2023
PLANS APPROVAL DATE

REGISTERED PROFESSIONAL ENGINEER Charles D. Suszko No. C43029 EXP. 3-31-24 CIVIL STATE OF CALIFORNIA

*THE STATE OF CALIFORNIA OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SCANNED COPIES OF THIS PLAN SHEET.*

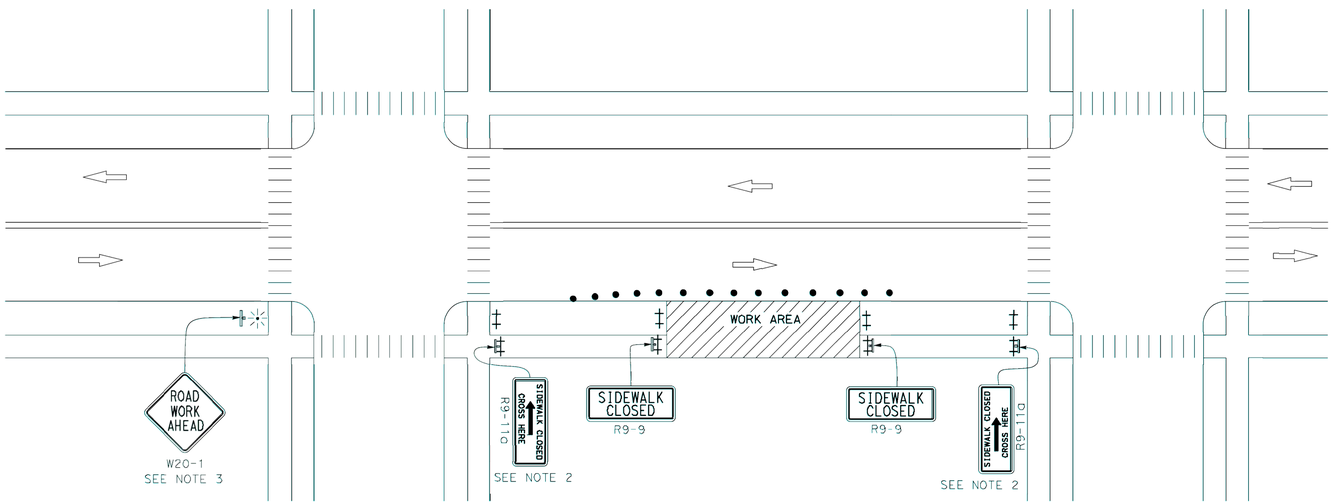
## NOTES:

1. Only signs related to pedestrians are shown. For all other signs see appropriate T-sheets.
2. Barricades closing sidewalk shall cover the full width of the sidewalk. Use R9-11 sign when there are destination points between the detour and the work area. Locate the R9-11 sign to allow pedestrian access.
3. Advance warning sign is not required if the work area is within the limits of a larger work zone. Sign shall be equipped with at least two flags for daytime closure. Each flag shall be orange or fluorescent red-orange in color.

## NOTES:

See Standard Plan T9 for tables.

Use cone spacing X for taper segment, Y for tangent segment or Z for conflict situations, as appropriate, per Table 1 unless X,Y, or Z cone spacing is shown on this sheet.




## LEGEND:

- BARRICADE
- TRAFFIC CONE
- PORTABLE FLASHING BEACON
- SIGN
- TEMPORARY TRAFFIC CONTROL SIGN ON BARRICADE

### SIGN PANEL SIZE (Min)

| SIGN DESIGNATION | SIGN OR PLAQUE | SIGN SIZE |
|---|---|---|
| R9-9 | SIDEWALK CLOSED | 24" x 12" |
| R9-11 | SIDEWALK CLOSED AHEAD CROSS HERE | 24" x 18" |
| R9-11a | SIDEWALK CLOSED CROSS HERE | 24" x 12" |
| W20-1 | ROAD WORK AHEAD | 36" x 36" |

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

# TEMPORARY PEDESTRIAN ACCESS ROUTES TYPICAL SIDEWALK CLOSURE AND PEDESTRIAN DETOUR

NO SCALE

T30

2023 STANDARD PLAN T30

2-2-23

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Density Bonus Report
996 Loraine Ave, Los Altos, CA 94024

August 15, 2025

996 LORAINE LLC, a California limited liability company ("Applicant") is providing this letter with regard to that mixed-use development comprised of residential and retail uses (the "Project") at 996 Loraine Ave in Los Altos, California (APN 189-15-086) (the "Property"). Because the Project will provide the requisite percentage of affordable housing units under the State Density Bonus Law ("DBL"), the Project is subject to the DBL and, accordingly, entitled to at least one incentive or concession, and waivers from development standards that would otherwise physically preclude the construction of the density bonus Project.

The Property is planned and zoned Commercial Neighborhood ("CN"). The specific purposes of the CN district are to, among others, allow for a mix of commercial and residential uses. (Los Altos Municipal Code ["LAMC"] § 14.40.020.) A mixed-use project, including a combination of residential, retail, service, and/or office uses, is allowed in the CN zone with a conditional use permit. (LAMC § 14.40.040.F.)

The DBL applies to, among others, housing projects with at least 10 percent of the units sold to persons and families of low income. (Gov. Code § 65915(b)(1)(A).) The for-sale Project proposes to set aside at least twenty-five (25) percent of the units for persons and families of low income. As such, the Project is eligible for the DBL.

**> 1. Summary table showing the maximum number of dwelling units permitted by the zoning and general plan excluding any density bonus units, proposed number of affordable units by income level, proposed bonus percentage, number of density bonus units proposed, total number of dwelling units proposed on the site, and resulting density in units per acre.**

Summary Table:

| | |
|---|---|
| Maximum number of dwelling units permitted by the zoning and general plan excluding any density bonus units | 8 units |
| Proposed number of affordable units by income level | 2 low-income level units |
| Proposed bonus percentage | 50% |
| Number of density bonus units proposed | 4 units |
| Total number of dwelling units proposed on the site | 12 units |
| Resulting density in units per acre | 59 units per acre (DU/AC) |

Base Density: 8 Units (established by hypothetical housing development analysis in Exhibit A)

Density Bonus Percentage: 50%
The Project includes two (2) affordable units, both at the low-income level.
2 Low-income level BMR Units / 8 Base Density = 25% Low-income level BMR Units
By providing 25% Low-income affordable units, the Project is allowed a 50% density bonus.

Density Bonus Units: 4 Units (8 Base Density * 50% Density Bonus = 4 Density Bonus Units)

Total Allowed Units = 12 Units (8 Base Density + 4 Density Bonus Units)

Proposed Units: 12 Units

**> 2. The zoning and general plan designations and assessor's parcel number(s) of the housing development site.**

Zoning:
CN (COMMERCIAL NEIGHBORHOOD)

General Plan:
NC (NEIGHBORHOOD COMMERCIAL)

APN: 189-15-086

**> 3. Calculation of the maximum number of dwelling units permitted by the City's zoning ordinance and general plan for the housing development, excluding any density bonus units.**

**> 8. The proposed housing development is located on a property where no maximum density is specified by the general plan or zoning, the applicant must establish a base density by presenting conceptual plans for a hypothetical housing development that complies with all applicable development standards. The average unit size for the hypothetical development must be at least as large as the average unit size of the proposed housing development.**

See the hypothetical housing development analysis in Exhibit A included in this report. The hypothetical housing development is consistent with all applicable development standards. The hypothetical housing development establishes the Base Density is eight (8) units with an average unit size of 854 square feet, which exceeds the average unit size of the proposed development, which is 848 square feet.

**> 4. Number of bedrooms in the proposed market-rate units and the proposed affordable units.**

Market-rate units: 3x 1-bedroom, 7x 2-bedroom
Affordable units: 1x 1-bedroom, 1x 2-bedroom

**> 5. A description of all dwelling units existing on the site in the five-year period preceding the date of submittal of the application and identification of any units rented in the five-year period. If dwelling units on the site are currently rented, income and household size of all residents of currently occupied units. If any dwelling units on the site were rented in the five- year period but are not currently rented, the income and household size of residents occupying dwelling units when the site contained the maximum number of dwelling units, if known.**

There have been no dwelling units existing on the site in the five-year preceding the date of submittal of the application.

**> 6. Include reasonable documentation, in a form subject to approval by the City, and supporting materials that demonstrate how any concessions and/or incentives requested by applicant result in identifiable and actual cost reductions to provide the affordable housing. Applicant may also be required to provide funds to cover city expenses incurred for a peer review of applicant's documentation.**

Due to the percentage of affordable units proposed, the Project qualifies for three (3) incentives or concessions. (Gov. Code § 65915(d)(2)(C).) An incentive or concession means "[a] reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission " (Gov. Code § 65915(k).) Such incentives or concessions include, but are not limited to, a reduction in setback and square footage requirements, a reduction in the ratio of vehicular parking spaces that would otherwise be required, and other regulatory incentives or concessions that result in identifiable and actual cost reductions to provide for affordable housing costs. (Id.)

Applicant is requesting a concession consisting of an 11 foot increase in the allowable height. This height increase is identified as an allowable on-menu concession under the City Code. (LAMC § 14.28.048.D.)

**> 7. Include reasonable documentation and supporting materials that demonstrate how a requested modification to or waiver of an applicable development standard is needed in order to avoid physically precluding the construction of the proposed project at the allowed densities or with the concessions and/or incentives requested.**

In addition to incentives or concessions, the proponent of a density bonus project may submit a proposal for the waiver or reduction of any development standard that has "the effect of physically precluding the construction of [a density bonus project] at the densities or with the concessions or incentives permitted by [the DBL]." (Gov. Code § 65915(e)(1).) A "development standard" includes "a site or construction condition including, but not limited to, a height limitation, a setback requirement, a floor area ratio, an onsite open-space requirement, or a parking ratio that applies to a residential development pursuant to any ordinance, general plan element, specific plan, charter, or other local condition, law, policy, resolution, or regulation." (Gov. Code § 65915(o)(1).) Furthermore, HCD's Density Bonus Law Technical Assistance (2023) explicitly states that specific plan requirements such as unit size minimums or numerical caps are considered development standards subject to waiver if they constrain a density bonus project.

Applicant here is requesting waivers from the following City development standards as follows: (1) Front setback of 40 feet for site across from property in a residential district (LAMC § 14.40.080); (2) Side yard setback of 40 feet for site across from property in a residential district (LAMC § 14.40.090); (3) Third story step-back at front/street sides (LAMC § 14.40.150.B.1.a); (4) Third story step-back at rear yard adjacent to a R-1 district (LAMC § 14.40.150.B.2.a); (5) Building recesses (10 feet wide x 15 feet deep) to break up exterior facades longer than 48 feet abutting an R-1 District (LAMC § 14.40.150.B.5.a.ii); (6) Principal windows and balconies of living spaces along a side setback oriented toward front or rear of building (LAMC Section 14.40.150.B.6.a/b); and (7) Parking and loading space requirements (LAMC 14.74).

As explained below and depicted on the enclosed attachments, these development standards physically preclude construction of the proposed housing development at the density and with the height concession sought.

The impact of the development standards without waivers are as follows:

- (1) The front yard setback reduces developable area by 6,942 square feet (or 2,314 square feet per floor).
- (2) The side yard setback reduces developable area by 8,142 square feet (or 2,714 square feet per floor).
- (3) The third story step-back (front and street) reduces developable area by 1,087 square feet.
- (4) The third story step- back (rear and interior) reduces developable area by 1,300 square feet.
- (5) The building recesses reduce developable area by 1,350 square feet (450 square feet per floor)
- (6) With the living space and balcony for the south-facing Unit 2A not able to face both (a) the rear of the building because the bedrooms are required to have emergency access, and (b) the front of the building because of the south stairway and Unit 1B facing Miramonte, the side yard orientation of Unit 2B living space would require eliminating the

balconies facing the Neighborhood Commercial Zone, thereby reducing the private open space of the Project by 238 square feet (119 square feet per residential floor).

- (7) The parking and loading space requirements for the proposed Project is 21 spaces. In order to provide 21 spaces and fit resultant building within zoning setbacks would result in a Project limited to 8 dwelling units, thereby eliminating four dwelling units.

For additional documentation and supporting materials, please see Exhibits B, C, D, E, F, G, and H included in this report.

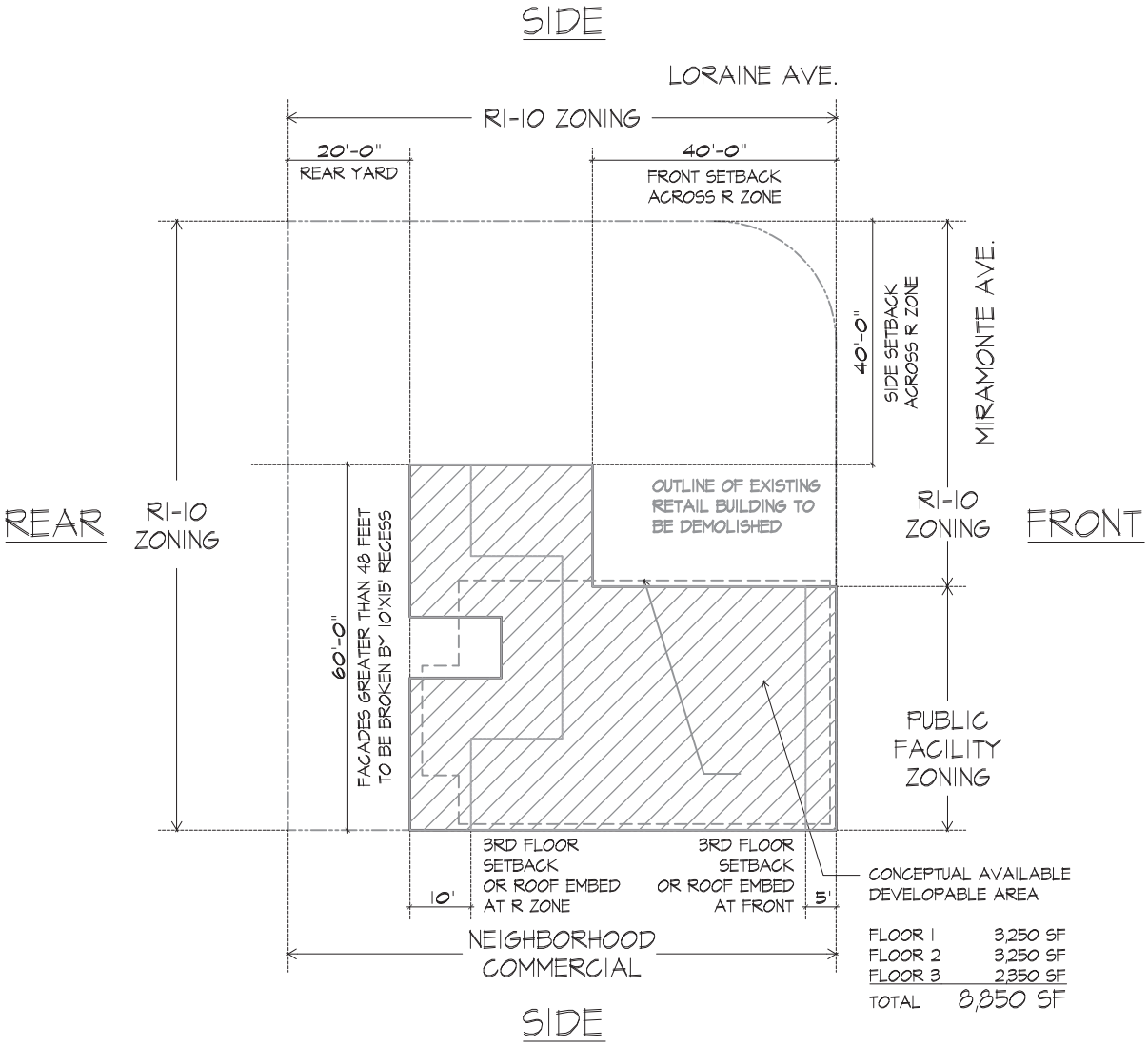
**> The density bonus report should include calculations and rough drawings of this hypothetical development, demonstrating how the base density was determined. Additionally, staff requests that the density report confirm that the hypothetical housing development is consistent with all applicable standards, and that its average unit size meets or exceeds the average unit size of the proposed development.**

See the hypothetical development analysis in Exhibit A. It includes calculations and rough drawings of the hypothetical development, demonstrating how the base density was determined. The hypothetical housing development is consistent with all applicable standards. The hypothetical development analysis shows how the base density is eight (8) units with an average unit size of 854 square feet, which exceeds the average unit size of the proposed development, which is 848 square feet.

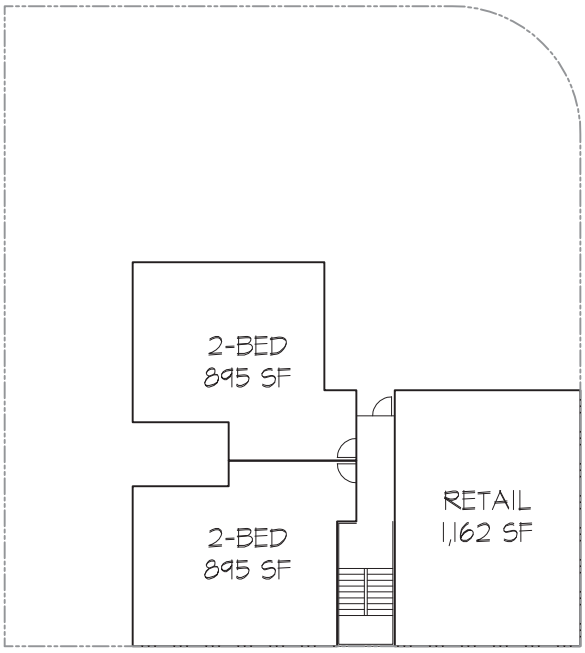
In short, the Project is eligible for the State DBL, including the requested height concession and the waivers from development standards sought.

The Project would provide much needed housing in Los Altos, including affordable housing for moderate income households. We look forward to working with the City as it processes the Project application. In the meantime, please do not hesitate to contact me if you have any questions on this correspondence.

996 Loraine LLC
C/O DeNardi Wang Homes
Albert Wang, Manager
albert@denardiwang.com

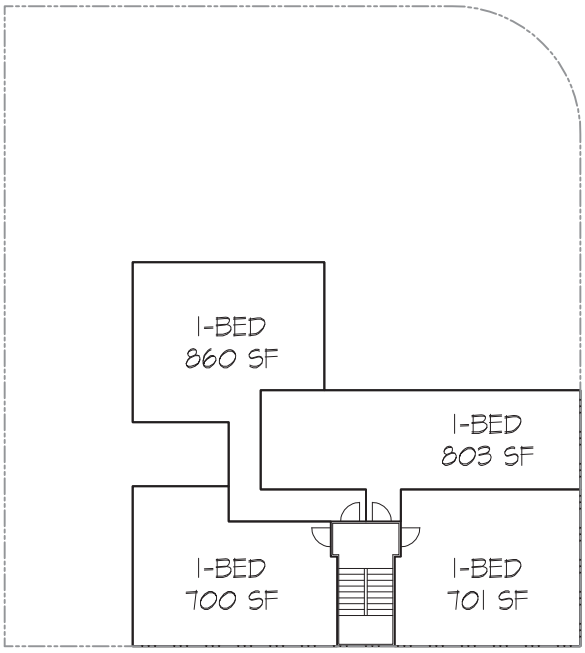



ANALYSIS OF DEVELOPABLE AREA BASED ON CN ZONING REQUIREMENTS
FRONT OF PROJECT IS MIRAMONTE AVENUE



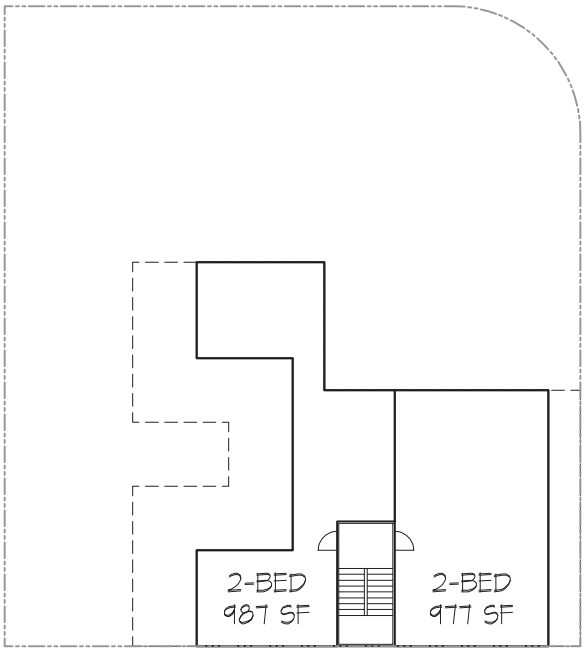

FIRST FLOOR

HYPOTHETICAL DEVELOPMENT BASED ON CN ZONING REQUIREMENTS
FRONT OF PROJECT IS MIRAMONTE AVENUE




SECOND FLOOR

HYPOTHETICAL DEVELOPMENT BASED ON CN ZONING REQUIREMENTS
FRONT OF PROJECT IS MIRAMONTE AVENUE




THIRD FLOOR

HYPOTHETICAL DEVELOPMENT BASED ON CN ZONING REQUIREMENTS
FRONT OF PROJECT IS MIRAMONTE AVENUE

## PROPOSED DEVELOPMENT

| UNIT | AREA |
|---|---|
| 1 | 659 SF |
| 2 | 659 SF |
| 3 | 688 SF |
| 4 | 688 SF |
| 5 | 921 SF |
| 6 | 921 SF |
| 7 | 921 SF |
| 8 | 921 SF |
| 9 | 948 SF |
| 10 | 948 SF |
| 11 | 948 SF |
| 12 | 948 SF |
| TOTAL RESIDENTIAL GROSS AREA | 10,170 SF |
| AVERAGE UNIT SIZE | **848** SF |
| SITE AREA | 0.20 AC |
| TOTAL UNITS | 12 |
| **BASE DENSITY** | **59 DU/AC** |

10/23/2024 V.1

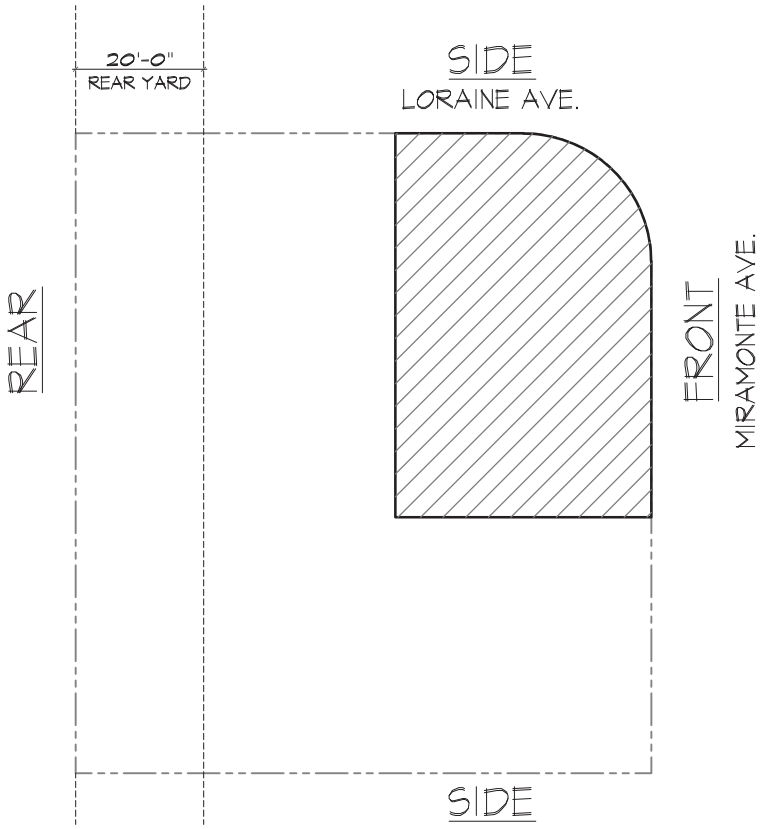
## HYPOTHETICAL DEVELOPMENT

| UNIT | AREA |
|---|---|
| 1 | 895 SF |
| 2 | 895 SF |
| 3 | 860 SF |
| 4 | 700 SF |
| 5 | 803 SF |
| 6 | 701 SF |
| 7 | 961 SF |
| 8 | 1,013 SF |
| TOTAL RESIDENTIAL GROSS AREA | 6,828 SF |
| AVERAGE UNIT SIZE | **854** SF |
| SITE AREA | 0.20 AC |
| TOTAL UNITS | 8 |
| **BASE DENSITY** | **39 DU/AC** |
| DENSITY BONUS | 50% |
| ADDITIONAL UNITS | 4 |
| TOTAL UNITS WITH 50% DENSITY BONUS | 12 |

**PROJECT PROVIDES (2) BMR LOW INCOME UNITS**

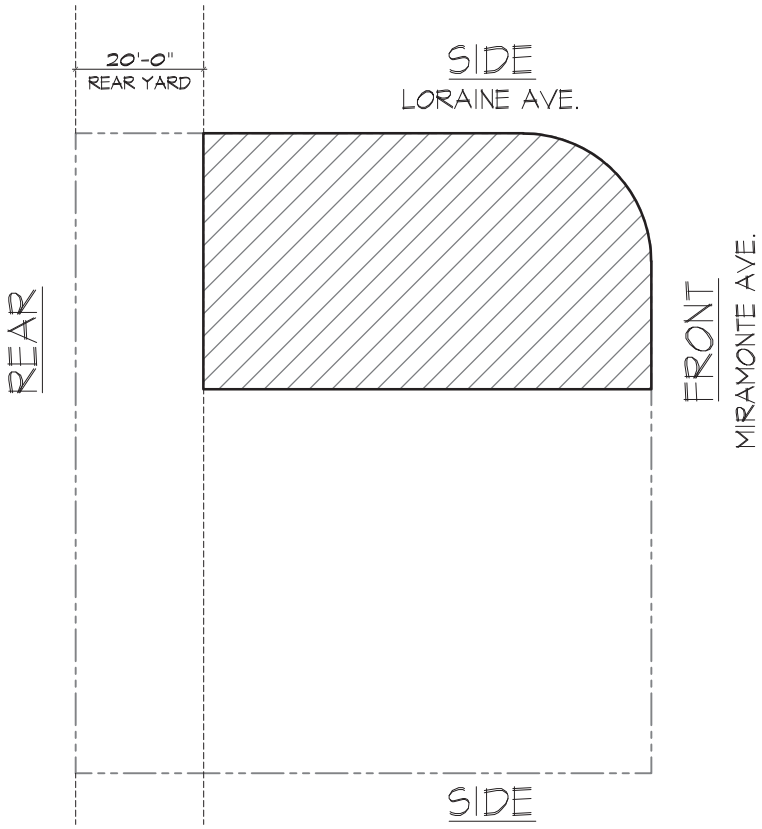
24% X 8 UNITS = 1.92
2 BMR LOW UNITS REQUIRED FOR 50% DENSITY BONUS

HYPOTHETICAL DEVELOPMENT BASED ON CN ZONING REQUIREMENTS
FRONT OF PROJECT IS MIRAMONTE AVENUE



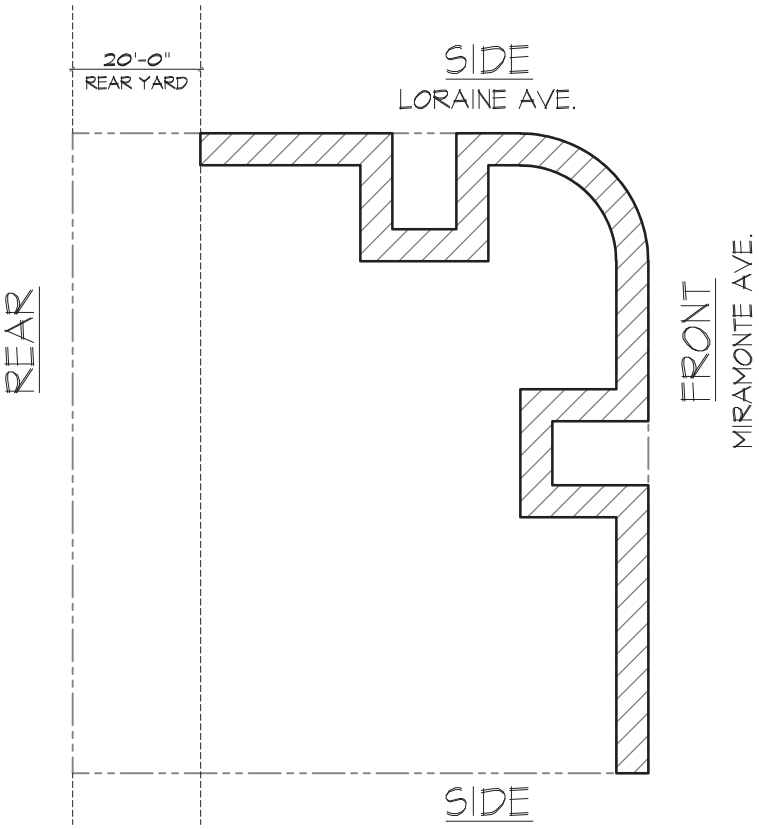

~2,314 SF PER FLOOR
6,942 SF TOTAL

LAMC 14.40.080 - FRONT YARD SETBACK



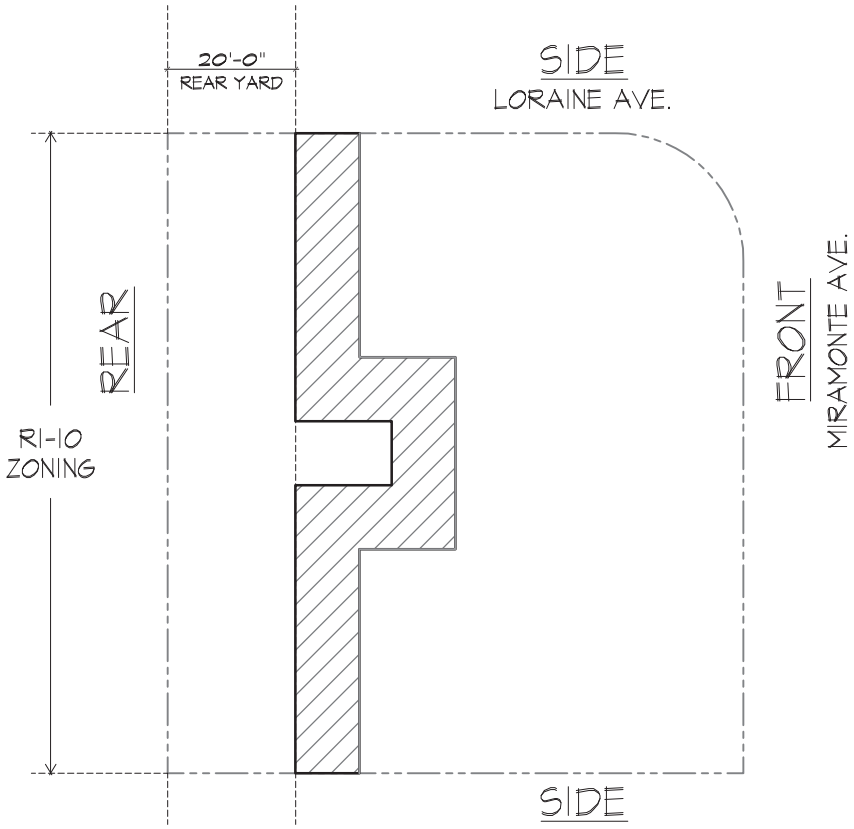

=2,714 SF PER FLOOR
8,142 SF TOTAL

LAMC 14.40.090 - SIDE YARD SETBACK



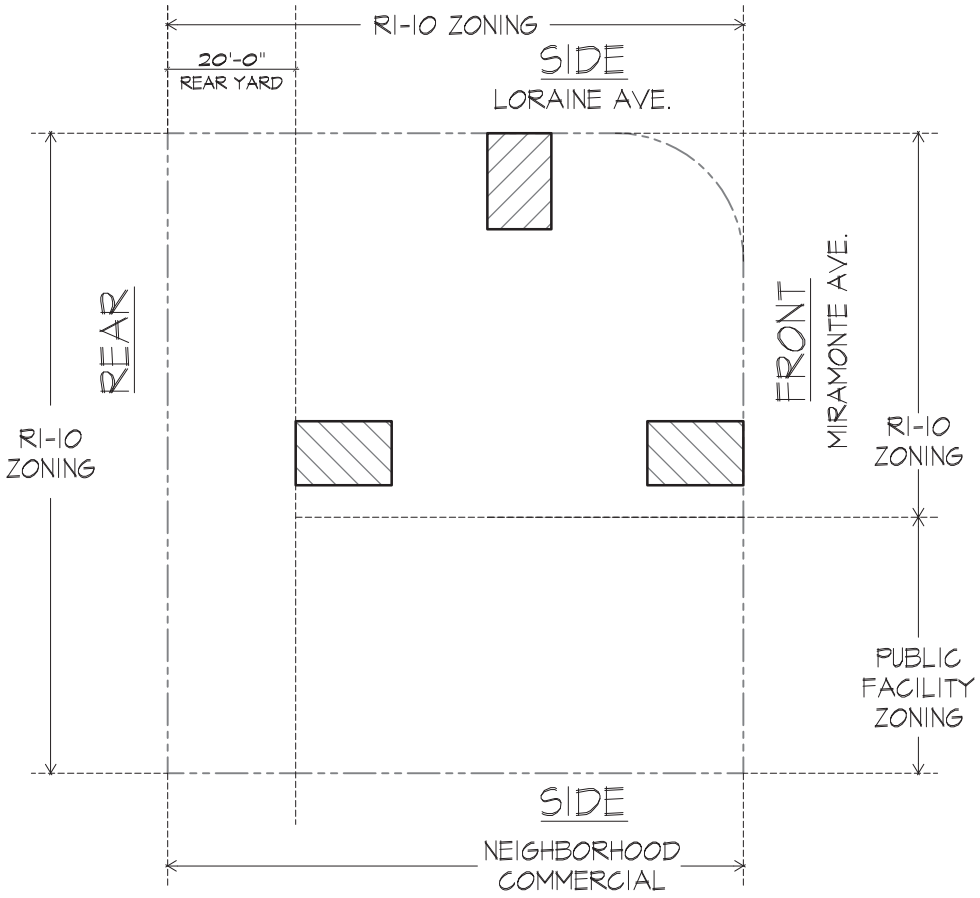

-1,087 SF ON FLOOR 3

LAMC 14.40.150.B.1.A - THIRD STORY SETBACK (FRONT/STREET)



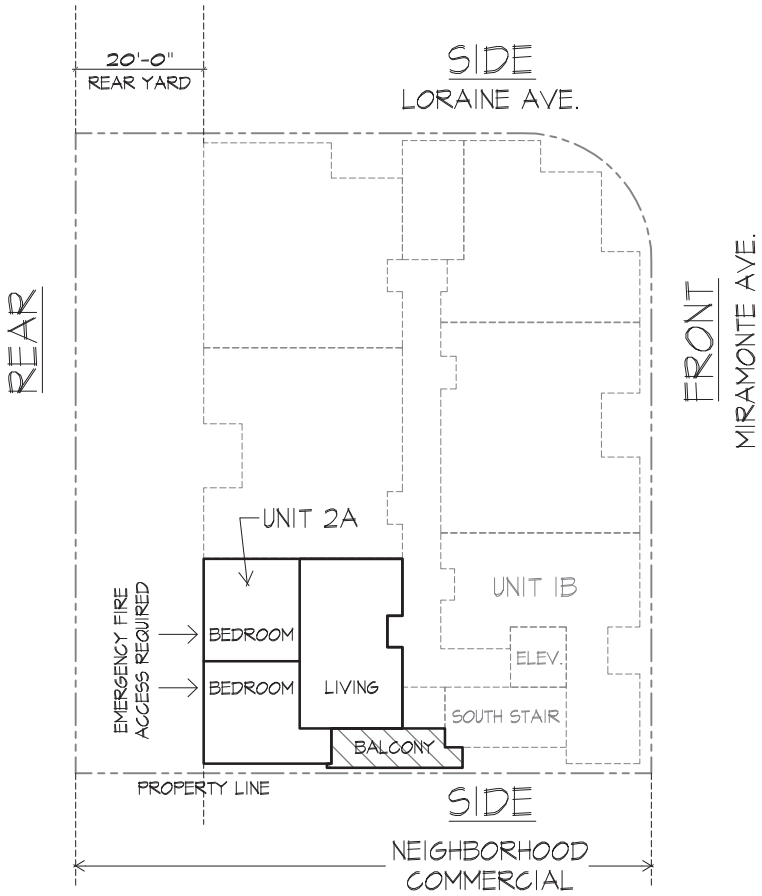

-1,300 SF ON FLOOR 3

LAMC 14.40.150.B.2.A - THIRD STORY SETBACK (REAR/INTERIOR AT R-1 DISTRICT)



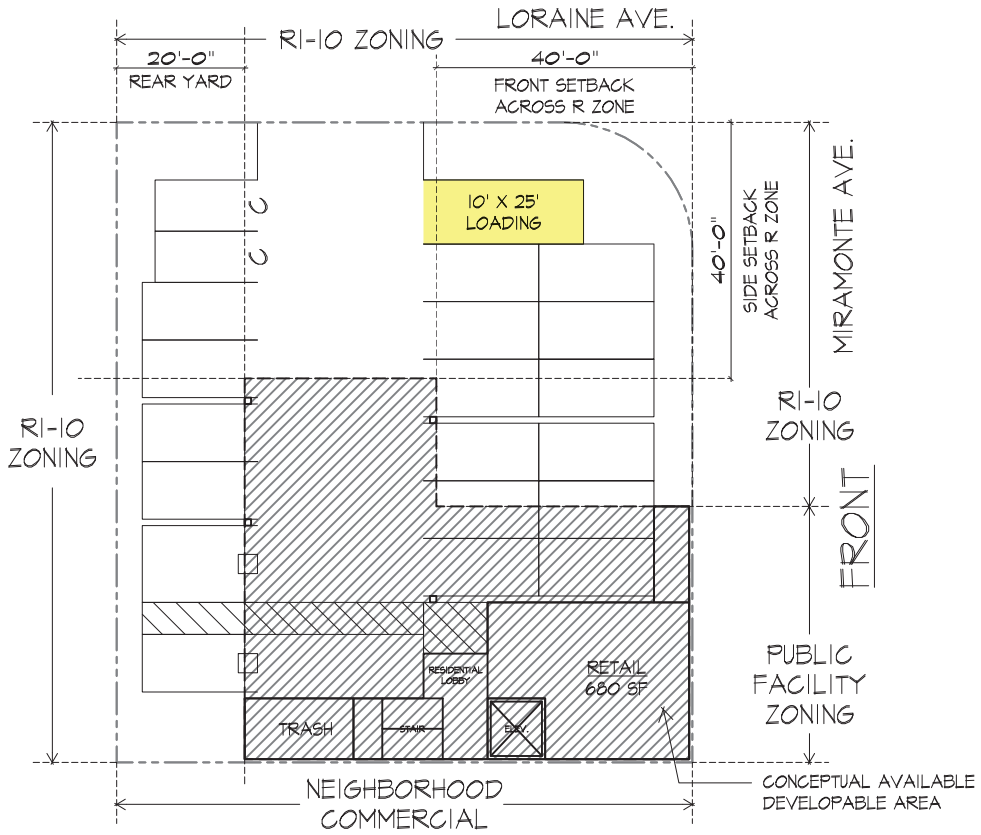

~450 SF PER FLOOR
~1,350 SF TOTAL

LAMC 14.40.150.B.5.A.11 - BUILDING RECESS ADJACENT TO R-1 DISTRICT




-119 SF PER RESIDENTIAL FLOOR
-238 SF TOTAL

LAMC 14.40.150.B.6.A/B - BALCONY & SLIDING GLASS DOOR AT SIDE YARD




| | |
|---|---|
| FLOOR 1 | 1,280 SF |
| FLOOR 2 | 3,350 SF |
| FLOOR 3 | 3,350 SF |
| TOTAL | 7,880 SF |

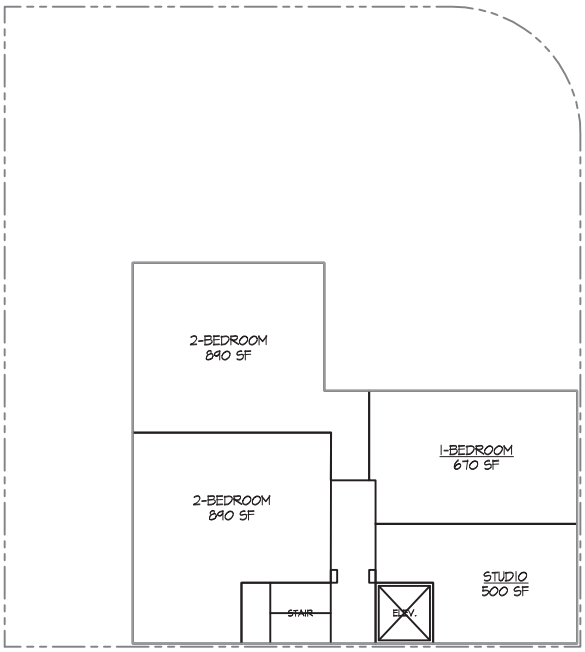
REQUIRED PARKING

| | | | |
|---|---|---|---|
| (7) | 2-BEDROOM UNITS X 1.5 | 11 | LAMC 17.74.130.B |
| (3) | 1-BEDROOM UNITS X 1 | 3 | LAMC 17.74.130.B |
| (2) | BMR UNITS X 0.5 | 1 | LAMC 17.74.130.B |
| | 962 SF RETAIL / 200 | 5 | LAMC 17.74.130.B |
| | LOADING SPACES | 1 | LAMC 17.74.090 |
| | TOTAL | 21 | |

PARKING TYPES

| | | |
|---|---|---|
| 8' X 16' COMPACT (20 X 20% MAX.) | 2 | LAMC 17.74.070.A |
| 9' X 36' TANDEM SPACES (SAME UNIT) | 12 | LAMC 17.74.070.B |
| 9' X 18' STANDARD | 4 | LAMC 17.74.060.A.1.a |
| 9' X 18' ACCESSIBLE STANDARD | 1 | LAMC 17.74.060.A.1.c |
| 12' X 18' ACCESSIBLE VAN | 1 | LAMC 17.74.060.A.1.c |
| 10' x 25' LOADING SPACE | 1 | LAMC 17.74.060.B.1 |

LAMC 14.74 - PARKING & LOADING SPACE




## HYPOTHETICAL FLOOR 2 & FLOOR 3

PARKING FOR THIS EXHIBIT IS BASED ON DRB SUBMITTAL
WITH 12 RESIDENTIAL UNITS AND 962 SF RETAIL,
WHICH REQUIRES 21 SPACES (PARKING & LOADING).

IN ORDER TO PROVIDE 21 SPACES AND FIT RESULTANT BUILDING
WITHIN ZONING SETBACKS WOULD RESULT IN A PROJECT LIMITED TO
8 RESIDENTIAL UNITS AND 680 SF RETAIL.

RESULT OF PROVIDING REQUIRED 21 SPACES:

| | |
|---|---|
| -4 | RESIDENTIAL UNITS |
| -282 SF | RETAIL AREA |

## LAMC 14.74 - PARKING & LOADING SPACE

2. The number of permitted driveways, driveway approaches, or curb cuts shall be one per fifty (50) feet of lot frontage, not to exceed a total of two.

D. Driveway/Drive Aisle Widths.

1. The minimum width of a one-way driveway/drive aisle shall be twelve (12) feet.

2. The minimum width of a two-way driveway/drive aisle shall be eighteen (18) feet.

E. Primary Access.

1. When a proposed development is immediately adjacent to an alleyway, the primary driveway access shall be taken from the alleyway.

2. When a proposed development with building frontage along Main Street and/or State Street, the primary driveway access shall be taken from the rear of the property immediately adjacent to the public parking plazas.

(Ord. No. 2024-507, § 1(App. A), 2-27-2024)

## 14.74.060 Development standards of access, off-street parking and loading facilities.

A. Access, off-street parking and loading facilities shall conform to the following standards:

1. Parking stall standard dimensions shall be as follows:

a. Perpendicular and angled parking space size. Each standard parking space shall consist of an area not less than nine feet wide by eighteen (18) feet long, except as noted on the drawing labeled "Parking Standards Exhibit A" on file with the development services department.

b. Parallel parking space size. Each standard parking space shall consist of an area not less than nine feet wide by twenty-two (22) feet long except as noted on the drawing labeled "Parking Standards Exhibit A" on file with the development services department.

c. Disabled persons parking standards shall comply with all requirements set forth in the California Building Code, and Americans with Disabilities Act (ADA).

2. Vehicle backup distance/drive aisle requirements, as depicted on "Parking Standards Exhibit A" and are as follows:

a. Angled parking stalls positioned at a degree no less than thirty (30) and no greater than forty-five (45), the vehicle backup distance/drive aisle shall be a minimum of twelve (12) feet free and clear of any obstructions.

b. Angled parking stalls positioned at a degree no less than forty-five (45) and no greater than sixty (60), the vehicle backup distance/drive aisle shall be a minimum of eighteen (18) feet free and clear of any obstructions.

c. Perpendicular parking stalls positioned at a ninety (90) degree angle, the vehicle backup distance/drive aisle shall be a minimum of twenty-six (26) feet free and clear of any obstructions.

d. Vehicle backup distance/drive aisle immediately adjacent to any parallel parking stalls shall be a minimum of twelve (12) feet free and clear of any obstructions.

3. Additional minimum standards for the design of off-street parking areas shall be in accordance with those shown on the drawing labeled "Parking Standards Exhibit A" on file in the office of the development services department.

4. If found to be necessary or desirable by the city, the design standards set forth in this chapter may be waived for public and community facility uses or commercially operated public parking facilities.

B. Loading facilities.

1. Loading facilities shall not be less than ten (10) feet wide by twenty-five (25) feet long.

2. Loading facilities shall be located immediately adjacent to the main entrance of any proposed development or immediately adjacent to any designated service areas of any proposed development.

C. Decorative paving materials. All required access, off-street parking, and loading facilities shall be paved with:

1. Decorative paving, decorative concrete, or decorative asphalt-type surfacing.

2. Decorative paving or decorative concrete shall be provided for all entry driveways, parking facility approaches, parking areas, parking maneuvering areas, and parking stall(s) providing access and parking for all newly constructed buildings or any required parking facilities that are modified or improved greater than fifty (50) percent of gross floor area of the parking facility.

3. Decorative paving or decorative concrete entry areas of any parking facility shall be provided in any required setback area or a minimum of the first twenty (20) feet of depth of any parking facility whichever is greater, as measured from the primary entrance into the required facility.

D. Lighting. The lighting of all on-site parking facilities shall be designed and maintained in a manner to prevent glare or indirect illumination from intruding into any off-site areas or adjacent properties or parcels. Lighting fixtures shall be provided in accordance with the following specifications:

1. Lighting fixtures shall be oriented and shielded downward to prevent any excess light intrusion.

2. Lighting fixtures shall only illuminate what is necessary to provide sufficient lighting for the safety and security of all parking facilities.

3. Lighting fixtures installed on the exterior of any building on-site or visible from public view shall be architecturally compatible and integrated into the building design.

4. Lighting fixtures shall be installed to illuminate any walkways or paths of travel for pedestrians to and from any on-site parking facilities.

5. Lighting fixtures shall be provided as external illumination for any on-site signage for wayfinding or directional signage of any parking facility built in conjunction with a development.

E. Landscaping of all access, off-street parking, and loading areas.

1. All landscaping shall conform to the water efficient landscape requirements and best arboricultural practices.

2. Perimeter landscaping. All unenclosed or surface parking facilities shall provide a perimeter landscaped strip/buffer at least five feet in depth between any parking facility and adjacent properties.

a. Perimeter landscaping shall include a mixture of trees, shrubs, and ground cover. Sufficient number of trees shall be utilized in order to achieve complete screening of required parking facilities from adjacent properties at full maturity.

3. Interior landscaping island(s) and diamond(s). All unenclosed or surface parking facilities shall provide interior landscaping island(s) or diamond(s).

a. Interior landscaping island(s) or diamond(s) shall be provided one per every five parking stalls; any fraction resulting based on this calculation shall be rounded down to the next whole number.

b. Any required landscaping island(s) shall be provided no less than two feet by eight feet in dimensions.

## 14.74.070 Alternative to off-street parking and loading facilities.

A. Compact Parking Stall Provisions.

1. Compact parking stalls shall be provided only for vehicles mid-size or smaller and are parking stalls designed with a standard reduction in size as compared to the city standard stall requirements.

2. Compact parking space size. Each standard compact parking space shall consist of an area not less than eight feet wide by sixteen (16) feet long.

3. Multiple-family residential shall be permitted to accommodate a maximum of twenty (20) percent of required residential parking as compact parking stalls.

4. Non-residential uses shall be permitted to accommodate a maximum of forty (40) percent of required non-residential parking as compact parking stalls.

B. Tandem Parking Stall Provisions.

1. Tandem parking stalls are an alternative parking configuration where one parking stall is in front of another creating one long parking stall that provides sufficient parking for two required parking stalls.

2. Tandem parking space size. Each standard tandem parking space shall consist of an area not less than nine feet wide by thirty-six (36) feet long.

3. Tandem parking stalls shall only be allowed for meeting the requirements of residential parking standards.

4. Tandem parking stalls shall only be allowed for required parking assigned to the same residential dwelling unit.

C. Mechanical Lift and Automated Parking Stall Provisions.

1. Mechanical lift parking is an alternative parking configuration where one vehicle is mechanically lifted on a parking system vertically above the ground to provide sufficient clearance for another vehicle to be parked directly beneath the vehicle above.

   a. Mechanical lift parking stalls shall only be allowed for required parking assigned to the same residential dwelling unit. Mechanical lift parking stalls shall not be allowed in meeting the parking requirements for any non-residential uses.

   b. Mechanical lift parking stalls shall provide a minimum of seven feet in height clearance for each parking stall for a minimum of fourteen (14) feet in height for the two stacked vehicles.

   c. Back-up power shall be provided for any proposed mechanical lift parking facilities to allow emergency operation of the system in retrieving all parked vehicles.

2. Automated parking is a mechanical system designed to minimize the area and volume required for parking vehicles. Automated parking configurations can include single level or multiple levels of parking lifts in meeting the parking requirements. Automated parking systems utilize artificial intelligence (AI) to park and retrieve all vehicles parked within the automated parking facility.

   a. Automated parking shall be allowed for required parking of residential and non-residential uses shall be permitted subject to the approval of a conditional use permit reviewed by the zoning administrator at a public hearing. The following requirements shall be provided as a part of any request for use of an automated parking system:

      1. A parking management plan shall be provided to ensure adequate access is maintained at all times, and in the event of emergency all necessary provisions have been made to

accommodate the safe ingress and egress of emergency response personnel and evacuation of any occupants.

2. All automated parking stalls, and associated equipment shall be located wholly within a permanent structure.

3. Technical study shall be provided with initial request for consideration demonstrating that the proposed design and operation of automated parking system will not be detrimental to surrounding uses and properties in the vicinity relative to noise, visual impacts, and general use of the proposed facilities.

4. Back-up power shall be provided for any proposed automated parking facilities to allow emergency operation of the system in retrieving all parked vehicles.

5. The zoning administrator shall have the discretion to require any necessary technical study or manufacturer specifications in order to determine the appropriateness and operational standards of the proposed automated parking system.

D. Motorcycle Stall Provisions.

1. Motorcycle parking stalls shall be provided only for the cycle of motorcycles and are parking stalls designed with a standard reduction in size as compared to the city standard stall requirements.

2. Motorcycle parking space size. Each standard motorcycle parking space shall consist of an area not less than five (5) feet wide by ten (10) feet long.

3. Motorcycle parking shall be permitted to accommodate a maximum of five percent of the required non-residential parking.

4. Motorcycle parking shall not be allowed for meeting the requirements of residential parking standards.

(Ord. No. 2024-507, § 1(App. A), 2-27-2024)

## 14.74.080 Mixed use development parking requirements.

Where more than one use is included in one building or on a single parcel, the parking requirements shall be the sum total of the requirements of all the uses (each on-site use parking requirement is calculated independently); provided, however, when determined by the development services director that a conflict in demand for parking will not occur, parking requirements may be combined. Appropriate legal documents, as approved by the city attorney, shall be executed when such a combination is required and approved.

(Ord. No. 2024-507, § 1(App. A), 2-27-2024)

## 14.74.090 Loading facilities.

In order to accommodate the delivery or shipping of goods of all developments, on-site loading facilities shall be provided for all non-residential development and housing developments of ten (10) units or greater:

A. There shall be at least one loading facility provided, which shall have minimum dimensions of at least ten (10) feet by twenty-five (25) feet, with fourteen (14) feet of vertical clearance (when provided within the building envelope).

B. Loading facilities shall be located and designed so that the vehicles intended to use them can maneuver safely and conveniently to and from a public right-of-way without interfering with the orderly movement of vehicular traffic, bicyclists and pedestrians on any public way and complete the

B. When a common parking facility is approved as prescribed per subsection A, appropriate legal documents, as approved by the city attorney and development services director, shall be executed to insure permanent use of such spaces.

(Ord. No. 2024-507, § 1(App. A), 2-27-2024)

## 14.74.120 Authorization to execute parking license agreements.

A. Applicability.

1. The provisions of Section 14.74.120 of the Los Altos Municipal Code shall only apply to properties within Downtown Los Altos and for meeting the parking requirements of nonresidential development and uses.

B. Authorization Granted.

1. The city council authorizes the development services director to determine the parking requirements of any proposed project within the City of Los Altos consistent with the provisions of this code.

   a. When it is determined that providing the required parking on-site is infeasible the development services director shall negotiate with consultation of the city attorney a parking license agreement to satisfy the parking requirements of Chapter 14.74 of the Los Altos Municipal Code.

2. The city council authorizes the city manager to execute any proposed parking license agreement and subsequent amendments to existing and proposed Parking License Agreements based on the provisions of Section 14.74.120 of the Los Altos Municipal Code.

C. Establishment of Fee.

1. The fee for use of public parking plazas, and structures for meeting the parking requirements of nonresidential uses shall be based upon the Master Fee Schedule of the City of Los Altos as amended annually.

   a. Annual amendments to the Master Fee Schedule shall be applied to each executed parking license agreement as necessary.

D. Executed Parking License Agreement.

1. The executed agreement shall be reported out to the city council as an informational item on its published agenda at its next regularly scheduled meeting following the final execution of said agreement.

(Ord. No. 2024-507, § 1(App. A), 2-27-2024)

## 14.74.130 Minimum number of required parking stalls.

A. Calculation of Minimum Parking Requirements.

1. For the purposes of this chapter, "net square footage" shall mean the total horizontal area in square feet on each floor, including basements, but not including the area of inner courts or shaft enclosures.

2. The requirement for a use not specifically mentioned in Chapter 14.74 of the Los Altos Municipal Code shall be the same as for a specified use which has the most similar traffic or parking generation characteristics. The development services director shall determine what constitutes similar traffic or parking generation characteristics. The development services director shall have the authority to require a parking analysis or report of any proposed development in order to determine the

appropriate parking requirement of a use not listed below. The number of required stalls shall be adequate to service the proposed use.

3. When the calculation of required parking stalls results in a fractional number, the number of required stalls shall be rounded up to the next whole number when the fraction is equal to or greater than .5 and may be rounded down to the next whole number when the fraction is less than .5.

B. Minimum Number of Required Parking Stalls by Use are as follows:

| USE | REQUIRED NUMBER OF PARKING STALLS |
|---|---|
| | |
| **Residential Uses** | |
| **Accessory Dwelling Unit(s)** | Shall comply with the provisions of Chapter 14.14 of this title per unit. |
| **Affordable Housing Unit(s), Below Market Rate (BMR), Deed Restricted Unit** | One-half (0.5) stall per unit. |
| **Senior Citizen Housing Development,** as defined in Section 51.3 and 51.12 of the California Civil Code and based on age requirements for housing for older persons pursuant to Section 798.76 or 799.5 of the California Civil Code. | One (1) stall per unit. |
| **Single Family Dwelling Unit** | Two (2) stalls, one of which shall be covered per unit. |
| **Multiple Family Dwelling Units** | |
| Studio Unit(s) | One stall per unit. |
| 0 to 1 Bedroom Unit(s) | One stall per unit. |
| 2 to 3 Bedroom Unit(s) | One and one-half stalls per unit. |
| 4 or more Bedroom Unit(s) | Two and one-half stalls per unit. |
| Guest Parking (For Multiple Family Housing Development(s) Only) | Zero stalls required. |
| | |
| **Specialized Housing Uses** | |
| **Emergency Shelters** | One stall for every three employees, plus one stall for every ten (10) beds within the emergency shelter. |
| **Nursing Homes,** Including: Convalescent Hospitals, Assisted Living Homes or Similar Uses. | One stall for every two patient beds or for every two resident units, plus one for every three employees. |
| **Single Room Occupancy (SRO)** | One-half stall per single room occupancy unit. |
| **Supportive and Transitional Housing** | One-half stall per supportive and transitional housing unit, plus one stall for every three employees. |
| | |
| **Nonresidential Uses** | |
| **Arcades** | One stall for every three employees plus one for every one hundred and fifty (150) square feet of net floor area. |
| **Art Galleries, and Museums** | One stall for every two hundred and fifty (250) square feet of net floor area. |
| **Bowling Alleys** | One stall for every three employees, plus six stalls for each alley. |
| **Business and Professional Offices,** Including: Accountants, Lawyers, Real Estate Companies, Estate Planning, and similar uses. | One stall for every three hundred (300) square feet of net floor area. |
| **Business, Professional, and Trade Schools** | One stall for every three employees, plus one stall for every |

| | |
|---|---|
| | net floor area. |
| **Public Utility Service Structures** (open to the public and agency use only). | One stall for every two employees, plus one stall for every two hundred (200) square feet of net floor area of customer service and office areas. |
| **Restaurants,** Including: Bars, Cafes, Nightclubs, Ice Cream Shops, Food Halls, Coffee Shops | One stall for every three employees, plus one stall for every three seats for patrons. |
| **Retail** | |
| Extensive Retail Sales | One stall for every five hundred (500) square feet of net floor area. |
| Intensive Retail Sales | One stall for every two hundred (200) square feet of net floor area. |
| Schools (Public and Private) | One stall for every two employees, plus additional stalls as determined by a Parking Study or Analysis. Additional parking and loading requirements shall be considered when bicycle and pedestrian safety is determined to be necessary as determined by the development services director. |
| **Swimming Pools** | Ten (10) stalls, plus one for every three employees. |
| **Tennis Courts,** Including Pickleball and Racquetball | Three stalls for each court. |
| **Theaters and Auditoriums** | One stall for every four fixed seats, plus one stall for every three employees. |
| **Union Halls, Lodges, and Clubs** | One stall for every two employees, plus one stall for every three members. |
| **Veterinary Offices** | One stall for every three hundred (300) square feet of net floor area. |
| | |
| **Other Uses** | |
| **Other Uses,** all uses not specifically listed | To be determined by the development services director and supported by a Parking Study or Analysis. |

(Ord. No. 2024-507, § 1(App. A), 2-27-2024)

***LAMC Section 14.02.070 - Definitions***

*"Restaurant" means any eating or drinking establishment having seating capacity which sells or offers for sale to the public any food or drink for immediate consumption on the premises, and includes any coffee shop, cafeteria, cafe, tavern, bar, soda fountain, or dining room.*

*"Retail uses" means uses that predominantly sell products rather than services, directly to the public, and generally for consumer or household use. Retail uses are designed to attract a high volume of walk-in customers and have floor space that is devoted predominantly to the display of merchandise to attract customers. Retail businesses may also provide incidental after-sales services, such as repair and installation, for the goods sold.*

*1."Extensive retail" as used with respect to parking requirements, means a retail use primarily selling large commodities such as home or office furniture, floor coverings, stoves, refrigerators, other household electrical and gas appliances, including televisions and home sound systems, and outdoor furniture, such as lawn furniture, movable spas and hot tubs.*

*2."Intensive retail" as used with respect to parking requirements, means any retail use not defined as an extensive retail use.*

## Yvonne Dupont

**From:** Jeanine Ewing <jeanineewing77@gmail.com>
**Sent:** Tuesday, September 02, 2025 7:21 PM
**To:** Public Comment - PC; Sean Gallegos
**Subject:** 996 Loraine Ave meeting comminucation

**Follow Up Flag:** Follow up
**Flag Status:** Flagged

Good evening,

I reside 2 doors down from 996 Loraine Ave. and will be directly affected by the proposed project. This evening my husband and I spoke with many of our neighbors regarding the Sept 4th meeting, most of whom were not aware of the meeting. I am disappointed that the planning department did not do a better job of communicating a project of this scale to the residents that are directly affected by it. The neighbors we spoke to live on Loraine Ave. and half of them did not receive communication. A mailer should have been sent out to **ALL** of the residents in the vicinity. Based on our finding this evening that WAS NOT the case. Very disappointing.

Regards,

Jeanine Ewing

**Yvonne Dupont**

**From:** Shravan Bharadwaj <shravanbharadwaj@gmail.com>
**Sent:** Wednesday, September 03, 2025 6:17 PM
**To:** Public Comment - PC
**Cc:** Sean Gallegos
**Subject:** Opposition to Proposed Development at 996 Loraine Avenue

**Follow Up Flag:** Follow up
**Flag Status:** Flagged

Subject: Opposition to Proposed Development at 996 Loraine Avenue

To: Los Altos Planning Commission

CC: Sean Gallegos, Senior Planner (sgallegos@losaltosca.gov)

Dear Commissioners,

I am writing to express my strong opposition to the proposed development at 996 Loraine Avenue, scheduled for review at the September 4, 2025 Planning Commission meeting. While I recognize the importance of thoughtful growth in our community, this particular project raises several serious concerns that I urge the Commission to carefully consider before granting approval.

1. Neighborhood Character & Scale

The proposed three-story mixed-use structure is out of scale with the surrounding neighborhood, which is composed primarily of single-family homes and smaller structures. Allowing such a dense, multi-story building would significantly alter the character of this residential area, setting a precedent for overdevelopment along Loraine and Miramonte.

2. Traffic & Safety Impacts

This intersection is already a busy and sensitive traffic corridor, particularly during school drop-off and commuter hours. Adding 12 new residential units and commercial space will inevitably increase congestion, parking demand, and cut-through traffic. This raises concerns about pedestrian and cyclist safety, especially for families and children walking to nearby schools and parks.

3. Parking Deficiencies

Even with underground or shared parking, the project is likely to generate spillover parking onto adjacent streets, which are narrow and already burdened. The addition of commercial space further compounds this issue, as it introduces both customer and employee vehicles.

4. Precedent & Density Bonus Use

While the State Density Bonus law allows for concessions, the use of this law in a neighborhood like ours appears excessive. The requested waivers undermine long-standing zoning protections that were designed to ensure balanced, livable neighborhoods. Granting them here would open the door for similar large-scale projects, eroding community trust in the planning process.

5. Insufficient Environmental Review

Although the project is being treated as CEQA-exempt, the scale of construction will have real environmental impacts—including construction noise, dust, stormwater runoff, and loss of mature trees. These deserve a more thorough review than what a blanket exemption provides.

Conclusion

For these reasons, I respectfully request that the Planning Commission deny the application as currently proposed. At minimum, the project should be significantly reduced in scale and redesigned to better align with the existing neighborhood fabric, traffic conditions, and environmental realities of the site.

Thank you for your consideration and for your commitment to protecting the character and livability of our community.

Sincerely,

Shravan Bharadwaj

931 Loraine Ave

Los Altos, CA

**Concerns about the project at 996 Loraine Street, Los Altos, CA, 94024**

## A. Public Notification

The applicant did not properly notify the public. A public meeting notice was not mailed to all property owners and commercial business tenants within 300 feet of the project site. Many of our neighbors who live within 300 feet of the proposed construction site learned about the public hearing only a day before it was scheduled, Andy only via word of mouth, which makes it impractical to study a 102-page document and come prepared. Additionally, the applicant failed to post the site with a public notice sign in accordance with the Planning Division's posting requirements. This constitutes a **violation** of the public notification process, and as a result, I ask that the public hearing be rescheduled after proper notice given.

## B. Hight of the proposed structure

Loyola Corners is one of the most charming and historically rich enclaves in Los Altos, California. Our neighborhood offers a unique blend of history, suburban tranquility, modern conveniences, and real estate desirability.
Loyola Corners traces its roots back to the early 20th century. Architecturally, it is a unique place in Los Altos, where small lots and one-story small houses still exist as they did in the early 20th century. The neighborhood captures the essence of a quaint, village-like community within bustling Silicon Valley.

The only tall building in the area is the landmark clock tower at 1000 Fremont Avenue, which is less than 35 feet tall. The proposed new multi-functional building, 40 feet 1 inch, is inconsistent with the City's development standards for this neighborhood and does not align with the vision of a small-town, charming area.

The diagram bellow shows that the proposed project is massive, bulky and tree times higher than surrounded structures. The proposal does not incorporate an appropriate relationship with surrounding structures and does not reflect the vision of a charming, small-town atmosphere. The nearby ranch-style homes in Los Altos neighborhoods have a maximum height of 20 feet. The only existing mixed-use structure in the area is located at **1540 Miramonte Avenue**, which stands at **30 feet** and is adjacent to a post office. The proposed building's height and scale are inconsistent with the character of the area Loyola Corners is one of the most charming and historically rich enclaves in Los Altos, California.

The **City of Los Altos Loyola Corners Concept Plan** (https://www.losaltosca.gov/DocumentCenter/View/529/Loyola-Corners-Streetscape-Final-Design-PDF?bidId=) was adopted to establish a sense of place by enhancing the existing framework of Loyola Corners. There is no mention of any allowance for a 40-foot-tall structure. The proposed building's **height and scale are incompatible** with the surrounding structures and undermine the character and integrity of the neighborhood.

## C. Construction Access Concerns

There is a concern regarding **construction site access**. Why is the entrance to the construction site planned from a **narrow residential street**, rather than from **Miramonte Avenue**, which is more suitable for such activities?

## D. Parking Access and Placement

There is **no clear justification** for placing parking access along a **residential street** or for locating the **garage entrance** on a small, residential road. This raises concerns about traffic, safety, and the overall impact on the neighborhood character and quality of life for residents living nearby.

## E. Insufficient Resident Parking

The proposed project includes **only 12 covered parking spaces for residents**. We are concerned that this number is insufficient and will **increase on-street parking congestion**, particularly in an area already impacted by limited parking availability.

## F. Roof Deck Operations

The approved hours of operation for the rooftop common area are currently set from **7:00 AM to 9:00 PM** *(as noted on Page 21 of the report)*. As neighbors, we **do not agree** with these operating hours. Rooftop use during these hours will likely lead to **noise, privacy issues, and reduced quality of life** for adjacent homeowners, particularly during early mornings and evenings.

Thank you!

Best Regards,
Olga Bogatova

09/04/2025

# Residents' Formal Objection – 996 Loraine Avenue Development

**To:** Los Altos Planning Commission
**Date:** September 4, 2025
**Re:** 996 Loraine Avenue – Formal Objection and Demand for Continuance

Dear Commissioners,

We, the undersigned residents of Loraine Avenue, Carob Lane, and the surrounding neighborhood, formally object to the proposed three-story mixed-use project at **996 Loraine Avenue** and respectfully demand that the Commission **continue this item** until proper notice is given, required studies are completed, and significant revisions are made.

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## Background and Procedural Failures

- On **February 15, 2022**, the City hosted a virtual SB 330 neighborhood meeting on this project. Dozens of residents submitted oral and written objections citing height, massing, traffic safety, parking shortfalls, privacy, and inconsistency with the **Loyola Corners Specific Plan**.

- The full recording of that meeting remains publicly available: YouTube – 996 Loraine Avenue Community Meeting, February 15, 2022. It documents **extensive resident opposition**, none of which has been addressed.

- Supporting materials from that period, including neighborhood talking points and emails to City staff, are attached as **Exhibit A**.

- Direct quotes from residents at the 2022 meeting are included in **Exhibit B**. These show that the objections voiced then are the same ones being raised again tonight.

- Since that time, residents have received **no follow-up, no studies, and no revisions**.

- For tonight's hearing, many immediate neighbors — including those directly adjacent — report receiving **no notice at all**. Proceeding under these conditions is **procedurally deficient and undermines public trust**.

---

# Substantive Deficiencies

1. **Height and Massing (Non-Compliance with Specific Plan)**

    - The proposal is a **41-foot, three-story structure** in a neighborhood of single-story homes.
    - This bulk is incompatible with both the **Los Altos General Plan** and the **Loyola Corners Specific Plan**, which calls for **human-scale, neighborhood-compatible development**.
    - Residents raised this concern in 2022 (see **Exhibit B**).

2. **Parking Deficit (Objective Standard Violation)**

    - City staff confirmed in 2022 that code requires **2 spaces per unit + 1 per 200 sq. ft. of retail**, equating to **~30 spaces**.
    - The applicant proposes only **~16 spaces** (1 per unit + 4 retail) — a **shortfall of at least 14 spaces** before guest parking.
    - This violates the **Specific Plan's directive** to provide adequate parking and protect adjacent neighborhoods from overflow.
    - Residents flagged this parking shortfall clearly in 2022 (see **Exhibits A and B**).

3. **Traffic and Safety (Children and Intersection Hazard)**

    - The project funnels traffic onto **Loraine & Miramonte**, a constrained corner already plagued with congestion and visibility hazards.
    - Residents documented in 2022 that this is a primary route for children biking to school. **Safe Routes to School** principles demand a full safety analysis.
    - Concerns about this intersection are quoted directly in **Exhibit B**.

4. **Privacy, Light, and Design Impacts**

    - Adjacent single-story homes will lose privacy and natural sunlight.
    - Despite commitments in 2022, no **shadow study** or **story poles** have been provided.

5. **Density Bonus Waivers Do Not Excuse Objective Failures**

    - The applicant seeks an **11-foot height concession** and waivers for setbacks and parking.
    - Even under State Density Bonus Law, the project must comply with **objective standards** (traffic, bicycle, fire access, sunlight, privacy). These requirements cannot be waived.

6. **Retail Component Questionable**

    - The applicant stated in 2022 that they would be open to **all-residential alternatives**.

- Requiring retail here adds traffic and parking demand without community benefit. The Commission should direct an **all-residential scenario analysis**.

7. **Construction and Financial Risk**

    - Residents cited the nearby **unfinished project** at Loyola Corners as a cautionary precedent.
    - The City should require evidence of financial capacity and a detailed **construction management plan** before considering approval.

---

# Requests to the Commission

We respectfully request that the Planning Commission:

1. **Continue/delay** this hearing until all affected residents are properly noticed.

2. Require the applicant to provide:

    - A **traffic and parking impact study**, including sight-distance analysis at Loraine/Miramonte, spillover parking impacts, and Safe Routes to School risk assessment.
    - A **shadow/daylight plane study** for adjacent homes.
    - **Story poles** and context elevations to depict true scale next to single-story homes.
    - A **construction and financial capacity plan** to avoid another unfinished blight.

3. Direct the applicant to:

    - Revise the project to materially reduce height, bulk, and parking shortfalls. Consider an **all-residential alternative** that better aligns with neighborhood needs.
    - Add meaningful open space and design elements consistent with Loyola Corners' historic scale.

---

# Conclusion

The record is clear: in **2022, residents objected to this same project**. Three years later, those concerns remain unresolved. Advancing the application now, without notice, without studies, and without revisions, is **procedurally improper and substantively unsafe**.

The Commission has both the authority and the obligation to **continue this matter** until the applicant demonstrates compliance with objective standards, the **Loyola Corners Specific Plan**, and meaningful responsiveness to community concerns.

For the record, we request that this letter and its attachments (**Exhibit A** and **Exhibit B**) be entered into the official Planning Commission record.

Respectfully submitted,

**Residents of Loraine hAvenue, Carob Lane, and Surrounding Neighborhood**

| Name | Address | Signature |
|---|---|---|
| Negin Kamangar | 934 Loraine Avenue, Los Altos | |
| Henia Kamil | 1507 Maple Lane, Los Altos | |
| Eran Arbel | 1507 Carob Ln, Los Altos | |
| Sree Raman | 937 Loraine Avenue, Los Altos. | |
| Maxim Bogatov, Olga Bogatova | 999 Loraine Avenue, Los Altos. | |
| Shravan Bharadwaj & Sthiti Deka | 931 Loraine Ave, Los Altos | |
| | | |
| | | |
| | | |

# Exhibit A – 2022 Neighborhood Talking Points & Written Objections

*(996 Loraine Avenue Project – February 15, 2022 Community Meeting)*

This exhibit contains written materials prepared and shared by neighbors prior to the February 15, 2022 community meeting regarding 996 Loraine Avenue, along with an email submitted to the City.

The document captures the neighborhood's **talking points and written objections**, which were used during the 2022 virtual meeting to articulate community concerns. These included:

- The project's **height and massing** being incompatible with a single-story neighborhood.
- **Inadequate parking**, guaranteeing spillover onto Loraine and Carob.
- **Traffic and safety risks** at the constrained Loraine/Miramonte intersection, especially for children biking to school.
- **Loss of sunlight and privacy** for adjacent residents.
- **Inconsistency with the Loyola Corners Specific Plan**.
- **Concerns about unfinished/blighted projects** nearby.

These notes and emails demonstrate that the community raised serious objections **three years ago**, which remain unresolved today. Including them in the record underscores the fact that neighbors have engaged in good faith since 2022, yet the City and applicant have failed to address these issues.

**Attachments:**

1. 2022 Neighborhood Talking Points (Google Document)
2. Example of 2022 Resident Email Submission to Planning Staff

# Attachment 1: 2022 Neighborhood Talking Points (Google Document)

**996 Loraine Project**
**Virtual community meeting: 5 PM, February 15, 2022**
https://www.losaltosca.gov/communitydevelopment/page/996-loraine-avenue
February 15, 2022-Virtual Community Meeting at 5:00 PM
***https://tinyurl.com/3fvwbx7w***

From the city website: Members of the Public may call (650) 242-4929 to participate in the conference call (Meeting ID: 148 977 6870 or via the web at https://tinyurl.com/3fvwbx7w). Members of the Public may only comment during times allotted for public comments. Members of the public are also encouraged to submit written testimony prior to the meeting at Planning@losaltosca.gov. Emails received prior to the meeting will be included in the public record.
Plans:
https://www.losaltosca.gov/sites/default/files/fileattachments/community_development/page/79501/996_loraine_ave_-_plans.pdf

Hi Neighbors, feel free to add comments to this doc. This is our own internal doc, for us to share ideas, thoughts.

| Name | Address | Email | Phone | Comments |
|---|---|---|---|---|
| Negin Kamangar | 934 Loraine | neginkamangar8@gmail.com | 650-714-4888 | Inline |
| Yana & Mark Ivey | 999 Loraine | yanaivey@gmail.com | 4088356070 | Agree with what's said below. We're pretty sure the shadows from the proposed building would fall on our house from Nov to Feb.<br><br>It isn't clear to me which side the city is on, or whether it even matters with SB330 in play. Is this us vs. the city, or is it us vs. the state? |
| Jacky and Athena Woo | 942 Lorine | jackywoo942@gmail.com | 6503880894 | The proposal could bring 3 problems to the local residential neighborhood: (1) Loraine avenue is a short street with few families having young kids. The project will substantially increase traffic for Loraine Avenue and increase risk of accidents. (2) In addition, the proposed three floors - building will be out of touch from the local residential neighborhood. (3) Last but not least, there could be a problem of off-street parking, especially at the entrance to Loraine. This could create a traffic hazard for vehicles turning from Loraine Ave to Miramonte Ave or vice versa. |

| | | | | |
|---|---|---|---|---|
| Arbel Family | 1507 Carob Ln | eran@arbel.me | 650-743-7664 | Concur with the points raised by the Woo family above. |
| Shravan Bharadwaj & Sthiti Deka | 931 Loraine Ave | shravanbharadwaj@gmail.com | 408-805-1645 | Agree with all points raised. |

***We need to show that this building, in its current proposed design, will negatively impact our neighborhood.***

The most compelling voices for the decision makers are those neighbors whose homes are most negatively impacted, i.e. the 2-3 properties whose privacy and sunlight will be severely impacted as a result of a 3-story within 0-20' of their yard and their single story homes.

We will likely hear from the developer and city planner that because they're using two state laws (SB 330 and the State Density Bonus Law), they are legally permitted to take one concession and an unlimited number of "waivers" which are essentially deviations from City Zoning code and relaxation of rules on things like setbacks, parking and height. So, for example per the City's code, the zoning designation for their land looks to permit a height of 30' but they're using a "waiver" to get to their proposed height of 41 feet. They may also be using a State Density Bonus waiver for a reduced parking ratio.

Talking points:

- Size of structure is significantly taller than neighboring buildings and residential homes
    - We object to the height and would like to have the parking underground in order to reduce the height and mass for this building that is totally out of scale with our single story neighborhood
        - Recent housing projects on the street have all dug basements instead of adding a 2nd story so it isn't clear why this building wouldn't have to do the same.
    - Should restrict to only two stories
- This whole street is single story homes and limited to single story zoning. So a 3 story is very out of character
- We believe that placing that big building on the street corner does not offer enough of a triangle of visibility to see cars going northbound on Miramonte, making it unsafe for those of us turning left onto Miramonte.
- Parking:
    - 16 parking spaces for 12 luxury 2 bd condos is not enough. Everyone will have 2 cars.
    - We are very concerned about overflow parking, especially if people have parties, their guest parking will spill onto our street which further exacerbates parking on our street.
- We object to the fact that they're doing a 0' setback along the southern property line, immediately adjacent to a single family home.
- They should relocate the two stair/elevator towers inside the building instead of putting them so prominently visible to everyone at the ends of the buildings. It's unsightly and looks even more massive than the building itself.
- Width of street at Loraine Ave is substandard compared to other residential streets, which makes the building even more imposing.
- Waivers for setbacks, height, parking

At a minimum, before we can comment further

- We need to see a shadow study to show how our adjacent neighbors will be impacted.
    - We do not want to be deprived of natural sunlight throughout the solar cycle
- We'd like to see story poles to depict mass and scale of the building as soon as possible

# Attachment 2: Example of 2022 Resident Email Submission to Planning Staff

**Jane Yang** <yang_jane@yahoo.com> Feb 15, 2022, 4:25 PM
to me

Hi Negin,
I received your google document but I can't edit it. The following email was emailed to the City of Los Altos Planning Dept. last week. I agree with all the owners' points in the google file. You have my permission to add my Name/Property Address with my following objection to the google file.
1. Take off the 3rd floors from the project at least;
2. New building's parking access (in and out) should only limit to Miramonte;
3. Make fair financial compensation for neighbors who will lose significant benefits including health conditions due to the project.

Thanks

Jane Yang

----- Forwarded Message -----
**From:** Jane Yang <yang_jane@yahoo.com>
**To:** sgallegos@losaltosca.gov <sgallegos@losaltosca.gov>
**Sent:** Tuesday, February 1, 2022, 06:50:01 PM PST
**Subject:** Conflict view towards 996 Loraine project

Dear Mr. Sean Gallegos,
My working schedule won't allow me to attend the community meeting. I am writing this letter for my absence.

My home (982 Loraine Ave.) is next to this project (996 Loraine Ave.). I believe the height of the proposed 3-story building will ruthlessly deprive my benefits and take off the rights that I have been having for living there for almost 30 years. The project will also badly impact my health condition directly for uncontrollable severe high blood pressure due to lack of adequate warm natural sunlight, especially in winters.

Please consider all the following negative facts that will bring from this 3-story building:
1) The morning sun-shines throughout entire my property's east sidewall as well as all my kitchen and bathroom windows on that side will be totally blocked by your building.

2) My bedroom is facing south, so close to your proposed 3-store building. The daylights and sunshine are always full in the room. During the winter seasons, the sunlight can reach the entire whole bedroom and keep it warm and cozy. I mainly rely on this natural warm power to keep the room and myself warm to control my severe blood pressure issue. But your project could block most of such natural resources. **Can't you see that your building's future profit is built on top of my loss and suffering? Is it fair?**

If your building won't stand to my right, and won't hurt my benefit, I don't care what you are doing. But if your profit and gains from this project will make others lose and surfer, then you have no right to do so. Please consider modifying your building's height and make fair compensation for our loss due to your project.

Please forward my view to the owner of the project as well as the architecture company. Please contact me directly for their decisions.

Sincerely,

Jane Yang

P.S.
The letter is also attached here.

Date: 2/1/2022
From: Jane Yang
982 Loraine Ave., Los Altos, CA 94024
To: Sean Gallegos, Senior Planner
Planning Department, City of Los Altos, CA
Regarding: Project Site 996 Loraine Ave. Los Altos, CA 94024

Dear Mr. Sean Gallegos,
My working schedule won't allow me to attend the community meeting. I am writing this letter for my absence.

My home is next to this project (996 Loraine Ave.). I believe the height of this 3-story building will ruthlessly deprive many benefits and take off the rights that I have been having for living there. It will also badly impact my health condition directly for uncontrollable severe high blood pressure due to lack of adequate warm nature sunlight, especially in winters.

Please consider all the following negative facts that will bring from this 3-story building
1) The morning sun-shines throughout entire my property's east side wall as well as all my kitchen and bathroom windows on that side will be totally blocked.

2) My bedroom is facing southeast next to your proposed 3-store building. Winter daily warm sunlight can reach the whole room. I mainly rely on this nature warm power to keep the room and myself warm to control my severe blood pressure issue. But your project could block most of such nature resource. Can't you see that your building's future profit has my share! It is because your gains is built on top of my lost. Is it fair?

If your building won't stand on my benefit, and won't hurt my enjoyment, I won't care what you are doing. But if your profit and gains will make others lost and surfer, then you have no right to do so. Please consider modifying your building's height and make a fair compensation for our lost due to your project.

Please forward my compla

Sincerely,

Jane Yang

# Exhibit B – Resident Quotes from February 15, 2022 Community Meeting

*(996 Loraine Avenue Project – Virtual Outreach Meeting Transcript)*

The following are **direct, on-the-record statements** made by Los Altos residents at the City's February 15, 2022 community meeting regarding 996 Loraine Avenue. These quotes demonstrate the depth and consistency of neighborhood opposition.

The full video recording is available at: [YouTube – 996 Loraine Avenue Community Meeting, February 15, 2022](#).

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## 1. Traffic & Safety Hazards

> "The traffic is going to be really a problem, especially for Loraine. It's a very small street, and this complex will almost double the traffic. Children biking to school will be put at risk."
> — **Jackie Wu, 942 Loraine Ave**

> "Coming out of JP Liquors, you already can't see oncoming traffic. Adding this building at the corner will make it even more unsafe."
> — **Regina, Loraine Ave Resident**

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## 2. Height & Massing Out of Scale

> "I don't think there are any three-story buildings in Loyola Corners. This shouldn't be the first. It will block sunlight on neighboring homes."
> — **Mark Ivey, 999 Loraine Ave**

> "The building is attractive but will stick out like a sore thumb. At two stories it would be fine, but at three it overwhelms the neighborhood."
> — **Catherine Wurtz, Nearby Resident**

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## 3. Parking Deficit

> "Sixteen parking spaces for 12 units is not nearly enough. Everyone will have two cars, and overflow will spill onto Loraine, where we already fight for parking."
> — **Negin Kamangar, 934 Loraine Ave**

> "This is going to put a huge burden on our streets. The plan doesn't provide anywhere close to the number of spaces required."
> — **Willem Delaney, Nearby Resident**

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## 4. Loyola Corners Specific Plan

> "This project doesn't comply with the Loyola Corners Specific Plan. It's inconsistent in massing, scale, and setbacks."
> — **Deb Skelton, Longtime Resident**

> "We support development, but not one that ignores the specific plan. The City should enforce the rules meant to protect this neighborhood."
> — **Nancy Martin, Nearby Resident**

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## 5. Precedent and Blight Concerns

> "Another block down there's a building that's been unfinished for years — an eyesore. We don't want another half-built project."
> — **Bill Shepard, Miramonte Ave Resident**

> "If this is approved, it sets a precedent for more three-story buildings in Loyola Corners. That's not who we are."
> — **Jonathan Shores, Resident**

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## Conclusion

The **themes are clear and consistent**:

- The project is too tall, too massive, and out of scale with single-story homes.
- It fails to provide adequate parking, guaranteeing spillover into residential streets.
- It creates traffic and safety risks for children.
- It violates the **Loyola Corners Specific Plan**.
- It risks setting a damaging precedent and repeating the blight of nearby unfinished projects.

These objections were raised in 2022 and remain unanswered in 2025. Advancing the project without addressing them is **procedurally unfair and substantively indefensible**.