ZONING ADMINISTRATOR
REGULAR MEETING
AGENDA

February 18, 2026 - 4:00 PM
Community Meeting Chambers
Los Altos City Hall
1 North San Antonio Road, Los Altos, CA 94022

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

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

https://tinyurl.com/3b37ukba

Telephone: 1-669-900-9128 / Webinar ID: 981 5067 9374 / Passcode: 701956

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

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

AGENDA

CALL MEETING TO ORDER

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

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

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

1. **Zoning Administrator Meeting Minutes**
   Approval of the DRAFT minutes of the regular meeting of February 4, 2026.

PUBLIC HEARING

2. **SC25-0018 – Michelle Grooms and James March – 90 Marvin Avenue**
   Request for Design Review to construct a new 4,709 square-foot, one-story home with an overall height exceeding 20 feet. The project site is located on the south side of Marvin Avenue between Pepper Drive and Eleanor Avenue. The project is categorically exempt from environmental review pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA).

ADJOURNMENT

SPECIAL NOTICES TO THE PUBLIC

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

Agendas, Staff Reports and some associated documents for the Zoning Administrator items may be viewed on the Internet at https://ca-losaltos.civicplus.com/527/Zoning-Administrator.

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

ZONING ADMINISTRATOR MEETING MINUTES

4:00 PM – Wednesday, February 4, 2026

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

CALL MEETING TO ORDER

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

ESTABLISH QUORUM

PRESENT:	Zoning Administrator Williams
STAFF:	Assistant Planner Aguirre

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR.

1. **Zoning Administrator Meeting Minutes**
   Approval of the DRAFT minutes of the regular meeting of January 21, 2026.

Action: Zoning Administrator Williams approved the meeting minutes for the regular meeting of January 21, 2026.

The motion was approved (1-0) by the following vote:
AYES: Williams
NOES: None

PUBLIC HEARING

2. **SC25-0017 – Mike Amini – 1111 Buckingham Drive**
   Request for Design Review to construct a new 3,513-square foot, two-story home. The project site is located on the east side of Buckingham Drive between Suffolk Way and Portland Avenue. The project is categorically exempt from environmental review pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA).*Project Planner: Aguirre*

STAFF PRESENTATION
Assistant Planner Aguirre presented the staff report recommending approval of design review application SC25-0017 subject to the listed findings and conditions of approval.

PUBLIC COMMENT
Mike Amini, Evan Cheng, and Shyam Desirazu provided public comments.

Action: Zoning Administrator Williams approved design review application SC25-0017 per the staff report findings and conditions of approval.

The motion was approved (1-0) by the following vote:
AYES: Williams
NOES: None

ADJOURNMENT

Zoning Administrator Williams adjourned the meeting at 4:26 PM.

_____
Stephanie Williams
Zoning Administrator

ZONING ADMINISTRATOR
STAFF REPORT

TO: Stephanie Williams, Zoning Administrator

FROM: Jia Liu, Associate Planner

SUBJECT: SC25-0008 – 90 Marvin Avenue

RECOMMENDATION

Approve Design Review application SC25-0008 for the construction of a new 4,709 square-foot, one-story residence with an overall height over 20 feet subject to the listed findings and conditions of approval; and find the project categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures).

BACKGROUND

Project Description

- Project Location: 90 Marvin Avenue, on the south side of Marvin Avenue between Pepper Drive and Eleanor Avenue
- Lot Size: 19,595 square feet
- General Plan Designation: Single-Family, Medium Lot (SF4)
- Zoning Designation: R1-10
- Current Site Conditions: One-story house

The proposed project includes the demolition of an existing one-story house and replacement with a new one-story house with an attached garage with an overall height over 20 feet (see Attachment 1 – Project Plans). A detached accessory dwelling unit is proposed to be converted from an existing, detached accessory structure at the rear of the site, which will be reviewed ministerially as part of the building permit submittal. The home is designed in a modern Farmhouse architectural style, incorporating high-quality materials including composition shingles and standing seam metal roof, vertical sidings with stone veneer accents, and wood clad window frame with wood trims.

There are nine trees on the property, including six protected trees. One protected Maple tree is proposed to be removed as part of the project.

ANALYSIS

The proposed home complies with the R1-10 district development standards found in Los Altos Municipal Code (LAMC) Chapter 14.06, as demonstrated by the following table. The project includes a detached ADU which Pursuant to LAMC Section 14.14.060, has not been included in the floor area or lot coverage calculations for the site.

	Existing	Proposed	Allowed/Required
COVERAGE:	3,757 square feet	5,620 square feet	5,879 square feet
FLOOR AREA:			
First floor	3,172 square feet	4,709 square feet	
Second floor	----	----	
Total	3,172 square feet	4,709 square feet	4,710 square feet
SETBACKS:			
Front	52.65 feet	31.50 feet	25 feet
Rear	36.67 feet	49.15 feet	25 feet
Right side (1st/2nd)	24.83 feet/---- feet	16.25 feet/---- feet	10 feet/---- feet
Left side (1st/2nd)	3.7 feet/---- feet	14.25 feet/---- feet	10 feet/---- feet
HEIGHT:	16.21 feet	26.09 feet	27 feet

Pursuant to Chapter 14.77 of the LAMC, any new one-story single-family dwelling over 20 feet in height shall go through the Zoning Administrator public hearing and be consistent with policies and implementation techniques described in the Single-Family Residential Design Guidelines (Design Guidelines). The surrounding neighborhood is considered a Transitional Character Neighborhood according to the Design Guidelines. The immediate neighborhood is comprised of one-story and two-story houses. Homes in the neighborhood exhibit distinct front setback patterns, a combination of simple and complex roof forms, and inconsistent massing. The horizontal eave lines range from approximately eight to 10 feet and six inches in height at the first floor and seven feet to nine feet at the second floor. Most homes in the neighborhood feature attached garages in the front yard facing the street.

The massing of the proposed new residence is compatible with the immediate Transitional Character Neighborhood. The first story incorporates five varying plate heights, with a predominant plate height of 11 feet at the left and right sides of the primary habitable spaces. Toward the center front of the residence, the plate heights increase to 12 feet at adjacent areas and reach 13 feet at the main entry. The great room is designed with a height of 14-foot plate, with the adjacent kitchen featuring a 13-foot plate height. The lowest plate height of 10 feet occurs at the garage, located on the right side of the house. Although the front elevation includes plate heights of 10 and 11 feet at the sides, the use of extended rake elements with a lowered eave line visually reduces the perceived wall mass at the gable ends, resulting in a building scale that remains compatible with surrounding neighborhood massing.

In addition, while the proposed one-story residence reaches an overall height of 26.09 feet, this height is primarily driven by the predominant 10:12 roof pitch and the City-required height measurement taken from the lowest grade. The design retains key architectural characteristics consistent with the

surrounding neighborhood, including pitched roof forms, traditional exterior materials such as vertical siding and stone veneer, and a moderate overall scale. Collectively, these design considerations reflect a thoughtful and cohesive approach that results in a harmonious architectural composition compatible with the existing neighborhood.

There is a total of nine trees on the property, including six protected trees. One protected multi-trunk Mape tree is proposed for removal. According to the arborist report prepared for the project by Cody Kleinheinz, the Maple tree proposed for removal has a poor structure and preservation of the tree will impede the use of real property and no reasonable or feasible alternative. The five remaining protected trees will be preserved and protected during construction. To mitigate the loss of the one protected tree proposed for removal, a tree replacement plan with a total of one new replacement trees is included in the landscaping plans.

The proposed landscaping includes a total of 12 new trees including the one required replacement tree. A number of new evergreen screening shrubs along rear and site property lines will be planted and integrated with the existing landscaping to remain. A variety of ground cover plants and low shrubs will also be placed on the project site. The landscaping plan will comply with the Water Efficient Landscape Ordinance, which requires water-efficient landscaping for new residences with landscaping over 500 square feet.

The proposed project meets the development standards in the R1-10 zoning district and complies with the Single-Family Residential Design Guidelines because it is compatible with the character of the neighborhood as the design maintains an appropriate relationship with adjacent structures, minimizes bulk, preserves existing trees, and enhances landscaping to the extent possible.

Housing Accountability Act

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) that are consistent with objective local development standards unless the City makes 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 HAA, as it creates additional housing stock within the City of Los Altos and meets all applicable objective development and design standards.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) because it involves the construction of a single-family residence in a residential zone and none of the circumstances stated in CEQA Guidelines Section 15300.2 apply.

PUBLIC NOTIFICATION AND COMMUNITY OUTREACH

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

Planning Division posting requirements.

The applicant reached out to the neighbors in the immediate area by hand-delivering the project proposal to the immediate neighborhood for feedback. No comments from the public have been received by staff as of the writing of this report.

Attachment:

1. Project Plans

Cc: Michelle Grooms and James March, Applicants and Property Owners

FINDINGS

SC25-0008 – 90 Marvin Avenue

With regard to the proposed project, the Zoning Administrator makes the following findings in accordance with Section 14.77.070 of the Los Altos Municipal Code:

A. The proposal meets the goals, policies and objectives of the general plan and any objective design guidelines or standards and ordinance(s) adopted for the specific district or area because the proposed residence is consistent with the development standards of the R1-10 zoning district and policies and implementation techniques described in the Single-Family Residential Design Guidelines.

B. The proposed structures have been designed to follow the natural contours of the site with minimal grading, minimal impervious cover and maximum erosion protection because the site is relatively flat and requires no significant grading. Impervious surfaces are minimized and balanced with permeable paving and landscaped areas, and the drainage plan directs stormwater to onsite infiltration areas, preventing runoff or erosion.

C. Building mass has articulated architectural elements or features that relate to the human scale, both horizontally and vertically. The proposed elevations exhibit variation and depth and avoid large blank wall surfaces. The residence includes elements that signal habitation, such as a clearly identifiable entry, projected entry elements, window groupings, and integrated hipped and gabled roof forms. Together, these features provide horizontal and vertical articulation that establishes human scale and visual interest. The varied rooflines, projected entries, and window groupings further create depth and reduce the perceived building mass in a manner consistent with the Design Guidelines for neighborhood compatibility.

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, bays, and structural elements. Materials, finishes, eave design and colors have been used in a manner that serves to reduce the perceived appearance of height, bulk and mass because the proposed materials include a composition shingles roof, vertical siding exterior finish with stone veneer accent, and wood clad framed windows with wood trims. These materials are applied consistently to define building elements and convey high quality, integrity, permanence and durability .

E. The design and layout of the proposed project will result in well-designed vehicle and pedestrian access, circulation, and parking because the site plan provides a standard two-car garage and driveway, which will provide compliant parking for the proposed single-family home, as well as adequate backout distance for vehicle maneuvering.

F. The general landscape design ensures visual relief, complement structures, provides an attractive environment, and is consistent with any adopted landscape program because the plan features robust and varied landscaping, including the protection of existing on-site trees and installation of new ground cover, shrubs, and trees of varying heights. The landscape plan complies with the Water Efficient Landscape Ordinance (WELO).

G. Signage when proposed or required is designed to complement the building architecture in terms of style, materials, colors, proportions, and serves as identification of the building or business(es) only because there is no new signage proposed as part of this project.

H. Mechanical equipment is fully screened from public view, and the screening is designed to be consistent with the building architecture in form, material and detailing and is in full compliance with Chapter 11.14 of the Los Altos Municipal Code because the proposed mechanical equipment will be screened from public view and will comply with all applicable setback requirements.

I. Service and trash areas are fully screened from public view or are enclosed in structure(s) that are consistent with the building architecture in materials and detailing because trash and service areas will be screened behind a side gate which is designed to complement the building architecture.

J. Street improvements which are identified in Chapter 11.20 of the Los Altos Municipal Code because the project will install a driveway apron and construct any necessary improvements along the property frontage consistent with the City of Los Altos Shoulder Paving Policy and be subject to review and approval by the City Engineer.

K. Offsite improvements associated with the subdivision of land allowed by Title 13 of the Los Altos Municipal Code, and/or the Subdivision Map Act because no subdivision is proposed; therefore, no off-site improvements are required.

L. The approval of the design review complies with the California Environmental Quality Act (CEQA) because the project is exempt under CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) as it involves the construction of a single-family residence in a residential zone and none of the circumstances stated in CEQA Guidelines Section 15300.2 apply.

CONDITIONS OF APPROVAL

SC25-0008 – 90 Marvin Avenue

PLANNING DIVISION

1. **Expiration:** The Design Review Approval will expire on February 18, 2028, unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to the procedures and timeline for extensions in the Zoning Code.

2. **Approved Plans:** The approval is based on the plans and materials received on January 15, 2026, except as modified by these conditions as specified below.

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

4. **Indemnity and Hold Harmless:** The applicant/owner 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.

5. **Notice of Right to Protest:** The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), these conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. 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.

6. **Building Design/Plan Modifications:** The following modifications shall be made to the architectural design, building materials, colors, landscaping, and/or other site or building design details and shall be shown on building permit drawings:

    a. The fence height within the required front yard shall be revised to a maximum height of 48 inches. This revision shall be reflected on all applicable sheets of the building permit construction drawings.

7. **ADU/JADU Not Reviewed:** The proposed ADU/JADU included in the plan set is not part of this design review application. Prior to commencement of the ADU/JADU construction, a separate building permit issued by the Building Division shall be obtained.

8. **Protected Trees:** Trees No. 3, 4, and 7-9 shall be protected under this application and cannot be removed without a Tree Removal Permit from the Development Services Director.

9. **Tree Removal Approved:** Trees No. 2 shown to be removed on plan Sheet A1 of the approved set of plans are hereby approved for removal. Tree removal shall not occur until a building permit is submitted and shall only occur after the issuance of a demolition permit or building permit. Exceptions to this condition may be granted by the Development Services Director upon submitting written justification.

10. **Replacement Trees:** The applicant shall offset the loss of each protected/street tree with one replacement tree, for a total of one replacement tree. Each replacement tree shall be no smaller than a 24" box and shall be noted on the landscape plan as a replacement tree.

11. **Tree Protection Fencing:** The grading and tree or landscape plan of the building permit submittal shall show the required tree protection fencing which shall be installed around the dripline(s), or as required by the project arborist, of Tree Nos. 3, 4, and 7-9. Verification of installation of the fencing shall be submitted to the City prior to building permit issuance. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.

12. **Landscaping:** The project shall be subject to the City's Water Efficient Landscape Ordinance (WELO) pursuant to Chapter 12.36 of the Municipal Code. Provide a landscape documentation package prepared by a licensed landscape professional showing how the project complies with the City's Water Efficient Landscape Regulations and include signed statements from the project's landscape professional and property owner.

13. **Landscaping Installation and Verification:** All landscaping materials, including plants or trees intended to provide privacy screening, as provided on the approved landscape plans shall be installed prior to final inspection. The applicant shall also provide a landscape Certificate of Completion, signed by the project's landscape professional and property owner, verifying that the trees, landscaping, and irrigation were installed per the approved landscape documentation package prior to final inspection.

14. **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.

15. **Mechanical Equipment:** Prior to issuance of a building permit, the applicant shall show the location of any mechanical equipment which complies with the requirements of Chapter 11.14 (Mechanical Equipment) and Chapter 6.16 (Noise Control) of the Los Altos City Code.

BUILDING DIVISION

16. **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.

17. **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.

18. **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.

19. **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.

20. **Swimming Pools, Water Features, and Outdoor Kitchens:** The proposed pool and associated equipment, water feature, and/or outdoor kitchen require a separate building permit and are subject to the City's standards pursuant to Section 14.06.120 and Chapter 14.15.

21. **New Fireplaces:** Only gas fireplaces, pellet fueled wood heaters or EPA certified wood-burning appliances may be installed in all new construction pursuant to Chapter 12.08 of the Municipal Code.

22. **Change of Address:** A "Request for Address Assignment or Change" form must be submitted to the Building Division to correlate with the addition of a new dwelling unit on the existing property or reorientation of the front of the home to a different street.

23. **Underground Utility and Fire Sprinkler Requirements:** New construction and additions exceeding fifty (50) percent of the existing living area (existing square footage calculations shall not include existing basements) and/or additions of 750 square feet or more shall trigger the undergrounding of utilities and new fire sprinklers. Additional square footage calculations shall include existing removed exterior footings and foundations being replaced and rebuilt. Any new utility service drops are pursuant to Chapter 12.38 of the Municipal Code.

24. **California Water Service Upgrades:** The applicant is responsible for contacting and coordinating with the California Water Service Company any water service improvements including but not limited to relocation of water meters, increasing water meter sizing or the installation of fire hydrants. The City recommends consulting with California Water Service Company as early as possible to avoid construction or inspection delays.

25. **Green Building Standards:** Provide verification that the house will comply with the California Green Building Standards pursuant to Chapter 12.26 of the Municipal Code and provide a signature

from the project's Qualified Green Building Professional Designer/Architect and property owner.

26. **Green Building Verification:** Prior to final inspection, submit verification that the house was built in compliance with the City's Green Building Ordinance (Chapter 12.26 of the Municipal Code).

27. **Underground Utility Location:** Show the location of underground utilities pursuant to Chapter 12.38 of the Municipal Code. Underground utility trenches shall avoid the driplines of all protected trees unless approved by the project arborist and the Planning Division.

28. **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.

ENGINEERING DIVISION

29. **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.

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

31. **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.

32. **Transportation Permit:** A Transportation Permit, per the requirements specified in California Vehicle Code Division 15, is required before any large equipment, materials or soil is transported or hauled to or from the construction site. The applicant shall pay the applicable fees before the transportation permit can be issued by the City Engineer.

33. **Grading and Drainage Plan:** The applicant shall submit detailed plans for on-site and off-site grading and drainage plans that include drain swales, drain inlets, rough pad elevations, building envelopes, and grading elevations for review and approval by the City Engineer prior to the issuance of the building permit.

34. **Storm Water Management Plan:** The applicant shall submit a Storm Water Management Plan (SWMP) in compliance with the San Francisco Bay Region Municipal Regional Stormwater (MRP) *National Pollutant Discharge Elimination System (NPDES)* Permit No. CA S612008, Order R2-2022-0018, Provision C.3 dated May 11, 2022. All large single-family home projects that create and/or replace 10,000 sq. ft. or more of impervious surface on the project site and affected portions of the public right-of-way that are developed or redeveloped as part of the project must also complete a C.3. Data Form available on the City's Building Division website.

35. **Storm Water Filtration Systems:** Prior to the issuance of the building permit the applicant shall ensure the design of all storm water filtration systems and devices are without standing water to avoid mosquito/insect infestation. Storm water filtration measures shall be installed separately for each lot. All storm water runoff shall be treated onsite. Discharging storm water runoff to neighboring properties or public right-of-way and connections to existing underground storm water mains shall not be allowed.

36. **Americans with Disabilities Act:** All improvements shall comply with the latest version of Americans with Disabilities Act (ADA). Latest edition of Caltrans ADA requirements shall apply to all improvements in the public right-of-way.

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

38. **Public Infrastructure Repairs:** Prior to final occupancy 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.

39. **Street Shoulder Improvement:** Street Shoulder Improvement Policy applies, see City of Los Altos Standard Details SU-20A, B, C detail for requirements.

FIRE DEPARTMENT

40. **2025 California Fire Code:** During building permit phrase, 2025 California Fire Code and California Building Code will be utilized for this project.

41. **Fire Sprinklers Required:** (As Noted on Sheet A1) 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 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations. Both main house and ADU required sprinklers.

42. **Required Fire Flow:** The minimum required fire flow for this project is 1000 Gallons Per Minute (GPM) at 20 psi residual pressure. This fire flow assumes installation of automatic fire sprinklers per CFC [903.3.1.3]. Provide a fire flow letter from a local water purveyor confirming the required fire flow of 1000 GPM @ 20 psi residual from a fire hydrant located within 600' of the farthest exterior corner of the structure is required. Contact your local water purveyor (California Water) for details on how to obtain the fire flow letter.

43. **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.

44. **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 system, 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.

45. **Address Identification:** New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1.

ZONING COMPLIANCE

	EXISTING	PROPOSED	ALLOWED / REQD
LOT COVERAGE	3,757.3 SF (19.2 %)	5,620 SF (28.7 %)	30% MAX. = 5,878.5 SF (HOUSE OVER 21' TALL)
FLOOR AREA			
HABITABLE LIVING AREA	2,661.3 SF ±	4,134.6 SF	
GARAGE	511 SF ±	574.4 SF	
SUBTOTAL	3,172.3 SF ± (16.2 %)	4,709 SF (24 %)	4,709.5 SF
PORCHES	57.4 SF ±	911.3 SF ±	
SHEDS	334.8 SF ±	0 SF ±	
SETBACKS			
FRONT	52' - 7¾"	30' - 6"	25' - 0"
REAR	36.8'	49' - 1¾"	25' - 0"
LEFT SIDE	24' - 10"	16' - 3"	10' - 0"
RIGHT SIDE	3.7'	14' - 3"	10' - 0"
HEIGHT	16' - 2½" ±	26' - 1" ±	27' - 0

SQUARE FOOTAGE BREAKDOWN

	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA	2,661.3 SF ±	1,473.3 SF	4,134.6 SF
NON-HABITABLE AREA	511 SF ±	63.4 SF	574.4 SF

LOT CALCULATIONS

NET LOT AREA	19,595.25 SF	
FRONT YARD HARDSCAPE AREA	± 807 SF	23.9% OF FRONT YARD AREA
LANDSCAPING BREAKDOWN TOTAL HARDSCAPE AREA (INCLUDING STRUCTURES)	± 8,396.25 SF	
TOTAL SOFTSCAPE AREA	± 11,199 SF	SEE SHEET A1.2 FOR NEW SOFTSCAPE

FIRE DEPARTMENT NOTES

1. Fire Sprinklers Required: An automatic sprinkler system shall be installed throughout the new residence. Fire sprinklers are required in an ADU when the main residence has fire sprinklers. Both main house and ADU shall have fire sprinklers

2. 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.

3. Address identification: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1.

4. Construction Site Fire Safety:
All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification 51-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33.

PROJECT DATA

PROJECT DESCRIPTION:
- DEMOLISH [E] 1-STORY HOUSE & SITE IMPROVEMENTS AS SHOWN ON SITE PLAN, AND BUILD [N] 1-STORY HOUSE
- REMOVE 3 TREES
- CONVERT EXISTING 495 SQ.FT. ACCESSORY STRUCTURE TO AN ADU

PROJECT ADDRESS:
90 MARVIN AVE, LOS ALTOS, CA

PROJECT OWNERS: JAMES GROOMS & MICHELLE MARCH

APN: 170-40-031

ZONING: R-1-10

FLOOD ZONE: X

GROSS & NET LOT SIZE:
19,595.25 SQ.FT. = 0.45 ACRE

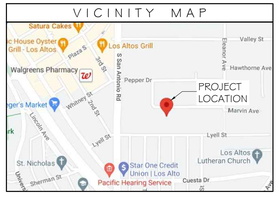
TYPE OF CONSTRUCTION: V-B, SPRINKLERED

BUILDING OCCUPANCY: R-3 / U

ALLOWABLE FLOOR AREA:
3,850 + (0.1) (19,595.25-11,000) =
4,709.5 SQ.FT.

[E] ACCESSORY STRUCTURE (TO BE AN ADU) = 495 SQ.FT.

VICINITY MAP



DRAWING INDEX

ARCHITECTURAL

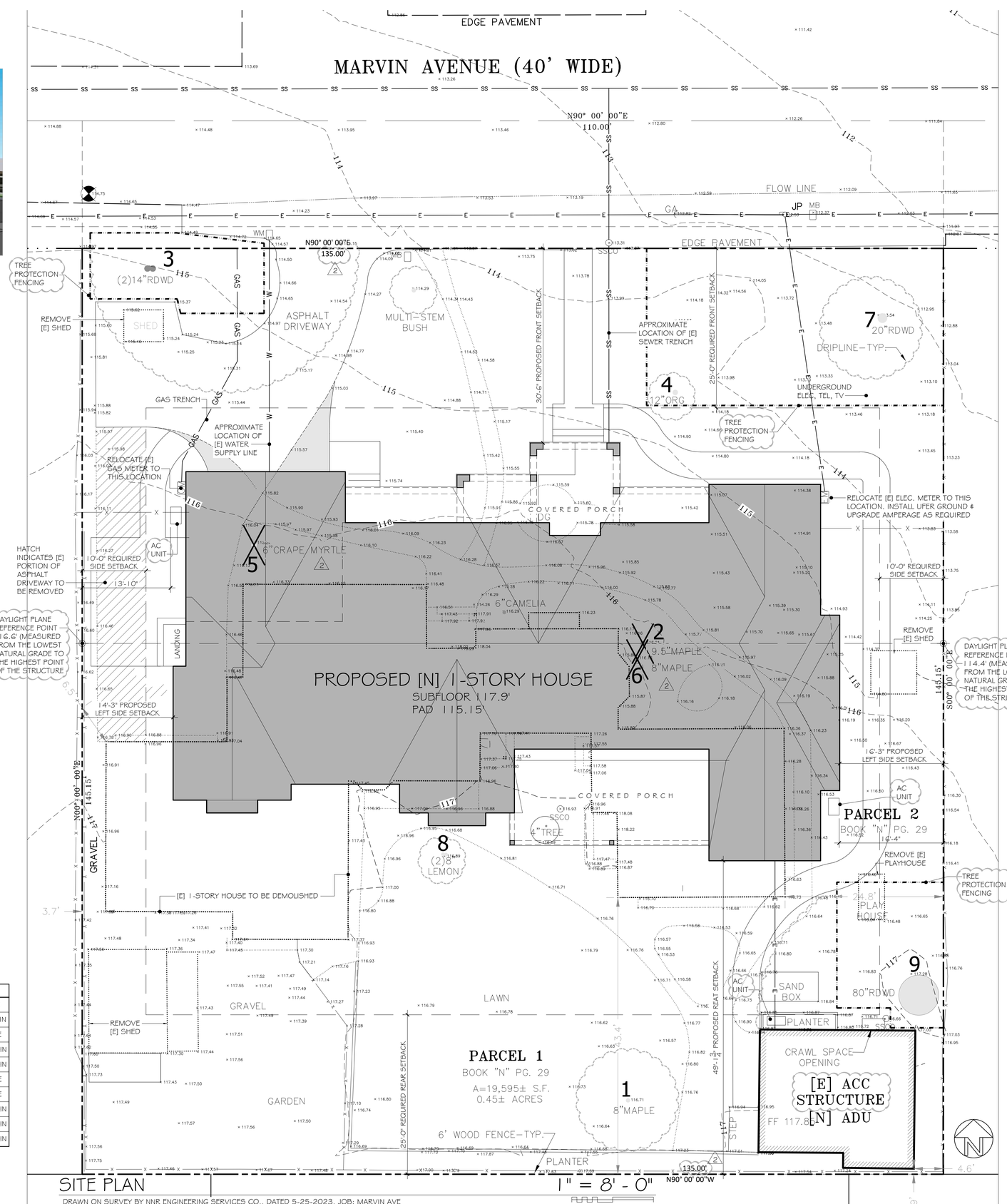
SHEET A1	SITE PLAN, PROJECT DATA, VICINITY MAP
SHEET A1.1	CONCEPTUAL GRADING & DRAINAGE PLAN
SHEET A2	PROPOSED FLOOR PLAN
SHEET A3	ROOF PLAN, FLOOR AREA DIAGRAM CALCULATIONS
SHEET A4	FRONT & REAR ELEVATIONS
SHEET A5	SIDE ELEVATIONS, STREETSCAPE VIEW
SHEET A6	SCHEMATIC SECTIONS

TOPOGRAPHIC SURVEY

SHEET L1	LAYOUT PLAN
SHEET L2	LANDSCAPE & LIGHTING PLAN
SHEET L3	HYDROZONE PLAN
SHEET L4	DETAILS

TREE TABLE

NUMBER	SPECIES	SIZE	PROTECTED?	STATUS
1	MAPLE	8"	NO	TO REMAIN
2	MAPLE	9.5"	YES	REMOVE
3	REDWOOD	(2) 14"	YES	TO REMAIN
4	ORANGE	12"	YES	TO REMAIN
5	CRAPE MYRTLE	6"	NO	REMOVE
6	MAPLE	8"	NO	REMOVE
7	REDWOOD	20"	YES	TO REMAIN
8	LEMON	(2) 8"	YES	TO REMAIN
9	REDWOOD	80"	YES	TO REMAIN



SITE PLAN

1" = 8' - 0"

DRAWN ON SURVEY BY NNR ENGINEERING SERVICES CO., DATED 5-25-2023, JOB: MARVIN AVE

DRAWINGS PREPARED BY

CHRIS SPAULDING
ARCHITECT
801 CAMELIA STREET SUITE E
BERKELEY CALIFORNIA 94710
(510) 527-5997 FAX (510) 527-5999

RECEIVED
Date: 1/15/2026
CITY OF LOS ALTOS PLANNING

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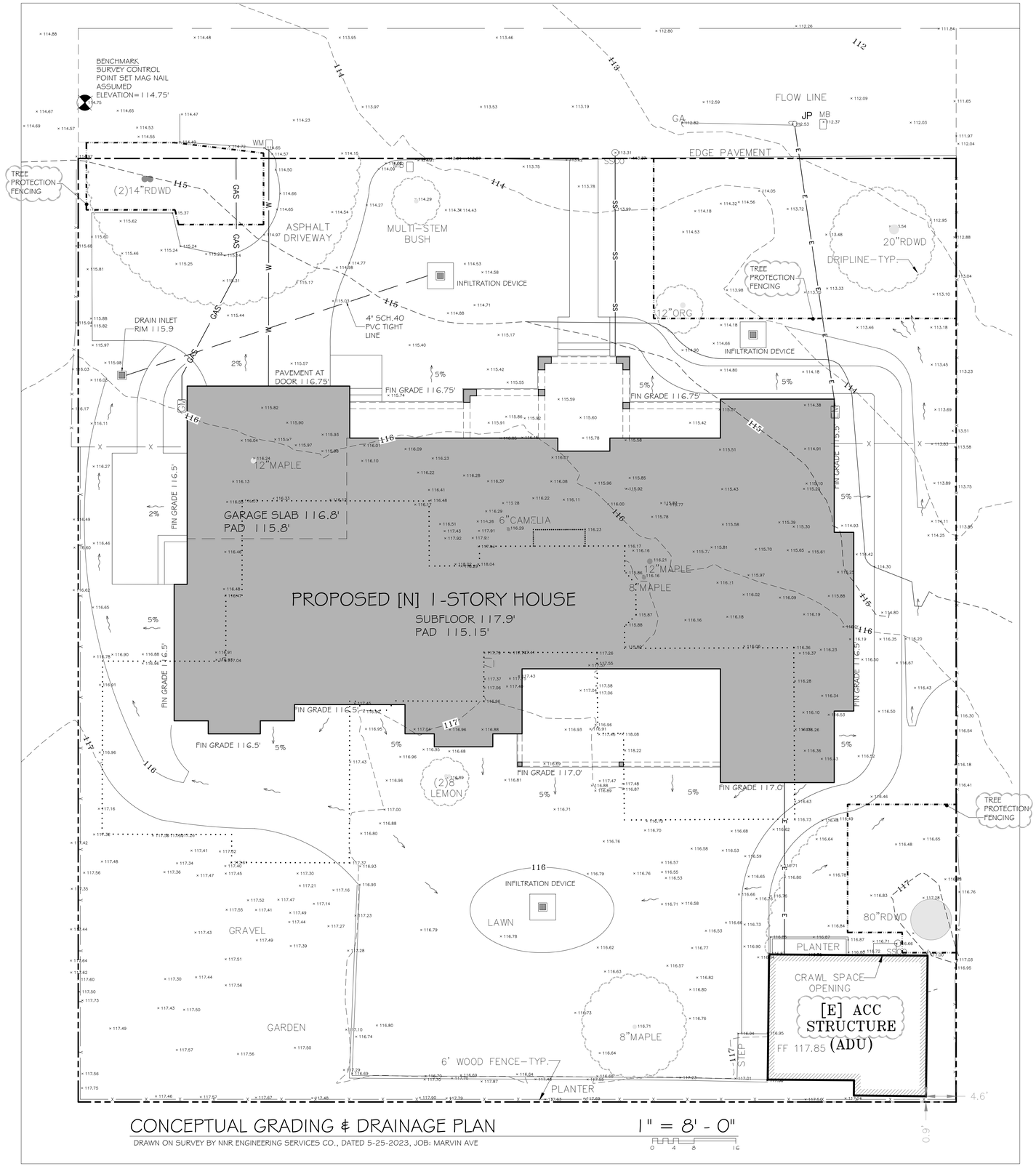
PROPOSED NEW 1-STORY HOME FOR
GROOMS & MARCH RESIDENCE
90 MARVIN AVE
LOS ALTOS ▫ CALIFORNIA

DATE:	3-28-25
SCALE:	AS NOTED
DRAWN:	CS/DB
JOB:	GROOMS & MARCH
SHEET	

A1

OF 12 SHEETS



CONCEPTUAL GRADING & DRAINAGE PLAN

1" = 8' - 0"

DRAWN ON SURVEY BY NNR ENGINEERING SERVICES CO., DATED 5-25-2023, JOB: MARVIN AVE

GRADING QUANTITIES

LOCATION	CUT (cu.yds)	FILL (cu.yds)	TOTAL
HOUSE PAD PREPARATION	83	4	87
FOUNDATION EXCAVATION	51	0	51
DRIVEWAY	2	0	2
SITE WORK	67	36	103
TOTAL	203	40	243

THE TOTAL CUT & FILL OUTSIDE THE BUILDING PERIMETER IS 74 CU.YDS. EXPORT ALL EXCESS SPOILS

TOTAL NEW IMPERVIOUS AREA = 415 SQ.FT.

GRADING & DRAINAGE NOTES

Existing drainage pattern to remain.

No grading will be required for this project except for foundation / crawl space excavations & finish shaping for proper drainage.

Shape final grades to slope away from structure (5% slope for 10', pavements to slope 2% away from structure) into landscaped areas or into sideyard swales and then into landscaped areas or into infiltration devices, as shown on the plan.

Swales to discharge into landscaped areas and away from adjacent properties.

COLLECT ROOF DRAINAGE FLOW IN 3" DIAMETER TIGHT-LINES AND DRAIN TO NEW INFILTRATION DEVICES IN FRONT & REAR YARDS AS SHOWN ON PLAN

Water shall not be allowed to pond adjacent to foundations

DRAWINGS PREPARED BY

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PROPOSED NEW 1-STORY HOME FOR

GROOMS & MARCH RESIDENCE

90 MARVIN AVE

LOS ALTOS ▫ CALIFORNIA

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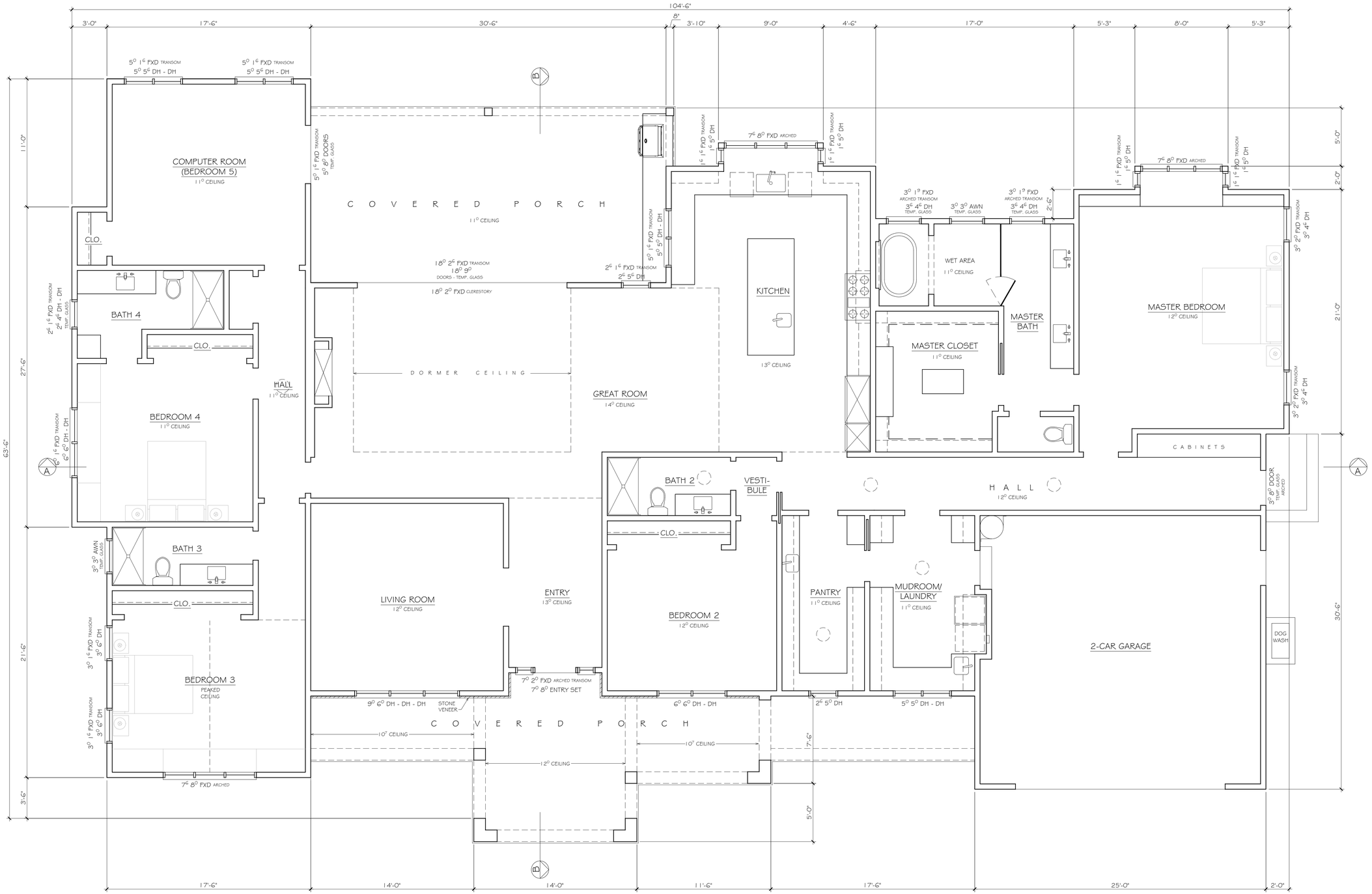
SHEET	

A1.1

OF 12 SHEETS



MAIN FLOOR PLAN

1/4"= 1'-0"

0 5 10 15

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PROPOSED NEW 1-STORY HOME FOR

GROOMS & MARCH RESIDENCE

90 MARVIN AVE

LOS ALTOS □ CALIFORNIA

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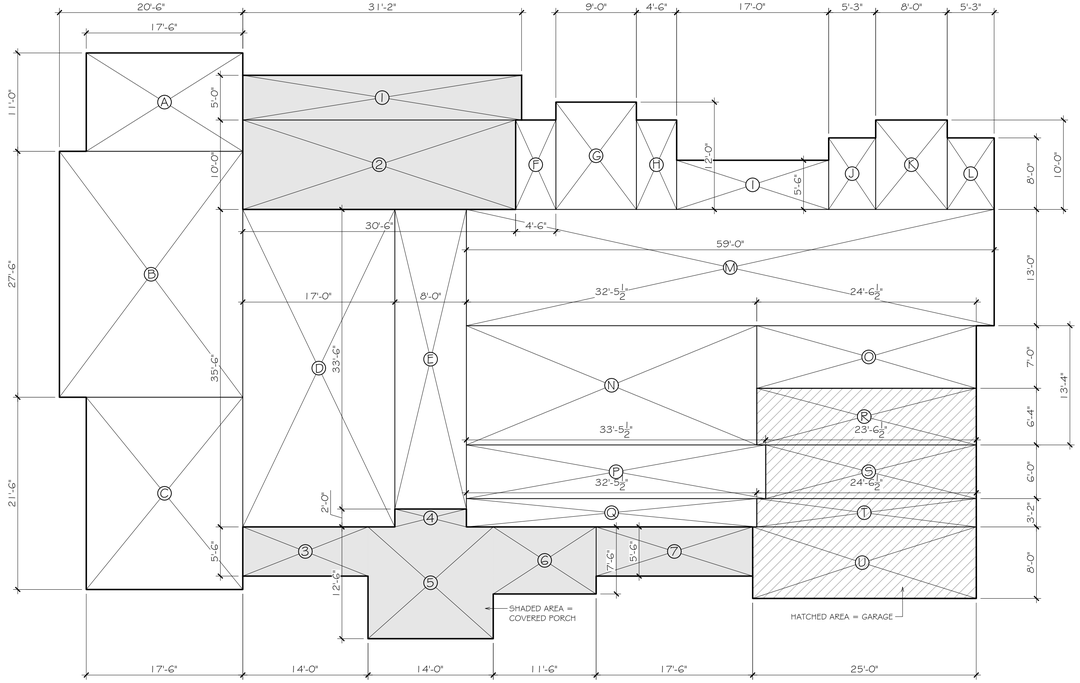
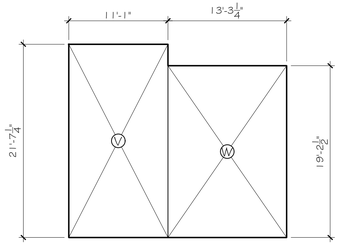


MAIN HOUSE FLOOR AREA DIAGRAM

1/8"= 1'-0"

0 5 10 15



ADU FLOOR AREA DIAGRAM

1/8"= 1'-0"

0 5 10 15

ADU

SYMBOL	WIDTH FT		WIDTH INCHES		HEIGHT FT		HEIGHT INCHES		AREA		
V	11	-	1	x	21	-	7.25	=	239.45		
W	13	-	3.25	x	19	-	2.5	=	254.91		
TOTAL ADU									494.36	≈	494.4

LIVING AREA

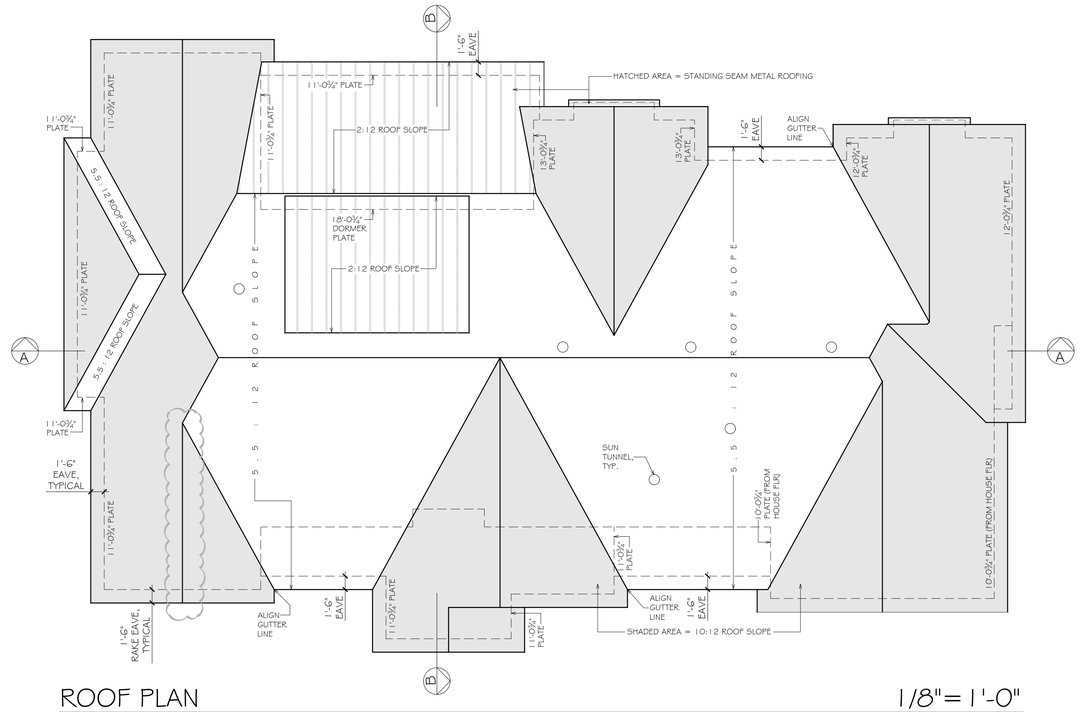
SYMBOL	WIDTH FT		WIDTH INCHES		HEIGHT FT		HEIGHT INCHES		AREA		
A	17	-	6	x	11	-	0	=	192.50		
B	20	-	6	x	27	-	6	=	563.75		
C	17	-	6	x	21	-	6	=	376.25		
D	17	-	0	x	35	-	6	=	603.50		
E	8	-	0	x	33	-	6	=	268.00		
F	4	-	6	x	10	-	0	=	45.00		
G	9	-	0	x	12	-	0	=	108.00		
H	4	-	6	x	10	-	0	=	45.00		
I	17	-	0	x	5	-	6	=	93.50		
J	5	-	3	x	8	-	0	=	42.00		
K	8	-	0	x	10	-	0	=	80.00		
L	5	-	3	x	8	-	0	=	42.00		
M	59	-	0	x	13	-	0	=	767.00		
N	32	-	5.5	x	13	-	4	=	432.78		
O	24	-	6.5	x	7	-	0	=	171.79		
P	33	-	5.5	x	6	-	0	=	200.75		
Q	32	-	5.5	x	3	-	2	=	102.78		
TOTAL LIVING AREA									4,134.60	≈	4,134.6

ATTACHED GARAGE

SYMBOL	WIDTH				HEIGHT				AREA		
	FT		INCHES		FT		INCHES				
R	24	-	6.5	x	6	-	4	=	155.43		
S	23	-	6.5	x	6	-	0	=	141.25		
T	24	-	6.5	x	3	-	2	=	77.72		
U	25	-	0	x	8	-	0	=	200.00		
TOTAL ATTACHED GARAGE									574.40	≈	574.4

COVERED PORCHES

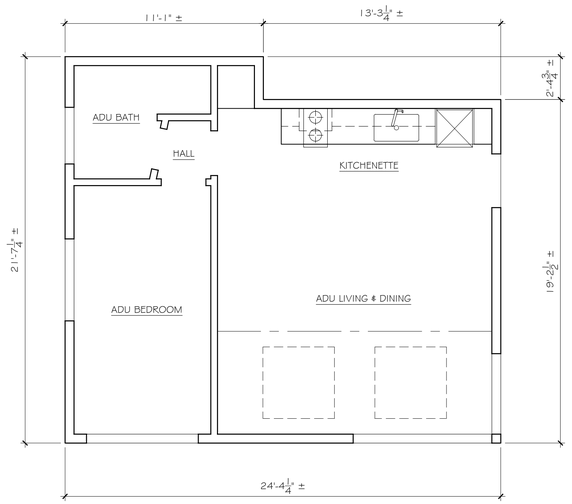
SYMBOL	WIDTH				HEIGHT				AREA		
	FT		INCHES		FT		INCHES				
1	31	-	2	x	5	-	0	=	155.83		
2	30	-	6	x	10	-	0	=	305.00		
3	14	-	0	x	5	-	6	=	77.00		
4	2	-	0	x	8	-	0	=	16.00		
5	14	-	0	x	12	-	6	=	175.00		
6	11	-	6	x	7	-	6	=	86.25		
7	17	-	6	x	5	-	6	=	96.25		
TOTAL COVERED PORCHES									911.33	≈	911.3



ROOF PLAN

1/8"= 1'-0"

0 5 10 15



EXIST. ACC. STRUCTURE FLOOR PLAN 1/4"= 1'-0"

[E] ACCESSORY STRUCTURE - CONVERT TO ADU BY ADDING KITCHENETTE AS SHOWN

0 5 10 15

PICTURE OF EXISTING ACCESSORY STRUCTURE

DRAWINGS PREPARED BY

CHRIS SPAULDING

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PROPOSED NEW 1-STORY HOME FOR

GROOMS & MARCH RESIDENCE

90 MARVIN AVE

LOS ALTOS □ CALIFORNIA

DATE:	3-28-25
SCALE:	AS NOTED
DRAWN:	CS/DB
JOB:	GROOMS & MARCH
SHEET	

A3

OF 12 SHEETS

FRONT (NORTH) ELEVATION

1/4"=1'-0"

0 5 10 15

REAR (SOUTH) ELEVATION

1/4"=1'-0"

0 5 10 15

FRONT - RIGHT VIEW

REAR - RIGHT VIEW

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SCALE:	AS NOTED
DRAWN:	CS/DB
JOB:	GROOMS & MARCH
SHEET	

A4

OF 12 SHEETS

REAR-LEFT VIEW

RIGHT SIDE (WEST) ELEVATION

1/4"= 1'-0"

0 5 10 15

LEFT SIDE (EAST) ELEVATION

1/4"= 1'-0"

0 5 10 15

STREETSCAPE VIEW

3/32"= 1'-0"

0 5 10 15

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CHRIS SPAULDING

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PLAN CHECK SET	
PERMIT SET	
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PROPOSED NEW 1-STORY HOME FOR

GROOMS & MARCH RESIDENCE

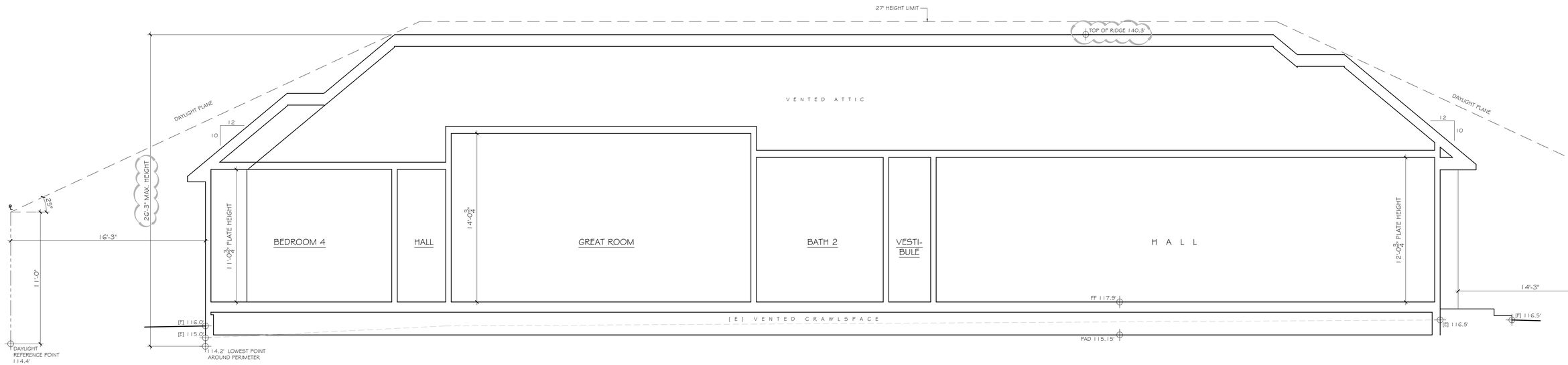
90 MARVIN AVE

LOS ALTOS □ CALIFORNIA

DATE:	3-28-25
SCALE:	AS NOTED
DRAWN:	CS/DB
JOB:	GROOMS & MARCH
SHEET	

A5

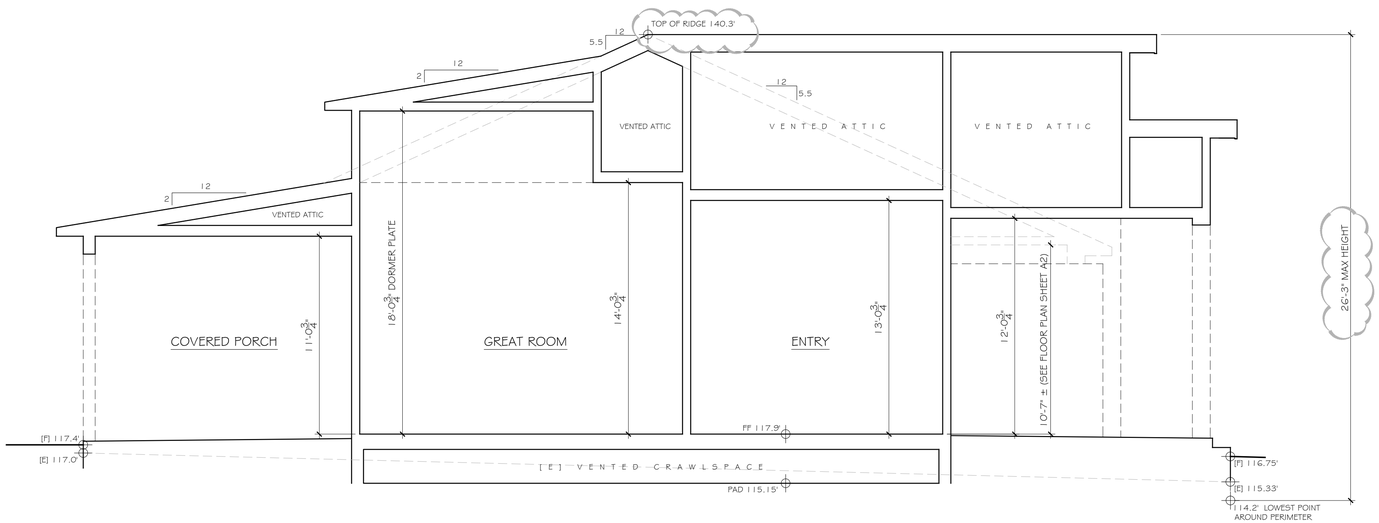
OF 12 SHEETS



SECTION A-A

1/4"= 1'-0"

0 5 10 15



SECTION B-B

1/4"= 1'-0"

0 5 10 15

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PROPOSED NEW 1-STORY HOME FOR

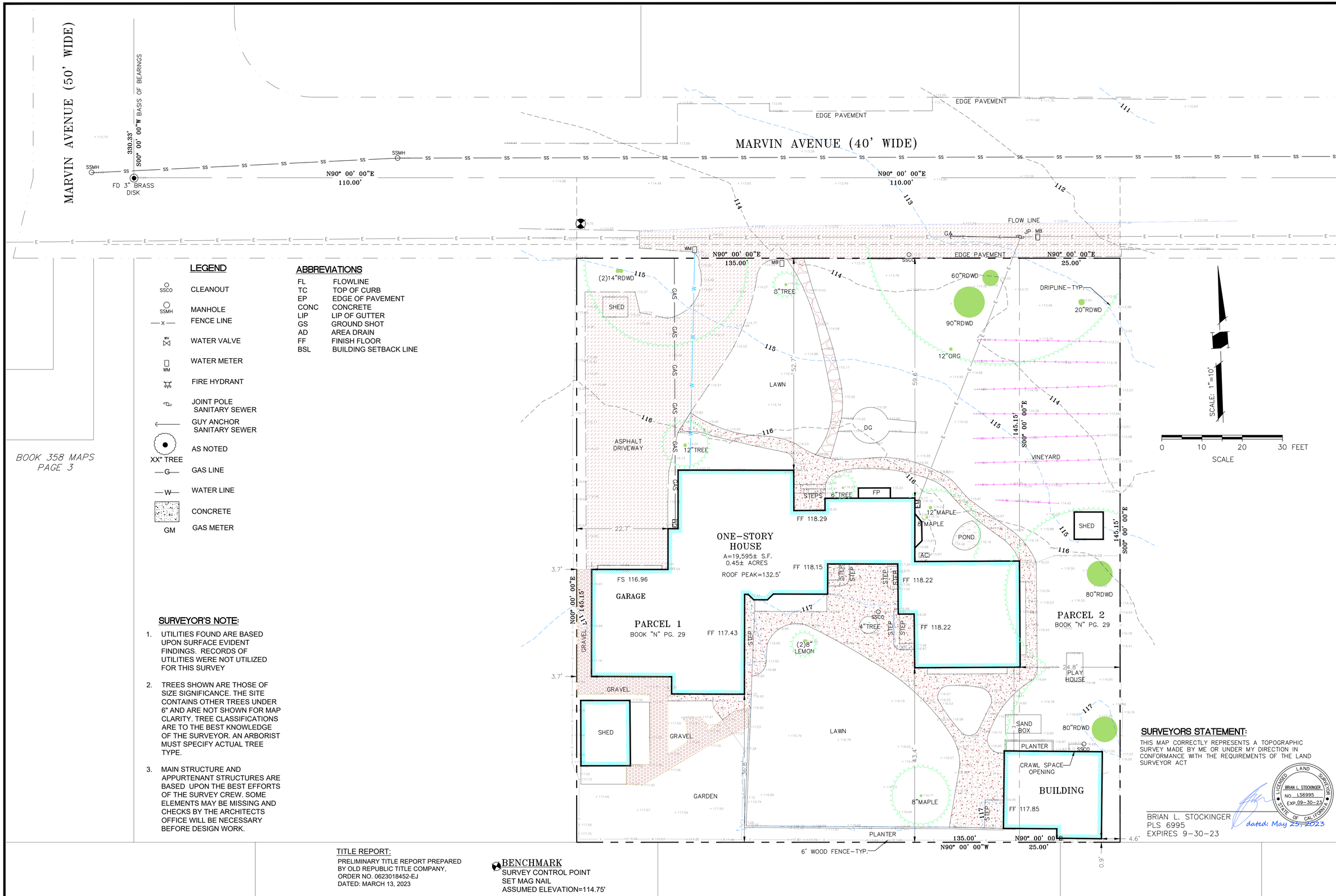
GROOMS & MARCH RESIDENCE

90 MARVIN AVE

LOS ALTOS □ CALIFORNIA

DATE:	3-28-25
SCALE:	AS NOTED
DRAWN:	CS/DB
JOB:	GROOMS & MARCH
SHEET	A6
OF	12

SHEETS



BOOK 358 MAPS
PAGE 3

LEGEND

- SSCO — CLEANOUT
- SSMH — MANHOLE
- —x— FENCE LINE
- WV — WATER VALVE
- WM — WATER METER
- FIRE HYDRANT
- JOINT POLE / SANITARY SEWER
- GUY ANCHOR / SANITARY SEWER
- XX" TREE — AS NOTED
- —G— GAS LINE
- —W— WATER LINE
- CONCRETE
- GM — GAS METER

ABBREVIATIONS

FL	FLOWLINE
TC	TOP OF CURB
EP	EDGE OF PAVEMENT
CONC	CONCRETE
LIP	LIP OF GUTTER
GS	GROUND SHOT
AD	AREA DRAIN
FF	FINISH FLOOR
BSL	BUILDING SETBACK LINE

SURVEYOR'S NOTE:

1. UTILITIES FOUND ARE BASED UPON SURFACE EVIDENT FINDINGS. RECORDS OF UTILITIES WERE NOT UTILIZED FOR THIS SURVEY
2. TREES SHOWN ARE THOSE OF SIZE SIGNIFICANCE. THE SITE CONTAINS OTHER TREES UNDER 6" AND ARE NOT SHOWN FOR MAP CLARITY. TREE CLASSIFICATIONS ARE TO THE BEST KNOWLEDGE OF THE SURVEYOR. AN ARBORIST MUST SPECIFY ACTUAL TREE TYPE.
3. MAIN STRUCTURE AND APPURTENANT STRUCTURES ARE BASED UPON THE BEST EFFORTS OF THE SURVEY CREW. SOME ELEMENTS MAY BE MISSING AND CHECKS BY THE ARCHITECTS OFFICE WILL BE NECESSARY BEFORE DESIGN WORK.

SURVEYORS STATEMENT:

THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYOR ACT

BRIAN L. STOCKINGER
PLS 6995
EXPIRES 9-30-23
dated: May 25, 2023

LICENSED LAND SURVEYOR — BRIAN L. STOCKINGER — NO. LS6995 — EXP. 09-30-23 — STATE OF CALIFORNIA

TITLE REPORT:
PRELIMINARY TITLE REPORT PREPARED BY OLD REPUBLIC TITLE COMPANY, ORDER NO. 0623018452-EJ DATED: MARCH 13, 2023

BENCHMARK
SURVEY CONTROL POINT
SET MAG NAIL
ASSUMED ELEVATION=114.75'

NNR ENGINEERING SERVICES CO.
BRIAN L. STOCKINGER PLS 6995
535 WEYBRIDGE DRIVE, SAN JOSE, CA 95123
(408) 348-7813
nrrengineering@yahoo.com

TOPOGRAPHICAL SURVEY

90 MARVIN AVENUE

APN: 170-40-031
SANTA CLARA COUNTY CALIFORNIA
LOS ALTOS

SCALE	DATE	DRAWN	CHECKED	PROJ. MGR.
1"=10'	5-25-2023	NR	B. STOCKINGER	BLS

SHEET REVISIONS	BY	CK

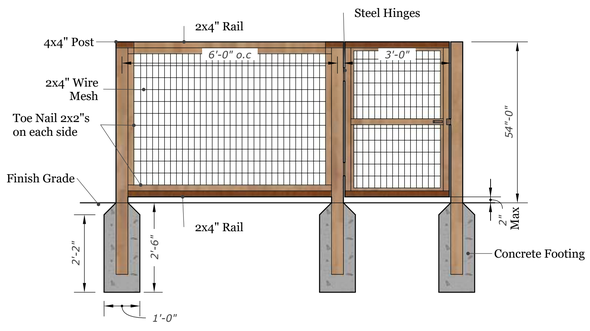
SHEET NO. 1 OF 1 SHEETS

JOB NO. MARVIN AVE

CAD FILE:

MATERIAL SURFACE TABLE	
M1- FRONTYARD BRICK PATHS	672 SF
M2- STEPPING STONES	101 SF
M3- NO-MOW GRASS AREAS	530 SF
M4- CONCRETE PATHS	1116 SF
M5- LAWN	1003 SF
M6- BRICK PATIO	461 SF
M7- BARK MULCH AREA (3" LAYER)	21 CU YD
M8- GRAVEL AREA	203 SF

HOWIRE FENCE & GATE DETAIL
Scale: 1/2"=1'-0"



*** NOTES (E) = EXISTING**

REVISIONS	BY

KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS
8262 RANCHO REAL GILROY CA. 95020
CALIF. REG.#2239 (408) 857-6275
KAREN@KAA.DESIGN

GROOMS & MARCH RESIDENCE
90 MARVIN AVENUE, LOS ALTOS
LAYOUT PLAN

LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-26
STATE OF CALIFORNIA

DATE	12-15-25
SCALE	1/8"=1'-0"
DRAWN	AA & IN
JOB	GROOMS & MARCH

L-1

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PLANT LEGEND

BOTANICAL	COMMON	SIZE	QTY	WATER	REMARKS
Tree					
Acca sellowiana	Pineapple Guava	15 gal	2	Low	
Acer saccharinum	Silver Maple	24" box	1	Medium	As Replacement Tree
Afrocarpus gracilior	African Fern Pine	24" box	2	Medium	
Arbutus 'Marina'	Marina Strawberry Tree	24" box	1	Low	
Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	24" box	2	Medium, Extra in Summer	
Cinnamomum camphora	Camphor Tree	24" box	1	Medium	As Replacement Tree
Ginkgo biloba	Maidenhair Tree	24" box	1	Medium, Extra in Summer	As Replacement Tree
Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	24" box	1	Low	
Platanus x hispanica	London Plane Tree	24" box	1	Low, Medium	As Replacement tree
Prunus caroliniana	Carolina Laurel Cherry	15 gal	9	Low	
Shrub					
Camellia japonica 'Nuccio's Pearl'	Nuccio's Pearl Shade Camellia	5 gal	5	Medium, Extra in Summer	
Coleonema pulchellum 'Compacta'	Dwarf Breath of Heaven	5 gal	12	Medium	
Dodonaea viscosa	Green Hopseed Bush	5 gal	6	Low	
Hydrangea Cityline Mars	Cityline Mars Hydrangea	5 gal	5	Medium, Extra in Summer	
Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	5 gal	3	Medium, Extra in Summer	
Loropetalum chinense 'Sizzling Pink'	Sizzling Pink' Fringe Flower	5 gal	11	Medium, Extra in Summer	
Pittosporum tenuifolium	Blackstem Pittosporum	5 gal	27	Medium	
Rhamnus californica 'Eve Case'	Eve Case Compact Coffeeberry	5 gal	17	Very Low, Extra in Summer	
Ground cover					
Verbena 'Homestead Purple'	Homestead Purple Verbena	1 gal	1	Very Low, Low	
Perennial					
Epilobium garrettii 'Mountain Flame'	Mountain Flame Hummingbird Trumpet	1 gal	1	Medium, Extra in Summer	
Grass					
Calamagrostis 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal	9	Medium	
Fern					
Woodwardia fimbriata	Giant Chain Fern	1 gal	4	Medium	

LOW VOLTAGE LIGHTS- BY ALLIANCE

SYMBOL	MANUFACTURER / MODEL / DESCRIPTION	QTY.
	ALLIANCE IT150 TRANSFORMER	01
	PATH LIGHT - PL300-LED 22" HIGH ORDER CODE: PL300-BT, BRASS, (AB) AGED BRASS, 15-200LM, 2-4W, RBG & DIMMING OPTION CTT OPTIONS: 2700K, 3000K, 4000K.	24
	UP LIGHT - BL200 BRASS LEDGE LIGHT FIXTURE. 2.5" W X 7.25" L ORDER CODE: BL200, BRASS, (AB) AGED BRASS LAMP:LMR16 - LED - 6W -F	08

SOIL PREPARATION, MULCH AND AMENDMENTS

THE FOLLOWING CRITERIA SHALL BE USED IN THE PREPARATION OF ON-SITE SOILS AND FOR MULCHING PROCEDURES:

A) PRIOR TO THE PLANTING OF ANY MATERIALS, COMPACTED SOILS SHALL BE TRANSFORMED TO A FRIABLE CONDITION. ON ENGINEERED SLOPES, ONLY AMENDED PLANTING HOLES NEED MEET THIS REQUIREMENT.

B) SOIL AMENDMENTS SHALL BE INCORPORATED ACCORDING TO RECOMMENDATIONS OF THE SOIL REPORT AND WHAT IS APPROPRIATE FOR THE PLANTS SELECTED.

C) FOR LANDSCAPE INSTALLATIONS, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL. SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING.

D) A MINIMUM THREE INCH (3) LAYER OF BARK MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

• NOTES (E) = EXISTING

REVISIONS	BY
1 12-15-25	IN

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GROOMS & MARCH RESIDENCE
90 MARVIN AVENUE, LOS ALTOS
LANDSCAPE & LIGHTING PLAN

LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-26
STATE OF CALIFORNIA

DATE	12-15-25
SCALE	1/8"=1'-0"
DRAWN	DI-AA-IN
JOB	GROOMS & MARCH

L-2

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IRRIGATION KEY/ DOMESTIC

	Hunter PROS-06-PRS30 Turf Spray, 30 psi regulated 6.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.
	Area to Receive Dripline HDL-06-12-CV: Hunter Dripline w/ 0.6 GPH emitters at 12" O.C. Check valve, dark brown tubing with gray striping. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings.
	Hunter ICV-G 1", 1-1/2", 2" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.
	Hunter ICZ-101-25-LF Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow Range: .5-15 GPM. 150 mesh stainless steel screen.
MV	**Superior Brass Valve 3100 1"** Master valve
C	**Hunter HCC** 12 to 54 Station Outdoor Modular Controller. Wi-Fi Enabled w/ Hydrawise app connection.
WS	**Hunter SOIL-CLIK Sensor** The Soil-Clik probe uses proven technology to measure moisture within the root zone. When the probe senses that the soil has reached its desired moisture level, it will shut down irrigation, preventing water waste.
SS	**Hunter Solar-Sync WSS-SEN** Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket. Wireless.
WM	**HUNTER HC FLOW METER 1"** New Irrigation Water Meter
B	**Wilkins 975 XL2 1"** Lead-free Reduced Pressure Backflow Preventer
	Gate Valve - Isolation Shut Off Valve
	Irrigation Lateral Line: PVC Schedule 40
	Irrigation Mainline: PVC Schedule 40
	Pipe Sleeve: PVC Class 200 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.

IRRIGATION NOTES

1. BEFORE BEGINNING WORK, CONTRACTOR SHALL INSPECT THE SITE. IF ANY CONDITIONS EXIST THAT DIFFER FROM WHAT IS SHOWN ON THE PLANS AND WILL AFFECT THE CONTRACTOR'S WORK, NOTIFY THE OWNER OR LANDSCAPE ARCHITECT IMMEDIATELY.
2. THIS IRRIGATION SYSTEM IS BASED ON A MINIMUM OF 40 PSI AND 6 GPM. PRIOR TO IRRIGATION INSTALLATION, ENSURE THAT GPM AND PSI REQUIREMENTS ARE MET. IF THERE IS INSUFFICIENT OF EITHER, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY.
3. INSTALL ALL IRRIGATION EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. PIPING LAYOUT IS DIAGRAMMATIC. IRRIGATION EQUIPMENT SHOWN IN PAVED AREAS ARE FOR LEGIBILITY ONLY AND ARE TO BE INSTALLED IN PLANTING AREAS (EXCEPT FOR SLEEVES).
5. ALL IRRIGATION PIPES UNDER PAVING MUST BE SLEEVED. SLEEVES ARE ONLY SHOWN DIAGRAMMATICALLY ON THE PLAN, AND MORE MAY BE NEEDED THAN SHOWN. ALL MAINLINE PIPES AND CONTROL WIRES UNDER PAVING ARE TO BE INSTALLED IN SEPARATE SLEEVES. CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH OTHER CONTRACTORS TO LOCATE AND INSTALL PIPE SLEEVES UNDER PAVING.
6. FLOOD TRENCHES TO COMPACT BACKFILL BEFORE FINAL LANDSCAPE GRADING.
7. THE IRRIGATION CONTROLLER MUST BE PROGRAMMED WITHIN THE DAYS AND HOURS ESTABLISHED BY ANY WATER CONSERVATION PROGRAM ADOPTED BY THE CITY OF SAN JOSE.
8. THE CONTRACTOR IS RESPONSIBLE TO CREATE ACCURATE, SCALED, AS-BUILT DRAWING OF THE ENTIRE IRRIGATION SYSTEM. THREE COPIES OF THE AS-BUILT DRAWINGS ARE TO BE GIVEN TO THE OWNER BEFORE THE PROJECT IS COMPLETE.
9. CONTRACTOR TO INSTALL AUTOMATIC IRRIGATION PER THESE PLANS. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR THE SUCCESSFUL, FULL OPERATION OF THE IRRIGATION SYSTEM.

AN IRRIGATION AUDIT SHALL BE COMPLETED BY A CERTIFIED LANDSCAPE IRRIGATION AUDITOR AFTER INSTALLATION PER THE STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE. THE AUDIT SHALL BE PROVIDED TO THE SANTA JOSE COUNTY.

10. CONTRACTOR TO REVIEW CONTROLLER SELECTION AND CONTROLLER AND VALVE LOCATIONS WITH OWNER.
11. THE CONTRACTOR IS RESPONSIBLE TO WORK WITH THE OWNER AND LANDSCAPE ARCHITECT TO CREATE A MAINTENANCE SCHEDULE AND COMPLETE THE CERTIFICATE OF COMPLETION AND CERTIFICATE OF INSTALLATION IN COMPLIANCE WITH THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.

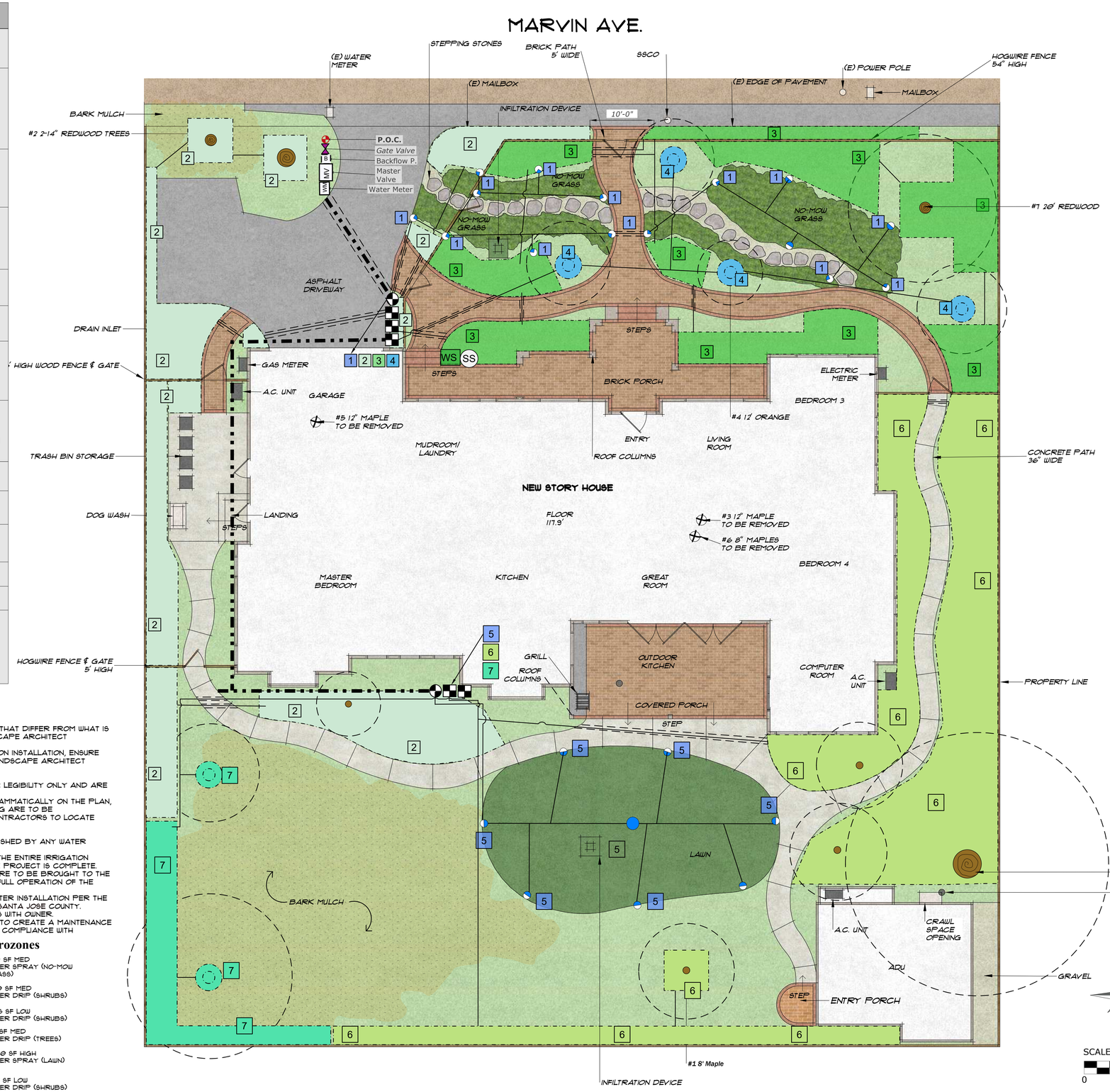
TOTAL IRRIGATED LANDSCAPE AREA: 5,830 SQ. FT.
* NOTE: REFER TO L-4 FOR IRRIGATION DETAILS

I have complied with the criteria of the Water CONSERVATION IN LANDSCAPING ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN the landscape & irrigation design plan.

Kay Aitken

Hydrozones

1	590 SF MED WATER SPRAY (NO-MOW GRASS)
2	1,810 SF MED WATER DRIP (SHRUBS)
3	1,955 SF LOW WATER DRIP (SHRUBS)
4	80 SF MED WATER DRIP (TREES)
5	1,000 SF HIGH WATER SPRAY (LAWN)
6	1,795 SF LOW WATER DRIP (SHRUBS)
7	300 SF MED WATER DRIP (SHRUBS)



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LAYOUT PLAN

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L-3

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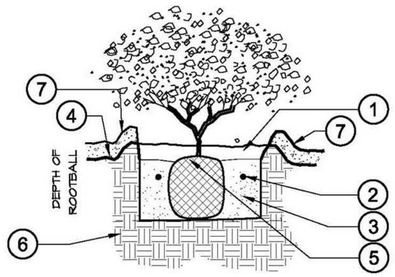
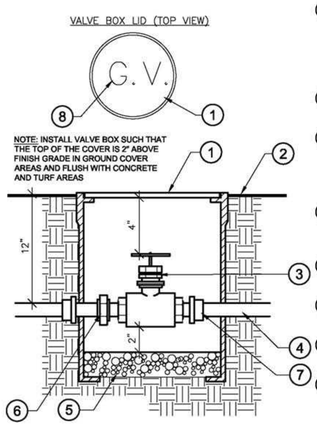


1. WATER BASIN WITH 2" X 2" SHREDDED BARK MULCH.
2. AGRIFORM 20-10-5 PLANTING FERTILIZER TABLETS- 3 PER 15 GALLON, 2 PER 5 GALLON, 1 PER 1 GALLON
3. BACKFILL MIX – 1/3 SITE SOIL, 1/3 SAND, 1/3 GROW MULCH.
4. FINISH GRADE
5. ROOTBALL 1"-2" ABOVE FINISH GRADE
6. NATIVE SOIL SUBGRADE – EXCAVATE TO CORRECT HEIGHT FOR PLANTING. SCARIFY BOTTOM TO ENSURE ADEQUATE DRAINAGE FOR HEALTHY GROWTH OF PLANT.
7. 3" MULCH LAYER

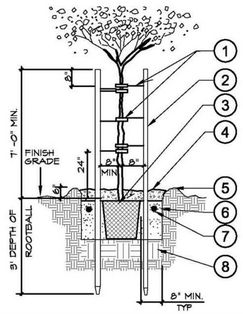
TYPICAL SHRUB PLANTING



1. CARSON ROUND VALVE BOX (SEE IRRIGATION EQUIPMENT SCHEDULE) INSTALL FLUSH W/ FINISH GRADE
2. FINISH GRADE
3. GATE VALVE (SEE IRRIGATION LEGEND AND IRRIGATION EQUIPMENT SCHEDULE)
4. PRESSURIZED PVC MAINLINE
5. 1 CU CRUSHED GRAVEL
6. BRASS UNION
7. SCH 80 PVC NIPPLE
8. HEAT BRAND "G.V." IN 2" TALL CHARACTERS ON TOP CENTER OF VALVE BOX LID

ISOLATION SHUT OFF VALVE

NOTES:
ALL TREES 5' OR CLOSER TO HARDSCAPE SURFACE OR BUILDING SHALL HAVE ROOT-BARRIER PANELS, INSTALLED PER MANUFACTURE SPECIFICATIONS AND EXTEND 10' IN EACH DIRECTION FROM TREE TRUNK. SEE ROOT BARRIER DETAIL ON THIS SHEET.



LEGEND

1. "CINCH-TIE" TREE TIE – WRAP WIRE AROUND OUTSIDE OF STAKE. SECURE TO STAKE PER MANUFACTURER'S RECOMMENDATIONS, PLACE BELOW BRANCHING YOKE OF TREE
2. LODGE POLE PINE STAKES – 3 POLES FOR 36" BOX IN TRIANGLE ARRANGEMENT
3. SET TOP OF ROOTBALL 2" ABOVE FINISH GRADE
4. 2" SHREDDED BARK MULCH (APPROX. 3' DIA. RING)
5. WATER BASIN (SHRUB AREAS ONLY)
6. BACKFILL MIX – 1/3 SITE SOIL, 1/3 SAND, 1/3 GROW MULCH
7. AGRIFORM 20-10-5 PLANTING FERTILIZER TABLETS- 4 PER 24" BOX
8. NATIVE SOIL SUBGRADE – EXCAVATE TO CORRECT HEIGHT FOR PLANTING. SCARIFY BOTTOM TO ENSURE ADEQUATE DRAINAGE FOR HEALTHY GROWTH OF PLANT.

TREE PLANTING WITH DOUBLE STAKE (24"BOX)

Water Efficient Landscape Worksheet:

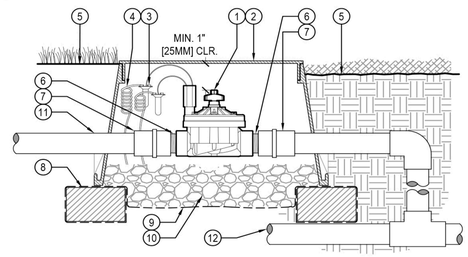
Reference Evapotranspiration (Eto)	45.4	Los Altos CA	Project Name	Grooms & March Residence	Address	90 Martin Avenue

Hydrozone #/ Plant Description	Irrigation Method	Plant Factor (PF)	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft)	ETAF x Area	ETWU
REGULAR LANDSCAPE AREAS							
1.) Med Water Use/ No Mow Grass	Spray	0.4	0.75	0.533333333	590.0	314.7	8,857.2
2.)Med Water Use/ Shurbs	Drip	0.4	0.81	0.49382716	1,010.0	498.8	14,039.2
3.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	1,055.0	260.5	7,332.4
4.) Med Water Use/ Trees	Drip	0.4	0.81	0.49382716	80.0	39.5	1,112.0
5.) High Water Use/ Lawn	Spray	0.8	0.75	1.066666667	1,000.0	1,066.7	30,024.5
6.) Low Water Use/ Shrubs	Drip	0.2	0.81	0.24691358	1,795.0	443.2	12,475.5
7.) Med Water Use/ Shrubs	Drip	0.4	0.81	0.49382716	300.0	148.1	4,170.1
				Totals	5,830.0	2,771.5	78,011.0
SPECIAL LANDSCAPE AREAS							
None	None	None		None	None	Nonce	None
				Totals	0	0	0.0
ETAF CALCULATIONS							
						ETWU TOTAL	78,011.0
Regular Landscape Areas						**MAWA**	90,256.6
Total ETAF x Area	2,771.5						
Total Area	5,830.0						
Average ETAF	**0.48**						

Average ETAF for Regular Landscape Areas must be .55 or below for residential areas, and .45 or below for non residential areas.

LEGEND

1. HUNTER REMOTE CONTROL VALVE (ICV) WITH FLOW CONTROL
2. IRRIGATION VALVE BOX: HEAT STAMP LID WITH 'RCV' IN 2" LETTERS
3. WATERPROOF CONNECTORS (2)
4. 18"-24" COILED WIRE TO CONTROLLER
5. FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
6. SCH. 80 CLOSE NIPPLE, SIZE PER RCV
7. PVC SLIP X FPT ADAPTOR
8. BRICK SUPPORTS (4)
9. FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
10. 3/4" WASHED GRAVEL - 4" MIN. DEPTH
11. IRRIGATION LATERAL
12. MAINLINE AND FITTINGS

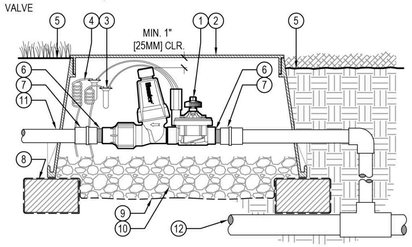


IN-LINE VALVE (ICV-151G)

Hunter V.ICV.05 NO SCALE

LEGEND

1. HUNTER REMOTE CONTROL VALVE (ICZ) WITH FILTER REGULATOR
2. IRRIGATION VALVE BOX: HEAT STAMP LID WITH 'RCV' IN 2" LETTERS
3. WATERPROOF CONNECTORS (2)
4. 18"-24" COILED WIRE TO CONTROLLER
5. FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
6. SCH. 80 CLOSE NIPPLE, MATCH SIZE TO VALVE
7. PVC SLIP X FPT ADAPTOR
8. BRICK SUPPORTS (4)
9. FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
10. 3/4" WASHED GRAVEL - 4" MIN. DEPTH
11. IRRIGATION LATERAL
12. MAINLINE LATERAL AND FITTINGS

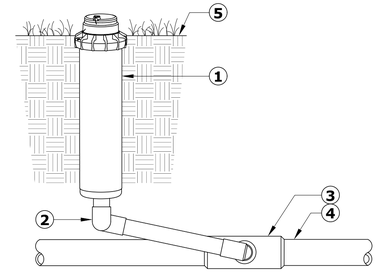


DRIP CONTROL ZONE KIT (ICZ-101-LF)

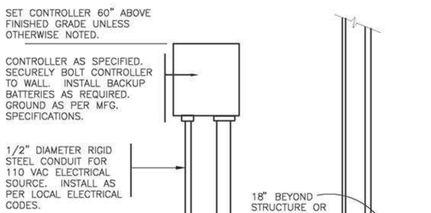
Hunter V.ICZ.01 NO SCALE

DETAIL LEGEND

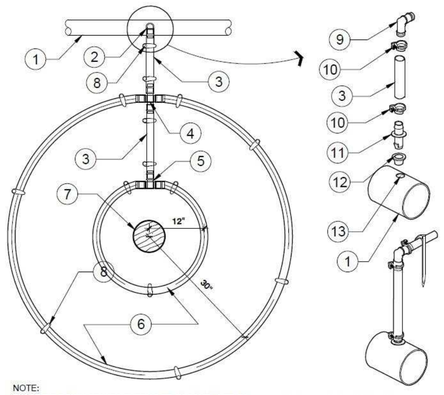
1. HUNTER PGP 6" POP-UP TOTOR
2. SWING JOINTS ASSEMBLY: TYPE PER PLAN OR SPECIFICATION INSTALL AS FOLLOWS:
   A. HAND TIGHTEN O-RING JOINTS, BACK-OFF ONE FULL TURN TO ALLOW FOR SWING ACTION.
   B. INSTALL SWING JOINT LAY ARM AT 30°-45° ANGLE TO THE LATERAL
3. LATERAL TEE OR ELL CONNECTION PER LATERAL LINE
4. LATERAL PIPE PER LATERAL LINE SPECIFICATIONS. SOIL
5. FINISH GRADE



6" POP-UP ROTOR (PGP-06)



INTERIOR WALL MOUNT CONTROLLER



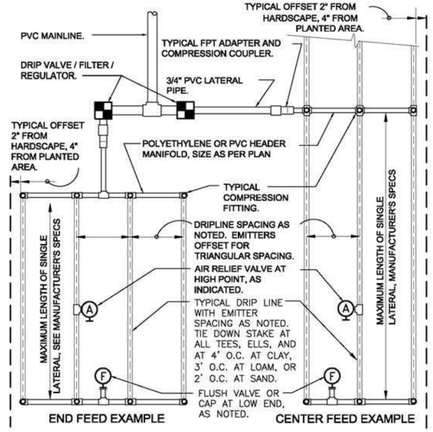
NOTE:
PLACE TIE DOWN STAKES EVERY 3 FT. IN SAND, 4 FT. IN LOAM, AND 5 FT. IN CLAY, AS WELL AS AT ALL CHANGE OF DIRECTION SUCH AS AT TEES OR ELLS.

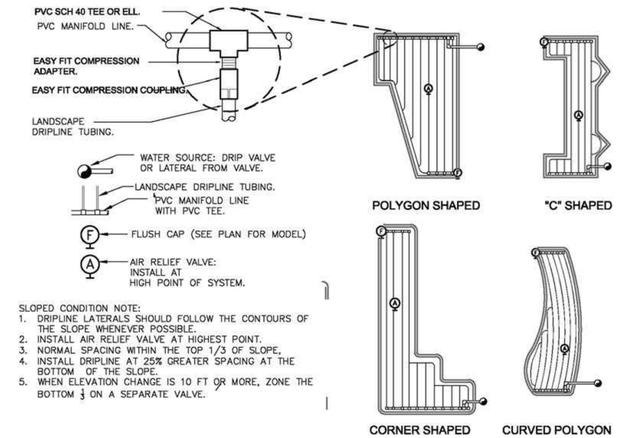
DRIPLINE TO LATERAL "XPANDO" ADAPTER CONNECTION DETAIL

1. PVC LATERAL SUPPLY PIPE, SIZE AS PER PLAN WITH MINIMUM SIZE 1 1/2" DIAMETER.
2. DRIPLINE CONNECTION TO BELOW GRADE LATERAL PIPE. SEE DRIPLINE TO LATERAL "XPANDO" ADAPTER CONNECTION DETAIL.
3. 1/2" PLOYETHYLENE BLANK TUBING, AS REQUIRED.
4. BARB CROSS INSERT FITTING.
5. BARB TEE INSERT FITTING.
6. AT-GRADE DRIPLINE, INNER RING 12" FROM PLANT, OUTTER RING 30" FROM PLANT. DRIPLINE TO BE 0.9GPH EMITTERS AT 12" O.C.
7. PLANT TRUNK.
8. TYPICAL ANTELCO ASTA TIE-DOWN STAKE, SEE NOTES.
9. DRIPLINE BARBED INSERT ELL.
10. RATCHET CLAMP AT ALL BARBED CONNECTIONS ANTELCO PART NO. 44345.
11. INSERT ADAPTER, ANTELCO "XPANDO" 13MM X 14MM, PART NO. 45595.
12. 13MM ANTELCO "CAPO: RUBBER GROMMET, NO. 45735.
13. DRILL 5/8" HOLE IN PVC LATERAL PIPE WHERE REQUIRED. YOU MUST USE A "FORSTNER" DRILL BIT FOR DRILLING INTO PVC. REMOVE ANY EXCESS BURRS OR ROUGH EDGES.

20 GPH DRIPLINE RING-0.9 GPH @ 12" O.C.

DETA





TYPICAL DRIPLINE LAYOUT

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L-4

From: baerjc@earthlink.net
To: Public Comment - ZA
Subject: 90 marvin SC25-0018
Date: Wednesday, February 18, 2026 8:31:34 AM

It is my understand there is a 40 foot setback as part of the original deed and I would hope the new owners voluntarily abide by it and respect the rhythm of the older portion of the streetscape. This would mean setting the house back an additional 8.5' from the front property line. The staff report acknowledges this neighbor has a different pattern of development than many others in town "Homes in the neighborhood exhibit distinct front setback patterns". The design of the house is more modern in style than most in the immediate vicinity which raises concerns about compatibility with one of the oldest neighborhoods in Los Altos. I think the house's compatibility with the neighborhood would benefit from an additional turn of the screw.

I remain disappointed that staff (and perhaps the homeowners as well) do not provide the courtesy to neighbors by providing a plot map outlining a new ADU which I believe will be built. While homeowners have a "right" to build, it should not negate their being sensitive to the impact of such construction on their property.

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