

JOINT PLANNING COMMISSION/HISTORICAL COMMISSION MEETING AGENDA

6:00 PM - Thursday, February 06, 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** or **HCPublicComment@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/3px8te82>

Telephone: 1-253-215-8782 / Webinar ID: 817 7646 8782 / 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** or **HCPublicComment@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 Historical 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 December 5, 2024.

PUBLIC HEARING**2. H24-0003 and DR24-0002 - Natalie Tan for SSA Landscape Architects - 13 South San Antonio Road**

Request for a Historical Alteration Permit (H24-0003) and Design Review (DR24-0002) for a new library courtyard. The project is categorically exempt from environmental review pursuant to Section 15301 (Existing Facilities) and Section 15303 (New Construction and Conversion of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines. *Project Planner: Sean Gallegos*

DISCUSSION**3. Planning Commission Work Plan**

Discuss the 2025 Planning Commission Workplan.

INFORMATIONAL ITEMS**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 <http://losaltosca.gov/meetings>.

Decisions of the Historical 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, DECEMBER 5, 2024
6:00 p.m.
1 N. San Antonio Rd. ~ Los Altos, CA**

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

Agenda Item 1.

CALL MEETING TO ORDER: Joe Beninato, Chair, called the meeting to order at 6:00 p.m.

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

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

There was no public comment.

CONSENT CALENDAR

1. Planning Commission Minutes

Approve the minutes of the Regular Planning Commission meeting of November 21, 2024 with minor amendments to the motion for Item #5 (Zone Text Amendments for Bird Safe Design and Lighting Performance Standards).

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

PUBLIC HEARING

2. CUP24-0001 - Eric Lentz for AT&T - 707 Fremont Avenue

Request for a Conditional Use Permit (CUP24-0001) to allow construction of an 80-foot-tall wireless telecommunications facility (“monopine”) and associated equipment. 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: Whitehill*

Brittany Whitehill, Senior Planner, presented the project.

Eric Lentz, applicant, made himself available for questions.

Commissioners asked staff and the applicant questions.

Chair Beninato opened the public comment period.

Jen Yeh from the public spoke.

Chair Beninato closed the public comment period.

The Commission discussed the project.

Motion by Steinle and Second by Ahi to adopt a Resolution approving a Conditional Use Permit (Application No. CUP24-0001) to allow construction of an 80-foot-tall wireless telecommunications facility (“monopine”) and associated equipment, per the recommended findings and conditions of approval in the attached resolution; and find 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).

Motion carried unanimously by roll call vote.

3. D22-0010 and TM22-0003 – Jan R Hochhauser – 420 S San Antonio Road

Request for Design Review to construct a four-story mixed-use development with 20 residential units and 1,495 square feet of ground floor office with a State Density Bonus with a concession and waivers and a Tentative Map to create 21 condominium lots and one common lot. The project is categorically exempt pursuant to Section 15332 ("In-Fill Development Projects") of the California Environmental Quality Act (CEQA) Guidelines.

Project Planner: Gallegos

Sean Gallegos, Senior Planner, presented the project.

Jan R Hochhauser, applicant, spoke and made themselves available for questions.

Commissioners asked the applicant and staff questions.

Chair Beninato opened the public comment period.

Eli Robles and Jim Wing from the public spoke.

Chair Beninato closed the public comment period.

The Commission discussed the project.

Motion by Roche and Second by Steinle to adopt a Resolution approving a Design Review Permit for the construction of a four (4)story, mixed-use development with twenty (20) residential units and 1,495 square feet of ground floor office space with a State Density Bonus with waivers at 420 South San Antonio Road, per the recommended findings and conditions of approval in the attached resolution; and find the project is categorically exempt from environmental review pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) **Motion carried unanimously by roll call vote.**

Motion by Mensinger and Second by Disney to recommend the City Council adopt a Resolution approving a Vesting Tentative Map (Application No. TM22-0003) for the creation of 21 condominium lots and one common lot at 420 South San Antonio Road, per the recommended findings and conditions of approval in the attached resolution; and find the project is categorically exempt from environmental review pursuant to Section 15332 (In-Fill

Development Projects) of the California Environmental Quality Act (CEQA). **Motion carried unanimously by roll call vote.**

4. TM24-0001 – Amanda Musy-Verdel – 235 Yerba Santa Avenue

Request for a Tentative Parcel Map to subdivide one lot into two lots. The project is categorically exempt pursuant to Section 15315 (“Minor Land Divisions”) of the California Environmental Quality Act (CEQA) Guidelines. *Project Planner: Gallegos*

Sean Gallegos, Senior Planner, presented the project.

Dan Shaw, applicant, spoke and made themselves available for questions.

Commissioners asked the applicant and staff questions.

Chair Beninato opened the public comment period.

There were no public comments.

Chair Beninato closed the public comment period.

The Commission discussed the project.

Motion by Beninato and Second by Steinle to recommend the Los Altos City Council adopt ecommend the City Council adopt a Resolution approving a Tentative Parcel Map (Application No. TM24-0001) to subdivide one lot into two lots at 235 Yerba Santa Avenue, per the recommended findings and conditions of approval in the attached resolution; and find the project is categorically exempt from environmental review pursuant to Section 15315 (“Minor Land Divisions”) of the California Environmental Quality Act (CEQA)s. **Motion carried 4 -2 with Roche and Disney in dissent.**

COMMISSIONERS' REPORTS AND COMMENTS - None.

POTENTIAL FUTURE AGENDA ITEMS - None

ADJOURNMENT – The meeting adjourned at 9:05 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.



**JOINT PLANNING COMMISSION AND
HISTORICAL COMMISSION
AGENDA REPORT**

Meeting Date: February 6, 2025

Subject: Library Courtyard Project at 13 South San Antonio Road

Prepared by: Sean Gallegos, Senior Planner

Initiated by: Natalie Tan for SSA Landscape Architects, Applicant

Attachments:

1. Draft Resolution Approving a Historical Alteration Permit
2. Draft Resolution Approving a Design Review Permit
3. Project Plans
4. Department of Park and Recreation Form 523A and 523B
5. Secretary of the Interior Standards Compliance Review
6. Categorical Exemption Memorandum

Recommendation

1. It is recommended the Historical Commission take the following action:

Adopt a Resolution approving a Historical Alteration Permit (H24-0003) for a new library courtyard at 13 South San Antonio Road per the recommended findings and conditions of approval; and find the project is categorically exempt pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and Section 15303 (New Construction and Conversion of Small Structures) – Attachment 1.

2. It is recommended the Planning Commission take the following action:

Adopt a Resolution approving a Design Review Permit (D24-0002) for a new library courtyard at 13 South San Antonio Road per the recommended findings and conditions of approval; and find the project is categorically exempt pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and Section 15303 (New Construction and Conversion of Small Structures) – Attachment 2.

Background

Property Description

The project site is located at the Civic Center complex (Figure 1), which is located on a block bound by Angela Drive to the north, Cielito Drive and Eleanor Avenue to the east, Hillview Avenue to the south, and San Antonio Road to the west. The civic center complex consists of City Hall, Los Altos Police Department, Los Altos Community Center, Los Altos Library, J. Gilbert Smith House, Los Altos History Museum, Hillview Baseball Field, Hillview Park, Bus Barn Theater, Civic Center Orchard, a playground, parking, and landscaping areas. The surrounding area is a mix of residential and commercial buildings.



Figure 1: Location Map

Project Overview

The existing Los Altos Library is part of the Santa Clara County Library District. The Los Altos Library is a 28,050 square foot building that includes one community meeting room (with a maximum capacity of 100 people) and a collection of over two million books, movies, and other media. The library currently hosts a variety of events including book clubs, story time, meditation, music performances, life skills classes (e.g., cooking), social events, art classes, and educational programs (e.g., language classes, history lessons, gardening talks, and apricot orchard education). These events take place indoors during the library’s normal operating hours. The Los Altos Library operates Monday to Thursday from 10:00 AM to 9:00 PM and Thursday to Sunday from 10:00 AM to 7:00 PM. Parking for the civic center is open and shared by all uses on site. Operators of the library are looking to continue hosting existing library events with the flexibility to host them outdoors.

The proposed project would remove the existing trellis, patio, and reorient the pedestrian pathway located directly north of the existing Los Altos Library and construct an outdoor courtyard. The courtyard would consist of new hardscape and pedestrian pathways, an outdoor multi-purpose seating area including an audio-visual system, and landscaping. The proposed pedestrian pathway would provide connections to City Hall and the existing parking lot to the east. The purpose of the courtyard is to host and support existing events at the Los Altos Library in conjunction with allowing for expanded programming opportunities. The courtyard would provide a flexible area to accommodate a variety of events year-round. The courtyard would include concrete pedestrian pathways along the length of the courtyard to City Hall to the north and the parking lot east of the library. Most of the courtyard would consist of permeable pavement. The entire courtyard would

be fenced in with a mix of corten steel, wood, and glass fencing ranging from approximately five to seven feet tall.

An outdoor multi-purpose seating area would be the courtyard's primary feature. The area would provide bench seating, and five outdoor display screens with audio to support existing and future community events with a pergola above. All outdoor equipment associated with the outdoor display and audio system(s) would be placed within a climate-controlled equipment enclosure located within the area when not in use. Not all events would require the use of the audio and/or display systems. No mechanical pieces of equipment, such as heating, ventilation, air conditioning unit, or emergency equipment like a backup generator are proposed (Attachment 3 – Project Plans).

Civic Center Orchard Historic Landmark

In December 2024, the historic firm Treanor an independent consultant and subject matter expert on historic resources updated the Department of Parks and Recreation (DPR) Primary Record forms 523A and 523B for the Civic Center Orchard (Attachment 4). The attached DPR form updates the previous DPRs completed for the site in 2000 and 2011. The historian confirmed and determined the following related to the Civic Center Orchard as apart of their independent analysis.

In 1901, J. Gilbert Smith purchased land near San Antonio Road (then Giffin Road), where he constructed a house and planted a small orchard of apricot trees. After marrying Margaret Hill Smith, the couple expanded the orchard, ultimately developing a thriving apricot operation that became a significant part of the area's agricultural heritage. Over the years, the Smiths acquired additional land, growing the orchard to a total of 15 acres, with approximately 1 acre surrounding the house reserved for yard space.

When J. Gilbert Smith arrived in Los Altos on August 1, 1901, he purchased five acres of land near the area by San Antonio Road (formerly Giffin Road), Edith Avenue, and railroad tracks that are no longer extant. The land was undeveloped, with poppies, lupine, and trees. By 1902, Smith had planted apricots trees on the five acres and began construction on his home, the Smith House.

Smith's orchard was developed within a period establish by the National Park Service as the United States' modern orchard fruit growing era (1881-1945). Orchards established between the years of 1881 and 1945 were characterized by a limited variety of fruit types grown within a farm because not every variety of fruit was commercially viable. Prior to this period, hundreds of fruit varieties were found on farms and orchards throughout the United States. Research did not confirm what types of apricot J. Gilbert Smith grew throughout his career as an orchardist, however the orchard that has been maintained by the City consists of only Blenheim apricot trees and saplings.

In 1954, the Smiths sold a portion of their land to the City of Los Altos, though their home and the nearly 1-acre surrounding property were not included in the sale. A provision in their wills stipulated that the house and land be donated to the City upon their deaths. The Civic Center Orchard was designated as a historical landmark in 1981 through Resolution No. 81-23, which included a legal description of the property boundaries of three (3) parcels. The resolution specified that "all other structures on the land, as well as a presently undefined portion of the orchard necessary to accommodate the future Council Chambers, are specifically excluded."

However, the resolution did not define the exact boundaries of the "undefined portion of the orchard," leaving certain areas outside the historic designation unclear.

On September 8, 1991, the City Council adopted Resolution No. 91-31 defined the orchard's designated boundaries. Resolution No. 91-31 is accompanied by a hand drawn sketch labeled "Exhibit A," showing the defined landmark designation boundaries of the Civic Center Orchard (Figure 2). The Civic Center Orchard surrounds City Hall and is largely broken up into two main areas with a strip of land east of San Antonio Road and City Hall and continues east of City Hall, occupying land south of the surface parking lot and north of the Los Altos Library. The orchard connects north of the Los Altos Library and south of City Hall. The boundaries of the orchard have remained the same since 1991, and many trees within the orchard have been replaced over time since some have died or were removed due to disease. The number of trees planted within the boundaries of the resource have varied over time and there is not a defined number of trees or planting sites established with the original designation in 1981 or in 1991 when the boundaries were clearly defined. The orchard is organized into rectangular sections with orthogonal rows of trees. In early 2024, the orchard was planted with many new apricot saplings and drip irrigation was added.

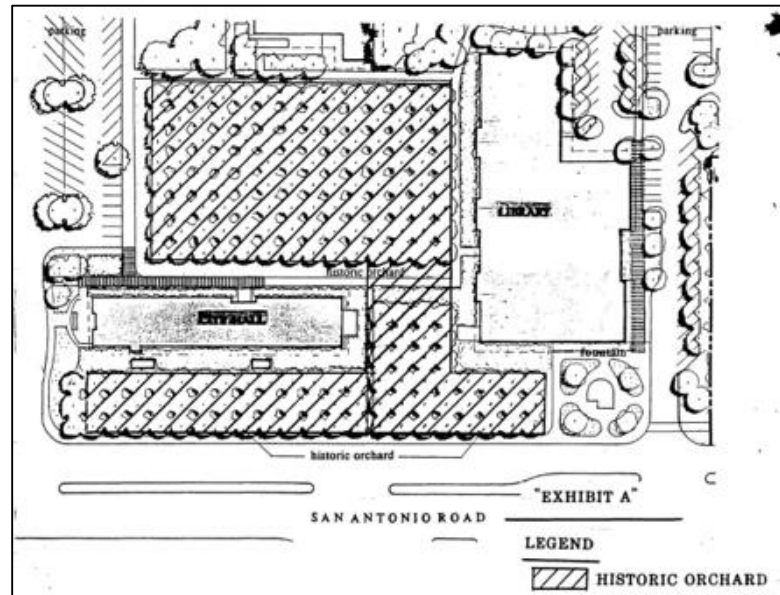


Figure 2: Historic Orchard Boundaries



Figure 3: Aerial Photograph of Civic Center Orchard Boundaries

City Council Discussion

On June 27, 2023, the City Council discussed location and general design characteristics in consideration of a new outdoor patio for the Los Altos Library at the Civic Center.

On November 28, 2023, the City Council authorized the use of Civic Center land for the construction of an outdoor library patio and directed the review to the Planning Commission for final design approval.

Analysis

General Plan Consistency

The General Plan contains goals and policies for the Civic Center Complex in the Land Use Element and Community Design & Historic Resources Element which emphasize balancing land uses, and ensuring compatibility with adjacent residential land uses and nearby single-family neighborhoods.

The Land Use Element ensures public facilities are available to accommodate planned land uses and that the unique qualities of Los Altos are safeguarded and enhanced. The project is consistent with the General Plan's goals and aligns due to the project being for governmental use under the Public and Institutional land use designation, and it complies with the permitted uses of the PCF zoning district, which allows uses for facilities owned, leased, or operated by a city, county and state.

The project complies with the Community Design & Historic Resources Element, particularly Community Design Policy 1.8, by promoting thoughtful design that respects the character of its surroundings without duplicating elements or styles. In alignment with Policy 1.8, the project blends harmoniously with the library building through the use of complementary materials, while also featuring contemporary design elements. This approach reflects integrity in design by respecting the physical qualities and character of the area, preserving the visual appeal of the civic center, and maintaining consistency with the architectural identity of the community.

The proposed outdoor library courtyard project for the City Civic Center is designed to enhance the site's functionality and aesthetic appeal while fully adhering to the historic preservation policies outlined in the Community Design & Historic Resources Element. The applicable policies from the Historical Resources Element are outlined below:

- Policy 1.1 states: "Preserve trees, especially heritage and landmark trees, and trees that protect privacy in residential neighborhoods."
- Policy 6.1 states: "Ensure that the integrity of historic structures and the parcels on which they are located are preserved through the implementation of applicable design, building, and fire codes."
- Policy 6.3 states: "Work with property owners to preserve historic resources within the community, including the orchard, or representative portion thereof, on the civic center site."

The project complies with Historic Resources Policy 1.1 by preserving all existing Civic Center Apricot Orchard apricot trees, designated as heritage trees, which will not be impacted. While the project results in the loss of approximately seven potential planting sites, this does not affect the orchard's historic significance or integrity. The historic landmark orchard remains understood as such, and the loss of these sites does not substantially alter the orchards' defining characteristics.

The project complies with Historic Resources policy 6.1 by following the Secretary of the Interior's Standards for Rehabilitation, ensuring that the integrity of both the historic orchard and the parcels they occupy is preserved. In addition, the project is consistent with Section 12.44.140 of the Historic Preservation Ordinance, which requires adherence to these standards.

The outdoor patio project also complies with Historic Resources Policy 6.3 by integrating harmoniously with the civic center's historic resources, including the preservation of the orchard or key portions of it. The design incorporates materials that complement the site's historic character, ensuring the preservation of the civic center's cultural and historical value while enhancing its functionality for future use.

Zoning Consistency

The project complies with the Zoning Standards of the PCF Zoning District. An analysis of the project's compliance with PCF Standards is provided on the table below:

PCF Zoning District Standards		
	Requirement	Proposal
Coverage	30% (172,031 square feet)	6.3% 36,651 square feet
Front Setback	40'	104'
Interior (Left) Side Setback	25'	66'8"
Interior Side Setback	25'	70'
Rear Setback	50'	653'
Height	30'	11'2"

Historical Alteration Permit

The Civic Center Orchard is one of the last remaining orchards in Los Altos and holds additional significance as it was planted by early resident J. Gilbert Smith. The proposed project involves constructing a new courtyard north of the Los Altos Public Library, a portion of which overlaps the defined orchard boundaries however does not modify such boundaries. The City hired Treanor,

an independent historic consultant firm, to evaluate the proposed project and prepare a Secretary of the Interior Standards Compliance Review report with their findings (Attachment 5).

The report finds the project does not involve the removal of any character-defining features, which are essential for historic designation as they embody the visual and physical aspects that give a property its historic significance. The Civic Center Orchard's character defining features include its trees arranged in rectangular plots with orthogonal rows spaced approximately 12 by 12 feet apart. While the project will overlap a small portion of the orchard boundary, it will not impact the orchard's historic character. The loss of seven (7) potential planting sites will not affect the orchard's historic significance or integrity, as these sites do not individually convey the orchard's function or historical value. The remaining orchard trees continue to represent the orchard's historic character.

The Civic Center Orchard retains its integrity of location, as it has not been moved, as well as its integrity of association and feeling, remaining an orchard since its establishment in the early 20th century. It also retains integrity of design, materials, and workmanship, as the trees' size, spacing, and arrangement are preserved. Although the civic center has been improved over the last several decades with anticipated new and expanded buildings, the orchard maintains sufficient integrity to convey its historical significance and original function since its initial designation in 1981.

The proposed project will not destroy historic materials, features, or spatial relationships that define the property. The new construction will be clearly differentiated from historic elements while remaining compatible with the size, scale, proportion, and massing of the Civic Center Orchard and its surroundings.

Therefore, the project complies with the Historic Preservation Ordinance, does not adversely impact the resource's physical integrity or historical significance, and meets the findings of Section 12.44.140.A of the Los Altos Municipal Code (LAMC) and the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Design Review Permit

The project proposes an outdoor courtyard with a new pergola, hardscape and pedestrian pathways, outdoor multi-purpose seating area including an audio-visual system, and landscaping. The entire courtyard would be fenced in with a mix of corten steel, wood, and glass fencing ranging from approximately five to seven feet tall.

The project is designed to preserve and complement the architectural integrity of the library, with the proposed new courtyard, pergola, and improvements to the existing library. The design emphasizes the integration of elements, materials, and scale that harmonize with the traditional architecture of the library building; however, the library building is not a historic resource. The proposed pergola is constructed of wood, concrete, and metal, along with wall-mounted monitors and concrete and wood seating. These features and materials are thoughtfully designed to complement the library's traditional board-and-batten and stucco siding, as well as its aluminum windows. The selected exterior materials and finishes reflect high quality, durability, and permanence, ensuring a cohesive and lasting design.

The design emphasizes a human-scale building mass by incorporating a low 11.2-foot-tall pergola, along with low seating and fencing features, which effectively soften the project's appearance and reduce its visual bulk. Additionally, the project includes generous setbacks, such as a left interior side setback of 66.6 feet (exceeding the required 25 feet), a front setback of 104 feet (where 40 feet is required), and a rear setback of 653 feet (where 50 feet is required), contributing to a more visually balanced and context-sensitive design within the civic center campus. The project design aligns with the low-density profile of the adjacent library building and complements other structures on the civic center campus.

The project proposes the removal of three (3) trees (one flowering cherry, one Japanese maple, and one purple plum) adjacent to the northern area of the Los Altos Library. The new landscaping plan incorporates the planting of numerous trees and shrubs, featuring a variety of native and drought-tolerant species that provide seasonal interest, shade, and visual appeal. Concrete pedestrian pathways will be installed along the length of the library, connecting to the east parking lot and extending north toward City Hall, while the courtyard paving will feature permeable pavement to enhance sustainability. The landscaping design includes inviting pathways, seating areas, and open spaces to encourage gathering and improve accessibility. Thoughtfully planned landscape and hardscape features complement the surrounding buildings and parking areas, creating a cohesive and welcoming environment for visitors.

The project fully screens all mechanical equipment from public view within an existing walled enclosure, and new sound and display systems will be housed in enclosures that complement the overall design of the building.

Therefore, the project complies with the development standards in the PCF zoning district because it is compatible with the character of the neighborhood as the design maintains an appropriate relationship with adjacent structures, minimizes bulk, and preserves existing trees to the extent possible, and meets the findings of Section 14.78.060 of the Los Altos Municipal Code (LAMC).

Environmental Review

The project is categorically exempt from environmental review under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines because it includes a minor alteration of an existing public facility consisting of the replacement of an existing patio with a new courtyard. The proposed courtyard area would be approximately 8,265 square feet, which is below the 10,000 square foot criteria identified in the CEQA Guidelines and mentioned above. The proposed courtyard is also consistent with the General Plan land use designation for the site and is within an urban area of Los Altos that is currently served by existing public facilities and services.

The project is categorically exempt from environmental review under Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines because it is the construction of an accessory courtyard patio for the existing Los Altos Library. As mentioned above, the approximately proposed courtyard would replace the existing Los Altos Library patio.

The project is consistent with the General Plan and Zoning Ordinance, as outlined in this staff report. It does not result in significant impacts on sensitive environments, geological resources, biological resources, air quality, and is fully supported by necessary utilities and public services. The project site is not listed on the National Register of Historic Places or the California Register of Historical Resources. While a small portion of the northern boundary overlaps with the Civic Center Apricot Orchard, a City-designated historic landmark, the Secretary of the Interior's Standards Compliance Review concluded that the project would not significantly impact this historic resource as it complies with the Secretary of the Interior Standards for the Treatment of Historic Properties. Additionally, none of the exceptions outlined in CEQA Guidelines Section 15300.2 apply. A detailed analysis and supporting documentation for the CEQA exemptions are provided in Attachment 6.

Public Notification and Community Outreach

A public meeting notice was posted on the property along San Antonio Road, mailed to property owners within a 300' radius, and published in the newspaper. The applicant contacted the adjacent neighbors to the south and north in the immediate area for the community outreach. At the time of preparation of this report, the Planning Division has not received any comments on the proposed project.

RESOLUTION NO. PC 2025-XX**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALTOS
APPROVING A DESIGN REVIEW PERMIT FOR A NEW LIBRARY COURTYARD
AT 13 SOUTH SAN ANTONIO ROAD**

WHEREAS, the applicant, SSA Landscape Architects, submitted an application for Design Review (D24-0002) for an outdoor courtyard at 13 South San Antonio Road (Los Altos Library), referred to herein as the “Project”; and

WHEREAS, said Project is located in the PCF Zoning District, which allows all uses of facilities owned, leased, or operated by the City and the County; and

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

WHEREAS, the Planning Commission held a duly noticed public hearing to consider the Project on February 6, 2025 and considered the written record and all public comment and approved the Design Review subject to the recommended findings and conditions of approval; and

WHEREAS, all the requirements of the Public Resources Code, the State 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 would be categorically exempt from environmental review under Section 15301 (“Existing Facilities”) and Section 15303 (“New Construction and Conversion of Small Structures”) because it includes a minor alteration of an existing public facility consisting of the replacement of an existing patio with a new courtyard and the construction of an accessory courtyard for the existing Los Altos Library. Additionally, none of the circumstances under CEQA Guidelines Section 15300.2 apply.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Los Altos hereby approves Design Review (D24-0002) for an outdoor courtyard at the Los Altos Library, based on the following findings attached hereto as (Exhibit A) and conditions of approval attached hereto as (Exhibit B) and incorporated by this reference.

EXHIBIT A

Findings

With regard to the Design Review Permit, 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 is consistent with the goals, policies, and objectives of the General Plan and complies with the ordinance criteria for the Public and Community Facilities (PCF) Zoning District, meeting all zoning standards.
- 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 project preserves the library's architectural integrity by ensuring the design complements surrounding structures in height, bulk, and character. The contemporary patio and pergola design integrate with the library's style, maintaining visual harmony. The addition's height and massing are scaled to enhance the civic center while preserving the library and adjacent buildings' integrity. This approach balances contemporary features with historical preservation, ensuring a cohesive and functional public space.
- 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 one-story design of the patio reduces the perceived bulk and mass of the addition, ensuring it does not overwhelm the existing library, the civic center site, or the surrounding neighborhood. By limiting the height of the pergola structure, the one-story design minimizes the visual impact and helps the patio blend more naturally with the existing environment. This approach preserves sight lines and maintains the scale of neighboring buildings, allowing the patio to integrate seamlessly into the community. The reduced height ensures the addition complements the existing structures without introducing excessive bulk, helping to preserve the open, airy feel of the space.
- 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 incorporates high-quality materials to maintain consistency with the traditional architecture of the library and compatibility with the Downtown character. The project has been designed to be compatible with the existing library building, integrating both complementary materials and contemporary design elements. Materials such as the louvered metal pergola with wood-grain finish blades, frameless glass fences, corten steel frame fencing, and wood seating for benches align with the library's architectural style, incorporating similar color schemes, textures, and finishes.

- 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 street tree canopy, either in the public right-of-way or within the Project frontage. The Project's landscaping plan prioritizes the preservation of the natural landscape by minimizing tree removal and soil disruption. Grade changes have been carefully limited, ensuring that existing vegetation and other natural features remain largely undisturbed. The impact on the orchard is minimal, as no trees currently exist in the area designated for the project. The work involves the removal of the existing trellis, patio, and pedestrian pathway north of the Los Altos Library, along with three ornamental trees. However, these trees are not part of the Civic Center Orchard and are not significant to its historical value. To enhance the area, a variety of new trees and shrubs will be planted along the perimeter of the courtyard, contributing to the overall aesthetic and environmental value 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 within an existing walled enclosure and new sound and display systems will be enclosed in new enclosures that complement the building's 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. The Project will utilize the existing concealed service, trash, and utility areas within the library building's design, keeping them out of public view. Trash, electrical, and service rooms are located internally, while a PG&E transformer is placed at the rear alley to minimize visibility from South San Antonio Road, preserving the architectural integrity of the facade.
- I. The Project is categorically exempt from environmental review under Section 15301 (Existing Facilities) and Section 15303 (New Construction and Conversion of Small Structures) because it includes a minor alteration of an existing public facility consisting of the replacement of an existing patio with a new courtyard and the construction of an accessory courtyard for the existing Los Altos Library. Additionally, none of the circumstances under CEQA Guidelines Section 15300.2 apply.

EXHIBIT B

CONDITIONS OF APPROVAL

PLANNING DIVISION

1. **Approved Plans:** The project shall be developed in substantial compliance with the design plans and support materials and technical reports approved as part of the application, except as modified by these conditions as specified below.
2. **Expiration:** This Permit is valid for a period of two (2) years from the date of final approval 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 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. **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.
7. **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.

8. **Lighting Plan:** The applicant shall submit a lighting plan in building permit drawings. 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 glare and 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.
9. **Landscaping:** Detailed landscape and irrigation plans 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.
10. **Utility Landscape Screening:** All utility meters, lines, transformers, backflow preventers, etc., 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 project design. Additional landscaping materials or modifications may be required by the Planning Division at final inspection to ensure adequate plant screening.
11. **Tree Removal Approved:** Trees Nos. 1 to 3 shown to be removed on plan Sheet L-1.1 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 issuance of a demolition permit or building permit. Exceptions to this condition may be granted by the Development Services Director.
12. **Replacement Trees:** The applicant shall offset the loss of each tree with one replacement tree, for a total of three replacement trees. Each replacement tree shall be no smaller than a 24" box and shall be noted on the landscape plan as a replacement tree.
13. **Monthly Arborist Inspections:** Throughout demolition and construction, a qualified arborist must conduct monthly inspections to ensure tree protection measures and maintenance care are provided. A copy of the inspection letter, including recommendations for modifications to tree care or construction activity to maintain tree health, shall be provided to the Planning Division.
14. **Tree Protection Fencing:** The grading and landscape plans 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 all orchard trees. 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.

15. **Orchard Irrigation System:** The landscape and irrigation plans of the building permit submittal shall show the existing orchard irrigation system and method for protection during construction to ensure continued irrigation system function.
16. **Orchard Sign Relocation:** The building permit submittal shall show the proposed location for the relocation of the existing orchard information sign. The proposed sign location shall be reviewed and approved by the Development Serviced Director and City Engineer prior to the issuance of building permit.
17. **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.
18. **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., staging areas, soil piles, and graded areas) shall be watered two times per day; (b) All haul trucks transporting soil, sand, or other loose material off-site shall be covered; (c) All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited; (d) All sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used; (e) All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph; (f) All trucks and equipment, including their tires, shall be washed off prior to leaving the site; (g) 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; (h) All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation; and (i) Publicly visible signs shall be posted with the telephone number and name of the person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's General Air Pollution Complaints number shall also be visible to ensure compliance with applicable regulations.
19. **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.

20. **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.
21. **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 pursuant to this State law, 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 the 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.
22. **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.
23. **Preconstruction Nesting Bird Survey:** The applicant shall be responsible for the retention of a qualified biologist to conduct a survey of the project site and surrounding 500 feet for active nests—with particular emphasis on nests of migratory birds—if construction (including site

preparation) will begin during the bird nesting season, from February 1 through August 31. If active nests are observed on either the project site or the surrounding area, the applicant, in coordination with the appropriate City staff, shall establish no-disturbance buffer zones around the nests, with the size to be determined in consultation with the California Department of Fish and Wildlife (usually 100 feet for perching birds and 300 feet for raptors). The no-disturbance buffer shall remain in place until the biologist determines the nest is no longer active or the nesting season ends. The project applicant shall submit a report indicating the results of the nesting survey and any designated buffer zones to the Development Services Director or the Director's designee for review and approval prior to the issuance of any demolition, tree removal, or grading permit, whichever occurs earliest. If construction ceases for seven days or more and then resumes during the nesting season, an additional survey performed by a qualified biologist prior to construction resuming shall be completed to avoid impacts on active bird nests that may be present. The results of the additional nesting survey shall be submitted via a report to the Development Services Director or the Director's designee for review and approval prior to the restart of construction activities.

BUILDING DIVISION

24. **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.
25. **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 found
26. **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.
27. **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.
28. **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 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.
29. **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.

ENGINEERING DIVISION

30. **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 San Antonio Road and through the Civic Center campus 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.
31. **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 No. CA S612008, Order No. R2-2022-0018 dated May 11, 2022. 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.
32. **Pollution Prevention:** The improvement plans shall include the "Blueprint for a Clean Bay" plan sheet in all plan submittals.
33. **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.
34. **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 Traffic Engineer.

SANTA CLARA COUNTY FIRE DEPARTMENT

35. **Knox Key Boxes/Locks Where Required for Access:** Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for lifesaving or firefighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The Knox Key Box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official. An approved Knox Lock shall be installed on gates or similar barriers when required by the fire code. Key box maintenance. The operator of the building shall immediately notify the fire code official and provide the new key when a lock is changed or re-keyed. The key to such lock shall be secured in the key box.

RESOLUTION NO. HC 2025-XX**A RESOLUTION OF THE HISTORICAL COMMISSION OF THE CITY OF LOS ALTOS APPROVING A HISTORICAL ALTERATION PERMIT FOR A NEW LIBRARY COURTYARD AT 13 SOUTH SAN ANTONIO ROAD**

WHEREAS, the applicant, SSA Landscape Architects, submitted an application for an Historical Alteration Permit (H24-0003) for an outdoor courtyard at 13 South San Antonio Road (Los Altos Library), referred to herein as the “Project”; and

WHEREAS, said Project is located in the PCF Zoning District, which allows all uses of facilities owned, leased, or operated by the City and the County; and

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

WHEREAS, the proposed Project complies with the Secretary of the Interior’s Standards for Rehabilitation by preserving the historic orchard’s defining characteristics, including its layout, species composition, and spatial organization, while the Project not compromise its integrity. The work avoids adverse impacts to character-defining features and maintains compatibility with the orchard’s historic scale and function. The project ensures the orchard’s long-term preservation and significance as a cultural resource, with no significant adverse impacts to historic resources; and

WHEREAS, the Historical Commission held a duly noticed public hearing to consider the Project on February 6, 2025 and considered the written record and all public comment and approved the Historical Alteration Permit subject to the recommended findings and conditions of approval; and

WHEREAS, all the requirements of the Public Resources Code, the State 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 Historical 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 would be categorically exempt from environmental review under Section 15301 (“Existing Facilities”) and Section 15303 (“New Construction and Conversion of Small Structures”) because it includes a minor alteration of an existing public facility consisting of the replacement of an existing patio with a new courtyard and the construction of an accessory courtyard for the existing Los Altos Library. Additionally, none of the circumstances under CEQA Guidelines Section 15300.2 apply.

NOW, THEREFORE, BE IT RESOLVED, that the Historical Commission of the City of Los Altos hereby approves Historical Alteration Permit No. H24-0003 for an outdoor courtyard at the Los Altos Library, based on the following findings attached hereto as (Exhibit A) and conditions of approval attached hereto as (Exhibit B) and incorporated by this reference.

EXHIBIT A

Findings

With regard to the Historical Alteration Permit, the Historical Commission finds the following in accordance with Section 12.44.140 of the Municipal Code:

1. The project complies with all provisions of the Historic Preservation Ordinance (Chapter 12.44) due to the project not adversely affecting the physical integrity or the historic significance of the subject property, and the project being in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties; and the project does not adversely affect the physical integrity or historic significance of the Civic Center Apricot Orchard, one of the last active orchards in Los Altos. The Civic Center Orchard trees will be retained, and none will be removed. With the remaining orchard trees, the orchard conveys its historic significance and character. The proposed project is compliant with the Secretary of the Interior's Standards for Rehabilitation. The project is compliant with the applicable criteria listed in the Community Design and Historic Resources Elements.
2. The project complies with Standards 1-4 of the Secretary of the Interior's Standards for the Treatment of Historic Properties. It preserves the historic apricot orchard with minimal alterations, ensuring its defining characteristics remain intact (Standard 1). No character-defining features are removed, and new work is limited to unplanted areas, avoiding the removal of any orchard trees. The minor encroachment on the southern boundary does not affect the orchard's historic character, as its orthogonal rows, spacing, and overall organization remain intact (Standard 2). The project avoids adding conjectural historical features or architectural elements from other buildings, maintaining authenticity (Standard 3). Furthermore, no changes have been made to the orchard that have acquired historic significance, so none require retention or preservation (Standard 4).
3. The project complies with Standards 5-10 of the Secretary of the Interior's Standards for the Treatment of Historic Properties. The orchard's layout and species composition are preserved by replacing dead trees with Blenheim apricots, consistent with the original plantings. While seven potential planting sites would be lost, this does not diminish the orchard's historic significance, as its layout and existing trees remain (Standard 5). There is no chemical or physical treatment that would negatively impact the orchard's historic character (Standard 7). As there are no known archaeological resources in the orchard, Standard 8 is not applicable. The project preserves historic materials, features, and spatial relationships, and the project is clearly differentiated yet compatible with the historic size, scale, proportion, and massing of the orchard (Standard 9). Finally, while seven planting sites may be obstructed, the essential form and integrity of the orchard remain intact, and these sites could be reestablished in the future. Overall, the project does not result in a substantial adverse change to the significance of the Civic Center Orchard or the J. Gilbert Smith House (Standard 10).
4. The Project is categorically exempt from environmental review under Section 15301 (Existing Facilities) and Section 15303 (New Construction and Conversion of Small Structures) because it includes a minor alteration of an existing public facility consisting of the replacement of an existing patio with a new courtyard and the construction of an accessory courtyard for the

existing Los Altos Library. Additionally, none of the circumstances under CEQA Guidelines Section 15300.2 apply.

EXHIBIT B**CONDITIONS OF APPROVAL****PLANNING DIVISION**

1. **Approved Plans:** The project shall be developed in substantial compliance with the design plans and support materials and technical reports approved as part of the application, except as modified by these conditions as specified below.
2. **Expiration:** This Permit is valid for a period of two (2) years from the date of final approval 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 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. **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.
7. **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.

8. **Lighting Plan:** The applicant shall submit a lighting plan in building permit drawings. 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 glare and 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.
9. **Landscaping:** Detailed landscape and irrigation plans 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.
10. **Utility Landscape Screening:** All utility meters, lines, transformers, backflow preventers, etc., 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 project design. Additional landscaping materials or modifications may be required by the Planning Division at final inspection to ensure adequate plant screening.
11. **Tree Removal Approved:** Trees Nos. 1 to 3 shown to be removed on plan Sheet L-1.1 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 issuance of a demolition permit or building permit. Exceptions to this condition may be granted by the Development Services Director.
12. **Replacement Trees:** The applicant shall offset the loss of each tree with one replacement tree, for a total of three replacement trees. Each replacement tree shall be no smaller than a 24" box and shall be noted on the landscape plan as a replacement tree.
13. **Monthly Arborist Inspections:** Throughout demolition and construction, a qualified arborist must conduct monthly inspections to ensure tree protection measures and maintenance care are provided. A copy of the inspection letter, including recommendations for modifications to tree care or construction activity to maintain tree health, shall be provided to the Planning Division.
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15. **Orchard Irrigation System:** The landscape and irrigation plans of the building permit submittal shall show the existing orchard irrigation system and method for protection during construction to ensure continued irrigation system function.
16. **Orchard Sign Relocation:** The building permit submittal shall show the proposed location for the relocation of the existing orchard information sign. The proposed sign location shall be reviewed and approved by the Development Serviced Director and City Engineer prior to the issuance of building permit.
17. **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.
18. **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., staging areas, soil piles, and graded areas) shall be watered two times per day; (b) All haul trucks transporting soil, sand, or other loose material off-site shall be covered; (c) All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited; (d) All sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used; (e) All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph; (f) All trucks and equipment, including their tires, shall be washed off prior to leaving the site; (g) 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; (h) All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation; and (i) Publicly visible signs shall be posted with the telephone number and name of the person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's General Air Pollution Complaints number shall also be visible to ensure compliance with applicable regulations.
19. **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.

20. **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.
21. **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 pursuant to this State law, 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 the 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.
22. **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.
23. **Preconstruction Nesting Bird Survey:** The applicant shall be responsible for the retention of a qualified biologist to conduct a survey of the project site and surrounding 500 feet for active nests—with particular emphasis on nests of migratory birds—if construction (including site

preparation) will begin during the bird nesting season, from February 1 through August 31. If active nests are observed on either the project site or the surrounding area, the applicant, in coordination with the appropriate City staff, shall establish no-disturbance buffer zones around the nests, with the size to be determined in consultation with the California Department of Fish and Wildlife (usually 100 feet for perching birds and 300 feet for raptors). The no-disturbance buffer shall remain in place until the biologist determines the nest is no longer active or the nesting season ends. The project applicant shall submit a report indicating the results of the nesting survey and any designated buffer zones to the Development Services Director or the Director's designee for review and approval prior to the issuance of any demolition, tree removal, or grading permit, whichever occurs earliest. If construction ceases for seven days or more and then resumes during the nesting season, an additional survey performed by a qualified biologist prior to construction resuming shall be completed to avoid impacts on active bird nests that may be present. The results of the additional nesting survey shall be submitted via a report to the Development Services Director or the Director's designee for review and approval prior to the restart of construction activities.

BUILDING DIVISION

24. **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.
25. **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 found
26. **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.
27. **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.
28. **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 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.
29. **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.

ENGINEERING DIVISION

30. **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 San Antonio Road and through the Civic Center campus 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.
31. **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 No. CA S612008, Order No. R2-2022-0018 dated May 11, 2022. 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.
32. **Pollution Prevention:** The improvement plans shall include the "Blueprint for a Clean Bay" plan sheet in all plan submittals.
33. **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.
34. **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 Traffic Engineer.

SANTA CLARA COUNTY FIRE DEPARTMENT

35. **Knox Key Boxes/Locks Where Required for Access:** Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for lifesaving or firefighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The Knox Key Box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official. An approved Knox Lock shall be installed on gates or similar barriers when required by the fire code. Key box maintenance. The operator of the building shall immediately notify the fire code official and provide the new key when a lock is changed or re-keyed. The key to such lock shall be secured in the key box.

LOS ALTOS LIBRARY COURTYARD

LOS ALTOS LIBRARY ENDOWMENT

13 S SAN ANTONIO ROAD
LOS ALTOS, CA 94022
CONTACT: FREDDIE PARK WHEELER
PHONE: (650) 575-7927

REFERENCE SYMBOLS

	SITE SECTION		SHEET MATCH/CONTINUATION LINE		PROPOSED CONTOUR LINE
	DATUM REFERENCE		LIMIT OF WORK		EXISTING CONTOUR LINE
	REVISION REFERENCE		LIMIT OF ADDITIVE ALTERNATE WORK		HIDDEN LINE
	NORTH ARROW		PROPERTY AND BOUNDARY LINES		BREAKLINE
			CENTER LINES		

GENERAL ABBREVIATIONS

&	AND	CMU	CONCRETE MASONRY UNIT	FG	FINISH GRADE ELEVATION - SOFTSCAPE	NIC	NOT IN CONTRACT	SPECS	SPECIFICATIONS
@	AT	CSDG	CEMENT STABILIZED DECOMPOSED GRANITE	FL	FLOW LINE	NOM	NOMINAL	SS	SANITARY SEWER
AC	ASPHALT	CTSK	COUNTER SUNK	FLG	FLANGED	NTS	NOT TO SCALE	SSMH	SANITARY SEWER MANHOLE
ACC	ACCESSIBLE	DEPT	DEPARTMENT	FS	FINISH SURFACE ELEVATION - HARDSCAPE	OC	ON CENTER	STA	STATION POINT
ADJ	ADJUSTABLE	DF	DRINKING FOUNTAIN	FTG	FOOTING	OD	OUTSIDE DIAMETER	SWL	STATIC WATER LEVEL
AFF	ABOVE FINISH FLOOR	DG	DECOMPOSED GRANITE	GALV	GALVANIZED	PA	PLANT AREA	TBR	TO BE REMOVED
ALT	ALTERNATE	DIA	DIAMETER	GB	GRADE BREAK	PC	PLUMBING CONTRACTOR	TC	TOP OF CURB
AG	AGGREGATE	DIM	DIMENSION	HD	HOT DIPPED	POB	POINT OF BEGINNING	TFTG	TOP OF FOOTING
APPROX	APPROXIMATE	DS	DOWN SPOUT	HDR	HEADER	POC	POINT OF CONNECTION	THK	THICK
ARCH	ARCHITECTURAL	DWG	DRAWING	HOR	HORIZONTAL	POT	POINT OF TANGENCY	TP	TOP OF PAVING
BC	BOTTOM OF CURB	EA	EACH	HP	HIGH POINT	PNT	POINT	TS	TOP OF STEP
BLDG	BUILDING	(E)	EXISTING	INV	INVERT ELEVATION	PT	PRESSURE TREATED	TRANS	TRANSFORMER
BOC	BACK OF CURB	EC	ELECTRICAL CONDUCTOR	IRRIG	IRRIGATION	R	RADIUS	TW	TOP OF WALL
BOW	BACK OF WALK	EG	EXISTING GRADE	JB	JUNCTION BOX	RDWD	REDWOOD	TYP	TYPICAL
BW	BASE OF WALL	EJ	EXPANSION JOINT	LA	LANDSCAPE ARCHITECT	REBAR	REINFORCEMENT BAR	UNO	UNLESS NOTED OTHERWISE
CB	CATCH BASIN	ELEV	ELEVATION	LF	LINEAR FEET	REQ'D	REQUIRED	VERT	VERTICAL
CIP	CAST IN PLACE	EP	EDGE OF PAVING	MAX	MAXIMUM	RIM	RIM ELEVATION	W/	WITH
CJ	CONTROL JOINT	EQ	EQUAL	MB	MACHINE BOLT	RO	ROUGH	WC	WATER CLOSET
CL	CENTERLINE	EXP	EXPOSED	MC	MECHANICAL CONTRACTOR	RP	RADIUS POINT	WP	WEAKEND PLANE JOINT
CLR	CLEAR	FOB	FACE OF BUILDING	MFG	MANUFACTURER	S/S	STAINLESS STEEL	WWM	WELDED WIRE MESH
CO	CLEAN OUT	FOC	FACE OF CURB	MIN	MINIMUM	SCH	SCHEDULE		
CONC	CONCRETE	FD	FLOOR DRAIN	MTL	METAL	SIM	SIMILAR		
CONT	CONTINUOUS	FFE	FINISH FLOOR ELEVATION	(N)	NEW	SF	SQUARE FOOT		

GENERAL NOTES

- DESIGN INTENT: THESE DRAWINGS AND ACCOMPANYING TECHNICAL SPECIFICATIONS REPRESENT THE GENERAL DESIGN INTENT TO BE IMPLEMENTED ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE ARCHITECT FOR ANY ADDITIONAL CLARIFICATION OR DETAILS NECESSARY TO ACCOMMODATE SITE CONDITIONS.
- CONTRACTOR SHALL INFORM THEMSELVES OF, AND FULLY ADHERE TO THE ZONING AND ORDINANCE REGULATIONS OF THE CITY AND/OR COUNTY WHERE THE PROJECT IS LOCATED, THE RULES, REGULATIONS AND REQUIREMENTS OF ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK, AND ALL FEDERAL AND STATE LAWS, CODES OR REGULATIONS REGARDING CONSTRUCTION ACTIVITY.
- CONTRACTOR SHALL INVESTIGATE AND PROCURE, AT THEIR EXPENSE, ANY AND ALL PERMITS THAT MAY BE REQUIRED ON PROJECT. PRIOR TO BIDDING, THE CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS.
- CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNERS REPRESENTATIVE IF DISCREPANCY IS SUSPECTED BETWEEN THE SITE AND WHAT IS CONTAINED IN THE CONTRACT DOCUMENTS. NO ALLOWANCES WILL BE MADE TO THE CONTRACTOR DUE TO THEIR LACK OF FAMILIARITY WITH THE SITE CONDITIONS. CONTRACTOR SHALL CALL OUT "USA"-UNDERGROUND SERVICE ALERT (800-642-2444) AND HAVE USA THOROUGHLY MARK OUT ALL PUBLIC UTILITIES ON, OR ADJACENT TO THE SITE PRIOR TO ANY DEMOLITION OR EXCAVATION WORK. CONTRACTOR SHALL RECORD OR MAINTAIN USA MARKINGS IN LEGIBLE AND ACCESSIBLE FORM FOR DURATION OF PROJECT.
- CONTRACTOR SHALL AT ALL TIMES PROVIDE NOISE, DUST AND LITTER CONTROL ON THE PROJECT IN ACCORDANCE WITH GOVERNING AGENCIES OR DOCUMENTS LISTED ABOVE AND PER THE DISCRETION OF THE OWNERS REPRESENTATIVE.
- CONTRACTOR SHALL INSURE PROPER POSITIVE DRAINAGE TO EXISTING DRAINAGE STRUCTURES AT ALL TIMES. IF OPERATION OF ANY EXISTING DRAINAGE STRUCTURE OR UTILITY IS INTERRUPTED BY THE CONTRACTORS WORK, CONTRACTOR MUST HAVE ACCEPTABLE ALTERNATE METHODS IN PLACE PRIOR TO INTERRUPTION. THE OWNERS REPRESENTATIVE SHALL DETERMINE THE ACCEPTABILITY OF SUCH ALTERNATE METHODS.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION CONTROL MEASURES IN CONFORMANCE WITH STANDARD CONSTRUCTION PRACTICES AS REQUIRED TO PROTECT THE PROJECT AND/OR ADJACENT PROPERTIES FROM DAMAGES DUE TO NATURAL OR MAN-MADE EROSION FORCES.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING DAMAGES OR DAMAGED AREAS TO AN AS-WAS OR BETTER CONDITION IF IT CAN BE REASONABLY CONSTRUED THAT SUCH DAMAGES WERE DUE TO THE CONTRACTORS CONSTRUCTION ACTIVITY OR LACK OF AMPLE PROTECTIVE MEASURES. REPAIRS SHALL BE MADE SUBJECT TO THE DISCRETION OF THE OWNERS REPRESENTATIVE.
- UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL CERTIFY THAT ALL WORK HAS BEEN INSTALLED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALL VARIATIONS FROM THE DOCUMENTS MUST BE PRESENTED TO THE OWNERS REPRESENTATIVE ACCURATELY AND/OR GRAPHICALLY ON RECORD DRAWINGS PRIOR TO FINAL ACCEPTANCE. REFER TO SPECIFICATIONS FOR ADDITIONAL CLOSE-OUT INFORMATION AND PROCEDURES.
- CONTRACTOR SHALL DILIGENTLY PROTECT THE PROJECT SITE AND ALL CONSTRUCTION MATERIALS FROM VANDALISM OR DAMAGE UNTIL PROJECT FINAL ACCEPTANCE.
- CONTRACTOR SHALL PROVIDE DRINKING WATER AND PORTABLE REST ROOM FACILITIES FOR WORKER USE DURING CONSTRUCTION AT CONTRACTORS EXPENSE.
- CONTRACTOR SHALL MAKE ALL ARRANGEMENTS AND PAY ALL FEES TO ACQUIRE A METERED HOOKUP TO A CITY WATER SOURCE FOR ANY CONSTRUCTION WATER. ALL COSTS FOR SUCH WATER USE SHALL BE BORNE BY THE CONTRACTOR. IT IS THE CONTRACTORS RESPONSIBILITY TO INCLUDE ANTICIPATED COSTS IN THE BID PRICE.

GENERAL INFORMATION

APN: 170-42-029
PROPERTY OWNER: CITY OF LOS ALTOS
1 N SAN ANTONIO ROAD, LOS ALTOS, CA 94022

SITE DATA

LIBRARY:
GENERAL PLAN DESIGNATION:
PUBLIC & INSTITUTIONAL (PI)
ZONING DESIGNATION:
PUBLIC & COMMUNITY FACILITIES (PCF)
FLOOD HAZARD ZONE: ZONE X
OCCUPANCY TYPE: B2/A3
CONSTRUCTION TYPE: VN
PARCEL AREA: 573,437 SQ.FT.
LIBRARY AREA: 28,050 SQ.FT.
LIBRARY FAR: 4.9%
SETBACKS: 40' MIN. ALL SIDES

EXISTING COVERAGE: EXISTING BUILDING AND
PERGOLAS: 35,672 SQ.FT.
PROPOSED COVERAGE: 36,651 SQ.FT.
PERCENTAGE COVERAGE: 6.3%
MAXIMUM ALLOWED IS 30%

COURTYARD:
OCCUPANCY TYPE: OUTDOOR ASSEMBLY
TYPE OF CONSTRUCTION: LANDSCAPE

PROJECT SITE AREA: 8,265 SQ.FT.
PERGOLA: 1,412 SQ.FT.
PARCEL AREA: 573,437 SQ.FT.

CLASS 2 BICYCLE PARKING FOR 31,826 SQ.FT. OF
OCCUPIED SPACE: 11 EA REQUIRED
18 EXISTING TO REMAIN
2 EXISTING TO BE RELOCATED
CLASS 1 BICYCLE PARKING: N/A

PROJECT DESIGN TEAM

LANDSCAPE ARCHITECT
SSA LANDSCAPE ARCHITECTS, INC.
CONTACT: STEVE SUTHERLAND
303 POTRERO STREET, SUITE 40-C
SANTA CRUZ, CA 95060
(831) 459 - 0455

CIVIL ENGINEER
RI ENGINEERING
CONTACT: MARK GROFCSIK
303 POTRERO STREET, SUITE 42-202
SANTA CRUZ, CA 95060
(831) 425 - 3901

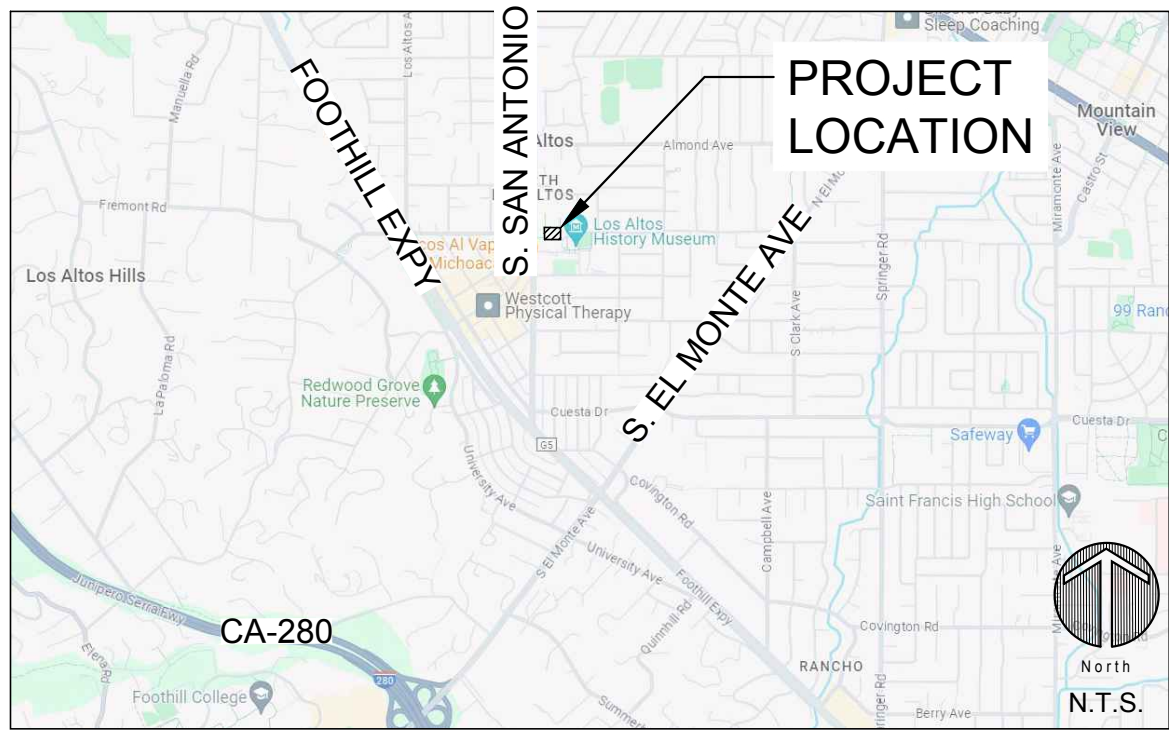
ELECTRICAL ENGINEER
AURUM CONSULTING ENGINEERS
CONTACT: NAJIB ANWARY
1798 TECHNOLOGY DRIVE, SUITE 242
SAN JOSE, CA 95110
(831) 564 - 7925

STRUCTURAL ENGINEER
MME CIVIL + STRUCTURAL ENGINEERING
CONTACT: DALE HENDSBEE
224 WALNUT AVENUE, SUITE B
SANTA CRUZ, CA 95060
(831) 426 - 3186

APPLICABLE CODES

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1,
TITLE 24 C.C.R.
2022 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.
2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3,
TITLE 24 C.C.R.
2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4,
TITLE 24 C.C.R.
2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
2022 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24, C.C.R.
2022 CALIFORNIA REFERENCED STANDARDS CODE, PART 12,
TITLE 24, C.C.R.
TITLE 19, C.C.R., PUBLIC SAFETY, OFFICE OF THE STATE FIRE
MARSHAL REGULATIONS
2022 NFPA 72 - NATIONAL FIRE ALARM CODE WITH CALIFORNIA
AMENDMENTS

AREA MAP



PROJECT DESCRIPTION

THE PROJECT SITE IS LOCATED AT THE NORTH ENTRANCE OF THE LIBRARY.

THE SITE IS CURRENTLY DEVELOPED WITH A SMALL WOOD TRELLIS OVER A NON-ADA COMPLIANT (433 SQ.FT.) PAVER PATIO WITH CONCRETE PATHS OF VARYING WIDTHS FROM CIVIC CENTER LOOP AND S SAN ANTONIO ROAD. CURRENTLY THE DEVELOPMENT CURRENTLY INCLUDES TWO FIXED BENCHES, THREE BIKE RACKS, AND ONE TRASH RECEPTACLE. ALL OF THE ABOVE EXISTING SITE FEATURES WILL BE REMOVED AS A PART OF THE PROPOSED PROJECT.

THE PROPOSED PROJECT WILL INCLUDE THE FOLLOWING CONSTRUCTED ELEMENTS WITHIN THE COURTYARD AS FOLLOWS: A 1,412 SQ.FT. SHADE STRUCTURE/PERGOLA, 3,575 SQ.FT. PERMEABLE PAVERS, 168 SQ.FT. OF ENCLOSED OUTDOOR STORAGE, 2,408 SQ.FT. OF RENOVATED CONCRETE PATHWAYS, DECORATIVE COURTYARD ENTRY GATES, 250 LINEAR FEET OF TRANSPARENT FENCING, EMERGENCY EXIT GATES, 36 LINEAR FEET OF AUDIOVISUAL WALL AT OUTDOOR CLASSROOM, 60 LINEAR FEET OF SOUND REDUCTION WALL AROUND EXISTING UTILITY AND STORAGE, 835 SQ.FT. ORNAMENTAL PLANTINGS, LIBRARY PROMOTION SIGNAGE, AND DONOR RECOGNITION SIGNAGE.

THE DESIGN CONCEPT OF THE OUTDOOR ARCHITECTURE IS TO USE DURABLE MATERIALS THAT WILL BE BOTH RUSTIC AND TRADITIONAL IN APPEARANCE AND EASY FOR LIBRARY STAFF TO MAINTAIN. THE USE OF CORTEN STEEL WILL PROVIDE THE WARMTH OF WOOD AND THE DURABILITY OF METAL. THE GATES AND FENCE ARE TO BE TRANSPARENT IN NATURE TO SHOWCASE THE NATURAL BEAUTY OF THE HERITAGE ORCHARD, YET ENCLOSE THE COURTYARD FOR SECURITY OF LIBRARY ASSETS AND PATRONS.

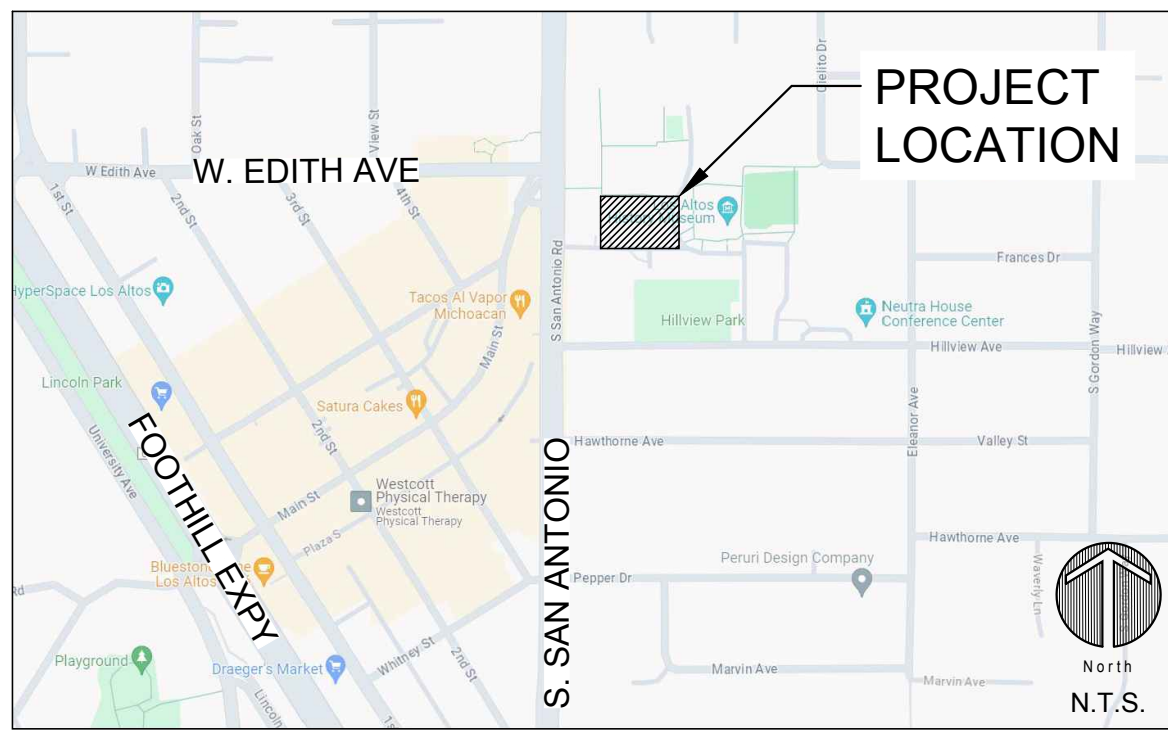
THE CONSTRUCTION OF THIS COURTYARD WILL ALLOW FOR INCREASED PROGRAMMING OPPORTUNITIES IN AN OUTDOOR SETTING, WHERE AS THE LIBRARY CURRENTLY HAS ONE COMMUNITY PROGRAMMING SPACE. PROPOSED USES INCLUDE TEACHING AND PRESENTATION SPACES, FIXED AND MOVABLE SEATING IN READING NOOKS, INFORMAL GATHERING AT TABLES AND CHAIRS. THE COURTYARD SPACE IS PURPOSEFULLY FLEXIBLE AND CAN BE ACTIVATED FORM PROGRAMS, READING, STUDYING, AND GATHERING. THE TYPES OF PROGRAMS AND ACTIVITIES THE LIBRARY ANTICIPATES HOSTING ARE FREE PROGRAMS FOR THE PUBLIC OF ALL AGES. THESE ACTIVITIES MAY INCLUDE BOOK CLUBS, TRAVEL PROGRAMS, CULTURAL PROGRAMS, ART, CHILDREN'S EVENTS, HISTORY MUSEUM PARTNER EVENTS, AND AUTHOR TALKS. ESTIMATED ATTENDANCE FOR THESE EVENTS RANGE FROM 10-50 PEOPLE. PROGRAM FREQUENCY WILL RANGE FROM 2 TO 4 DAYS A WEEK. NOT ALL PROGRAMS WILL REQUIRE THE AUDIOVISUAL SYSTEM. THE AUDIOVISUAL SYSTEM WILL ONLY BE IN USE IF THE PROGRAM HAS A PRESENTATION THAT NEEDS TO BE PROJECTED IN ORDER TO MAKE THE PROGRAM SUCCESSFUL FOR THE AUDIENCE. THE AUDIOVISUAL SYSTEM WILL ONLY BE OPERABLE FOR PLANNED EVENTS AND WILL ONLY BE OPERABLE DURING LIBRARY HOURS.

THE LIBRARY DOES NOT ANTICIPATE ADDITIONAL EMPLOYEES TO MANAGE THE NEW SPACE, AS NEIGHBORING LIBRARIES HAVE ADDED SPACE WITHOUT THE NEED FOR ADDITIONAL EMPLOYEES.

THE COURTYARD WILL BE OPEN ONLY DURING LIBRARY HOURS. CURRENT LIBRARY HOURS ARE MONDAY THROUGH THURSDAY 10 A.M. TO 9 P.M., AND FRIDAY THROUGH SUNDAY 10 A.M. TO 7 P.M., SUBJECT TO CHANGE.

MAIN ACCESS TO THE LIBRARY WILL NOT BE AFFECTED BY CONSTRUCTION OF THIS OUTDOOR SPACE. ONLY THE REAR ENTRANCE ADJACENT TO THE ORCHARD WILL BE CLOSED DURING CONSTRUCTION.

PROJECT MAP



SHEET INDEX

SECTION G - GENERAL	
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SECTION L - LANDSCAPE	
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L-1.1	EXISTING TREE PLAN
L-2.0	SITE PLAN
L-2.1	LAYOUT PLAN
L-2.2	ACCESSIBILITY PLAN
L-3.0	OUTDOOR CLASSROOM PLAN
L-3.1	OUTDOOR CLASSROOM AV DEVICE SPECIFICATIONS
L-4.0	PLANTING PLAN
L-5.0	IRRIGATION HYDROZONE PLAN
L-6.0 - 6.1	SITE SECTIONS
L-7.0 - 7.2	SITE DETAILS
L-8.0	MATERIALS BOARD
L-8.1 - 8.2	3D MODEL IMAGES
SECTION C - CIVIL ENGINEER	
C-1	SITE PLAN
C-2	GRADING & DRAINAGE PLAN
C-3	UTILITY PLAN
C-4	CROSS-SECTIONS
C-5	ALIGNMENT & DETAILS
C-6	EROSION CONTROL PLAN
SECTION E - ELECTRICAL ENGINEER	
E001	SYMBOLS, ABBREVIATIONS, GENERAL CONSTRUCTION NOTES, LIGHT FIXTURE SCHEDULE, CODES & SHEET INDEX
E002	CALIFORNIA ENERGY COMPLIANCE TITLE 24 (BUILDING EXTERIOR)
E101	ELECTRICAL SINGLE LINE DIAGRAM & ELECTRICAL DETAILS
E201	OVERALL SITE PLAN
E202	PARTIAL ELECTRICAL SITE PLAN
E203	PARTIAL ELECTRICAL SITE PLAN
E601	LIGHTING CUT SHEET
E701	ELECTRICAL SPECIFICATIONS
SECTION T - TOPOGRAPHIC SURVEY	
1	OVERALL TOPOGRAPHIC MAP
2	TOPOGRAPHIC MAP
3	TOPOGRAPHIC MAP
4	TOPOGRAPHIC MAP

DRAFT DESIGN REVIEW - NOT FOR CONSTRUCTION

COVER SHEET

LOS ALTOS LIBRARY COURTYARD
LOS ALTOS LIBRARY ENDOWMENT
13 S SAN ANTONIO ROAD
LOS ALTOS, CA 94022

AGENCY APPROVAL

REVISIONS NO.	DATE	PURPOSE
06	20	2024 ENV. RESPONSE
10	11	2024 COMMENT RESPONSE
11	22	2024 COMMENT RESPONSE
12	10	2024 COMMENT RESPONSE

DRAWN BY • NT

CHECKED • SS

SCALE •

DATE • 03 / 14 / 2024

JOB • 220024.01

COVER SHEET

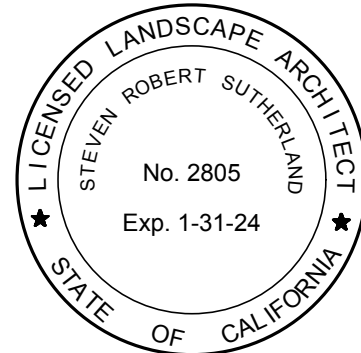
SHEET

G-1.0



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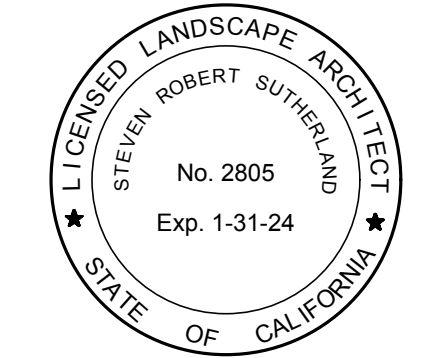
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OVERALL CIVIC CENTER MAP

LOS ALTOS LIBRARY COURTYARD
LOS ALTOS LIBRARY ENDOWMENT
13 S SAN ANTONIO ROAD
LOS ALTOS, CA 94022

AGENCY APPROVAL

REVISIONS	NO.	DATE	PURPOSE
	06	20	2024 ENV. RESPONSE
	10	11	2024 COMMENT RESPONSE
	11	22	2024 COMMENT RESPONSE
	12	10	2024 COMMENT RESPONSE

DRAWN BY • NT

CHECKED • SS

SCALE • 1"=50'-0"

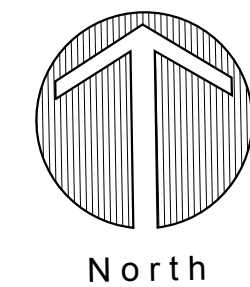
DATE • 03.14.2024

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OVERALL CIVIC
CENTER MAP

SHEET

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DRAFT DESIGN REVIEW - NOT FOR CONSTRUCTION

CIVIC CENTER MAP GRAPHIC LEGEND

SYMBOL DESCRIPTION
---> ACCESSIBLE PATH OF TRAVEL

CIVIC CENTER
BOUNDARY
PARKING FOR LIBRARY PATRONS
ARE INCLUSIVE OF ALL PARKING
SPACES THROUGHOUT THE CIVIC
CENTER

HISTORIC
ORCHARD
REFERENCE: EXHIBIT "A" OF 91-31
RESOLUTION

LIBRARY
COURTYARD
BOUNDARY INCLUDES CIVIC
CENTER HARDSCAPE
IMPROVEMENTS

COURTYARD
PERGOLA

ACCESSIBILITY NOTES

ACCESSIBLE PATH OF TRAVEL AS INDICATED ON PLAN
IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY
ABRUPT LEVEL CHANGES EXCEEDING 3" IF BEVELED AT
1:12 MAX SLOPE OR VERTICAL LEVEL CHANGES
EXCEEDING 1/4", AND AT LEAST 48" IN WIDTH. SURFACE IS
STABLE, FIRM, AND SLIP RESISTANT AND
CROSS-SLOPE DOES NOT EXCEED 2% AND SLOPE IN
THE DIRECTION OF TRAVEL IS LESS THAN 5%.
ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED
FREE OF OVERHANGING OBSTRUCTIONS TO 80"
MINIMUM AND FREE OF PROTRUDING OBJECTS
GREATER THAN 4" FROM A WALL ABOVE 27" AND
BELOW 80".

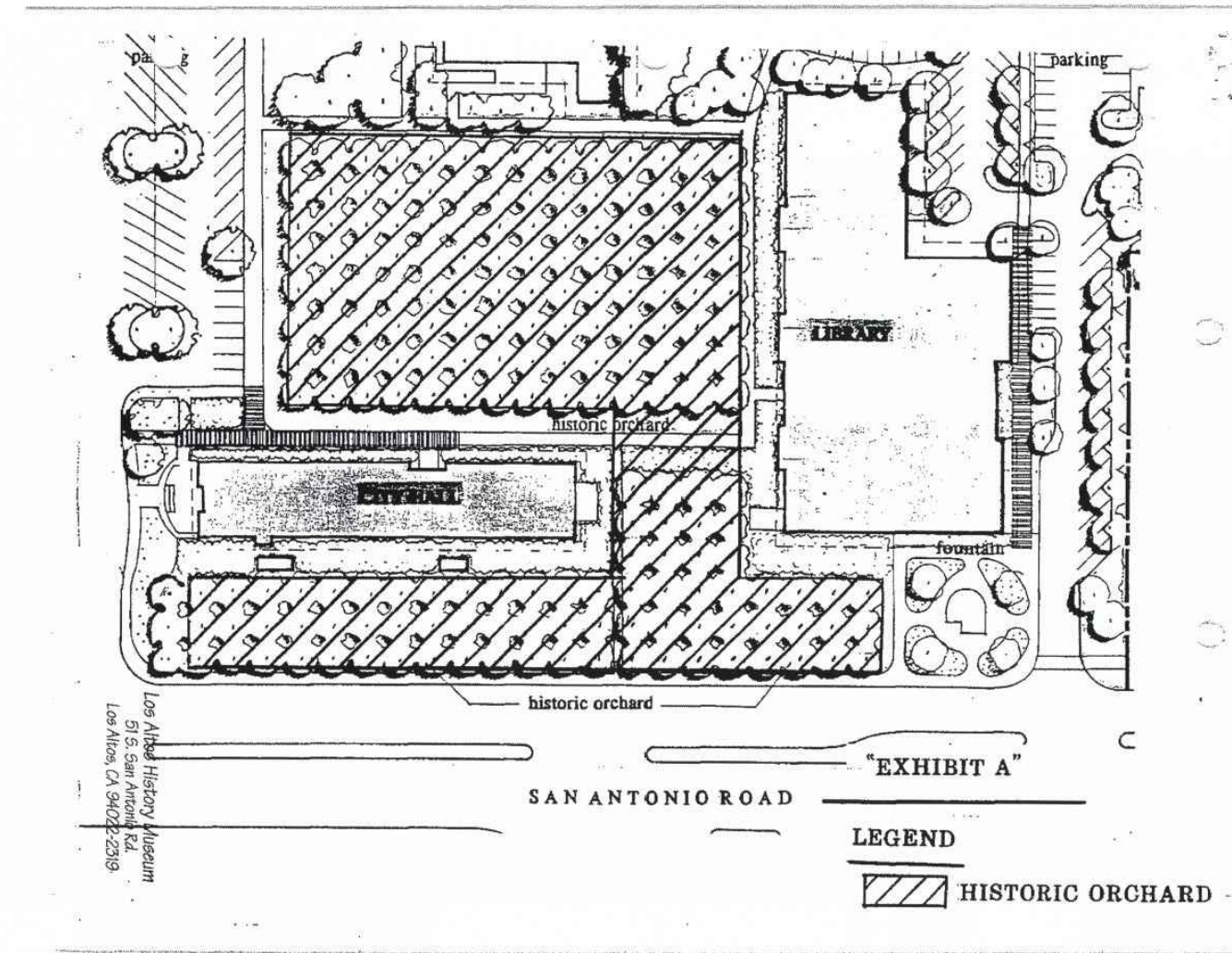
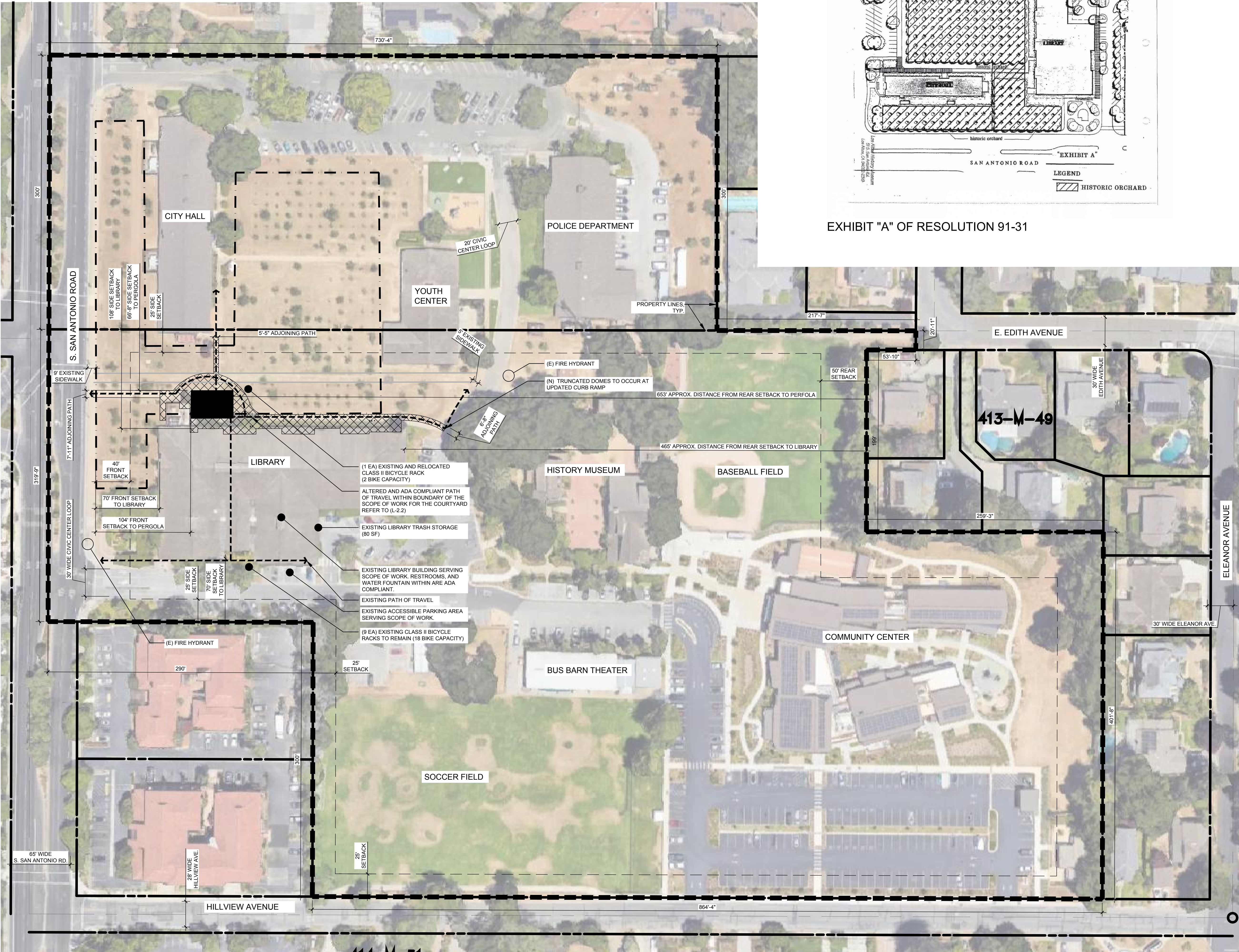


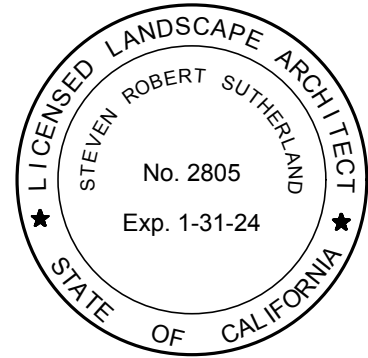
EXHIBIT "A" OF RESOLUTION 91-31





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EXISTING CONDITIONS
& DEMOLITION PLAN
LOS ALTOS LIBRARY COURTYARD
LOS ALTOS LIBRARY ENDWOMENT
13 S SAN ANTONIO ROAD
LOS ALTOS, CA 94022

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SCALE • 1/8" = 1'-0"

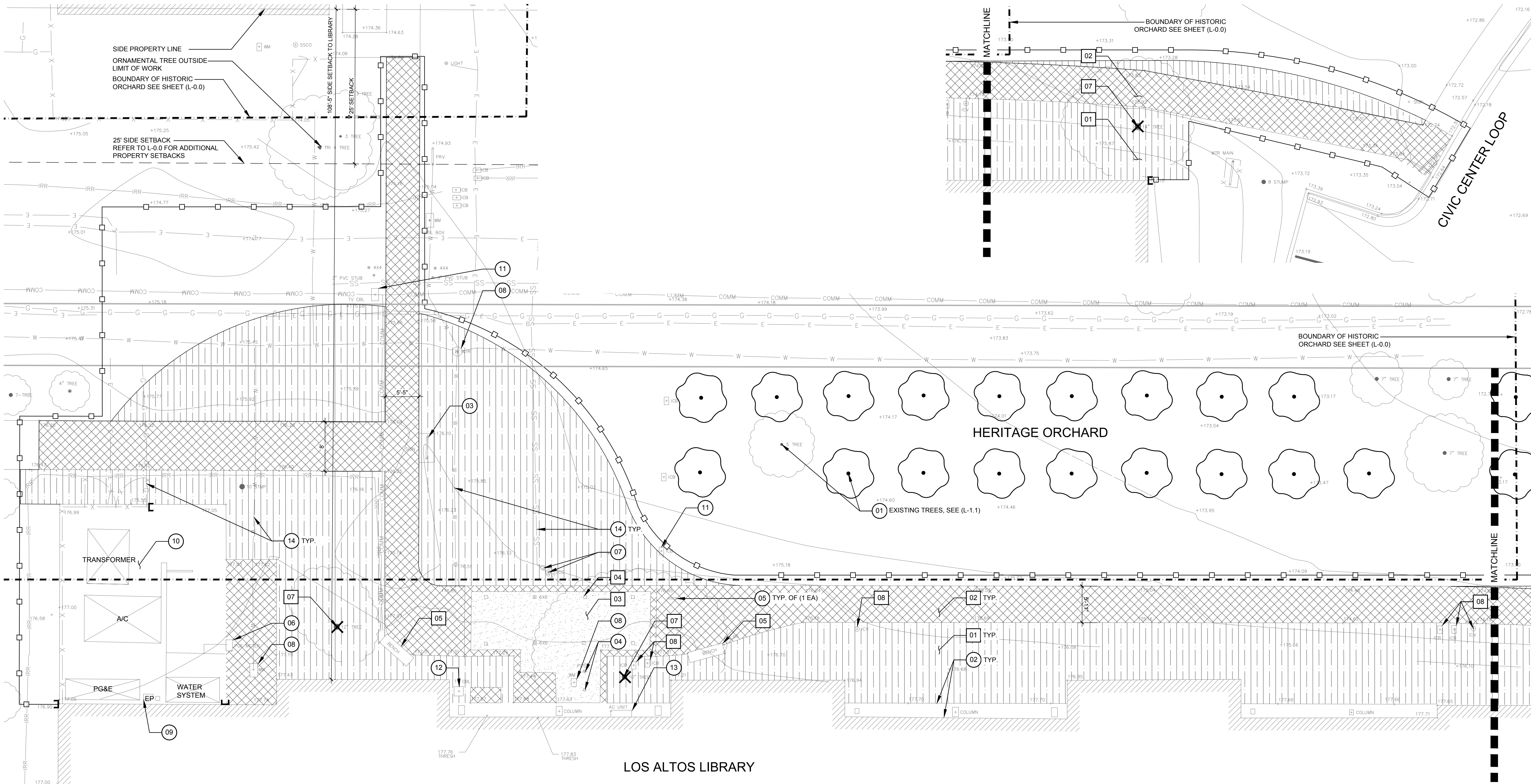
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EXISTING CONDITIONS
& DEMOLITION PLAN

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DEMOLITION NOTES

- CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO ANY EXCAVATION OR DEMOLITION.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING ABOVE-GROUND UTILITIES AND PROVIDE FOR THEIR TEMPORARY DISCONNECTION, PROTECTION, REMOVAL AND/OR STORAGE AS MAY BE REQUIRED DURING CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH THE OWNER TO DETERMINE WHETHER TEMPORARY SERVICES ARE NECESSARY.
- ALL SPOILS AND DEBRIS FROM THE DEMOLITION WORK SHALL BE HAULED OFF SITE BY CONTRACTOR AND BE DISPOSED OF IN A LAWFUL MANNER AS IT ACCUMULATES. EXCAVATED, CLEAN FILL MAY BE USED IN CONSTRUCTION IF APPROVED BY THE OWNERS REPRESENTATIVE.
- CONTRACTOR SHALL REVIEW ALL RELATED WORK REQUIRED ON ALL OTHER DRAWING SHEETS AND/OR SPECIFICATIONS PRIOR TO BIDDING.
- CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE IN ANY WAY, ANY EXISTING ELEMENTS NOT DESIGNATED FOR REMOVAL. SUCH DAMAGE IS THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE REPAIRED OR REPLACED TO AN "AS-WAS" OR BETTER CONDITION BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD AND CHALKED, FLAGGED OR STRING-LINED PRIOR TO ANY CONSTRUCTION. IF ANY DISCREPANCIES OCCUR, NOTIFY OWNERS REPRESENTATIVE IMMEDIATELY BEFORE PROCEEDING. THE DEPTHS OF ITEMS TO BE REMOVED, UNLESS NOTED, SHALL BE DETERMINED BY THE CONTRACTOR BY VISITING THE SITE.
- PROTECT TREES WITHIN THE PROJECT SITE WHICH ARE INDICATED TO BE LEFT IN PLACE AND WHICH MIGHT BE DAMAGED DURING DEMOLITION, BY SIX FOOT HIGH FENCES. ERECT FENCES AT THE OUTER PERIMETER OF BRANCHES OF INDIVIDUAL TREES OR FOLLOW THE OUTER PERIMETER OF BRANCHES OF CLUMPS OF TREES. RESTORE TREES SCARRED OR DAMAGED BY CONTRACTOR EQUIPMENT OR OPERATIONS TO THEIR ORIGINAL CONDITION OR REPLACE AS DETERMINED BY OWNER'S REPRESENTATIVE. OWNER'S REPRESENTATIVE WILL APPROVE RESTORATION PROCEDURES PRIOR TO INITIATION.
- UTILITIES AND RELATED EQUIPMENT: REMOVE ALL EXISTING UTILITIES AS INDICATED AND AS UNCOVERED BY WORK, AND TERMINATE IN A MANNER CONFORMING TO CODE, AND AT A TIME SATISFACTORY TO THE OWNER'S REPRESENTATIVE. REMOVE METERS AND RELATED EQUIPMENT AND DELIVER TO A LOCATION AS INSTRUCTED BY THE OWNER'S REPRESENTATIVE WITHOUT ADDITIONAL COST TO THE OWNER. DISPOSE OF UTILITY LINES ENCOUNTERED THAT ARE NOT SHOWN ON THE DRAWINGS IN ACCORDANCE WITH INSTRUCTIONS OF OWNER'S REPRESENTATIVE.
- IRRIGATION VALVES, RELATED PIPING AND HEADS: REMOVE AS INDICATED ON DRAWINGS. SALVAGEABLE MATERIALS AS DETERMINED BY THE OWNER'S REPRESENTATIVE SHALL BE DELIVERED TO THE OWNER AT A LOCATION INDICATED BY THE OWNER'S REPRESENTATIVE.
- UNDERGROUND PIPING: REMOVE AS INDICATED AND BACK FILL TO COMPACTION DENSITY DESIGNATED BY THE GEOTECHNICAL REPORT. DEMOLISHED STUB-UPS SHALL BE TERMINATED AT A MINIMUM TWO FEET BELOW NEW FINISHED GRADE UNLESS DESIGNATED OTHERWISE ON DRAWINGS. LINES WHICH CONNECT TO ACTIVE SYSTEMS SHALL BE CAPPED, PLUGGED OR BLIND FLANGED AS APPROPRIATE.
- AS APPLICABLE AND UNLESS OTHERWISE NOTED, "DEMOLISH & REMOVE" SHALL INCLUDE ALL FOOTINGS AND ATTACHED APPURTENANCES ABOVE OR BELOW GROUND.
- DO NOT STORE OR BURN MATERIAL ON-SITE.

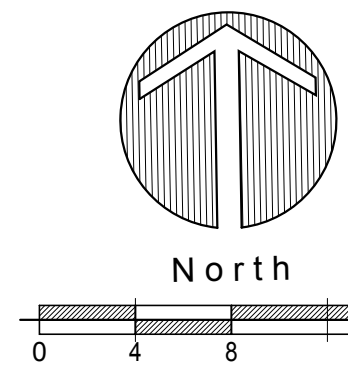
DEMOLITION SCHEDULE

DEMOLITION	
01	CLEAR AND GRUB (E) LANDSCAPE AREA
02	DEMOLISH & REMOVE EXISTING CONCRETE PAVING
03	DEMOLISH & REMOVE EXISTING CONCRETE PAVERS
04	DEMOLISH & REMOVE WOOD PERGOLA AND FOOTINGS
05	DEMOLISH & REMOVE SITE BENCHES
06	DEMOLISH & REMOVE WOOD FENCE
07	DEMOLISH & REMOVE EXISTING ORNAMENTAL TREE
08	DEMOLISH & REPLACE IRRIGATION VALVE, REFER TO IRRIGATION PLAN FOR NEW LOCATION

PRESERVATION & PROTECTION	
01	(E) TREE, PROTECT IN PLACE
02	(E) BUILDING AND FOUNDATION, PROTECT IN PLACE
03	(E) ORCHARD SIGNAGE, TO BE RELOCATED FOR FUTURE USE, REFER TO SITE PLAN FOR NEW LOCATION
04	(E) BIKE POST BIKE RACK, TO BE RELOCATED FOR FUTURE USE, REFER TO SITE PLAN FOR NEW LOCATION
05	(E) SQUIRREL BIKE RACK, TO BE RELOCATED FOR FUTURE USE, REFER TO SITE PLAN FOR NEW LOCATION
06	(E) GAS METER, PROTECT IN PLACE
07	(E) SANITARY SEWER CLEAN OUT, PROTECT IN PLACE
08	(E) WATER METER, PROTECT IN PLACE
09	(E) ELECTRICAL PANEL
10	(E) UTILITIES, PROTECT IN PLACE
11	(E) IRRIGATION VALVE, TO BE RELOCATED FOR FUTURE USE, REFER TO IRRIGATION PLAN FOR NOTES
12	(E) TELECOM BOX, PROTECT IN PLACE
13	(E) AIR CONDITIONER, PROTECT IN PLACE
14	(E) UNDERGRUND UTILITIES, PROTECT IN PLACE

DEMOLITION LEGEND

SYMBOL	DESCRIPTION
#	DEMOLITION TAG
#	PRESERVATION TAG
(E) TREE TO REMAIN SEE (L-1.1)	
(E) TREE TO BE REMOVED	07
CONSTRUCTION FENCING	
ORCHARD BOUNDARY	
BEGINNING OR END OF SITE ELEMENT	
CLEAR AND GRUB (E) LANDSCAPE AREA PER NOTE (+/- 5,000 SF)	01
DEMOLISH & REMOVE EXISTING CONCRETE PAVING PER NOTE. (+/- 2,800 SF)	02
DEMOLISH & REMOVE EXISTING CONCRETE PAVERS PER NOTE. (+/- 356 SF)	03

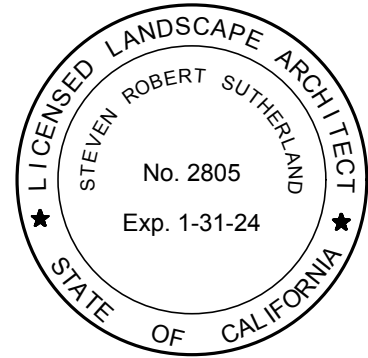


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EXISTING TREE PLAN

LOS ALTOS LIBRARY COURTYARD
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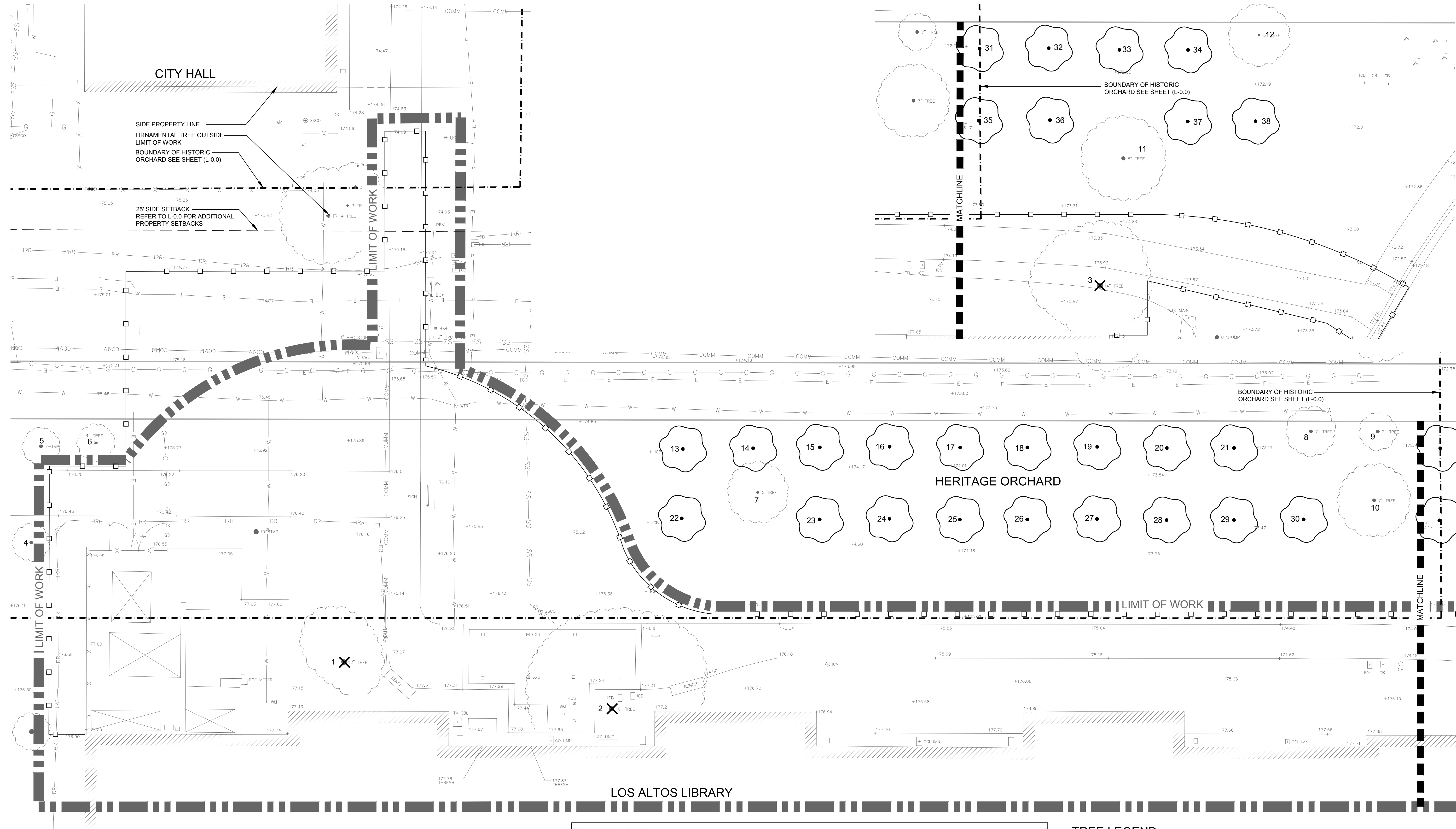
DATE • 03.14.2024

JOB • 220024.01

EXISTING TREE PLAN

SHEET

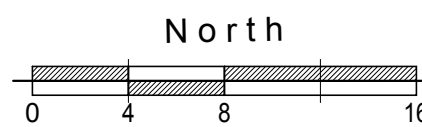
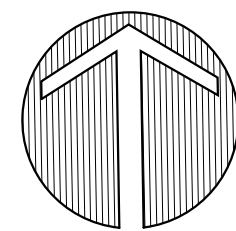
L-1.1



TREE TABLE				
CODE	NAME	DESCRIPTION	STATUS	SIZE
1	FLOWERING CHERRY	EXISTING ORNAMENTAL TREE	TO BE REMOVED	12"
2	JAPANESE MAPLE	EXISTING ORNAMENTAL TREE	TO BE REMOVED	10"
3	PURPLE ORNAMENTAL PLUM	EXISTING ORNAMENTAL TREE	TO BE REMOVED	14"
4	APRICOT	EXISTING ORCHARD TREE	TO BE PROTECTED	6"
5	APRICOT	EXISTING ORCHARD TREE	TO BE PROTECTED	7"
6	APRICOT	EXISTING ORCHARD TREE	TO BE PROTECTED	4"
7	APRICOT	EXISTING ORCHARD TREE	TO BE PROTECTED	5"
8	APRICOT	EXISTING ORCHARD TREE	TO BE PROTECTED	7"
9	APRICOT	EXISTING ORCHARD TREE	TO BE PROTECTED	7"
10	APRICOT	EXISTING ORCHARD TREE	TO BE PROTECTED	7"
11	APRICOT	EXISTING ORCHARD TREE	TO BE PROTECTED	8"
12	APRICOT	EXISTING ORCHARD TREE	TO BE PROTECTED	5"
13 - 38	APRICOT	EXISTING ORCHARD SAPLING	TO BE PROTECTED	UNDER 3"

TREE LEGEND

SYMBOL	DESCRIPTION
	(E) APRICOT TREE TO REMAIN AND PROTECT
	(E) ORNAMENTAL TREE TO BE REMOVED
	(E) APRICOT SAPLING TO REMAIN AND PROTECT
	CONSTRUCTION FENCING, REFER TO NOTES ON L-1.0
	ORCHARD BOUNDARY

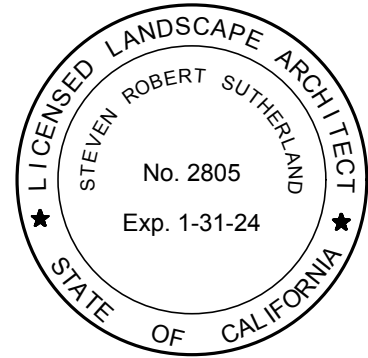


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SITE PLAN
LOS ALTOS LIBRARY COURTYARD
LOS ALTOS LIBRARY ENDOWMENT
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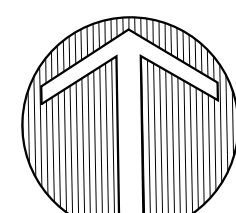
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SITE PLAN

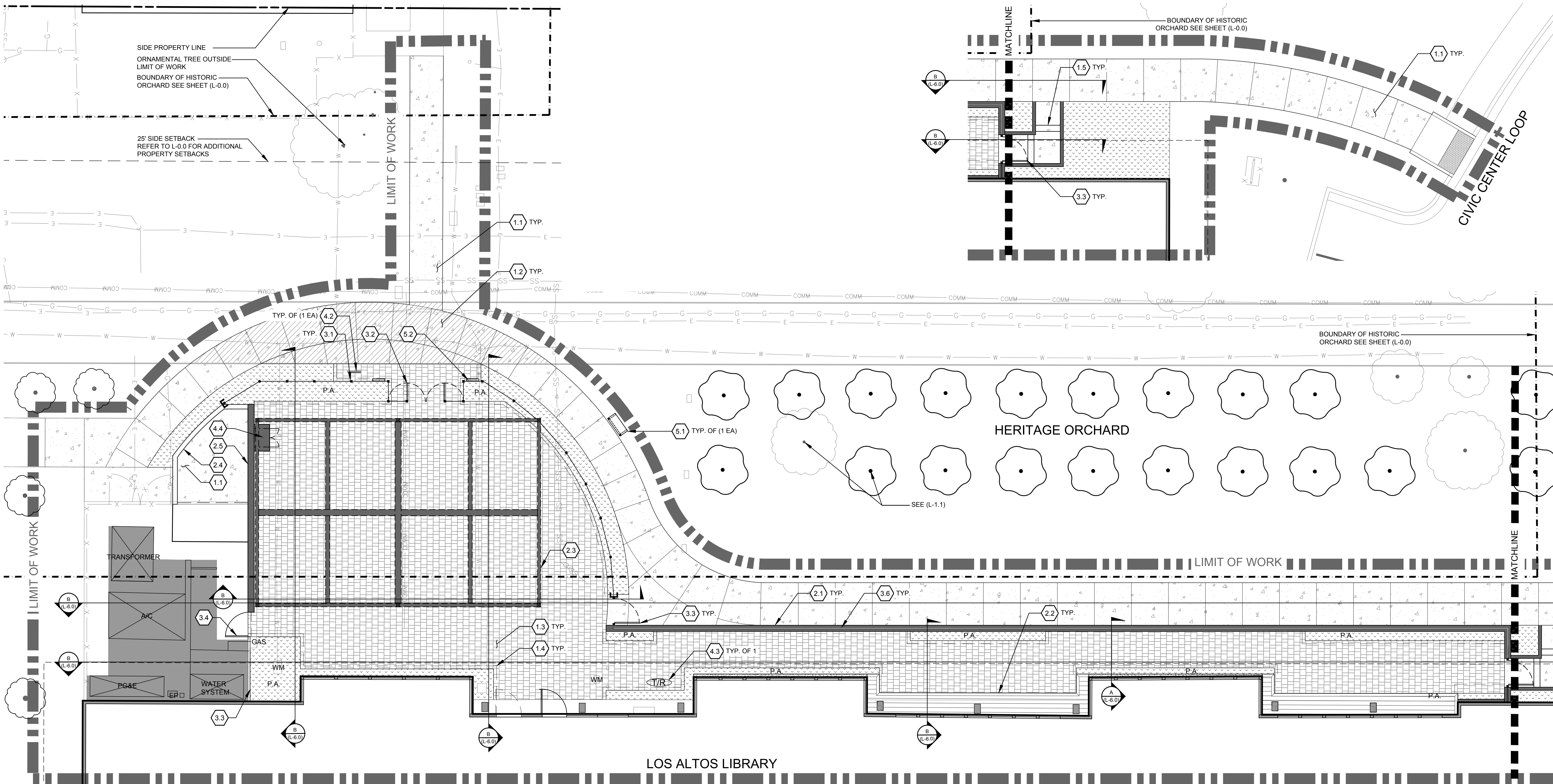
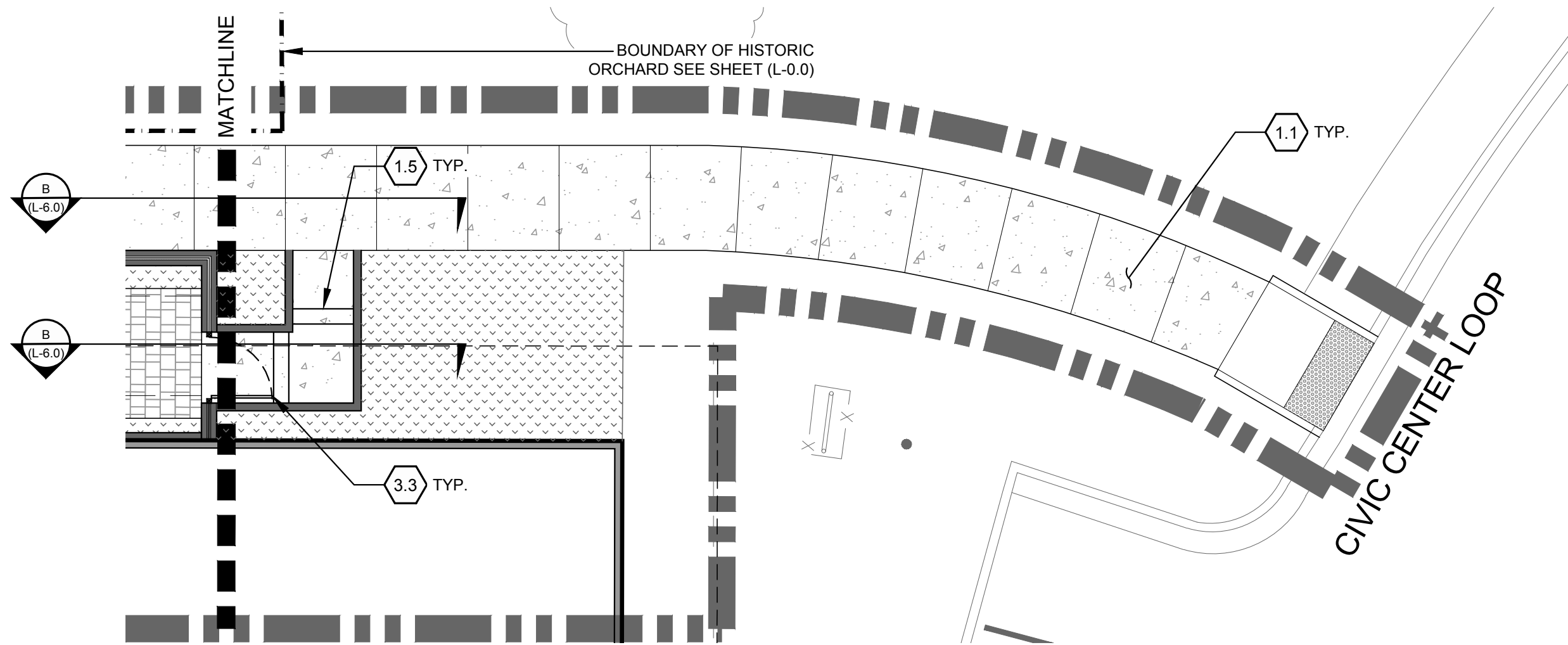
SHEET

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MATERIALS AND FINISHES NOTES

- CONCRETE FINISHES AT THE GROUND PLANE SHALL BE FINISHED PERPENDICULAR TO THE PRIMARY PATH OF TRAVEL
- SITE FURNISHINGS AND PLAY EQUIPMENT SHALL BE INSTALLED IN STRICT ADHERENCE TO MANUFACTURER'S RECOMMENDATIONS.
- CONCRETE FINISHES SHALL BE PER SPECIFICATIONS UNLESS OTHERWISE NOTED ON THE PLANS. CONTRACTOR SHALL PROVIDE 4 FT x 4 FT MOCK-UPS, UNLESS OTHERWISE NOTED, FOR ALL SPECIFIED CONCRETE FINISHES USING THE SAME MATERIALS THAT WILL BE USED IN THE ACTUAL CONSTRUCTION FOR EACH TYPE SPECIFIED. SAMPLES SHALL BE PREPARED WELL ENOUGH IN ADVANCE OF SCHEDULED CONCRETE POUR TO ALLOW FOR REVIEW AND POSSIBLE RE-POURING OF UNACCEPTABLE SAMPLES. UNACCEPTABLE SAMPLES SHALL BE RE-PREPARED UNTIL ACCEPTED BY THE OWNER'S REPRESENTATIVE. ACCEPTED SAMPLES SHALL BE RETAINED ON SITE FOR MEANS OF COMPARISON TO ACTUAL POUR.

SITE IMPROVEMENT SITE NOTES

- ACCESS ROUTES AND STAGING AREAS ARE TO BE STRICTLY ADHERED TO. UPON COMPLETION OF ACCESS AND STAGING, THE SITE SHALL BE REPAIRED TO "AS WAS" OR BETTER THAN EXISTING CONDITIONS.
- CONSTRUCTION SIGNAGE SHALL BE PROVIDED BY THE CONTRACTOR AND BE POSTED AT EACH JOB SITE IN CLEAR VIEW. POST A "KEEP OUT-CONSTRUCTION AREA" SIGN.
- ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD AND CHALKED, STRING LINED, OR FLAGGED PRIOR TO ANY CONSTRUCTION. IMMEDIATELY NOTIFY OWNERS REPRESENTATIVE OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS AS DRAWN AND RE-DIRECT WORK TO AVOID DELAY.
- ALL DIMENSION LINES ARE EITHER PERPENDICULAR TO OR PARALLEL TO THE ELEMENT FROM WHICH IT IS DIMENSIONED UNLESS OTHERWISE INDICATED ON THE PLANS.
- THE INTERFACE OF ALL PROPOSED IMPROVEMENTS TO EXISTING SITE SHALL CONFORM TO EXISTING CONDITIONS IN A SMOOTH AND UNIFORM MANNER.
- ALL REINFORCING AND FORMS SHALL BE SECURED IN PLACE AND INSPECTED BY OWNERS REPRESENTATIVE PRIOR TO PLACING ANY CONCRETE.
- THE CONTRACTOR SHALL ENSURE THE SITE IS SECURE AT ALL TIMES AND LOCKED DURING NON-CONSTRUCTION ACTIVITIES.

SITE IMPROVEMENT SUMMARY

IMPERVIOUS AREA: 3,080 SQFT
PERMEABLE PAVING AREA: 3,575 SQFT
PLANTING AREA: 920 SQFT
TOTAL: 7,575 SQFT

GRAPHIC LEGEND

SYMBOL	ITEM
	DETAIL REFERENCE
	SHEET REFERENCE
	SITE REFERENCE
	BEGINNING/ END OF SITE ELEMENT
	VEHICULAR CONCRETE PAVING
	CONCRETE PAVING
	PERMEABLE PAVERS
	PLANTING AREA
	ORCHARD BOUNDARY

SITE SCHEDULE

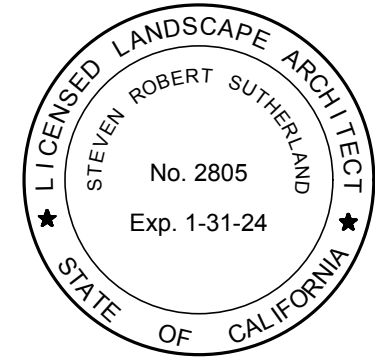
ITEM	DETAIL	MAT. & FINISH
1.0 HARDSCAPE		
1.1 CONSTRUCT CONCRETE PAVING	A/(L-7.0)	NATURAL GREY / BROOM FINISH
1.2 CONSTRUCT VEHICULAR CONCRETE PAVING	A/(L-7.0)	NATURAL GREY / BROOM FINISH
1.3 CONSTRUCT PERMEABLE PAVERS	C/(L-7.0)	TECHO BLOC BLU SMOOTH 80MM, COLOR 'SHALE GREY'
1.4 CONSTRUCT PERMEABLE PAVER EDGING	D/(L-7.0)	XXX
1.5 CONSTRUCT STAIRS WITH HANDRAIL	C/(L-7.1)	NATURAL GREY / BROOM FINISH
2.0 STRUCTURES		
2.1 CONSTRUCT RETAINING WALL - PIP	H/(L-7.0) B/(L-7.1)	NATURAL GREY / BOARD FORM CONCRETE, SEE C-3 FOR HEIGHT
2.2 CONSTRUCT RETAINING SEATWALL	G/(L-7.0)	NATURAL GREY / BOARD FORM CONCRETE AND WOOD, SEE C-3 FOR HEIGHT
2.3 CONSTRUCT PERGOLA	A, B, C/L-6.1	REFER TO OUTDOOR CLASSROOM PLANS
2.4 CONSTRUCT SOUND WALL	XX	PLASTER FINISH, PAINT TO MATCH LIBRARY EXTERIOR WALLS, 7' HT.
2.5 CONSTRUCT A/V WALL	XX	PLASTER FINISH, PAINT TO MATCH LIBRARY EXTERIOR WALLS, 8' HT.
3.0 FENCING		
3.1 PROVIDE & INSTALL CORTEN FENCE	A/L-7.2	3X3 CORTEN TUBE STEEL POSTS, DECORATIVE 1" GRID STAINLESS STEEL MESH
3.2 PROVIDE & INSTALL DECORATIVE LASER CUT CORTEN GATES	A/(L-7.1)	INCLUDE PANIC HARDWARE AND KNOX KEY BOX

3.3 PROVIDE & INSTALL CUSTOM CORTEN GATE	A/(L-7.1)	INCLUDE PANIC HARDWARE AND KNOX KEY BOX
3.4 PROVIDE & INSTALL WOOD FENCE	XX	MATCH EXISTING STYLE OF UTILITY YARD FENCE, 7' HT.
3.5 PROVIDE & INSTALL WOOD GATES	XX	MATCH EXISTING STYLE OF UTILITY YARD GATE, 7' HT.
3.6 PROVIDE & INSTALL GLASS FENCE	H/(L-7.0)	5' HT. FRAMELESS TEMPERED GLASS BY AQUA VIEW
4.0 SITE FURNISHINGS		
4.1 NOT USED		
4.2 INSTALL RELOCATED SQUIRREL BIKE RACK	XX	EXISTING
4.3 INSTALL TRASH RECEPTACLE	XX	RECYCLE AWAY 'SPECTRUM THREE-STREAM STATION, MODEL# C-KIT SPECTRUM TRIPLE-ELLIPSE/CUBE/ELLIPSE
4.4 EQUIPMENT CABINET	F/(L-7.1)	MODEL#: RIVER VIEW SOD-372420
5.0 MISCELLANEOUS		
5.1 RELOCATED ORCHARD INFORMATION SIGN - DEFERRED SUBMITTAL - NOT PART OF THIS PACKAGE	E/(L-7.1)	EXISTING
5.2 DONOR RECOGNITION SIGNAGE - DEFERRED SUBMITTAL - NOT PART OF THIS PACKAGE	XX	TBD, SEE L-8.0



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LAYOUT PLAN

LOS ALTOS LIBRARY COURTYARD
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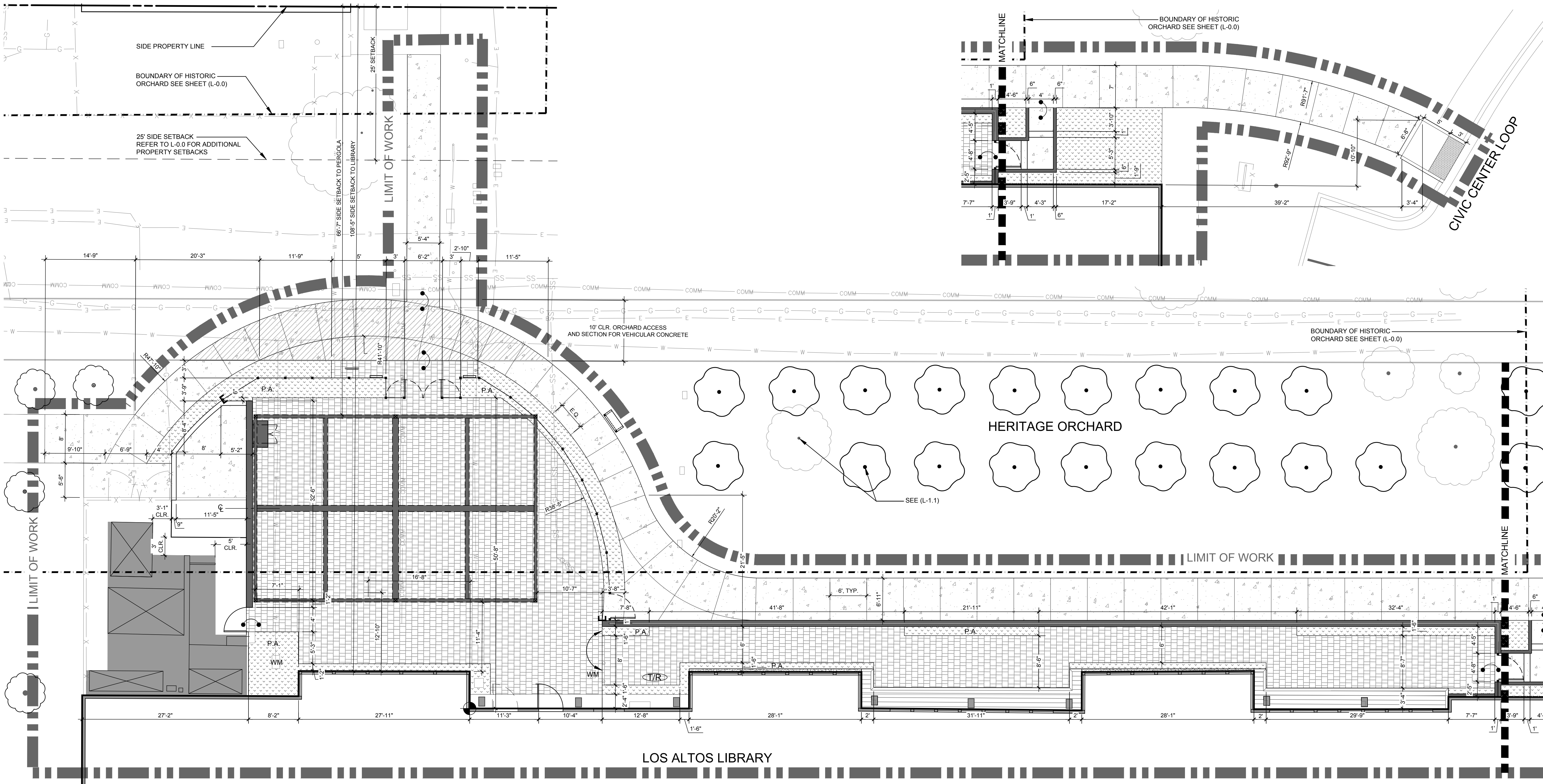
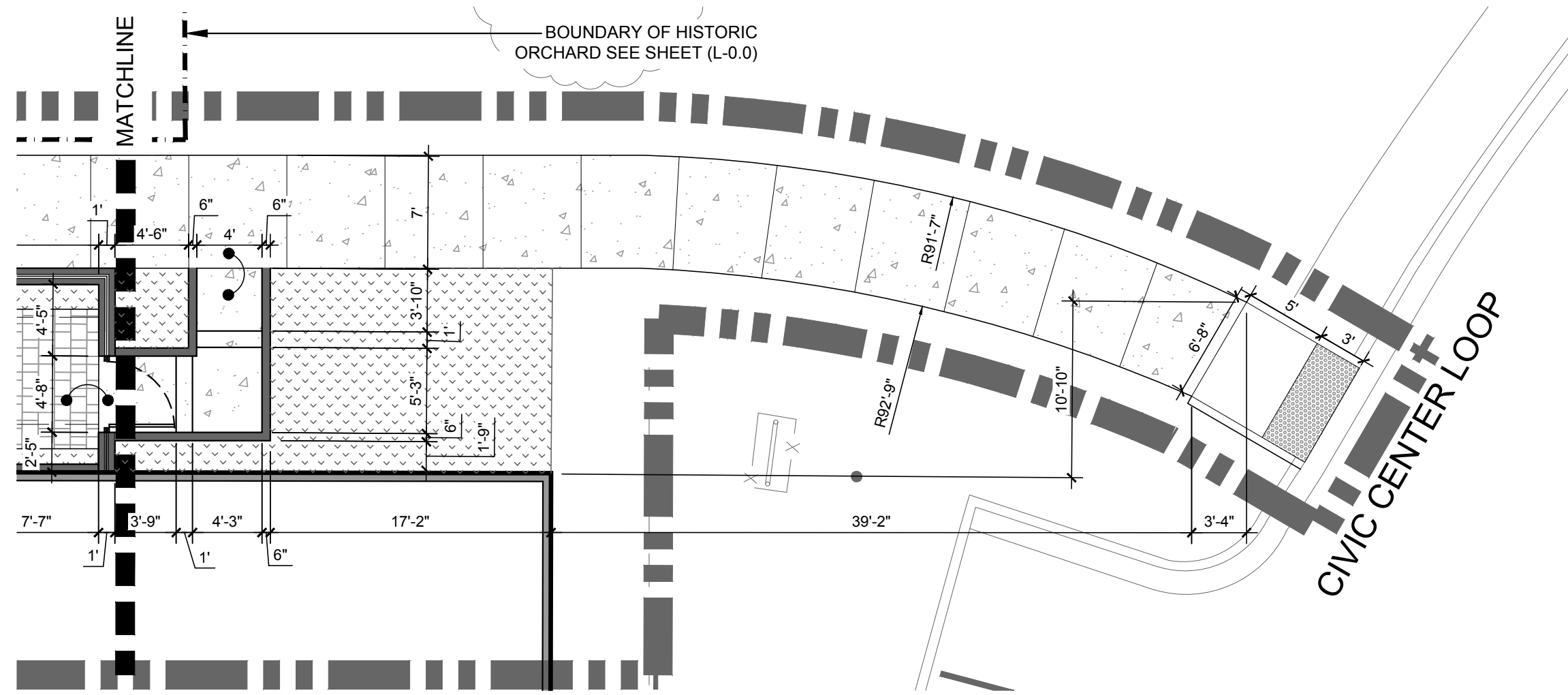
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JOB	•	220024.01

LAYOUT PLAN

SHEET

L-2.1

DRAFT DESIGN REVIEW - NOT FOR CONSTRUCTION

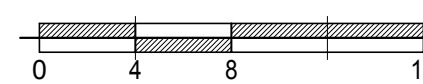
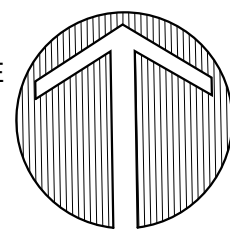


LAYOUT NOTES

1. THE CONTRACTOR SHALL CONTINUALLY REFER TO ALL DRAWINGS, ADDENDA, REPORTS AND SPECIFICATIONS DURING THE LIFE OF THE PROJECT FOR CONSTRUCTION INFORMATION.
2. PER SPECIFICATIONS, ALL SITE ELEMENTS TO BE STAKED BY A LICENSED SURVEYOR PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS.
3. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD AND STAKED PRIOR TO ANY CONSTRUCTION. IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY SITE DISCREPANCIES OR VARIATIONS FROM THE PLANS AS DRAWN AND RE-DIRECT WORK TO AVOID DELAY.
4. ALL DIMENSION LINES ARE EITHER PERPENDICULAR, TANGENT, OR PARALLEL TO THE ELEMENT FROM WHICH IT IS DIMENSIONED UNLESS NOTED OTHERWISE.
5. THE INTERFACE OF ALL PROPOSED IMPROVEMENTS TO THE EXISTING SITE SHALL CONFORM AND BE SMOOTH AND UNIFORM.
6. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACTIVITY AND ELEMENTS INCLUDING UTILITY LOCATIONS AND REQUIRED SLEEVING PRIOR TO INSTALLATION. VERIFY CRITICAL DIMENSIONS, REFERENCE POINT LOCATIONS AND CONSTRUCTION CONDITIONS PRIOR TO INITIATING CONSTRUCTION. TEMPORARY REFERENCE POINTS SHALL BE SET BY THE CONTRACTOR AS NECESSARY. NOTIFY THE CITY IMMEDIATELY SHOULD DISCREPANCY ARISE AND RE-DIRECT WORK TO AVOID DELAY. PROCEEDING WITH WORK WITHOUT CLARIFICATION FROM ENGINEER IS DONE AT THE SOLE RISK OF THE CONTRACTOR WITH NO COMPENSATION ALLOWED FOR CHANGES NOT DIRECTED BY THE OWNER'S REPRESENTATIVE.
7. AFTER ALL FORMS, REINFORCING, DOBIES AND JOINT MATERIALS ARE SECURED IN PLACE, CONTRACTOR SHALL OBTAIN REVIEW AND ACCEPTANCE BY THE CITY PRIOR TO POURING CONCRETE. CONTRACTOR SHALL GIVE A MINIMUM 2 WORKING DAY NOTICE WHEN REQUESTING REVIEW. CONTRACTOR MAY BE BACK-CHARGED FOR COST OF REVIEW IF SITE IS FOUND NOT PREPARED AS SPECIFIED.
8. CONTRACTOR SHALL REMOVE ALL BASE ROCK AND OVER POUR FROM PLANTING AREAS AFTER CONCRETE WORK IS COMPLETE AND BEFORE IRRIGATION AND PLANTING INSTALLATION BEGINS.
9. CONTRACTOR IS RESPONSIBLE TO LAYOUT FITNESS EQUIPMENT TO ENSURE FALL ZONES ARE ADEQUATE PRIOR TO THE INSTALLATION OF PERIMETER WORK. ENGINEER TO APPROVE LAYOUT PRIOR TO INSTALLATION OF PERIMETER CURB.
10. CONTRACTOR TO REFER TO MANUFACTURER'S DETAILS & INSTALLATION RECOMMENDATIONS FOR FOOTINGS PRIOR TO COMMENCING CONSTRUCTION.

LAYOUT LEGEND

SYMBOL	DESCRIPTION
	LINEAR DIMENSION
	RADIUS DIMENSION
	CENTERLINE
	POINT OF ORIGIN
	MATCH ALIGNMENT
	FLUSH CONDITION
	DIMENSION EXTENSION LINE
	ORCHARD BOUNDARY

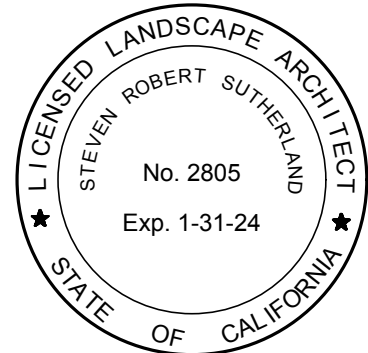




LANDSCAPE ARCHITECTS

303 potrero street, suite 40-c
santa cruz, ca 95060
p: 831.459.0455
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ACCESSIBILITY PLAN

LOS ALTOS LIBRARY COURTYARD
LOS ALTOS LIBRARY ENDOWMENT
13 S SAN ANTONIO ROAD
LOS ALTOS, CA 94022

AGENCY APPROVAL

REVISIONS NO.	DATE	PURPOSE
06	20	2024 ENV. RESPONSE
10	11	2024 COMMENT RESPONSE
11	22	2024 COMMENT RESPONSE
12	10	2024 COMMENT RESPONSE

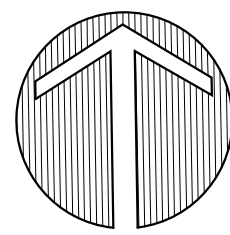
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CHECKED • SS
SCALE • 1/8" = 1'-0"
DATE • 03 . 14 . 2024
JOB • 220024.01

ACCESSIBILITY
PLAN

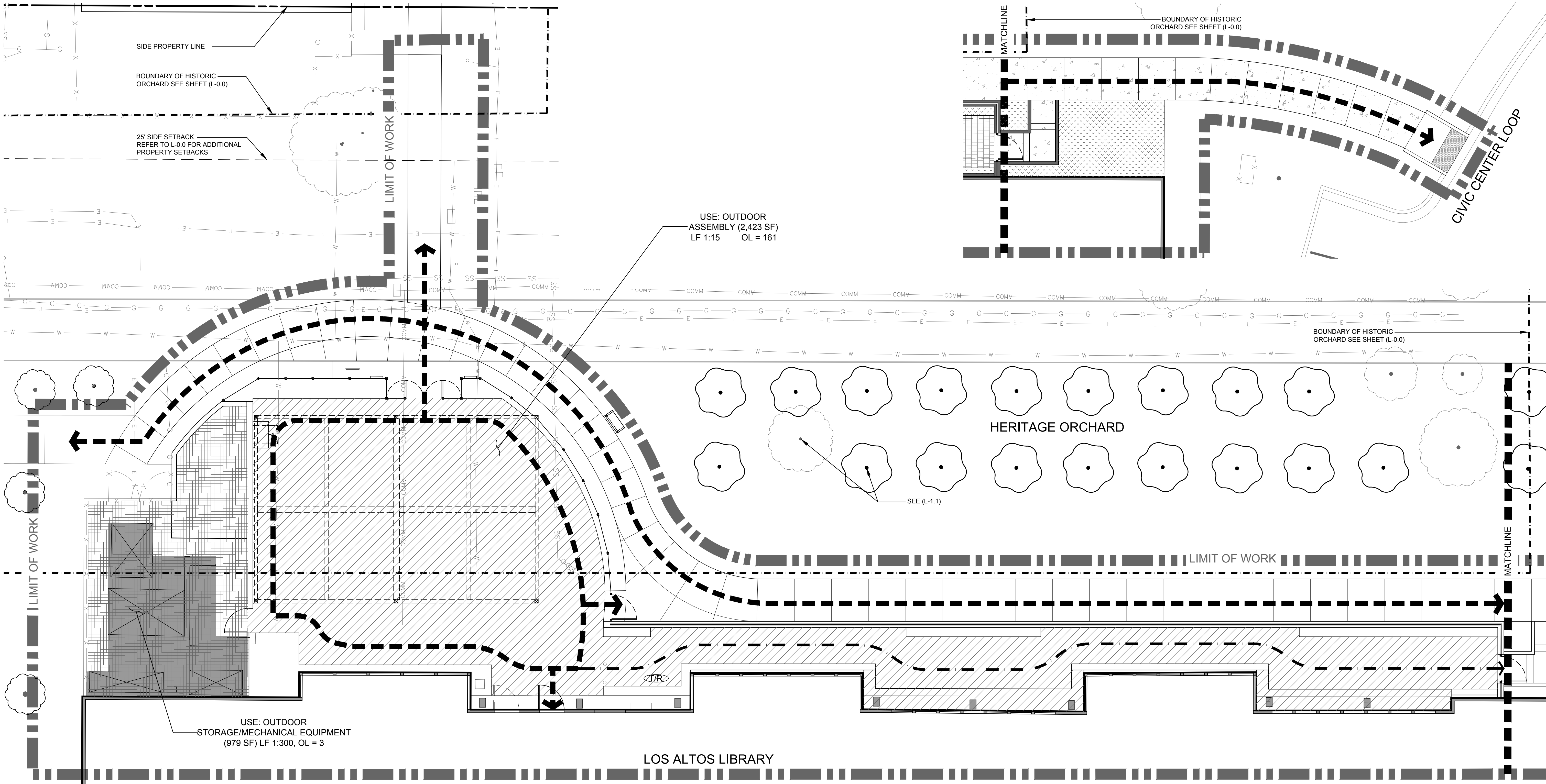
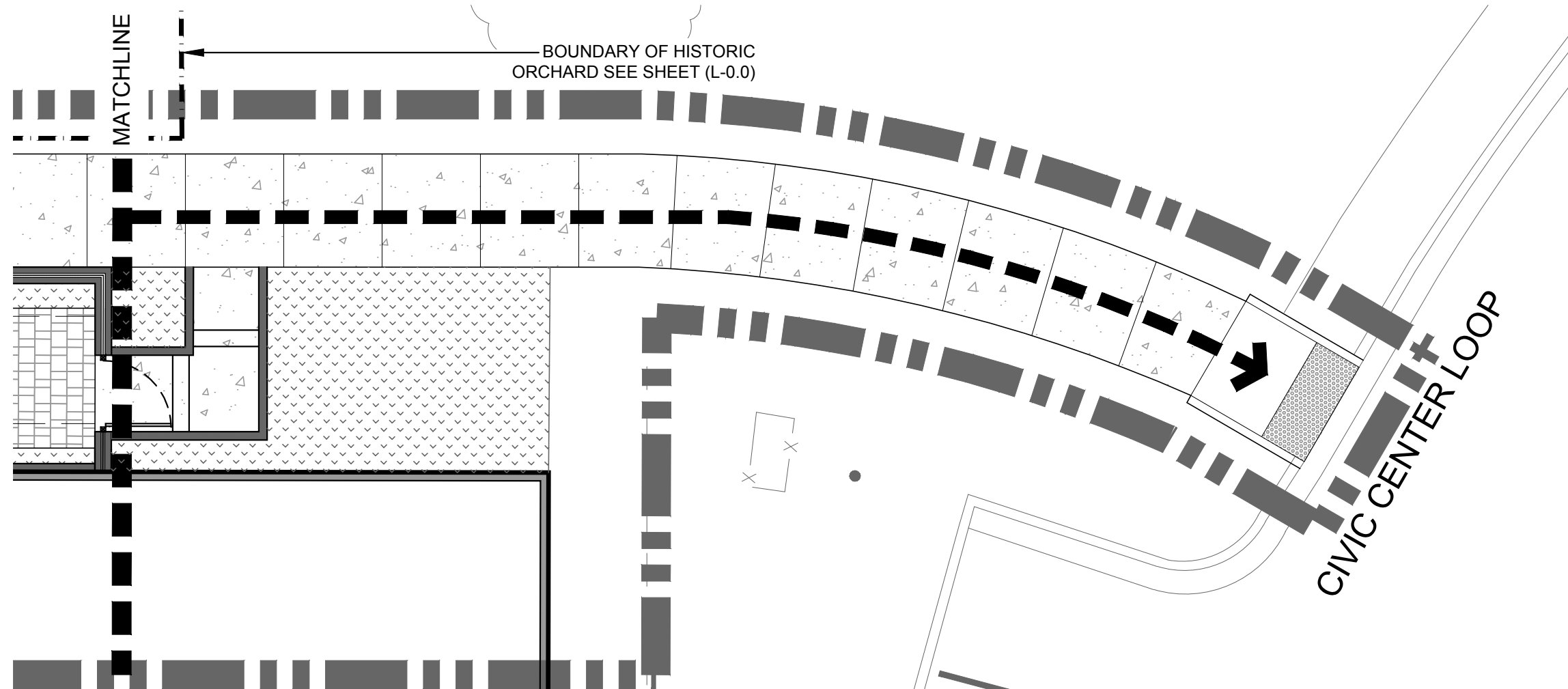
SHEET

L-2.2

DRAFT DESIGN REVIEW - NOT FOR CONSTRUCTION



0 4 8 16



ACCESSIBILITY NOTES

ACCESSIBLE PATH OF TRAVEL AS INDICATED ON PLAN IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING $\frac{1}{4}$ " IF BEVELED AT 1:12 MAX SLOPE OR VERTICAL LEVEL CHANGES EXCEEDING $\frac{3}{4}$ ", AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM, AND SLIP RESISTANT AND CROSS-SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5%. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM AND FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM AND FREE OF PROTRUDING OBJECTS GREATER THAN 4" FROM A WALL ABOVE 27" AND BELOW 80".

OCCUPANCY LOAD CALCULATION

USE: OUTDOOR ASSEMBLY
COURTYARD OCCUPIED SPACE - 3,776 SF
LOAD FACTOR (LF) - 1:15
OCC. LOAD (OL) = 252 PEOPLE

USE: MECHANICAL/STORAGE AREA
MECHANICAL/STORAGE OCCUPIED SPACE - 979 SF
LOAD FACTOR (LF) - 1:300
OCC. LOAD (OL) = 3 PEOPLE

TOTAL OCC LOAD $255 \times 0.20 = 51$ " MIN. EXIT REQ.
(1) 96" + (1) 48" + (1) 48" CLEAR OPENINGS = 192" OF OPENINGS

COURTYARD EXITING PROVIDED

192" CLEAR EXITING PROVIDED / 0.20 = 960 PEOPLE

CODE REF: CBC 2022, SECTIONS 1004, 1005.3.2, 1006 & TABLE 1004.1.2

GRAPHIC LEGEND

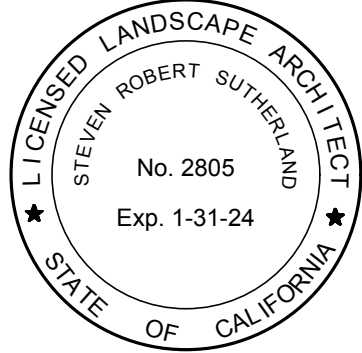
- 1:15 OUTDOOR ASSEMBLY
- 1:300 MECHANICAL/STORAGE AREA
- LONGEST DIAGONAL = 233'-0"
- EMERGENCY EGRESS
- ACCESSIBLE PATH OF TRAVEL
- ORCHARD BOUNDARY



LANDSCAPE ARCHITECTS

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OUTDOOR CLASSROOM DETAILS

LOS ALTOS LIBRARY COURTYARD
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DRAWN BY • NT

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SCALE • AS SHOWN

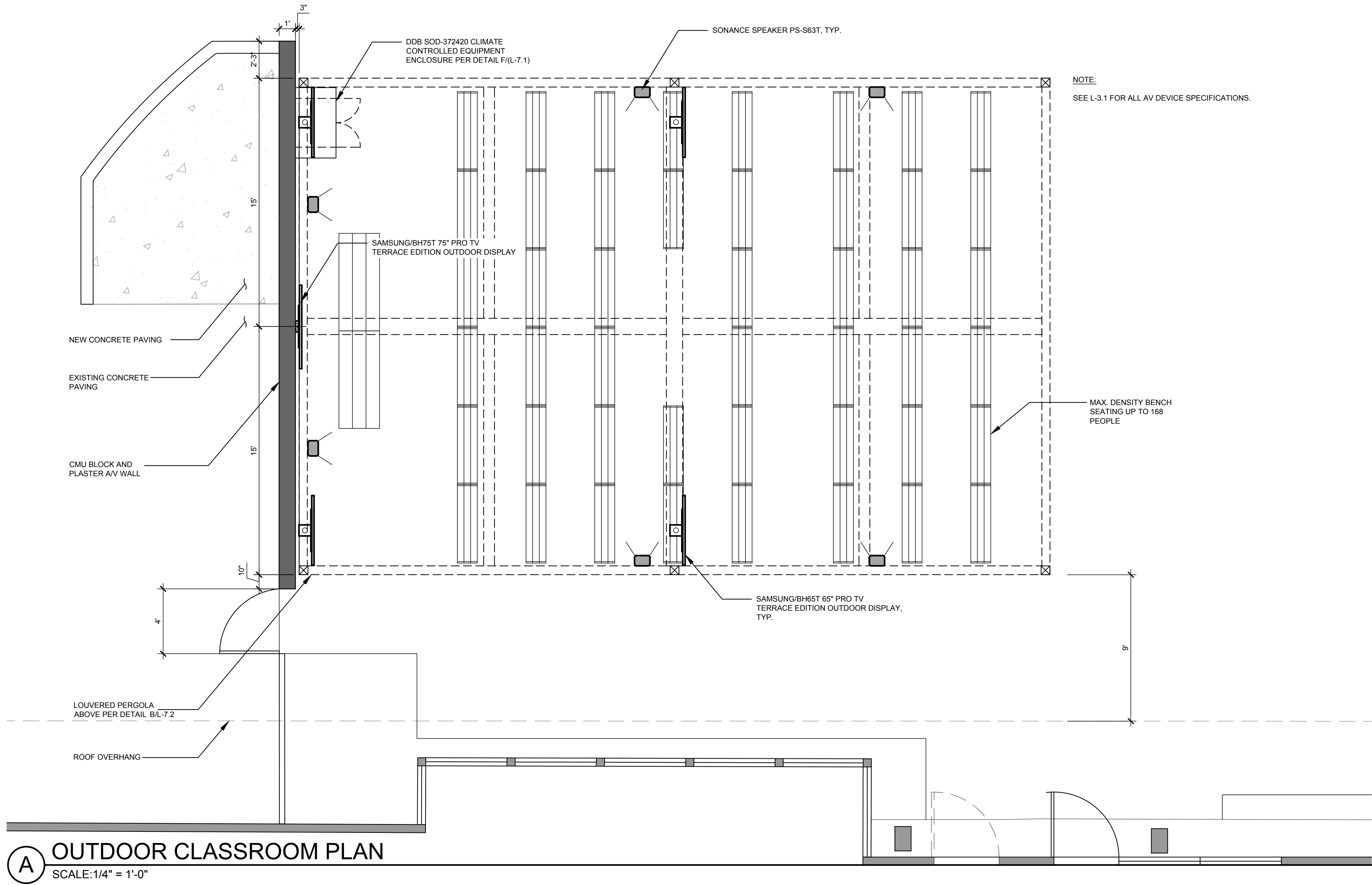
DATE • 03 . 14 . 2024

JOB • 220024.01

OUTDOOR
CLASSROOM PLAN

SHEET

L-3.0



A OUTDOOR CLASSROOM PLAN
SCALE: 1/4" = 1'-0"

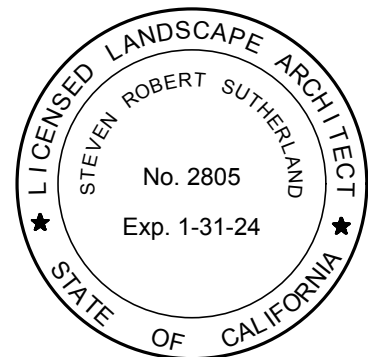
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LANDSCAPE ARCHITECTS

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OUTDOOR CLASSROOM
AV DEVICE SPECIFICATIONS

LOS ALTOS LIBRARY COURTYARD
LOS ALTOS LIBRARY ENDOWMENT
13 S SAN ANTONIO ROAD
LOS ALTOS, CA 94022

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OUTDOOR

CLASSROOM AV DEVICE SPECIFICATIONS

SHEET

L-3.1



An ISO 9001
Certified company

SOD Series

SOD-372420



Made in America



Believing in American
Craftsmanship

Why Choose the SOD Series?

The SOD series enclosure is the ultimate choice for your outdoor equipment racking applications when versatility is needed. Being constructed of our Alumiflex® material, you'll find it noticeably lighter than steel, yet strong enough to rack even the heaviest equipment. When choosing the SOD series, ease of installation along with pad, pole and wall mounting options provide endless possibilities for where you can locate. With many standard features including 3-point pad locking system, venting system with reusable filter and top solar shield; you will see the value quickly add up. Add to this a long list of available options including HVAC climate controls, electrical and cable entry solutions allows the SOD series to provide a flexibility of options that are second to none. DDB offers a state-of-the-art design, a competitive price, benchmark lead times and a guaranteed delivery, all backed up with an industry leading 15-year warranty on every enclosure. Put DDB's substantial stock to work for you today. Contact our professional staff to assist you with your made-to-order solution.



Features

- 0.125" Aluminum Construction
- Stainless Steel External Hardware/Hinge
- Heavy Duty Out-Door Construction
- Pad/Wall/Pole Mountable
- Front Door Access
- Custom Colors Available
- Cream & Red Powder-Coat in Stock
- Flexible and Scalable
- 15 Year Warranty
- Quick Shipping



Application Types

- Telecommunications
- Wireless/Broadband
- Fiber Optics
- Back Haul
- Small Cell/DAS
- Utility
- Base Station
- Military
- Trailer-Based Communications
- Wi-Fi
- LTEE/4G/5G

Industry Standards:

NEMA 3R as shown; NEMA 4 and 4X configurable (unlisted to environmental rating)

SOD Series Listed to UL 50/50E Type 4 and 3R Available

Weight and Dimensions

Approximate Exterior Enclosure Dimensions:

39"H x 24"W x 24"D

Shipping Dimensions:

32"W x 32"L - Palletized

Approximate Shipping Weight:

87 lbs.

2301 S. HWY 77 Pauls Valley, OK 73075

T: (800) 753-8459 – F: (877) 220-7236

sales@dibunlimited.com www.dibunlimited.com

DDB
UNLIMITED®
An ISO 9001
Certified company

Made in America
Believing in American
Craftsmanship

WARRANTY
15 YEARS

SOD Series

SOD-372420

Features

1. Solar Shield (Alumishield)
2. 19" Racking Rails
3. Stainless Steel Door Hinge
4. Powder-Coat Cream
5. Reusable Vent Filter
6. ½" Conduit Knockouts

2301 S. HWY 77 Pauls Valley, OK 73075
T: (800) 753-8459 – F: (877) 220-7236
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DDB SOD-372420 CLIMATE CONTROLLED
EQUIPMENT ENCLOSURE

PROFESSIONAL SERIES



Introducing the Sonance Professional Series

From Sonance, the company that created the architectural audio category comes a range of professional loudspeakers that set a new benchmark in sound quality and aesthetics for commercial environments.

Sonance Professional Series includes a range of In-Ceiling, Pendant and Surface Mount Speakers that deliver unequalled clarity, extremely low distortion, wide dispersion and a smooth power response. The range also shares consistent voicing, ensuring seamless sonic integration when used together throughout a space.

Sonance Professional Series PS-S63T Surface-Mount Speaker features the Patented FastMount® bracket and front cable connection to speed up the installation process and provide a clean appearance.

The IPX4 rated construction features a weatherproof high-impact, extreme temperature resistant cabinet and corrosion-proofed coated aluminum grille, lending itself perfectly in both indoor and outdoor applications.

A high-accuracy 4.5" polypropylene woofer delivers effortless low bass extension, even at high volumes, while the chambered 1" soft dome tweeter provides accurate high-end detail and exceptional coverage.

Additionally, the Sonance PS-S63T is certified for is certified for UL 1480 (UEAT) and 2239.

Available in either black or white (paintable).

Features & Benefits

Performance

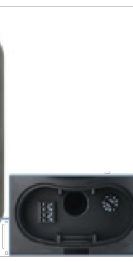
- Cross-leading sensitivity & sonic performance
- Exceptional off-axis response
- Heavy-duty voice coil for longevity and reliability
- Full-fidelity transformer for uncompromised 70W/100V tonality
- Consistent voicing across product range

Aesthetics

- Clean and minimalist design
- Available in black or white (paintable)

Installation

- FastMount® bracket system for easy installation
- Front-located cable connector and top selector
- Connector and tap selector cover
- Corrosion-resistant powder coated steel aluminium grille


Applications

- Shopping Malls, Retail Spaces & Showrooms
- Restaurants, Bars & Lounges
- Galleries, Museums & Amusement Parks
- Casinos, Convention Centers & Hotels
- Houses of Worship & Educational Facilities
- Sporting Facilities
- Marinas, Piers & Wharfs









SONANCE PROFESSIONAL SERIES	1	SURFACE MOUNT PS-S63T
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PROFESSIONAL SERIES



Specifications




LOUDESPEAKER

Frequency Range (-10dB):	49Hz – 25kHz
Frequency Range (-3dB):	65Hz – 20kHz
Power Capacity:	120 Watts Continuous Program Power 60 Watts Continuous Pink Noise
Nominal Sensitivity:	88dB
Nominal Coverage Angle:	90 degrees x 90 degrees coverage
Directivity Factor (Q):	6.5
Directivity (DB):	7.9dB
Rated Maximum SPL:	108dB @ 1 meter (3.3 feet) average, 116dB peak
Rated Impedance:	8 Ohms nominal, 6 Ohms minimum
Transformer Taps:	70V· 60W, 30W, 15W and 7.5W 100V· 60W, 30W and 15W
Crossover Point:	2750Hz
Overall Dimension:	12.14" Height x 7.51" Width x 6.86" Depth (309mm x 191mm x 174mm)
Net Weight:	11.43 lbs (5.18kg) each
Shipping Weight:	31.26 lbs (14.18kg) pair
Unit of Measure:	Pair
Color:	Black or White
Grille:	Powder Coated Aluminium Friction Fit

TRANSducers

LF Driver: 6.5" (165mm) Polypropylene Cone, Butyl Rubber Surround

HF Driver: 1" (25mm) Cloth Dome, Ferraloid cooled

ENCLOSURE

Input Connectors: Front-mounted four pin, Euroblock with loop output connections

Safety Agency: UL 1480, UL 2239, NFPA 70

Mounting Bracket: U-Bracket with Sonance FastMount

Environmental & UV: Conforms to MIL-STD-883C for humidity, salt spray, temperature, IEC 529 IPX4 splash-proof rating

Included Accessories

- EuroBlock Connector x 2
- FastMount Bracket x 2
- Terminal Cover x 2
- Grille x 2

Optional Accessories

- Replacement Grille White [pair] | 93164
- Replacement Grille Black [pair] | 93165

SONANCE PROFESSIONAL SERIES	2	SURFACE MOUNT PS-S63T
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SONANCE SPEAKER PS-S63T

[illegible]

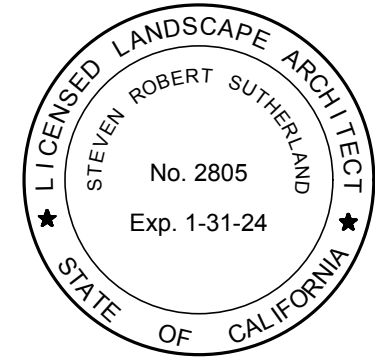
SAMSUNG BH65T/BH75T PRO TV
TERRACE EDITION OUTDOOR DISPLAY

DRAFT DESIGN REVIEW - NOT FOR CONSTRUCTION



303 potrero street, suite 40-c
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PLANTING PLAN

LOS ALTOS LIBRARY COURTYARD
LOS ALTOS LIBRARY ENDOWMENT
13 S SAN ANTONIO ROAD
LOS ALTOS, CA 94022

AGENCY APPROVAL

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12	10	2024 COMMENT RESPONSE

DRAWN BY • NT

CHECKED • SS

SCALE • 1/8" = 1'-0"

DATE • 03 . 14 . 2024

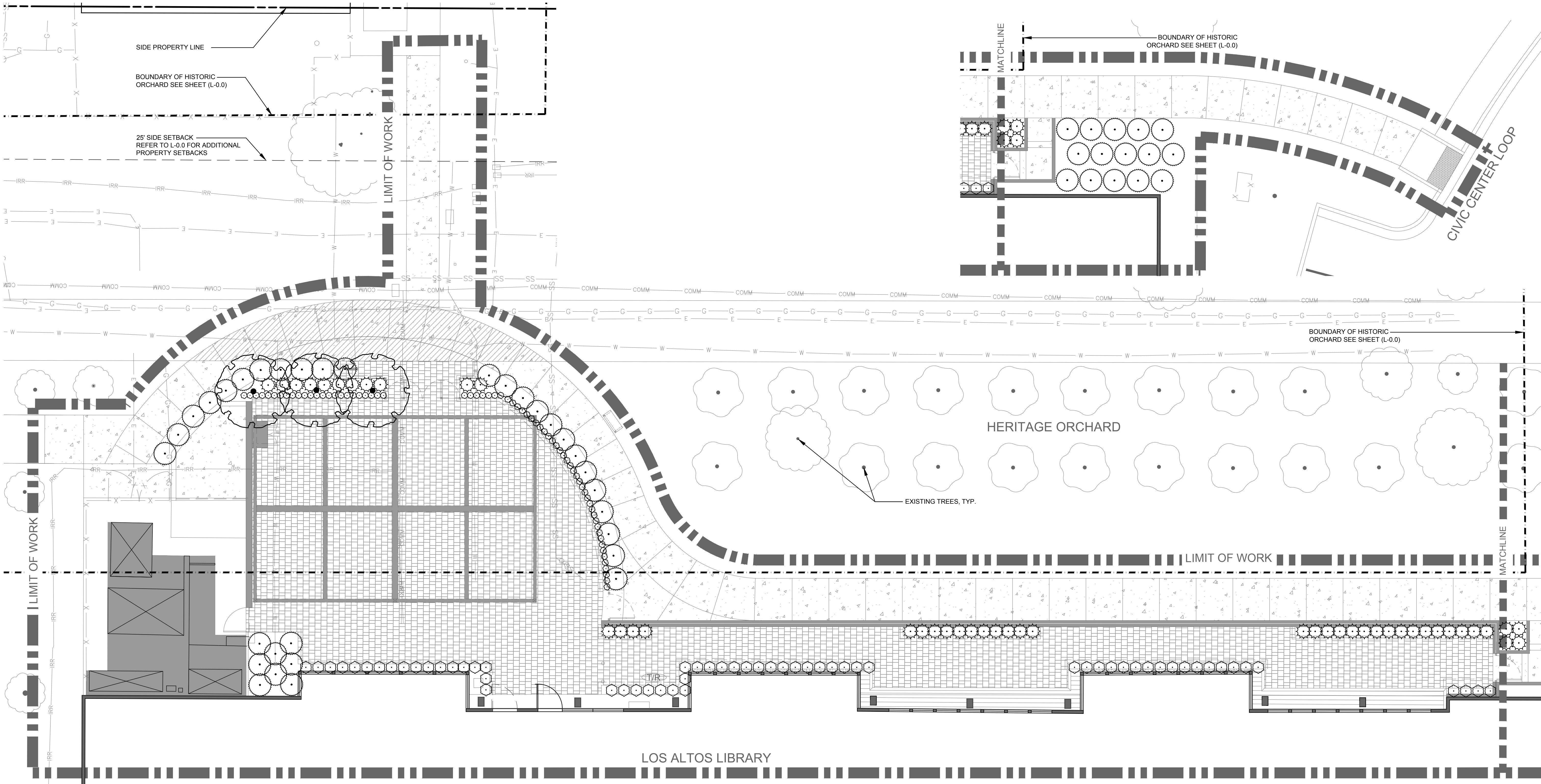
JOB • 220024.01

PLANTING PLAN

SHEET

L-4.0

DRAFT DESIGN REVIEW - NOT FOR CONSTRUCTION



PLANTING NOTES

- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION WORK, INCLUDING BUT NOT LIMITED TO UTILITY LOCATIONS, PROPERTY LINES, EXISTING TREE CONDITIONS, AND LIMITS OF WORK. NOTIFY THE OWNERS REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR SHALL CONTACT USA UNDERGROUND SERVICE ALERT (800) 642-2444 PRIOR TO COMMENCEMENT OF CONSTRUCTION DEMOLITION, GRADING OR EXCAVATION.
- CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING TREES AND VEGETATION THAT IS NOT SCHEDULED FOR DEMOLITION. REFER TO TREE PROTECTION NOTES ON SHEET L-1.0. THIS MAY INCLUDE OFF-SITE TREES WHERE THE CANOPY OR ROOT SYSTEM EXTENDS BEYOND THE PROPERTY LINE.
- PRIOR TO PLANTING OPERATIONS, CONTRACTOR SHALL SUBMIT SOILS SAMPLES TO THE SOIL TESTING LAB FOR AGRONOMIC SOILS TESTING. SOIL SUITABILITY AND FERTILITY, pH, COMPOSITION AND NUTRIENT LEVELS SHALL BE TESTED. AFTER GRADING OPERATIONS ARE COMPLETED, A MINIMUM OF 3 SAMPLES SHALL BE EXCAVATED TO A DEPTH OF 12" - 18" . SOIL PREPARATION SHALL FOLLOW THE RECOMMENDATIONS FROM THE PLANT LAB. SUBMIT THE SOILS REPORT TO THE LANDSCAPE ARCHITECT FOR REVIEW.
- FINISH GRADES FOR THE PLANTING AREAS SHALL BE 1" BELOW ADJACENT PAVEMENT FOR SHRUB PLANTING AREAS, AND 1-1/2" BELOW FOR TURF PLANTING AREAS.
- PLANT MATERIAL SHALL MEET AMERICAN NURSERY STOCK STANDARDS. PLANTS SHALL HAVE WELL DEVELOPED ROOT SYSTEMS, BUT NOT BE ROOT-BOUND. ALL REQUIREMENTS FOR FEDERAL AND STATE COMPLIANCE PERTAINING TO INSPECTIONS SHALL BE MET PRIOR TO DELIVERY.
- PLANT MATERIAL SHALL BE UNIFORM IN SIZE AND SHAPE THROUGHOUT THE SPECIES.
- PLANT QUANTITIES SHOWN ARE FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL VERIFY THE QUANTITIES REQUIRED.
- PLANT MATERIAL SHALL BE REVIEWED PRIOR TO PLANTING BY THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL PROVIDE A MINIMUM OF THREE WORKING DAYS FOR SITE OBSERVATION.
- ALL TREES AND SHRUBS SHALL BE EQUALLY SPACED AND ALIGNED AS SPECIFIED ON THE PLANTING PLAN.
- TREES SHALL BE PLANTED A MINIMUM OF 5' FROM ALL UTILITIES AND HARDSCAPE. ANY TREES THAT MUST BE PLANTED WITHIN THE 5' SHALL BE PLANTED WITH A ROOT BARRIER TO PROTECT THE UTILITY OR HARDSCAPE.
- ALL PLANTING AREAS SHALL HAVE A 3" LAYER OF BARK MULCH INSTALLED AFTER PLANTING OPERATIONS ARE COMPLETED. REFER TO SPECIFICATIONS FOR BARK MULCH REQUIREMENTS. AND SUBMIT A SAMPLE FOR APPROVAL.

PROPOSED TREES

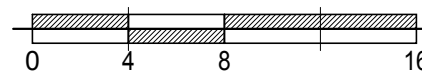
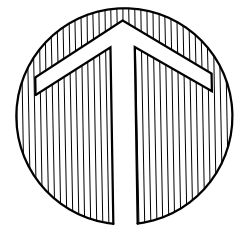
IMAGE	NAME	SIZE AT MATURITY
	CERCIS OCCIDENTALIS	10-18' HT. X 10-18' WIDE

EXISTING TREES

SYMBOL	DESCRIPTION	TRUNK SIZE
	EXISTING ORCHARD SAPLING	UNDER 3"
	EXISTING ORCHARD TREE	5"

PLANT SCHEDULE

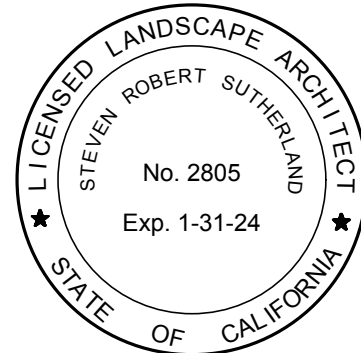
PHOTO	SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CANOPY	QTY	WUCOLS
TREES							
		CER	CERCIS OCCIDENTALIS / WESTERN REDBUD	24"BOX	12'	3	VERY LOW
SHRUBS							
		CA	CAREX PRAEGRACILIS / CALIFORNIA FIELD SEDGE	1 GAL	24" o.c.	62	MODERATE
		LL	LOMANDRA LONGIFOLIA 'ARCTIC FROST' / ARCTIC FROST RUSH	1 GAL	30" o.c.	46	LOW
		LOM	LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE™ MAT RUSH	1 GAL	45" o.c.	47	LOW
		S	SISYRINCHIUM BELLUM / BLUE-EYED GRASS	1 GAL	12" o.c.	68	VERY LOW





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IRRIGATION PLAN

LOS ALTOS LIBRARY COURTYARD
LOS ALTOS LIBRARY ENDWOMENT
13 S SAN ANTONIO ROAD
LOS ALTOS, CA 94022

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DRAWN BY	•	NT
CHECKED	•	SS
SCALE	•	1/8" = 1'-0"
DATE	•	03_14_2024
JOB	•	220024.01

IRRIGATION PLAN

SHEET

L-5.0

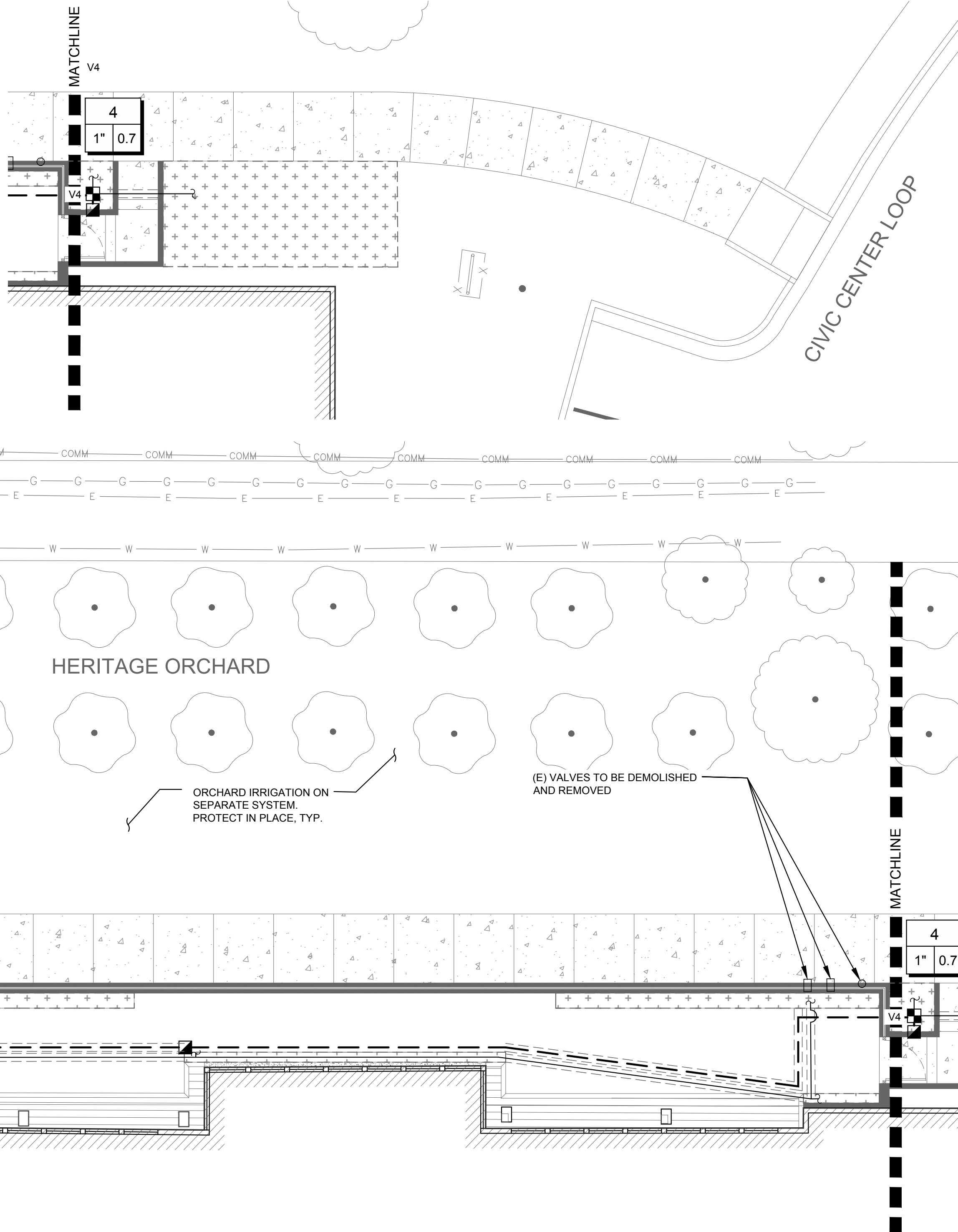
WATER USE CALCULATION

MAWA = (ETo) (0.62) [(0.45 X LA) + (0.3 X SLA)]
= (43.0) (0.62)[(0.45 X 1,002) + (0.3 X 0)]
= (26.66)(450.9)
=12,020.99

ETWU = (ETo) (0.62) [(PF X HA)/IE + SLA]
= (43.0) (0.62) [409.63+ 0]
= (26.66)(409.63)
= 10,920.74

MAWA = 12,020.99 GAL/YEAR

ETWU = 10,920.74 GAL/YEAR



HYDROZONE	PLANT WATER USE	IRRIGATION METHOD	PLANT FACTOR (PF)	HYDROZONE AREA (SQ. FT.) (HA)	PF X HA (SQ.FT)	IRRIGATION EFFICIENCY (IE)	PF X HA / (IE)
1	LOW	DRIP	0.3	346	103.8	0.81	128.15
2	LOW	BUBBLERS	0.3	75	22.5	0.81	27.78
3	LOW	DRIP	0.4	312	124.8	0.81	154.07
4	LOW	DRIP	0.3	269	80.7	0.81	99.63
TOTALS				1,002			409.63

POINT OF CONNECTION

- CONNECT AT EXISTING MAINLINE.
- CONTRACTOR SHALL ALTER EXISTING VALVES AND RELOCATE PER NOTES AND IRRIGATION SCHEDULE.
- CONTRACTOR TO FIELD VERIFY ALL IRRIGATION SYSTEM COMPONENTS
- IRRIGATION MAINLINE LOCATION SHOWN ON THE PLAN SHEETS IS DIAGRAMMATIC, ASSUMED LOCATION.

IRRIGATION NOTES

1. THIS SYSTEM IS DESIGNED TO OPERATE AT A MAXIMUM FLOW OF XX GALLONS PER MINUTE (G.P.M.) AND A MIN. OF XX P.S.I. STATIC AT THE POINT OF CONNECTION. THE CONTRACTOR SHALL VERIFY PRESSURE PRIOR TO BEGINNING WORK AND CONTACT THE OWNER'S REPRESENTATIVE IMMEDIATELY SHOULD DISCREPANCY ARISE WHILE RE-DIRECTING APPLICABLE WORK TO AVOID DELAY.
2. CONTRACTOR SHALL COORDINATE ALL ELECTRICAL SUPPLY, TELEPHONE CONNECTION, GROUNDING, SLEEVING AND STUBOUT WORK REQUIRED FOR SYSTEM WITH THE GENERAL CONTRACTOR AND/OR OWNERS REPRESENTATIVE AS APPLICABLE. CONTRACTOR RESPONSIBLE TO SUPPLY ALL SLEEVING NECESSARY TO ACCESS INDIVIDUAL PLANTER BEDS. NOT ALL REQUIRED SLEEVING MAY BE SHOWN ON PLAN.
3. IRRIGATION SYSTEM DESIGN SHOWN MAY BE PARTIALLY DIAGRAMMATIC. WHERE EQUIPMENT IS SHOWN OUTSIDE PLANTING AREAS OR LIMIT OF WORK, INTENT IS FOR EQUIPMENT TO BE INSTALLED IN PLANTING AREAS. CONTRACTOR SHALL INDICATE PRECISE LOCATIONS OF ALL WORK INSTALLED DIFFERENTLY THAN AS SHOWN IN THE CONTRACT DOCUMENTS ON THE RECORD DRAWINGS. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
4. THE CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO IRRIGATION SYSTEM IN FIELD AS NECESSARY. VALVES SHALL BE ADJUSTED TO PROVIDE SPECIFIED PRESSURE AT THE HEAD.
5. THE CONTRACTOR SHALL PROGRAM CONTROLLER TO INSURE PROPER IRRIGATION BASED ON PLANT TYPE, EXPOSURE AND SEASON. CONTRACTOR SHALL NOT START PLANTING UNTIL IRRIGATION SYSTEM IS FULLY OPERATIONAL FROM THE CONTROLLER AUTOMATICALLY. CONTRACTOR SHALL HAND-WATER AS MAY BE NECESSARY DURING PERIODS OF CONTROLLER SHUT-DOWN. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH. IT IS THE RESPONSIBILITY OF THE MAINTENANCE CONTRACTOR AND/OR THE OWNER TO MAKE ADJUSTMENTS TO THE CONTROLLER PROGRAM FOR SEASONAL WEATHER CHANGES AND MICROCLIMATIC VARIATIONS.
6. REFER TO LANDSCAPE DETAIL SHEETS FOR MORE INFO.
7. ALL WORK IN THE PUBLIC STREETS ARE NOT INCLUDED UNDER THIS ON-SITE IMPROVEMENT PERMIT.

DRIP NOTES

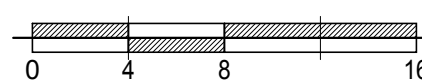
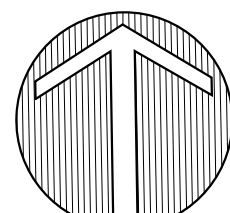
1. FIELD VERIFY (E) STATIC PRESSURE IS ADEQUATE TO SUPPLY REQUIRED OPERATING PRESSURE FOR ALL DRIP EMITTERS IN EACH CIRCUIT. PRESSURE REGULATING BASKET FILTERS MAY BE REPLACED WITH NON-PRESSURE REGULATING FILTERS WHERE NECESSARY IN ORDER TO ACHIEVE THE REQUIRED OPERATING PRESSURE.
2. DRIPLINE TO BE BURIED TO A DEPTH OF 4" IN SOD AREAS. INSTALL DRIPLINE IN SHRUB AREAS SO THAT TOP OF TUBING IS FLUSH WITH FINISH GRADE AND COVER WITH MULCH.
3. INSTALL MANUAL FLUSH VALVES AT FAR SIDE OF EACH PLANTER ISLANDS PER LANDSCAPE DETAILS.

WELO NOTES

1. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
2. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.
3. IRRIGATION SYSTEM IS DESIGNED TO PREVENT RUNOFF, LOW HEAD DRAINAGE, OVERSPRAY, OR OTHER SIMILAR CONDITIONS WHERE IRRIGATION WATER FLOWS ONTO NON-TARGETED AREAS.
4. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
5. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, THE DESIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
6. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.
7. A LANDSCAPE WASTE DIVERSION PLAN SHALL BE COMPLETED AND SUBMITTED WITH THE CERTIFICATE OF COMPLETION.

IRRIGATION SCHEDULE

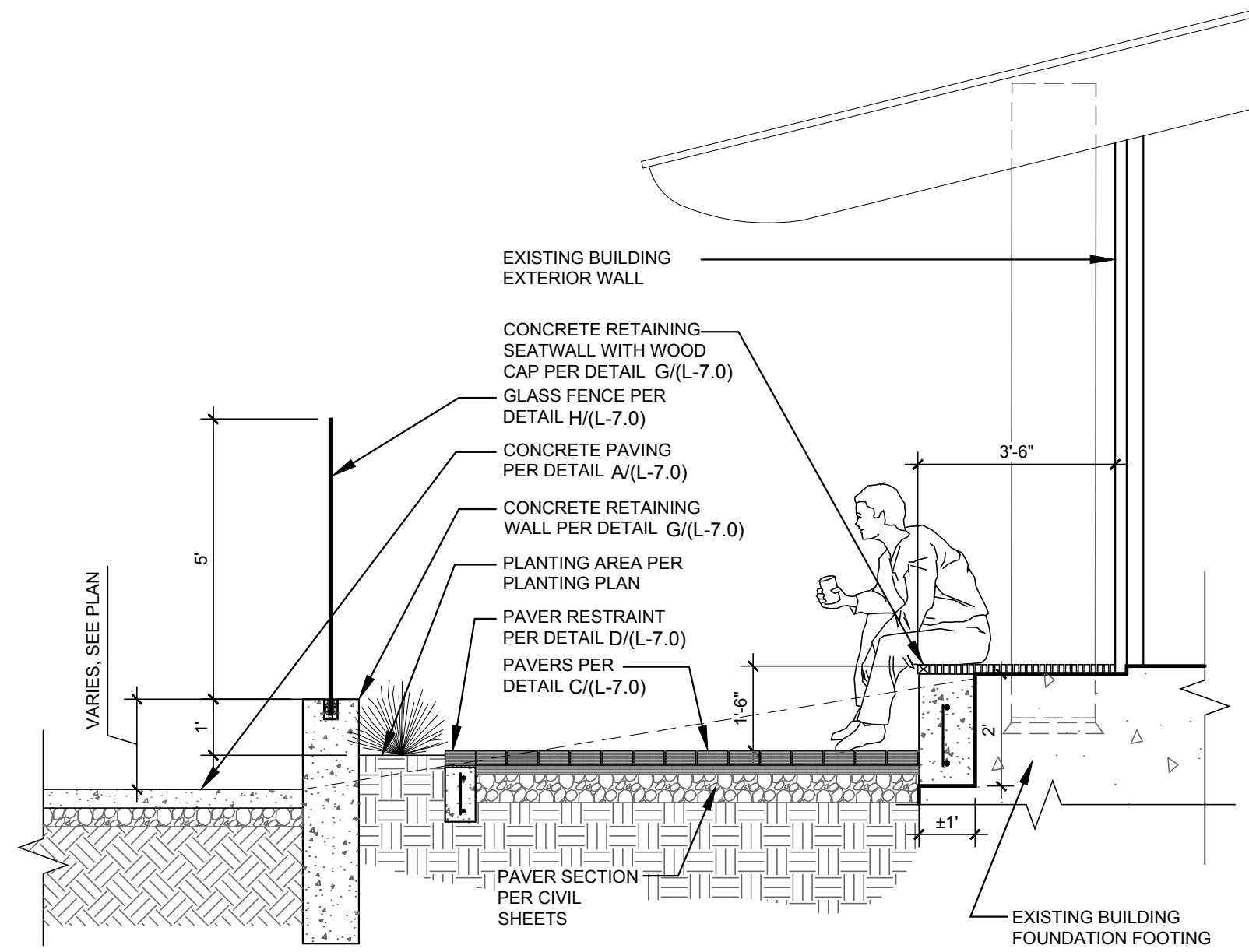
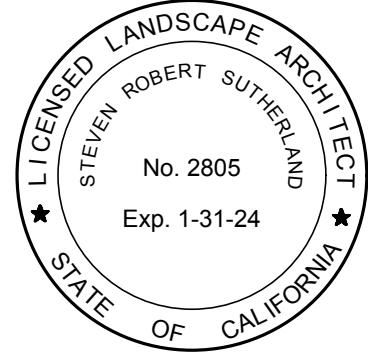
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD RWS-B-C 1402 SERIES ROOT WATERING SYSTEM WITH 4.0IN. DIAMETER X 36.0IN. LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE, AND CHECK VALVE.	6	40			RAIN BIRD 44-LRC 1IN. BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	10	
	RAIN BIRD XCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1IN. BALL VALVE WITH 1IN. PESB VALVE AND 1IN. PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 5 GPM-20 GPM.	3				SHUT OFF VALVE KBI BTU-E PVC BLOCKED TRUE UNION BALL VALVE 1/2" TO 2" SAME SIZE AS PIPE	3	
						IRRIGATION LATERAL LINE: PVC SCHEDULE 40	-	
						IRRIGATION MAINLINE: PVC SCHEDULE 40	-	
						PIPE SLEEVE: PVC CLASS 315 SDR 13.5	-	
						Valve Callout # Valve Number # Valve Flow # Valve Size		
						Emitter Notes: 10PC emitters (2 assigned to each 1 gal planter) 20PC emitters (2 assigned to each 5 gal planter)		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL					
	RAIN BIRD PEB-PRS-D 1IN. PLASTIC INDUSTRIAL REMOTE CONTROL VALVE WITH PRESSURE REGULATOR MODULE.	1						



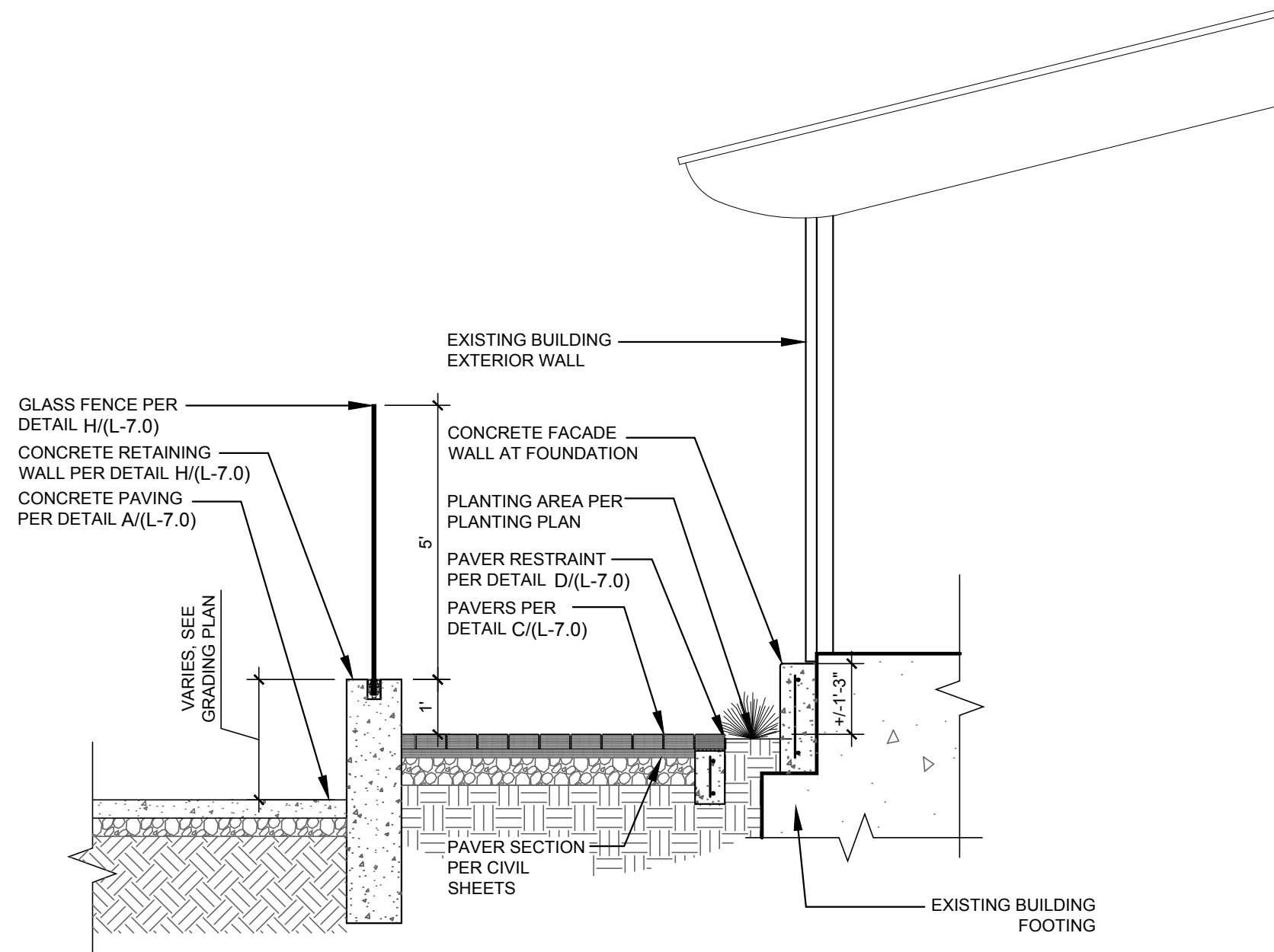


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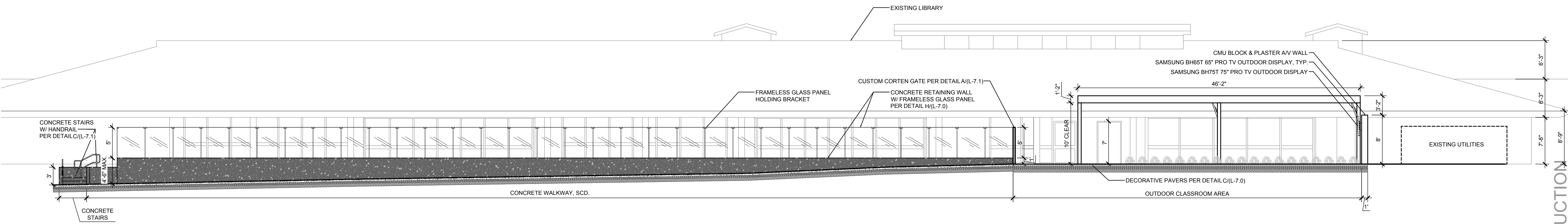
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cra no. 2805



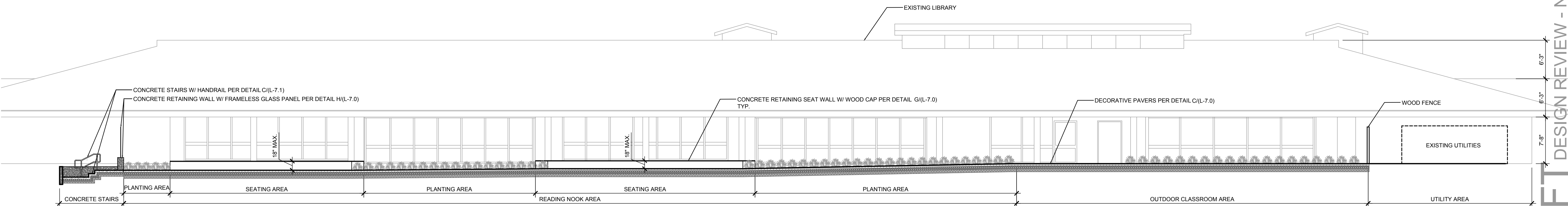
B READING NOOK SEATWALL SECTION
SCALE: 3/8" = 1'-0"



A READING NOOK WALKWAY SECTION
SCALE: 3/8" = 1'-0"



C LIBRARY NORTH ELEVATION - OUTSIDE THE FENCE
SCALE: 1/8" = 1'-0"



D LIBRARY NORTH ELEVATION - INSIDE THE FENCE
SCALE: 1/8" = 1'-0"

SITE SECTIONS

LOS ALTOS LIBRARY COURTYARD
LOS ALTOS LIBRARY ENDOWMENT
13 S SAN ANTONIO ROAD
LOS ALTOS, CA 94022

AGENCY APPROVAL

REVISIONS NO.	DATE	PURPOSE
06	20	2024 ENV. RESPONSE
10	11	2024 COMMENT RESPONSE
11	22	2024 COMMENT RESPONSE
12	10	2024 COMMENT RESPONSE

DRAWN BY	•	NT
CHECKED	•	SS
SCALE	•	AS SHOWN
DATE	•	03.14.2024
JOB	•	220024.01

SITE SECTIONS

SHEET

L-6.0

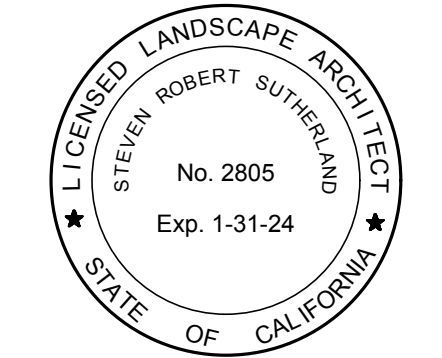
DRAFT DESIGN REVIEW - NOT FOR CONSTRUCTION



LANDSCAPE ARCHITECTS

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SITE SECTIONS
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LOS ALTOS LIBRARY ENDOWMENT
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AGENCY APPROVAL

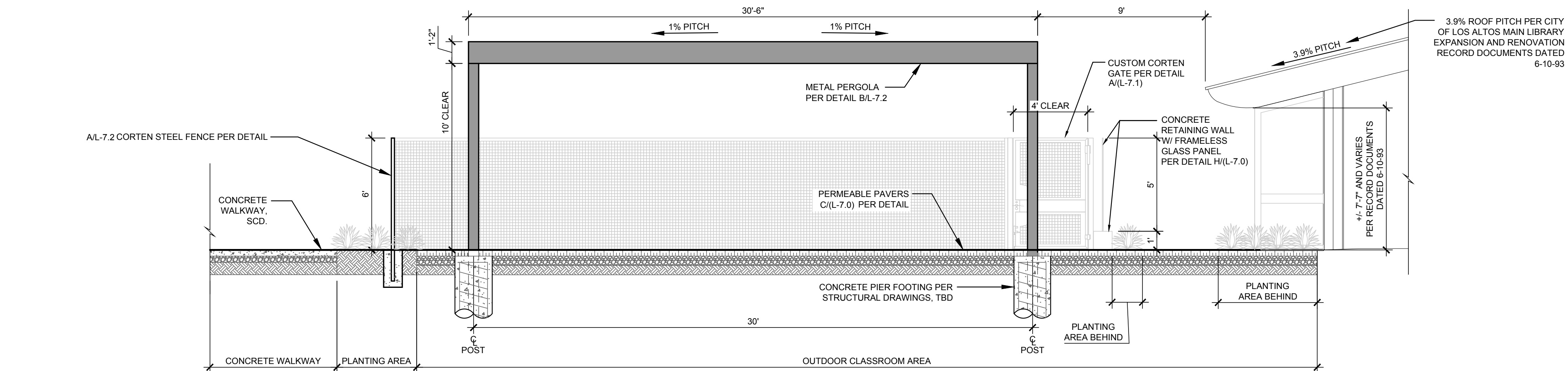
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CHECKED • SS
SCALE • AS SHOWN
DATE • 03.14.2024
JOB • 220024.01

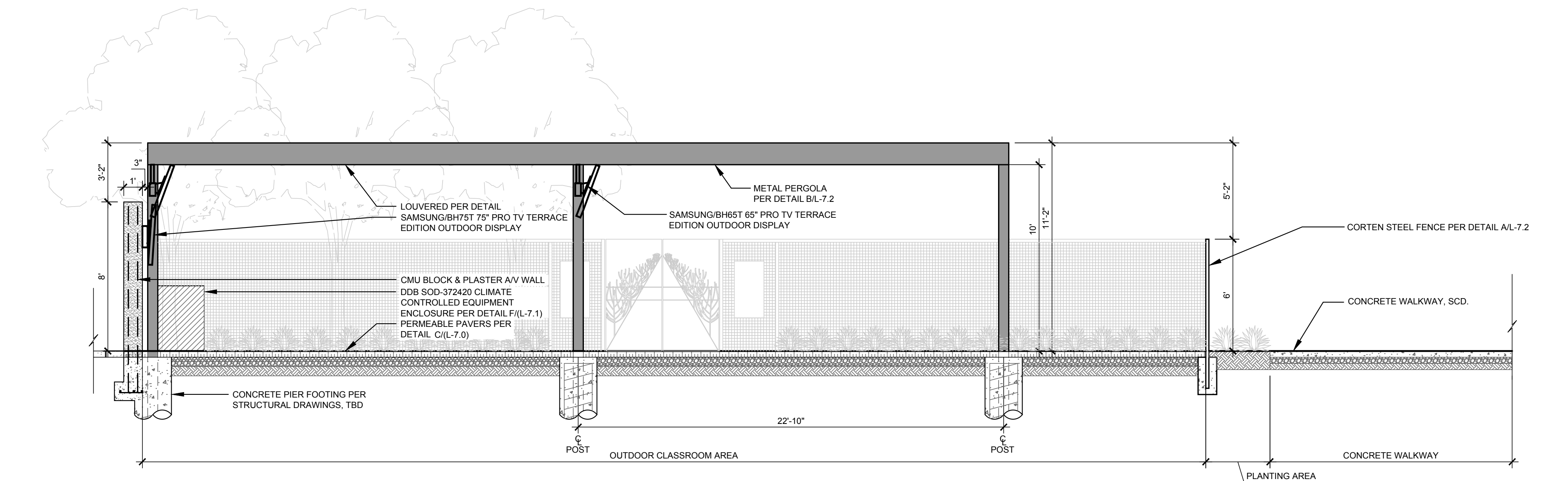
SITE SECTIONS

SHEET

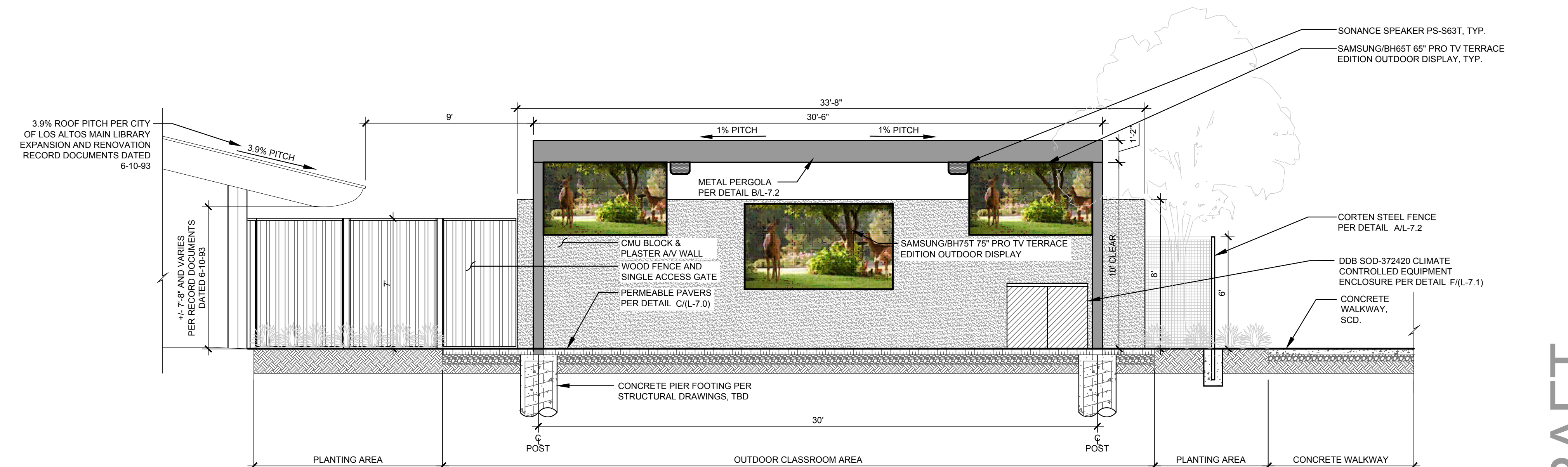
L-6.1



A LIBRARY EAST ELEVATION
SCALE: 1/4" = 1'-0"



B LIBRARY SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



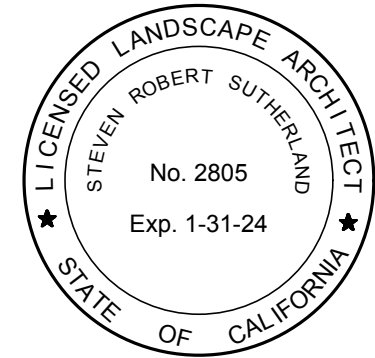
C LIBRARY WEST ELEVATION
SCALE: 1/4" = 1'-0"

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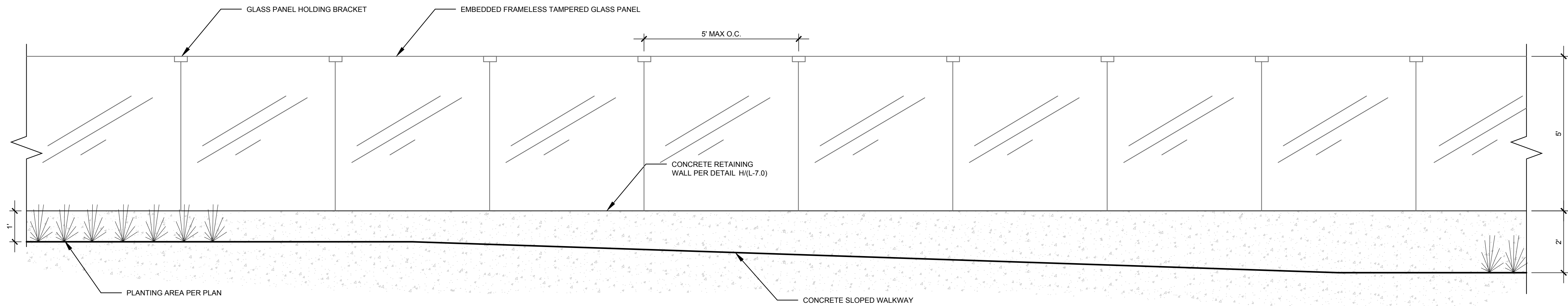
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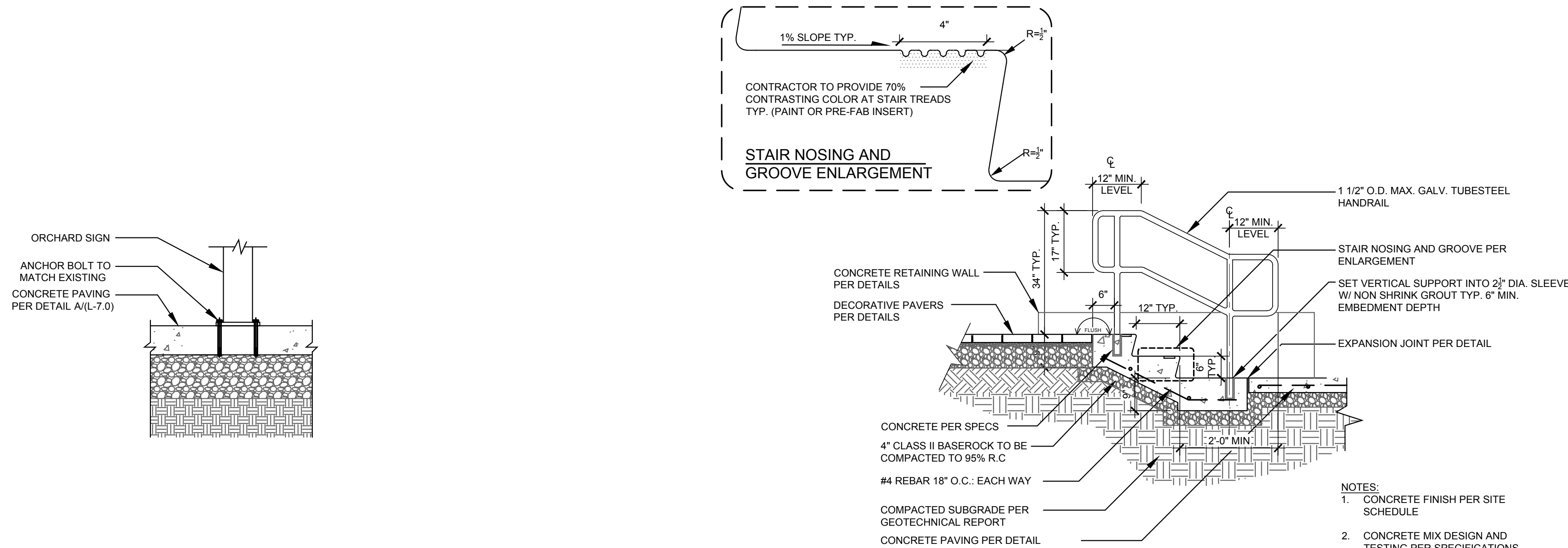
CONSTRUCTION DETAILS

SHEET

L-7.1

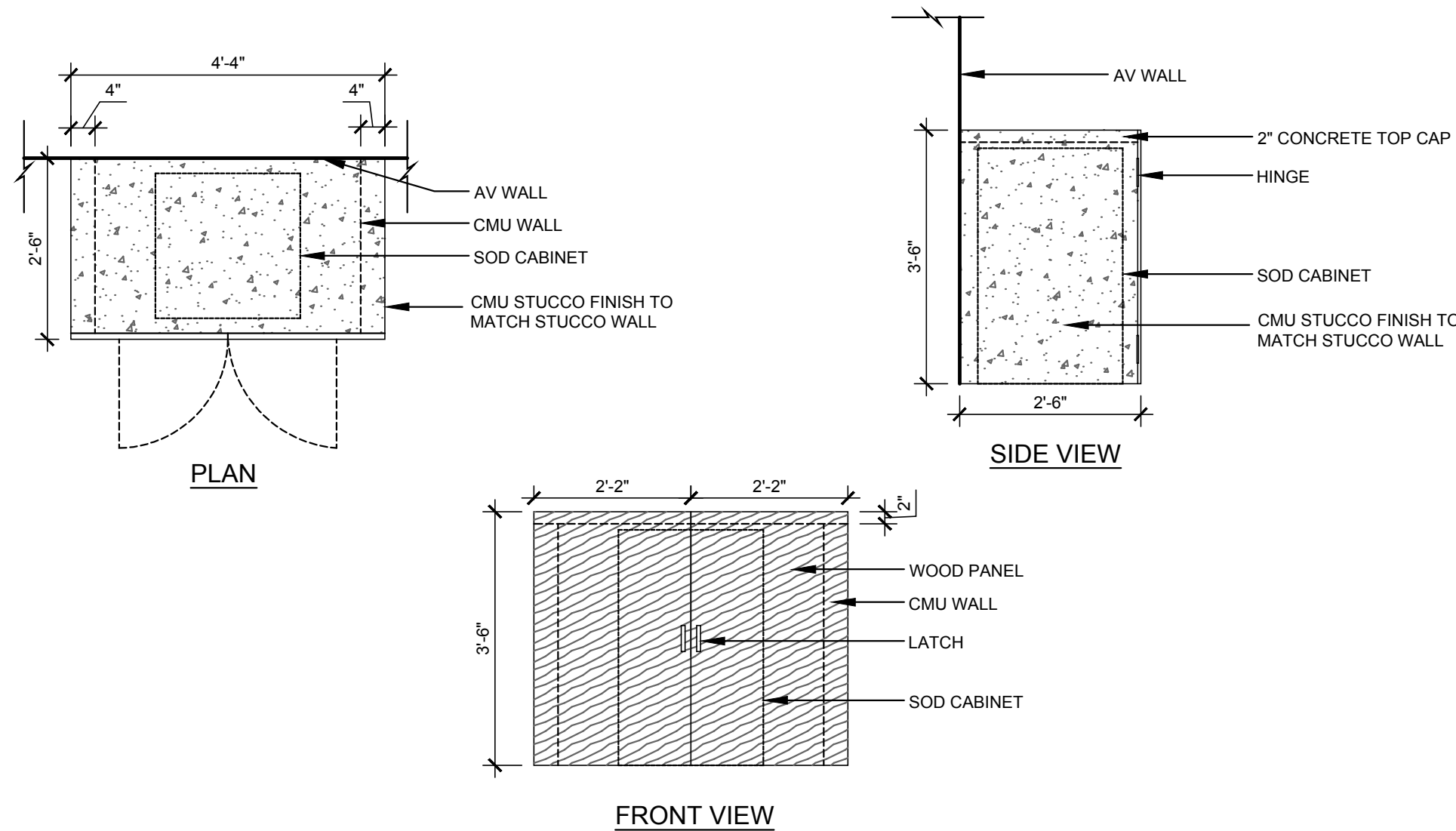


B CONCRETE RETAINING WALL W/ GLASS PANEL ELEVATION
SCALE: 1/2" = 1'-0"

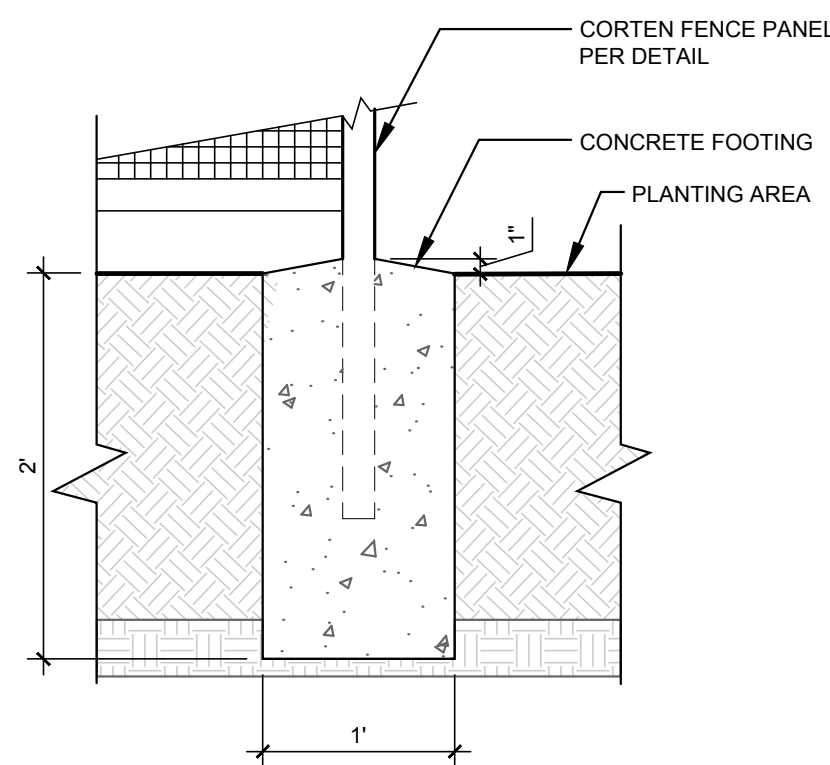


C CONCRETE STAIRS W/ HANDRAIL
SCALE: 1/2" = 1'-0"

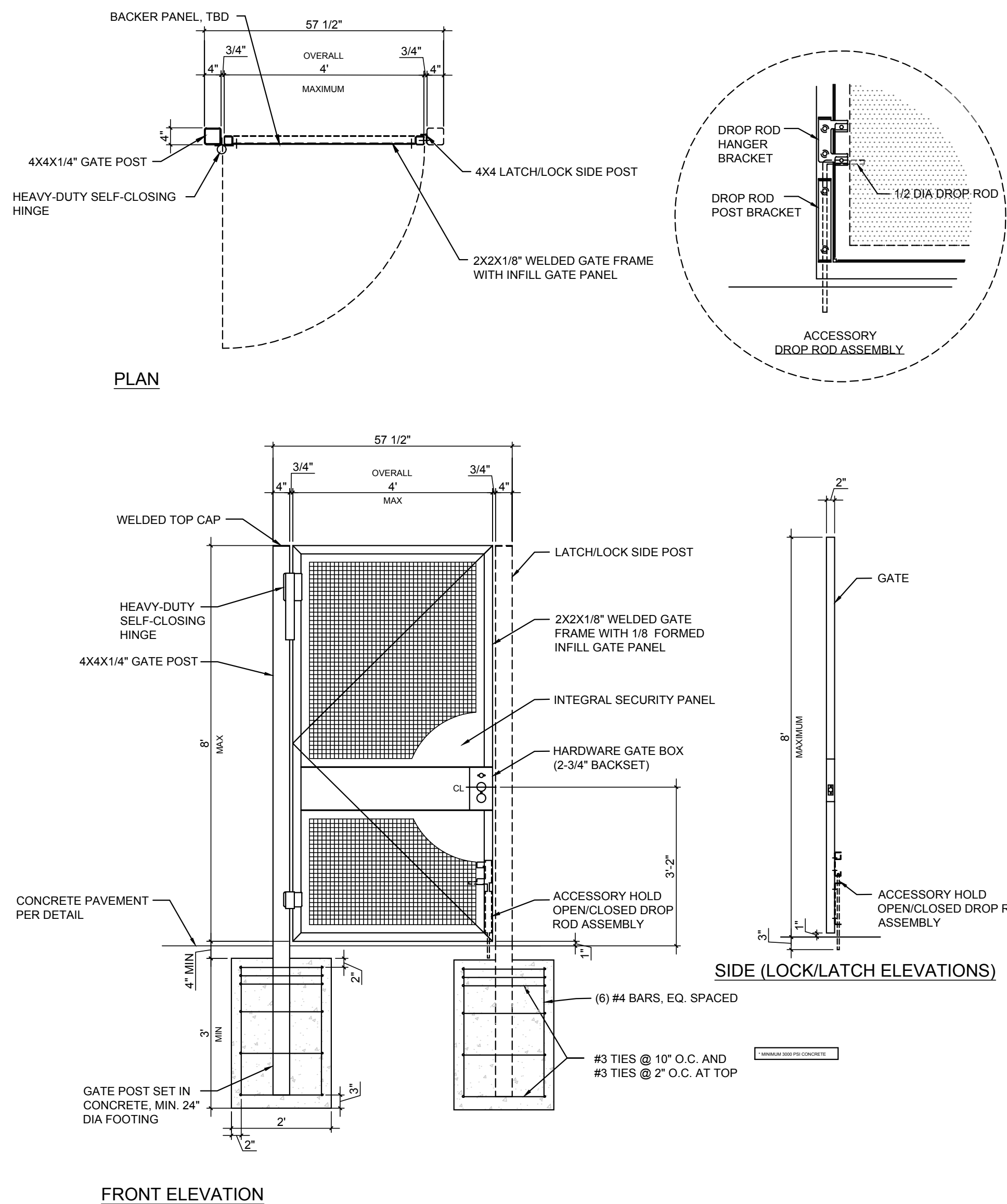
E ORCHARD SIGN ANCHOR ATTACHMENT
SCALE: 1" = 1'-0"



F SOD CABINET
SCALE: 1/2" = 1'-0"



D FENCE FOOTING AT GRADE
SCALE: 1" = 1'-0"



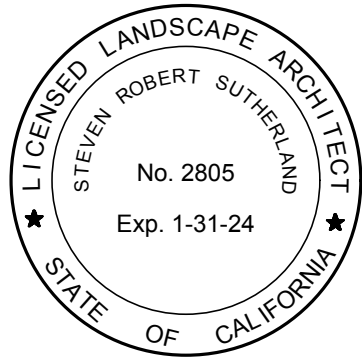
A CORTEN EXIT GATE
SCALE: 1/2" = 1'-0"

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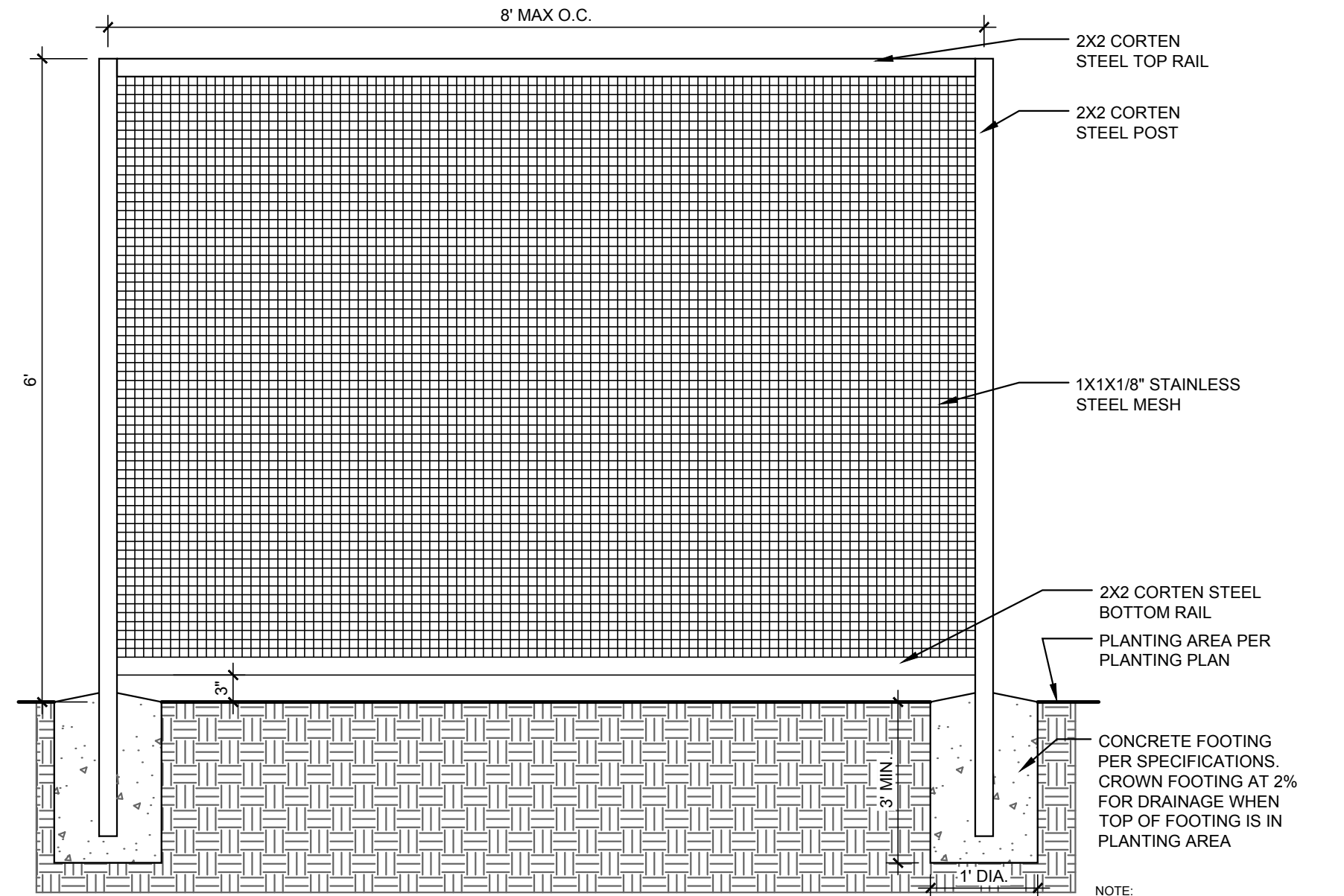
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CONSTRUCTION
DETAILS

SHEET

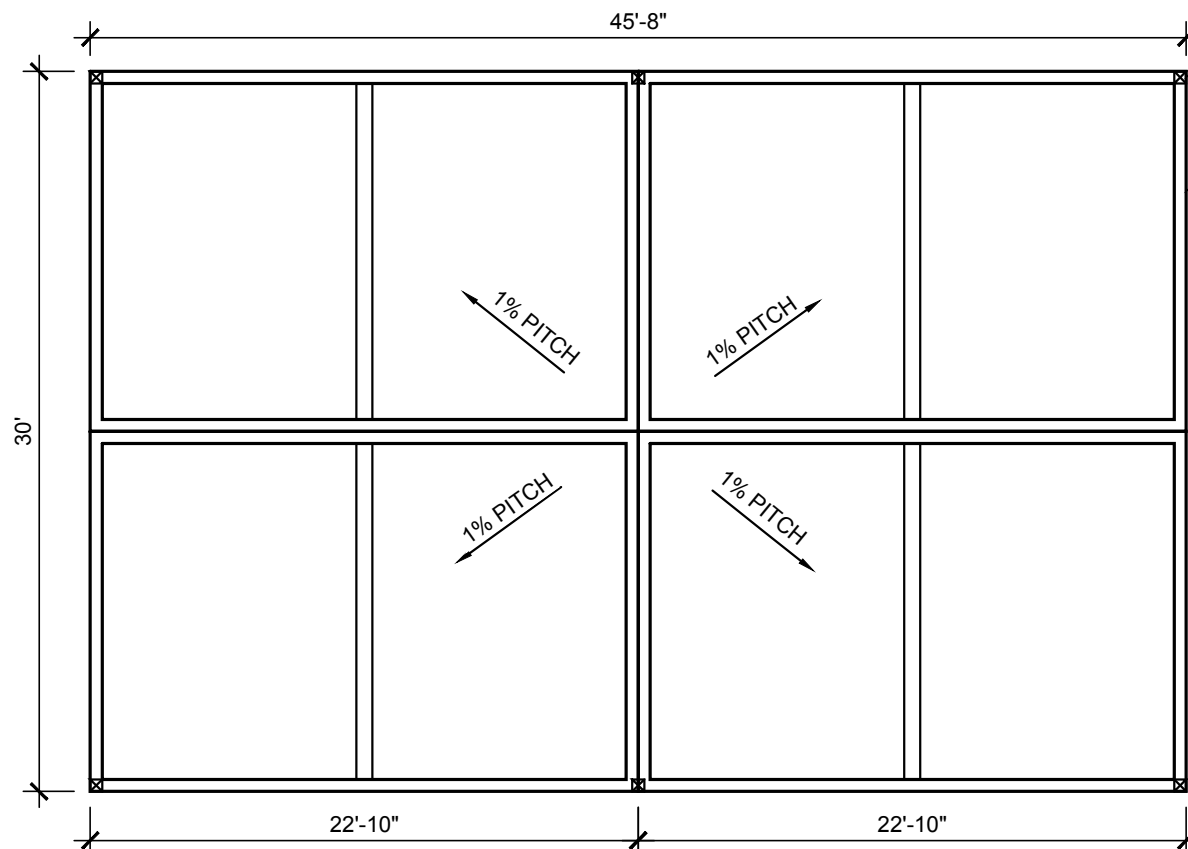
L-7.2



A CORTEN STEEL FENCE
SCALE: 3/4" = 1'-0"

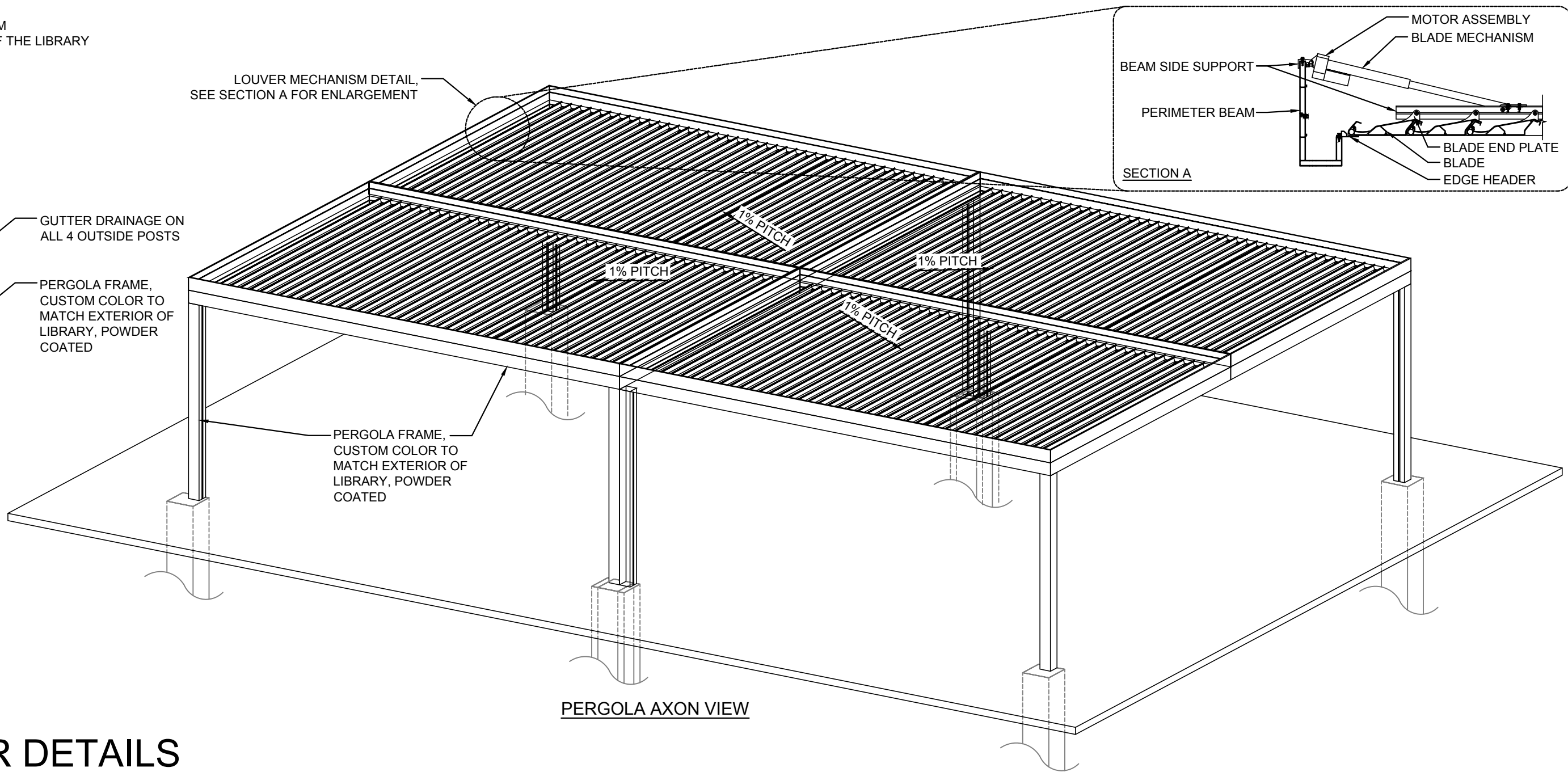


PERGOLA MATERIAL & COLOR



PERGOLA ROOF PLAN VIEW

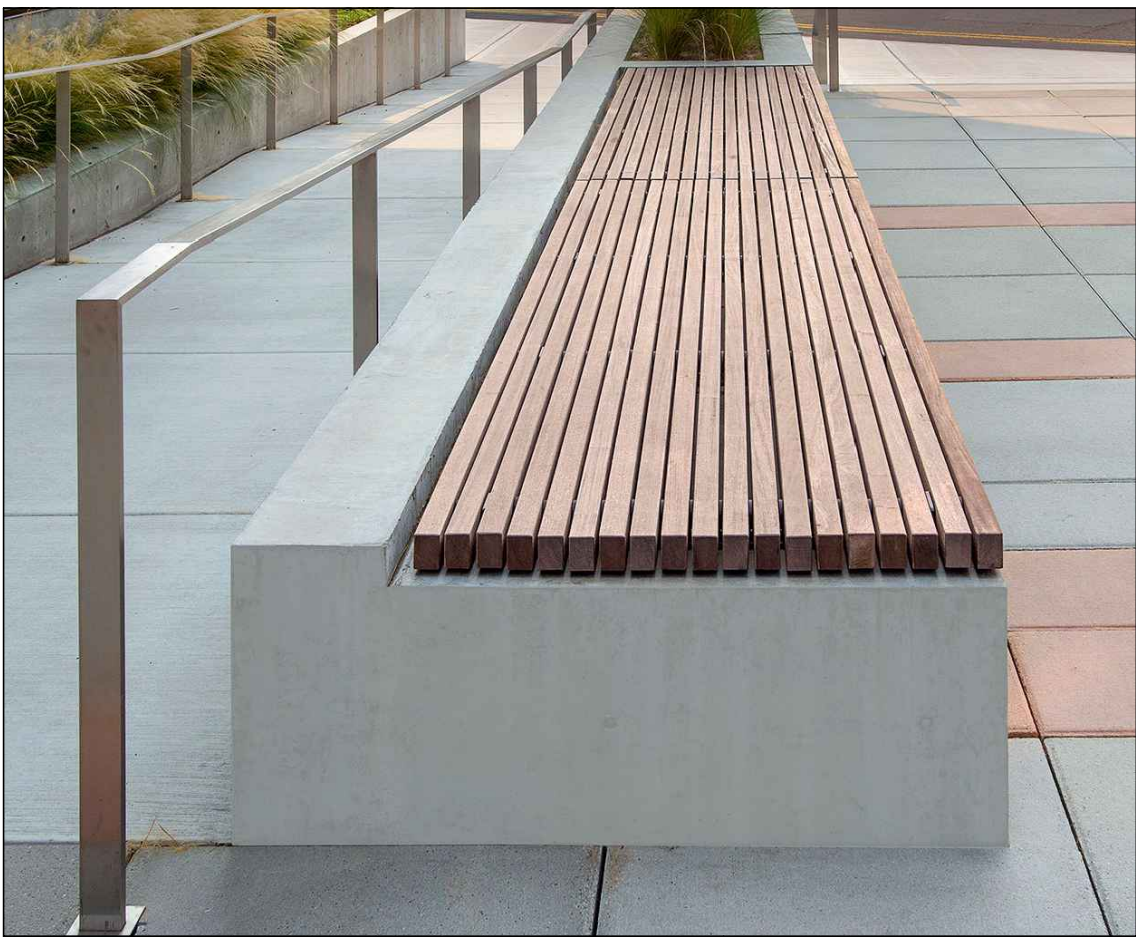
B PERGOLA ROOF PLAN W/ LOUVER DETAILS
SCALE: 1/8" = 1'-0"



PERGOLA AXON VIEW

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WALLS



WOOD SEAT



BOARD FORMED CONCRETE

SHADE



LOUVERED METAL PERGOLA

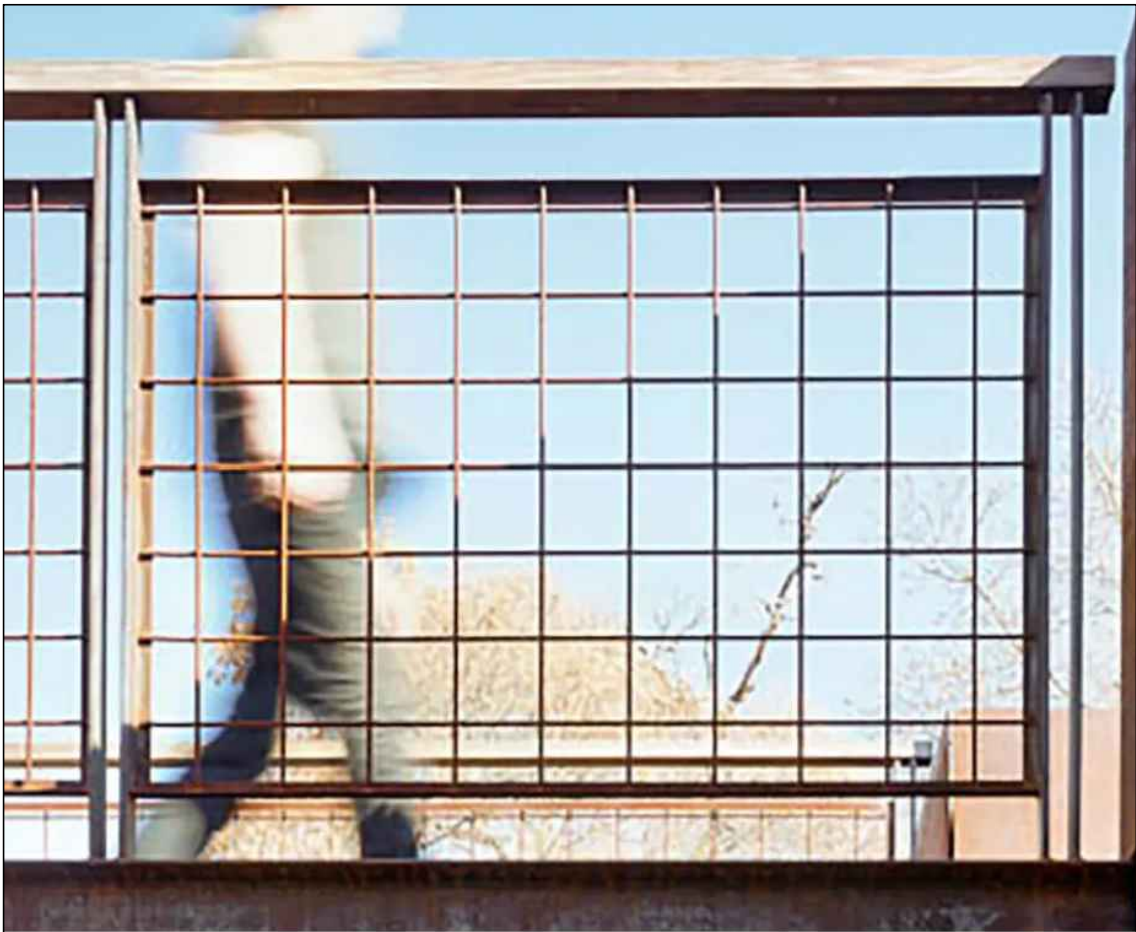


COLOR OF THE BLADE

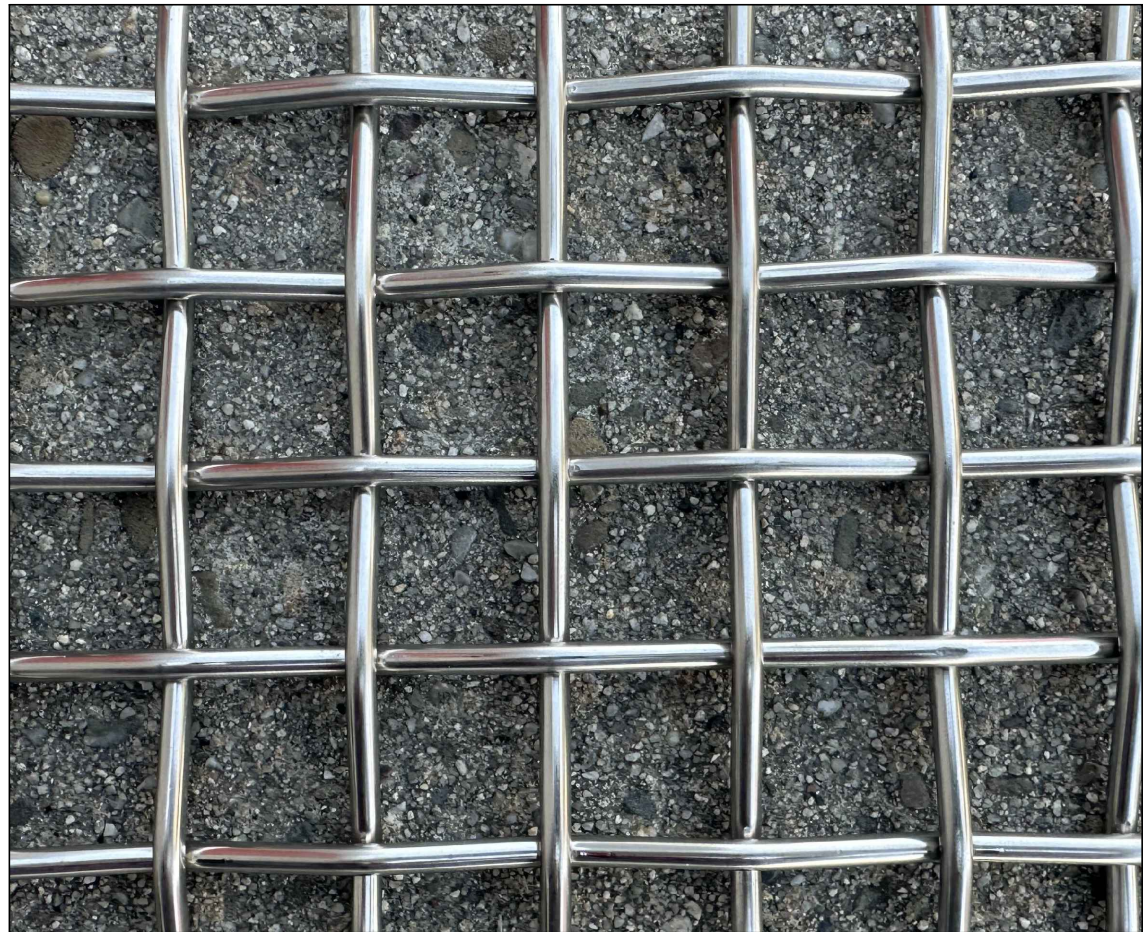


COLOR OF THE FRAME
MATCH LIBRARY EXTERIOR

FENCE & GATE



CORTEN TUBE STEEL FRAME WITH
MESH PANELS



STAINLESS STEEL DECORATIVE
MESH 70% OPEN



SECURITY GATES WITH ORCHARD
THEME DESIGN

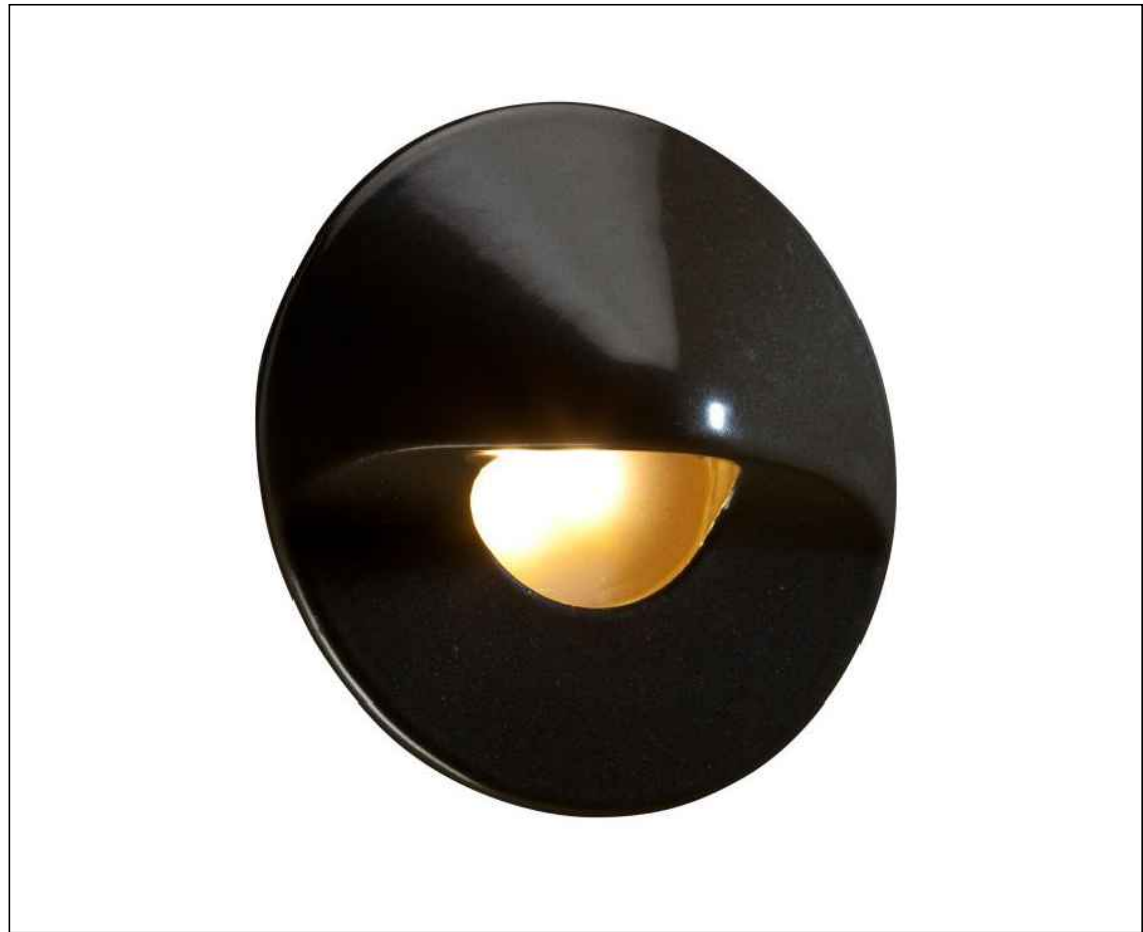


GLASS FENCE, FRAMELESS

LIGHTING



IN-GRADE LIGHT



WALL LIGHT



PERGOLA RECESSED DOWN LIGHTS

PAVERS

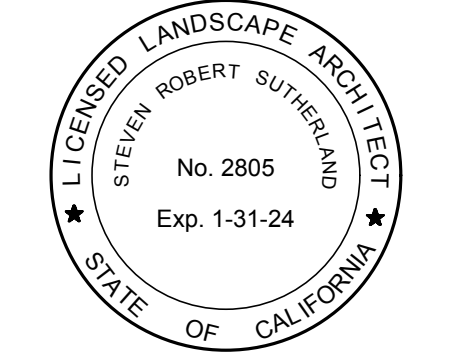


PERMEABLE PAVERS - TECO BLOCK 'BLU 80MM' 6 1/2" X 13" & 13" x 13", COLOR: SHALE GRAY



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MATERIALS BOARD

SHEET

L-8.0

DRAFT DESIGN REVIEW - NOT FOR CONSTRUCTION



COURTYARD ENTRANCE VIEW FROM CITY HALL



COURTYARD VIEW FROM NORTHEAST



COURTYARD VIEW FROM EAST



COURTYARD ENTRY GATES AND DONOR RECOGNITION



OUTDOOR CLASSROOM A/V WALL BACK VIEW



SHADE OF PERGOLA AND VIEWS OF ORCHARD



OUTDOOR CLASSROOM A/V WALL FRONT VIEW



READING NOOK WALKWAY VIEW

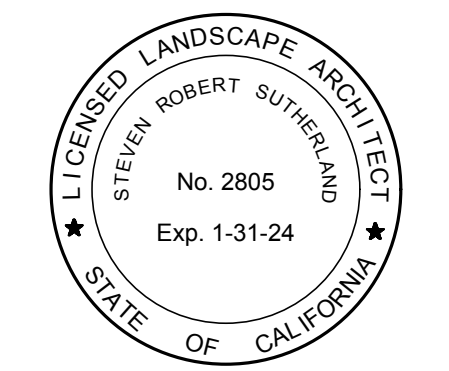


READING NOOKS AND EMERGENCY EXIT RAMP



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3D MODEL IMAGES
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AGENCY APPROVAL

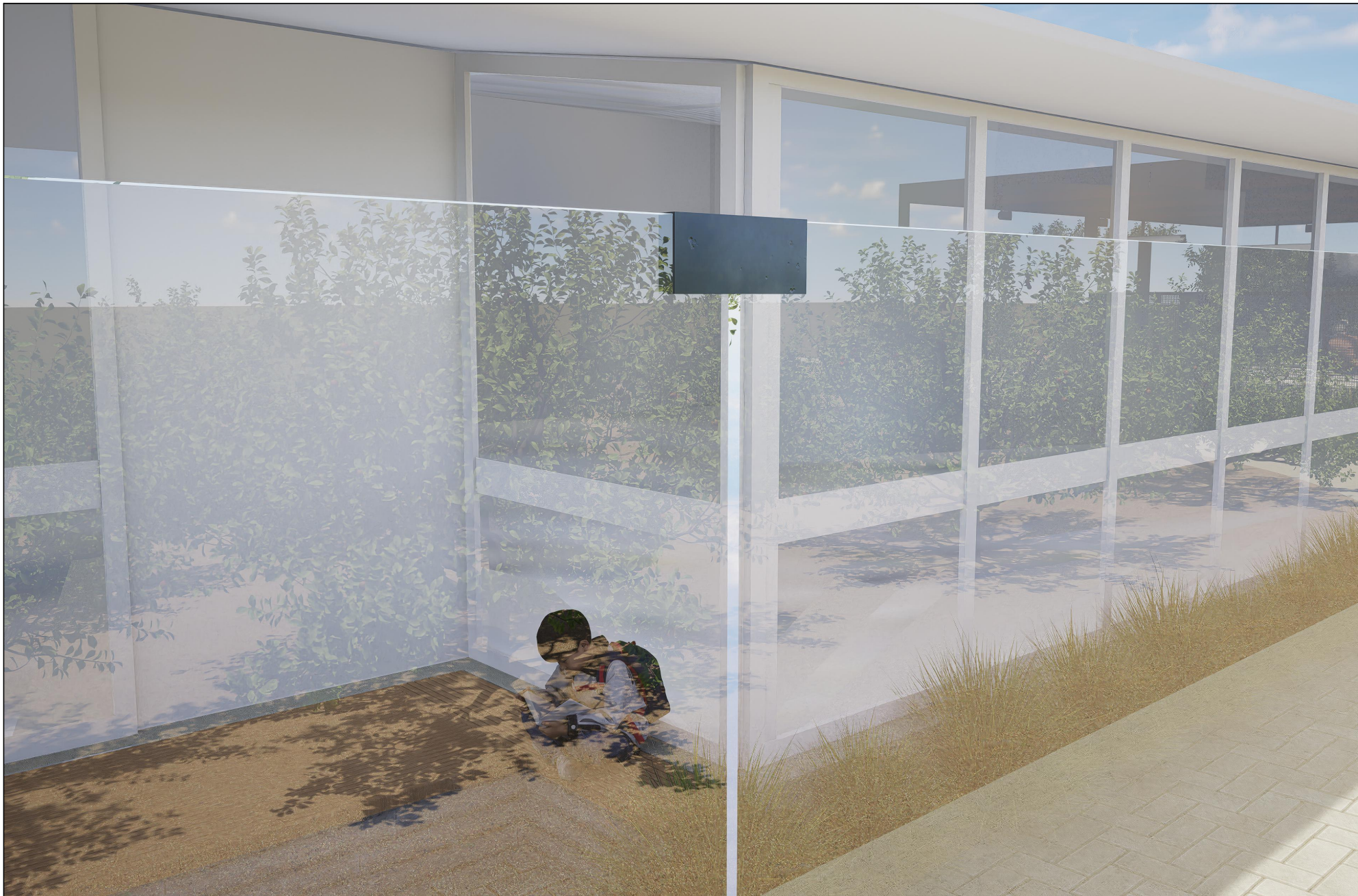
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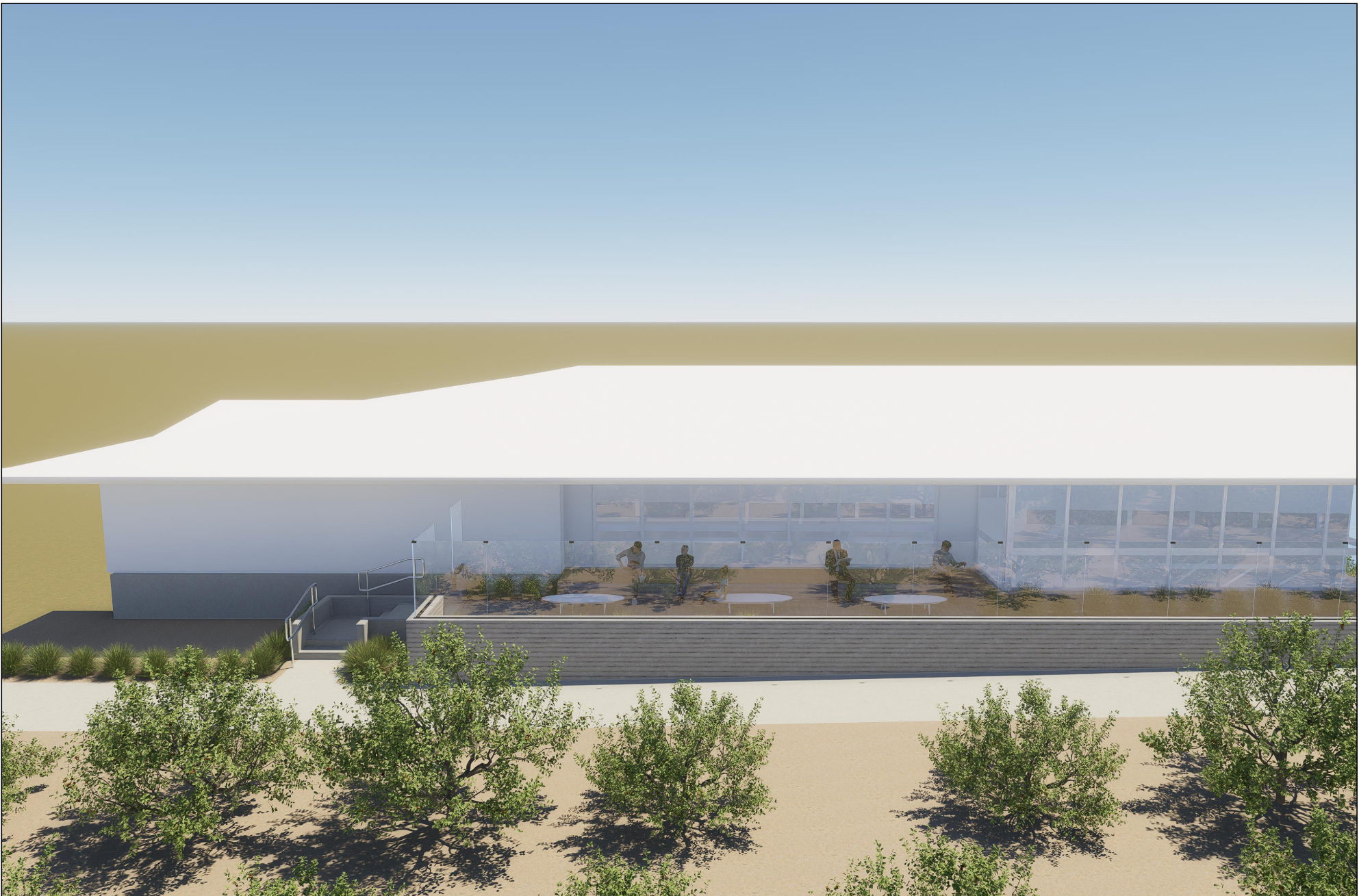
3D MODEL IMAGES

SHEET

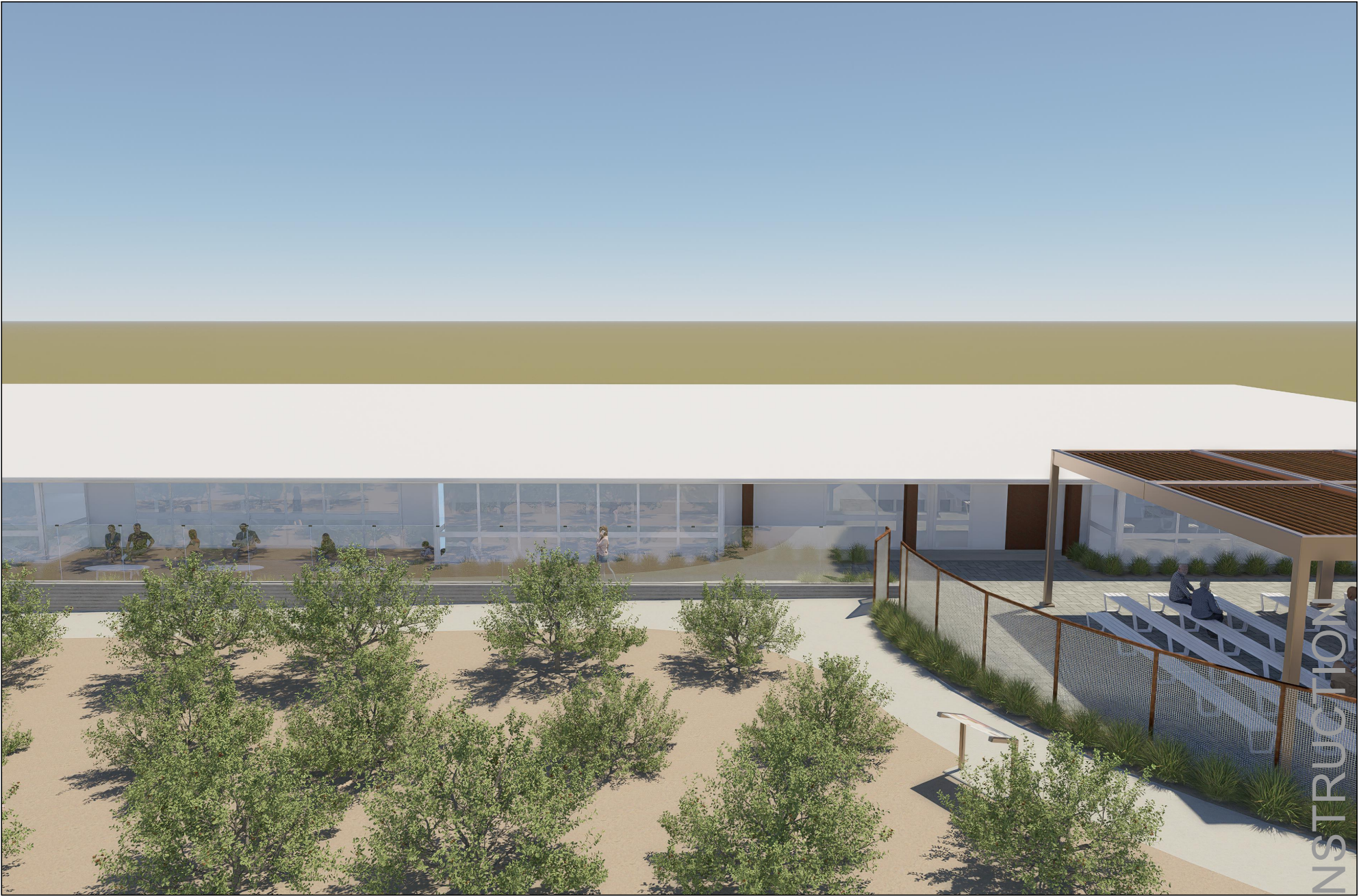
L-8.1



FRAMELESS GLASS PANEL W/ BLACK BRACKET



LIBRARY VIEW 1



LIBRARY VIEW 2



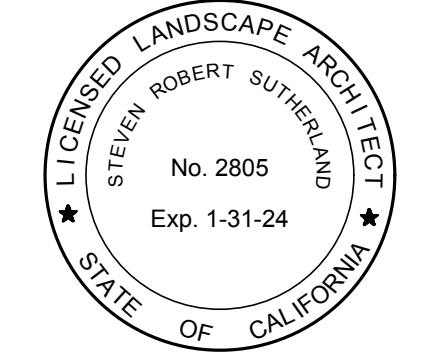
LIBRARY VIEW 3



LANDSCAPE ARCHITECTS

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3D MODEL
IMAGES

SHEET

L-8.2

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code

Other

Review Code

Reviewer

Date

Listings

Page 1 of 9 *Resource Name or #: (Assigned by recorder) 1 N. San Antonio Road

P1. Other Identifier: HRI #15: Civic Center Orchard

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Mountain View Date 2021 T 37 ; R 78 ; NE 1/4 ☐ of ☐ of Sec ;

B.M.

c. Address 1 N. San Antonio Road City Los Altos Zip 94022

d. UTM: (Give more than one for large and/or linear resources) Zone , mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN 170-42-029, 170-43-001

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Civic Center Orchard is part of the Civic Center complex on a block bound by Angela Drive to the north, Cielito Drive and Eleanor Avenue to the east, Hillview Avenue to the south, and San Antonio Road to the west. The civic center complex consists of City Hall, Los Altos Police Department, Los Altos Community Center, Los Altos Library, J. Gilbert Smith House, Los Altos History Museum, Hillview Baseball Field, Hillview Park, a playground, and parking areas. The surrounding area is a mix of residential and commercial buildings. (See Continuation Sheet.)

*P3b. Resource Attributes: (List attributes and codes) HP39 Other (orchard)

*P4. Resources Present: ☐ Building ☐ Structure ☐ Object ☒ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #)

Northwest of the library, looking
northeast.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric
☐ Both

1901, June 2000 DPR form for the
Civic Center Orchard

*P7. Owner and Address:
City of Los Altos

*P8. Recorded by: (Name, affiliation, and address)

Treanor,
351 California St., Suite 800, San
Francisco, CA 94104

*P9. Date Recorded: January 20,
2025

*P10. Survey Type: (Describe)
Intensive Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
None.

*Attachments: ☐ None ☐ Location Map ☒ Continuation Sheet
☒ Building, Structure, and Object

Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California  The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) HRI #15: Civic Center Orchard *NRHP Status Code CA REG: 5S1

Page 2 of 9

B1. Historic Name: _____

B2. Common Name: Civic Center Orchard

B3. Original Use: Agricultural B4. Present Use: Mixed

*B5. Architectural Style: N/A

*B6. Construction History: (Construction date, alterations, and date of alterations)

Established 1901.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features: J. Gilbert Smith House

B9a. Architect: N/A b. Builder: N/A

*B10. Significance: Theme Early Development/Agriculture Area Los Altos

Period of Significance. c.1900-1961 (50 year mark) Property Type Orchard

Applicable Criteria NR/CR/Local (A/1, B/2)

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
In 1901, J. Gilbert Smith purchased land near San Antonio Road (then Giffin Road), on which he constructed a house and planted a small number of apricot trees. Over the years, he and his wife, Margaret Hill Smith, purchased more land that eventually totaled 15 acres. The land was used to grow apricot trees, except for approximately 1 acre of land around the house, which was reserved for yard space. In 1954, the Smiths sold a portion of their land to the City of Los Altos. Their home and the surrounding nearly acre of land was not part of that sale, however a provision in their wills stated the house and land be donated to the City upon their deaths.¹
(See Continuation Sheet.)

B11. Additional Resource Attributes: (List attributes and codes) N/A

*B12. References:

See Continuation Sheets.

B13. Remarks: This DPR form updates previous DPRs completed for the site, 2000 and 2011.

*B14. Evaluator: Treanor *Date of Evaluation: January 20, 2025

(Sketch Map with north arrow required.)



(This space reserved for official comments.)

CONTINUATION SHEET

Property Name: Civic Center Orchard

Page 3 of 9

*P3a. Description, Continued:

The Civic Center Orchard is one of the last remaining orchards in Los Altos, and additionally holds significance for being planted by early Los Altos resident, J. Gilbert Smith. In 1981, the Civic Center Orchard was designated as a historical landmark in the City of Los Altos, as described in Resolution No. 81-23. The historical designation included the J. Gilbert Smith House and its surrounding garden. The legal description of the property, as taken from Resolution No. 81-23, discusses the boundaries of three parcels and includes a clause that reads: "All other structures on the land, as well as a presently undefined portion of the orchard necessary to accommodate the future Council Chambers, are specifically excluded." Since no other description is provided for the "undefined portion of the orchard," it is unknown which areas of the land were excluded in the 1981 designation boundaries. Resolution No. 91-31 was passed in 1991 and describes a modification to the historic landmark orchard boundary. While the modification is not detailed in the resolution, the boundaries are reduced since its original designation in 1981. Resolution No. 91-31 is accompanied by a hand drawn sketch labeled "Exhibit A," showing the new landmark designation boundaries of the Civic Center Orchard.

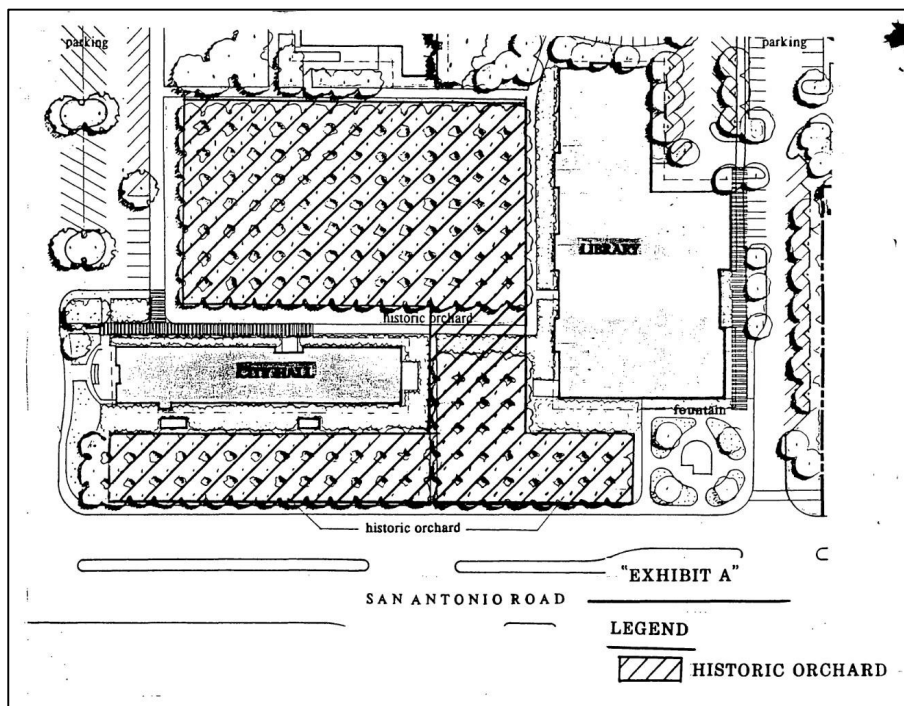


Figure 1. Exhibit A of Resolution 91-31, boundaries of the historic orchard (City Council of Los Altos Resolution No. 91-31 attachment).

The Civic Center Orchard surrounds City Hall and is largely broken up into two main areas with a strip of land east of San Antonio Road and City Hall and continues east of City Hall, occupying land south of the surface parking lot and north of the Los Altos Library. The orchard connects north of the Los Altos Library and south of City Hall. Although the boundaries of the orchard have remained the same since its modification in 1991, many trees within the orchard have been replaced over time since some have died or were removed due to disease. In early 2024, the orchard was planted with many new apricot saplings and irrigation was added.² The number of trees planted within the boundaries of the resource have varied over

CONTINUATION SHEET

Property Name: Civic Center Orchard

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time and there is not a defined number of trees or planting sites established with the original designation in 1981 or modification in 1991.

*B6. Construction History, Continued:

Historic Context and Chronology of the Civic Center Orchard

When J. Gilbert Smith arrived in Los Altos on August 1, 1901, he purchased five acres of land near the area by San Antonio Road (formerly Giffin Road), Edith Avenue, and railroad tracks that are no longer extant. The land was undeveloped, with poppies, lupine, and trees. By 1902, Smith had planted apricot trees on the five acres and began construction on his home, the Smith House.³ Smith's orchard was developed within a period establish by the National Park Service as the United States' modern orchard fruit growing era (1881-1945). Orchards established between the years of 1881 and 1945 were characterized by a limited variety of fruit types grown within a farm because not every variety of fruit was commercially viable. Prior to this period, hundreds of fruit varieties were found on farms and orchards throughout the United States. Research did not confirm what all the types of apricot J. Gilbert Smith grew throughout his career as an orchardist, however the orchard that has been maintained by the City consists of only Blenheim apricot trees and saplings.⁴

According to *Fruitful Legacy*, a text issued by the National Park Service that provides information on the history of orchards in the United States, pruning orchard trees to have shorter trunks was a technique that began in the early 20th century and became widespread after World War II. A pruned tree trunk, approximately 18 to 36 inches in height, led to a shorter tree overall, which allowed for a more manageable canopy. The practice also encouraged early fruit bearing because the pruning also had the effect of altering the hormones of the tree. A photograph (Figure 2) taken in the early 20th century shows J. Gilbert Smith among his orchard trees, which appear to have short trunks and broad canopies. Fruit trees of this period not only featured a shorter trunk but would have been pruned to have one of a variety of canopy forms. In the historic photograph (Figure 2), Smith's fruit trees had an "open bowl vase" styled canopy, which did not have a central leader branch that extended from the center of the tree, but rather had three to five main shoots that radiated from the head of the trunk. This "open bowl vase" style created an opened center that allowed sunlight to reach deep into the canopy. This style benefited the grower since they had more control of the tree height. The central leader style was more common since it required less skill and labor since the "open bowl vase" style needed more interventions, such as pruning.⁵



CONTINUATION SHEET

Property Name: Civic Center Orchard

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Figure 2. Gilbert Smith in his apricot orchard, early 20th century (*Los Altos Remembered*).

The typical spacing of trees in orchards also changed in the early 20th century. Earlier orchards were tightly spaced, however with the rise of tractors, wider rows were needed for the angle of turning of the machine. The rectangle shape of the orchard was adopted when a square orchard was previously more popular. Trees planted 15 feet of each other and 20 feet between rows became more common, opposed to a tighter square of the 19th century.⁶ Apricot orchards in the Unites States grown between 1880 and 1945 commonly held 100 trees per acre on a 20- by 20- foot grid. Contemporary apricot orchards are arranged on a 10- by 20- foot grid with 200 trees per acre.⁷ As described below in the chronology section of this report, the orchard has changed over time. The Civic Center Orchard is currently arranged on rectangular areas of land with orthogonal rows with trees spaced on an approximately 12- by 12- foot grid.

A chronology of the orchard between 1948 and 2022 is shown below through aerial photographs. The first aerial photograph below (Figure 3) is from 1948 and shows what the area looked like before the Smiths sold a portion of their land to the City of Los Altos.



Figure 3. 1948 aerial photograph of Los Altos and the approximate area of the Smith orchard blocked out in green, yellow, and orange (Google Earth Historic Imagery).

CONTINUATION SHEETProperty Name: Civic Center OrchardPage 6 of 9

The Smith orchard land was sold to the City of Los Altos in 1954. Shown below is an aerial photograph of the general area of the Smith orchard land in 1956 (Figure 4).



Figure 4. 1956 aerial photograph of the general area of the orchard, Smith House is identified with a red arrow.

In 1981, the City of Los Altos designated the orchard, the Smith House, and the surrounding garden as a local historical landmark, per Resolution No. 81-23, which included the boundaries of three parcels. The resolution also included a clause: "All other structures on the land, as well as a presently undefined portion of the orchard necessary to accommodate the future Council Chambers, are specifically excluded." Since the excluded land is not specified or detailed in the resolution, the boundaries of the initial landmark designation are unclear. Shown below is a 1981 aerial photograph of the property.

CONTINUATION SHEET

Property Name: Civic Center Orchard

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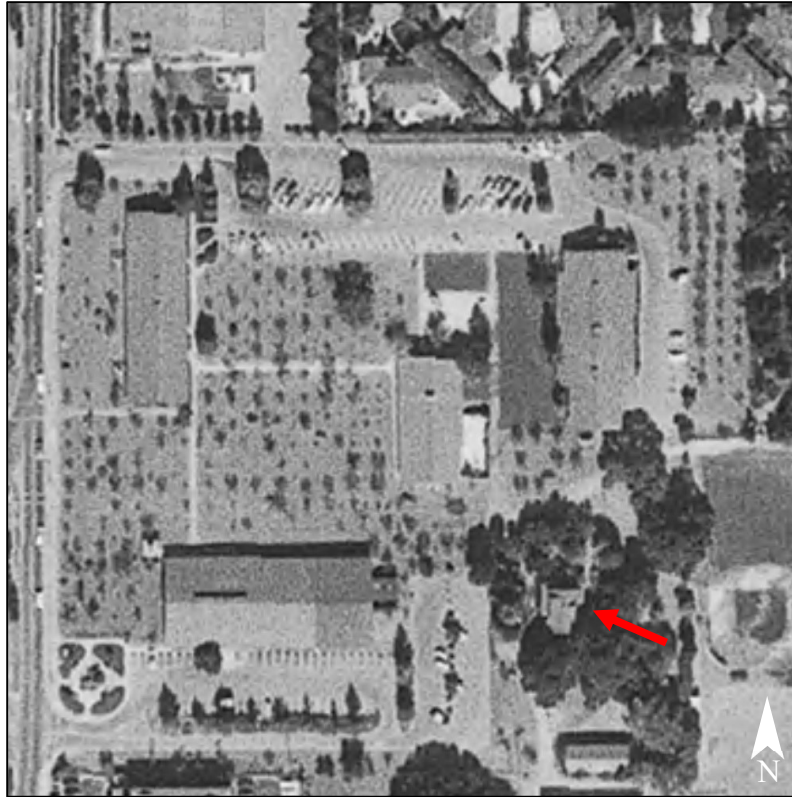


Figure 5. 1980 aerial photograph of the property a year prior to designation as a City Landmark. No specific orchard boundaries were included in the resolution, rather the language simply called out the orchard on the land described in the legal property descriptions provided, which included all three parcels previously owned by the Smiths.

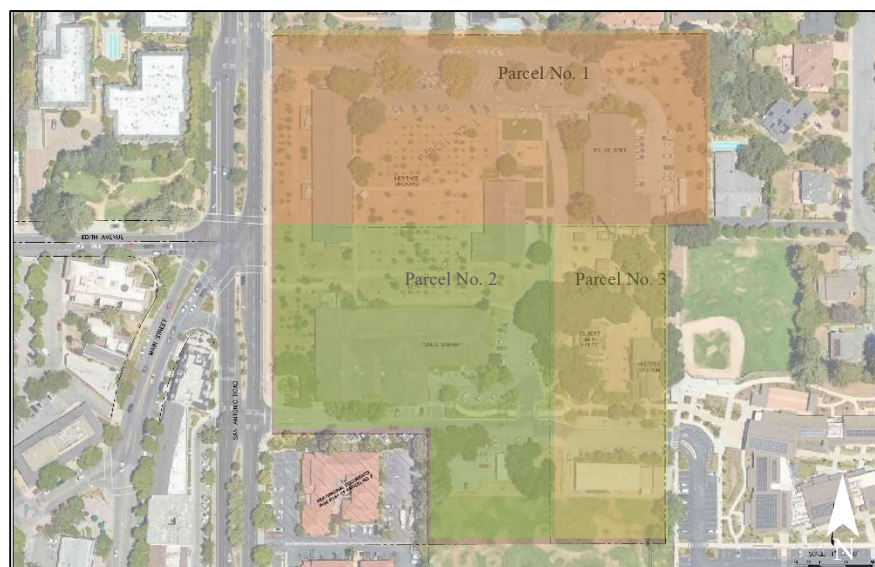


Figure 6. 2022 aerial photograph with the three parcels, as described in the legal description of Resolution No. 81-23 indicated in a graphic overlay.

CONTINUATION SHEETProperty Name: Civic Center OrchardPage 8 of 9

The boundaries of the Civic Center Orchard were modified in 1991, as described in Resolution No. 91-31. Included in Resolution No. 91-31 is a sketch of the boundaries of the historic orchard. Shown below is a 1991 aerial photograph with an overlay of the boundaries described in the sketch (Figure 7) and a 2022 aerial photograph with an overlay of the boundaries (Figure 8).

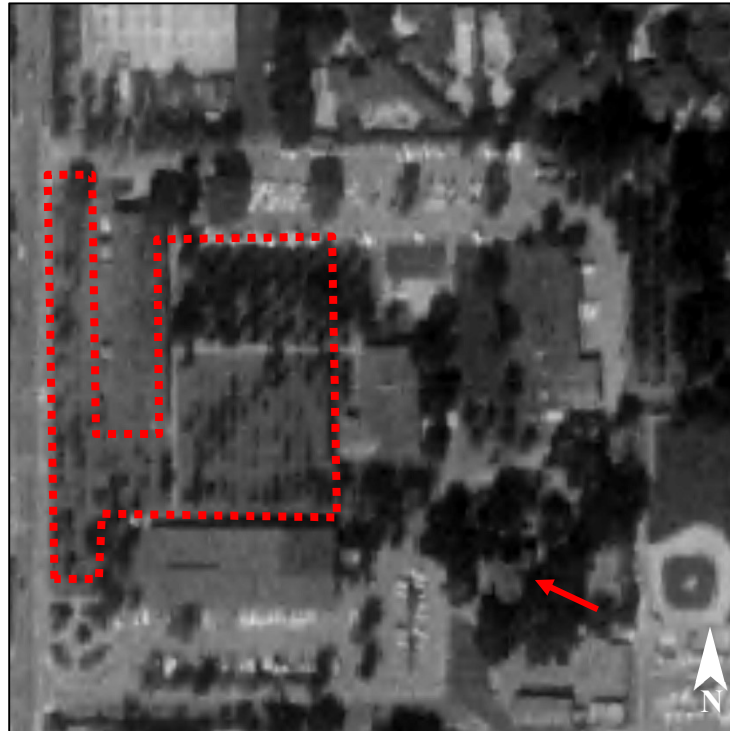


Figure 7. 1991 aerial photograph of the orchard with the boundaries as presented in Resolution No. 91-31, red arrow identifies Smith House for reference.

CONTINUATION SHEET

Property Name: Civic Center Orchard

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Figure 8. Aerial photograph of the Civic Center, Smith House identified with a red arrow for reference (Google Earth, April 2022).

The orchard is eligible under Criteria A/1 (Association with significant events) and B/2 (Persons significant to our past). The orchard is a designated City of Los Altos Historical Landmark. In 1981, the orchard was designated a City Landmark per Resolution No. 81-23, and in 1991, the orchard's landmark boundaries were modified, per Resolution No. 91-31. Treanor concurs with the previous DPR evaluation:

The Civic Center orchard is one of the last active apricot orchards remaining in Los Altos and was first planted by early Los Altos resident, J. Gilbert Smith. Despite the orchard's decrease in size and adjacent new construction, the site retains a fair degree of integrity. Therefore, it is listed on the Los Altos Historic Resources Inventory as a Historic Resource and is assigned the California Register Status Code 5S1: "Individual property that is listed or designated locally."⁸

*B12. References (Endnotes):

¹ "To Set the Record Straight: A Letter from the Civic Center Orchard." *The Town Crier*, February 18, 1970.

² 2024 orchard maintenance background information provided by City staff.

³ Smith, J. Gilbert. "Reminiscences of J. Gilbert Smith. Notes made in 1957." in *A Collection of Historical Materials, Los Altos California*. City of Los Altos, 1957.

⁴ City of Los Altos, Maintenance Division. *Apricot Orchard Management & Guidelines*. Updated August 2016; Google Earth; Susan Dolan, *Fruitful Legacy: A Historic Context of Orchards in the United States with Technical Information for Registering Orchards in the National Register of Historic Places*, (National Park Service, 2009), 63-64.

⁵ Susan Dolan, *Fruitful Legacy: A Historic Context of Orchards in the United States with Technical Information for Registering Orchards in the National Register of Historic Places*, (National Park Service, 2009), 8, 88-91.

⁶ Susan Dolan, *Fruitful Legacy: A Historic Context of Orchards in the United States with Technical Information for Registering Orchards in the National Register of Historic Places*, (National Park Service, 2009), 90-91.

⁷ Susan Dolan, *Fruitful Legacy: A Historic Context of Orchards in the United States with Technical Information for Registering Orchards in the National Register of Historic Places*, (National Park Service, 2009), 145.

⁸ Circa: Historic Property Development. *Civic Center Orchard, 1. N San Antonio Road, Los Altos Primary Record*. July 2011.

TREANOR^{HL}

LOS ALTOS LIBRARY COURTYARD PROJECT,
LOS ALTOS, CALIFORNIA
STANDARDS COMPLIANCE REVIEW

FINAL

JANUARY 20, 2025



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1. INTRODUCTION

David J. Powers & Associates has requested TreanorHL evaluate the proposed Los Altos Library Courtyard Project. This report includes an evaluation of the proposed project for compliance to the *Secretary of the Interior's Standards for Rehabilitation (the Standards)*, to city code CDHR 1 and 12 as described in the Los Altos Community Design & Historic Resources Element, and to sections 12.44.010F and 12.44040 in Chapter 12.44 Historic Preservation of Los Altos' Code of Ordinances relative to the J. Gilbert Smith House and the Civic Center Orchard (APN 170-42-029 and 170-43-001), both of which are identified historic resources. The Los Altos Public Library is not an identified historic resource and was not included in the scope of this report. TreanorHL updated the DPR 523 forms for the Civic Center Orchard in December 2024 and determined it still possesses integrity and significance to remain a resource.

2. METHODOLOGY

TreanorHL conducted a site visit to the Civic Center Orchard and J. Gilbert Smith House on June 20th, 2024, to evaluate and photograph the existing conditions, historic features, and architectural significance of the subject site and the surrounding area. Staff also reviewed the June 2000 DPR and July 2011 DPR of the Civic Center Orchard at the direction of the City of Los Altos. Additionally, staff reviewed the proposed project drawings by SSA Landscape Architects.

To identify the approximate number of potential planting sites within the Civic Center Orchard, the sketch of the landmark designation boundaries (Resolution No. 91-31) and proposed project drawings were overlaid on historic photographs spanning the years of 1948 to 2022. The typical spacing between the trees and rows of trees was determined by analyzing historic aerials and researching historical orchard planting spacing.¹

3. PROPOSED PROJECT

The project is the construction of an approximately 8,265 square foot (0.2 acre) outdoor courtyard directly north of the existing Los Altos Library that is broken up into two parts with one part spanning the length of northern side of the library and the second part north of the existing northern library entrance/exit. The purpose of the courtyard is to host and support existing events at the Los Altos Library in conjunction with allowing for expanded programming opportunities. The courtyard would provide a flexible area to accommodate a variety of events year-round. The implementation of the project would remove the existing trellis, patio, and pedestrian pathway and construct an outdoor seating area, courtyard consisting of new hardscape and pedestrian pathways, a multi-purpose outdoor seating area with an audio-visual system, lighting, and landscaping.

¹ Dolan, Susan. *Fruitful Legacy: A Historic Context of Orchards in the United States with Technical Information for Registering Orchards in the National Register of Historic Places*. National Park Service, 2009.

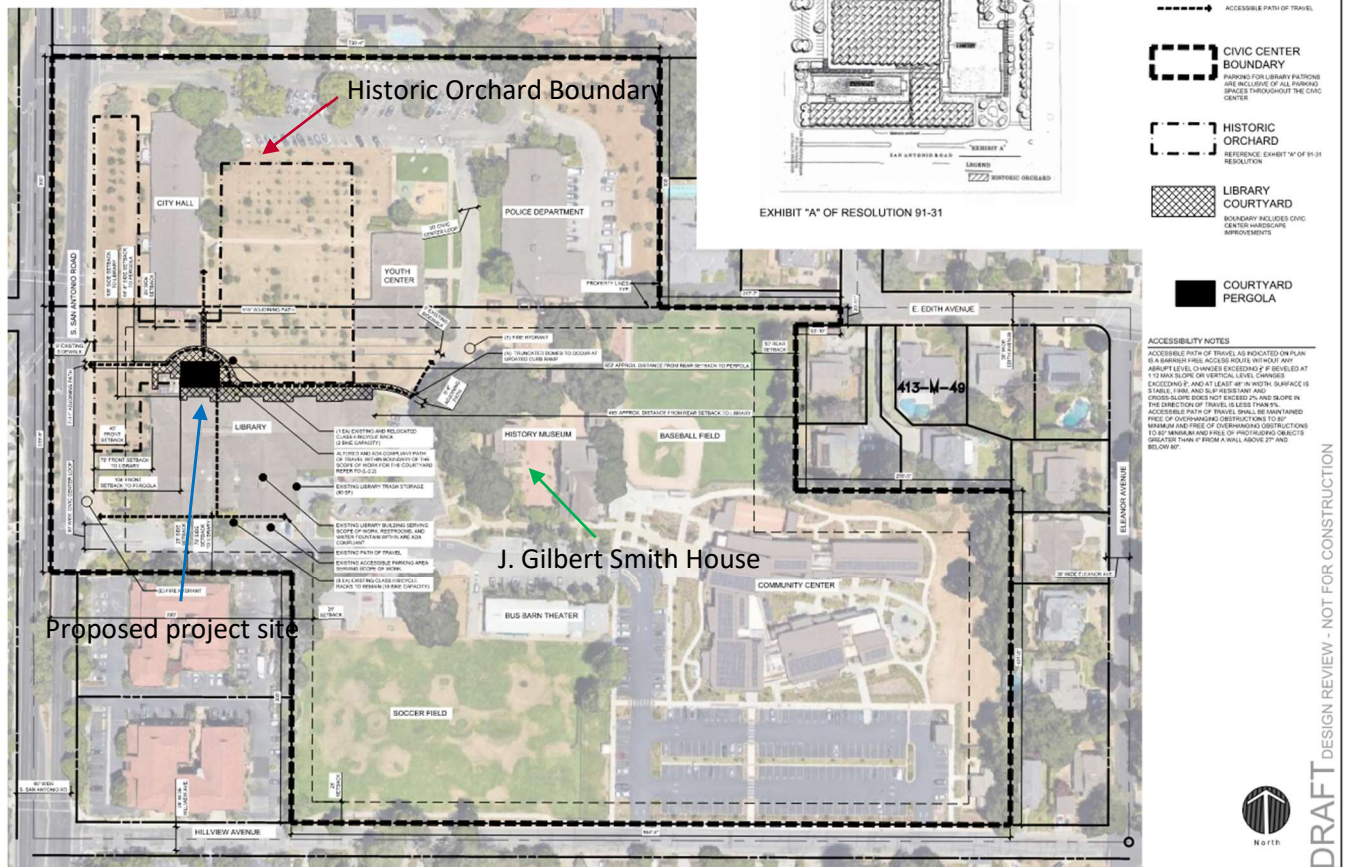


Figure 1. Site plan of the proposed project within Civic Center. The proposed project site identified with a blue arrow, the boundaries of the Civic Center Orchard is identified with a red arrow, and the J. Gilbert Smith House is identified with a green arrow. "Exhibit A" in the upper right corner is taken from Los Altos Resolution 91-31, an illustration describing the Landmark designation boundaries of the Civic Center Orchard in 1991. (SSA Landscape Architects).

4. PROPERTY DESCRIPTION

The approximately 0.2-acre project site is located at the Los Altos Civic Center. The Civic Center complex is located on a block bound by Angela Drive to the north, Cielito Drive and Eleanor Avenue to the east, Hillview Avenue to the south, and San Antonio Road to the west. The civic center complex consists of City Hall, Los Altos Police Department, Los Altos Community Center, Los Altos Library, J. Gilbert Smith House, Los Altos History Museum, Hillview Baseball Field, Hillview Park, Bus Barn Theater, historic Civic Center Orchard, a playground, and parking and landscaping areas. The surrounding area is a mix of residential and commercial buildings.



Figure 2. The Civic Center Orchard outlined in dashed red and the J. Gilbert Smith House identified with a red arrow (Google Earth, imagery date April 2022).

Civic Center Orchard (Portion of APN 170-42-029 and 170-43-001)

The Civic Center Orchard surrounds City Hall and is largely broken up into two main areas with a strip of land east of San Antonio Road and City Hall and continues east of City Hall, occupying land south of the surface parking lot and north of the Los Altos Library. The orchard connects north of the Los Altos Library and south of City Hall. Although the boundaries of the orchard have remained the same since its modification in 1991, many trees within the orchard have been replaced over time since some have died or were removed due to disease. In early 2024, the orchard was planted with many new apricot saplings and irrigation was added.² The number of trees planted within the boundaries of the resource have varied over time and there is not a defined number of trees or planting sites established with the original designation in 1981 or modification in 1991. The orchard is currently arranged on rectangular areas of land with orthogonal rows and trees spaced approximately 12 feet apart from each other.

² 2024 orchard maintenance background information provided by City staff.



Figure 3. View of the Civic Center Orchard along San Antonio Road looking south.



Figures 4 and 5. Views of the orchard west of the Los Altos City Hall looking east.



Figures 6 and 7. Sign along San Antonio Road (left) and a sign on an orchard tree (right).

J. Gilbert Smith House (APN 170-42-029)

The J. Gilbert Smith House is located within the Los Altos Civic Center. Constructed between 1901 and 1905, this two-story wood-frame shingled farmhouse, is rectangular in plan.³ Clad in wood shingles, the building is capped with a steeply pitched wood shingle-clad gable roof with a moderate overhang and exposed rafters. Dormers are found on the east and west elevation. An open wrap-around porch with a hipped roof runs on the north elevation, and partially on the east and west elevations. A mix of window types are featured on the house, all of which have a wide wood trim. The main façade faces west. The entrance is centered on the façade as is composed of a wood paneled door behind a wood screen door. The door is flanked by a wood-sash casement window and a one-over-one. A brick chimney punctuates the dormer's shed roof. The dormer holds two pairs of one-over-one windows and a single one-over-one window.

The north elevation features three pairs of one-over-one windows all of which have lamb's tongue lugs. Two pairs are on the ground floor and one pair is on the upper floor. The east elevation has two stairs on the north and south ends. The north wood stair, with square wood railings, opens to the wrap around porch. A wood glazed door behind a wood screen faces east, while a five-cross panel door with a wood screen door faces south. The south-facing door is used to access a small one-story volume on this elevation. The stair on the south end has a simple wood railing and leads to a shingle-clad landing. The glazed wood door is flanked by wood posts and divided sidelights and capped by a transom. A pair of wood-sash double-hung windows and a single double-hung window sit on the main volume of the house. The shed-roof dormer holds a pair of smaller double-hung windows.

The south elevation presents a gable end composed of a shallow one-story volume with stairs leading to the second floor, and several single double-hung windows on both floors. The stairs at the east end lead to a glazed wood door on the second floor. On the ground floor a solid wood door faces west and provides access to the one-story volume. A low sliding window provides access to the basement on the west end.



Figure 8. The west façade.

³ P. Leach. *J. Gilbert Smith Home Primary Record*. August 14, 2007.



Figure 9. North elevation.



Figure 10. East elevation.



Figure 11. South elevation.

5. SIGNIFICANCE SUMMARY

Civic Center Orchard

The Civic Center Orchard, a portion of the Blenheim apricot orchard planted by the J. Gilbert Smith family in 1901, is one of the last remaining orchards in Los Altos and holds significance for being planted by early Los Altos resident, J. Gilbert Smith. The orchard is also a designated City of Los Altos Historical Landmark and is assigned the California Register Status Code 5S1: "Individual property that is listed or designated locally." In 1981, the orchard was designated a City Landmark per Resolution No. 81-23, and in 1991, the orchard's landmark boundaries were modified, per Resolution No. 91-31. Since the landmark designation resolution in 1991, the boundaries of the orchard appear to have remained consistent. At the time of the site visit in June 2024, the apricot orchard was extant and still maintained by the City of Los Altos.

Historic Context and Chronology of the Civic Center Orchard

When J. Gilbert Smith arrived in Los Altos on August 1, 1901, he purchased five acres of land near the area by San Antonio Road (formerly Giffin Road), Edith Avenue, and railroad tracks that are no longer extant. The land was undeveloped, with poppies, lupine, and trees. By 1902, Smith had planted apricots trees on the five acres and began construction on his home, the Smith House.⁴ Smith's orchard was developed within a period established by the National Park Service as the United States' modern orchard fruit growing era (1881-1945). Orchards established between the years of 1881 and 1945 were characterized by a limited variety of fruit types grown within a farm, because not every variety of fruit was commercially viable. Prior to this period, hundreds of fruit varieties were found on farms and orchards throughout the United States. Research did not confirm what all the types of apricot J. Gilbert Smith grew throughout his career as an orchardist, however the orchard that has been maintained by the City consists of only Blenheim apricot trees and saplings.⁵

⁴ Smith, J. Gilbert. "Reminiscences of J. Gilbert Smith. Notes made in 1957." in *A Collection of Historical Materials, Los Altos California*. City of Los Altos, 1957.

⁵ City of Los Altos, Maintenance Division. *Apricot Orchard Management & Guidelines*. Updated August 2016; Google Earth; Susan Dolan, *Fruitful Legacy: A Historic Context of Orchards in the United States with Technical Information for Registering Orchards in the National Register of Historic Places*, (National Park Service, 2009), 63-64.

According to *Fruitful Legacy*, a text issued by the National Park Service that provides information on the history of orchards in the United States, pruning orchard trees to have shorter trunks was a technique that began in the early 20th century and became widespread after World War II. A pruned tree trunk, approximately 18 to 36 inches in height, led to a shorter tree overall, which allowed for a more manageable canopy. The practice also encouraged early fruit bearing because the pruning also had the effect of altering the hormones of the tree. A photograph (Figure 12) taken in the early 20th century shows J. Gilbert Smith among his orchard trees, which appear to have short trunks and broad canopies. Fruit trees of this period not only featured a shorter trunk but would have been pruned to have one of a variety of canopy forms. In the historic photograph (Figure 12), Smith's fruit trees had an "open bowl vase" styled canopy, which did not have a central leader branch that extended from the center of the tree but rather had three to five main shoots that radiated from the head of the trunk. This "open bowl vase" style created an opened center that allowed sunlight to reach deep into the canopy. This style benefited the grower since they had more control of the tree height. The central leader style was more common since it required less skill and labor since the "open bowl vase" style needed more interventions, such as pruning.⁶



Figure 12. Gilbert Smith in his apricot orchard, early 20th century (*Los Altos Remembered*).

The typical spacing of trees in orchards also changed in the early 20th century. Earlier orchards were tightly spaced, however with the rise of tractors, wider rows were needed for the angle of turning of the machine. The rectangle shape of the orchard was adopted when a square orchard was previously more popular. Trees planted 15 feet of each other and 20 feet between rows became more common, opposed to a tighter square of the 19th century.⁷ Apricot orchards in the United States grown between 1880 and 1945 commonly held 100 trees per acre on a 20- by 20- foot grid. Contemporary apricot orchards are arranged on a 10- by 20-foot grid with 200 trees per acre.⁸ As described below in the chronology section of this report, the orchard has changed over time. The Civic Center Orchard is currently arranged on rectangular areas of land with orthogonal rows with trees spaced approximately 12- by 12- foot grid.

⁶ Susan Dolan, *Fruitful Legacy: A Historic Context of Orchards in the United States with Technical Information for Registering Orchards in the National Register of Historic Places*, (National Park Service, 2009), 8, 88-91.

⁷ Susan Dolan, *Fruitful Legacy: A Historic Context of Orchards in the United States with Technical Information for Registering Orchards in the National Register of Historic Places*, (National Park Service, 2009), 90-91.

⁸ Susan Dolan, *Fruitful Legacy: A Historic Context of Orchards in the United States with Technical Information for Registering Orchards in the National Register of Historic Places*, (National Park Service, 2009), 145.

A chronology of the orchard between 1948 and 2022 is shown below through aerial photographs. The first aerial photograph below is from 1948 and shows what the area looked like before the Smiths sold to the City of Los Altos.



Figure 13. 1948 aerial photograph of Los Altos and the approximate area of the Smith orchard blocked out in green, yellow, and orange (Google Earth Historic Imagery).

The Smith orchard land was sold to the City of Los Altos in 1954, however the J. Gilbert Smith House and its surrounding grounds were not part of the sale. A provision in their will stated that the house and grounds were donated to the City upon the deaths of J. Gilbert and Margaret. Shown below is an aerial photograph of the general area of the Smith orchard land in 1956.



Figure 14. 1956 aerial photograph of the general area of the orchard, Smith House is identified with a red arrow.

In 1981, the City of Los Altos designated the orchard, the Smith House, and the surrounding garden as a local historical landmark, per Resolution No. 81-23, which included the boundaries of three parcels (See Figure 16 for parcels identified on aerial). The resolution also included a clause: "All other structures on the land, as well as a presently undefined portion of the orchard necessary to accommodate the future Council Chambers, are specifically excluded." Since the excluded land is not specified or detailed in the resolution, the boundaries of the initial landmark designation are unclear. Shown below is a 1981 aerial photograph of the property.

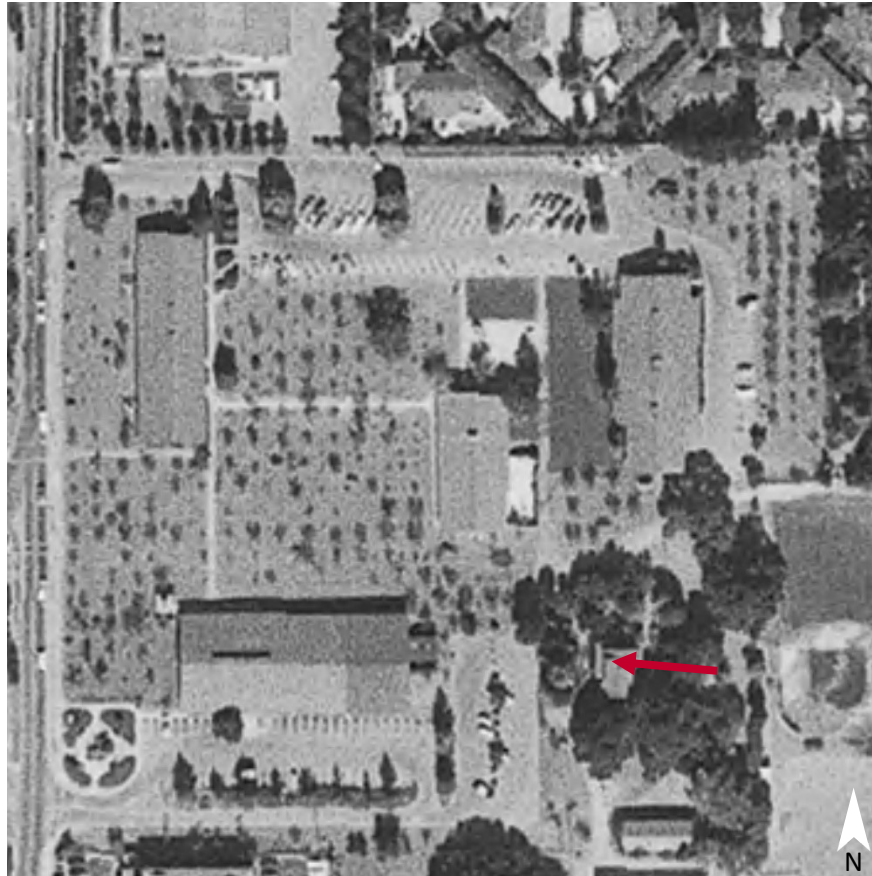


Figure 15. 1980 aerial photograph of the property a year prior to designation as a City Landmark. No specific orchard boundaries were included in the resolution, rather the language simply called out the orchard on the land described in the legal property descriptions provided, which included all three parcels previously owned by the Smiths.

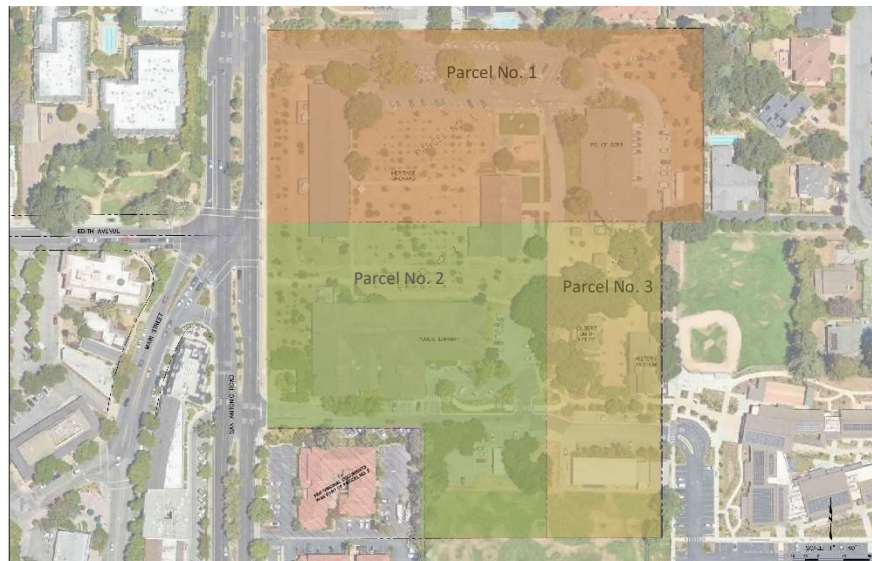


Figure 16. 2022 aerial photograph with the three parcels, as described in the legal description of Resolution No. 81-23 indicated in a graphic overlay.

The boundaries of the Civic Center Orchard were modified in 1991, as described in Resolution No. 91-31. Included in Resolution No. 91-31 is a sketch of the boundaries of the historic orchard. Shown below is the sketch from the resolution and a 1991 aerial photograph with an overlay of the boundaries described in the sketch.

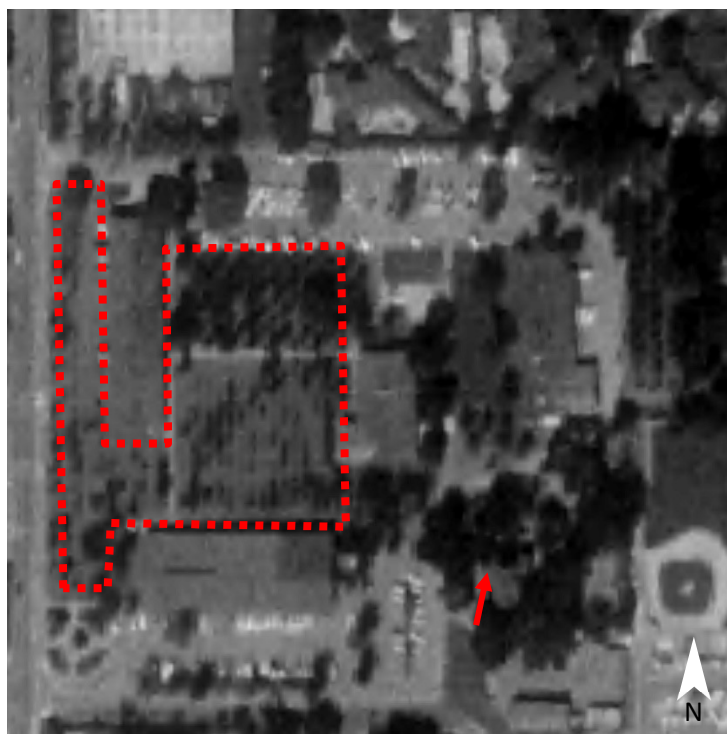
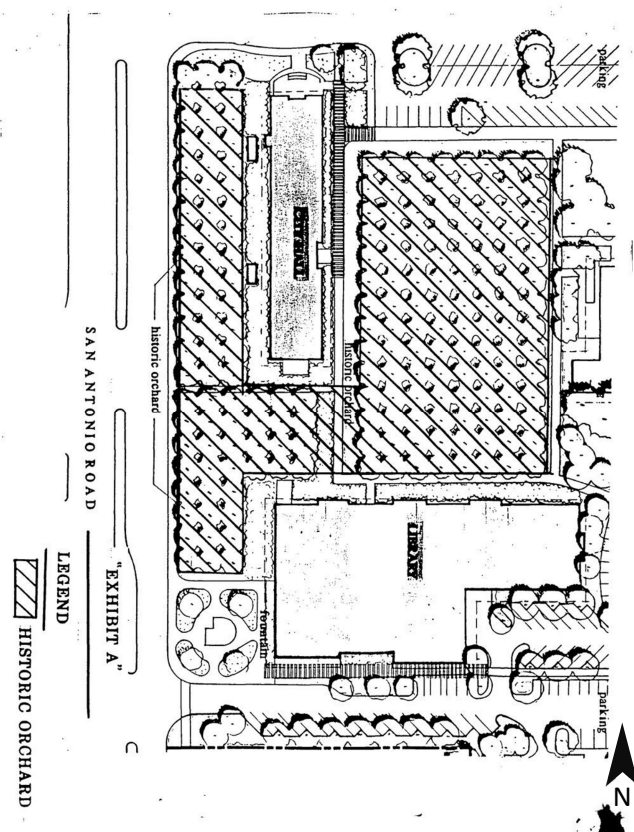


Figure 17. 1991 aerial photograph of the orchard with the boundaries as presented in Resolution No. 91-31, red arrow identifies Smith House for reference.

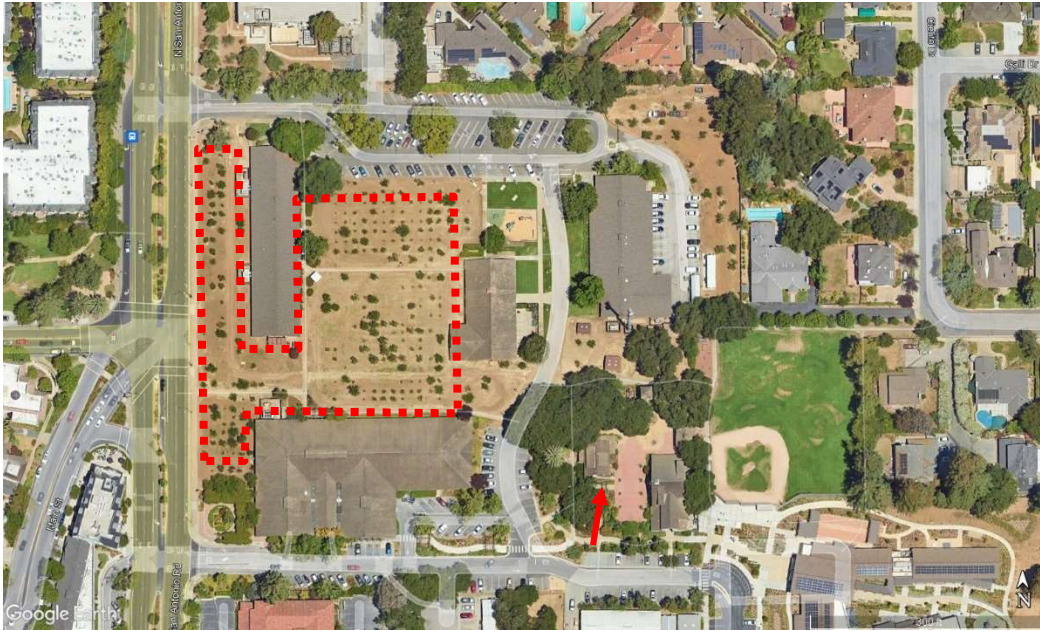


Figure 18. Aerial photograph of the Civic Center, Smith House identified with a red arrow for reference (Google Earth, April 2022).

J. Gilbert Smith House

The J. Gilbert Smith House holds significance for its association with early Los Altos resident, J. Gilbert Smith. Per City of Los Altos Historical Landmarks Resolution 81-23, passed in 1981, the house was designated a local landmark. The historical designation included the historic house, the surrounding garden, and the apricot orchard, also known as the Civic Center Orchard in Los Altos. In August 1987, the house was designated as a California Point of Historical Interest.⁹

6. PROPOSED PROJECT

The Los Altos Courtyard Project proposes the construction of a new courtyard to the north of the Los Altos Public Library, which will encroach into a portion of the orchard. Using the proposed drawings and the sketch of the boundaries from Resolution No. 91-31 on a 2022 aerial photograph of the site, it was determined the proposed project will not require the removal of any existing trees, since no trees currently stand in the area. However, through the process of graphical overlays and onsite investigation, it appears that approximately seven potential planting sites will be obstructed. Shown below is the 2022 aerial photograph of the area with the 1991 boundaries of the landmark in blue, tree sites as described in Resolution 91-31 sketched in green, and the proposed project courtyard in red.

⁹ "J. Gilbert Smith house/Los Altos History House Museum." *California State Parks, Office of Historic Preservation*. Accessed January 8, 2025, <https://ohp.parks.ca.gov/ListedResources/Detail/P692>.

- 6) Continuing to require the undergrounding of utilities;
- 7) Promoting site planning and project design with an emphasis on small town scale and Pedestrian friendly development;
- 8) Ensuring compatibility between residential and non-residential development through zoning regulations and design review;
- 9) Continuing to require a landscape strip along the back of properties abutting Foothill Expressway between Edith Avenue and San Antonio Road;
- 10) Developing distinguishing gateways to the City representative of its unique characteristics;
- 11) Encouraging community events throughout the City; and
- 12) Supporting public art through the Parks, Art, and Recreation Commission.

CDHR 12: Preserve Significant Historic Resources

Assess development proposals for potential impacts to significant historic resources pursuant to Section 15064.5 of the CEQA Guidelines.

The following subsection is taken from the Los Altos Municipal Code Chapter 12.44 which covers Historic Preservation.

Chapter 12.44 of the Los Altos Municipal Code of Ordinances¹¹

12.44.010 - Purpose.

It is hereby declared as a matter of public policy that the recognition, preservation, enhancement and use of historic resources within the City of Los Altos is required in the interest of health, economic prosperity, cultural enrichment and general welfare of the people. The purpose of this chapter is to:

- A. Safeguard the heritage of the city by providing for the protection of irreplaceable historic resources representing significant elements of its history;
- B. Enhance the visual character of the city by encouraging the compatibility of architectural styles which reflect established architectural traditions;
- C. Encourage public knowledge, understanding and appreciation of the city's past, and foster civic and neighborhood pride and sense of identity based upon the recognition and use of the city's historic resources;
- D. Stabilize and improve property values within the city and increase the economic and financial benefits to the city and its inhabitants derived from the preservation, rehabilitation, and use of historic resources;
- E. Integrate the conservation of historic resources into the public and private development process and identify as early as possible and resolve conflicts between the preservation of such resources and alternative land uses; and
- F. Fulfill the city's responsibilities for Federal Section 106 reviews and for the California Environmental Quality Act. (Ord. No. 2011-363, § 1, 3-8-2011)

¹¹ City of Los Altos. *Los Altos Municipal Code*. July 2, 2024 version, https://library.municode.com/ca/los_altos/codes/code_of_ordinances?nodeId=TIT12BUCO.

12.44.040 - Criteria for designation.

A structure, property or object may be eligible for designation as a historic resource or historic landmark, if it/they satisfy each of the three criteria listed below:

- A. Age. A structure or property should be more than fifty (50) years in age. (Exceptions can be made to this rule if the building(s) or site(s) is/are truly remarkable for some reason - such as being associated with an outstanding architect, personage, usage or event).
- B. Determination of Integrity. A structure or property should retain sufficient historic integrity in most of the following areas:
 - 1. Design: The combination of elements that create the form, plan, space, structure and style of a property.
 - 2. Setting: The physical environment of a historic property.
 - 3. Materials: The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
 - 4. Workmanship: The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
 - 5. Feeling: A property's expression of the aesthetic or historic sense of a particular period of time.
- C. Historic Significance. A structure or property should be clearly associated with one or more of the following areas of significance:
 - 1. Event: Associated with a single significant event or a pattern of events that have made a significant contribution to broad patterns of local or regional history, or cultural heritage of California or the United States;
 - 2. Person/People: Associated with the lives of persons important to the local, California or national history;
 - 3. Architecture/Design: Embodies the distinctive characteristics of a design-type, period, region or method of construction, or represents the work of a master or possesses high artistic value; or
 - 4. Archaeology: Yields important information about prehistory or history of the local area, California or the nation.

(Ord. No. 2011-363, § 1, 3-8-2011; Ord. No. [2017-437](#), § 1, 3-13-2018)

12.44.140 - Historical alteration permit.

- A. For projects that require a historical alteration permit, the historical commission shall complete its review and issue a decision at its next available scheduled meeting. In order to approve a permit, the commission shall find that:

1. The project complies with all provisions of this chapter; and
2. The project does not adversely affect the physical integrity or the historic significance of the subject property.
3. The project is in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

B. If the historical commission approves the historical alteration permit, or approves such permit subject to conditions, the development services director shall issue the permit in accordance with the recommendation, provided that no other approval is required under this code. In the event the historical commission recommends denial of the permit, the development services director shall notify the applicant that the requested permit will not be granted.

(Ord. No. 2011-363, § 1, 3-8-2011; Ord. No. [2017-437](#), § 1, 3-13-2018; [Ord. No. 2023-490](#), § 2(App. A), 3-28-2023)

California Environmental Quality Act

For the purposes of the CEQA (Guidelines Section 15064.5), the term "historical resources" shall include the following:

1. A resource listed in or determined to be eligible by the State Historical Resources Commission, for listing in, the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et. seq.).
2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing in the CRHR (Public Resources Code Section 5024.1, Title 14 CCR, Section 4800.3) as follows:
 - A. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
 - B. Is associated with the lives of persons important in our past;
 - C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
 - D. Has yielded, or may be likely to yield, information important in prehistory or history. (Guidelines for the California Environmental Quality Act)

When a proposed project may adversely affect a historical resource, the CEQA requires a city or county to carefully consider the possible impacts before proceeding (Public Resources Code Sections 21084 and 21084.1). For a project that has been determined to be consistent with the Standards, the project's impact on the historical

resources is generally considered less than significant and thus to not cause a significant impact (14 CCR Section 15126.4(b)(1)).

8. PROJECT ASSESSMENT

Secretary of the Interior's Standards for Rehabilitation

The project consists of the construction of an outdoor courtyard directly north of the Los Altos Library, and within a portion of the boundaries of the Civic Center Orchard, a historic resource. The project site is located within a larger parcel boundary that holds multiple buildings, including the J. Gilbert Smith House, another historic resource. The house, however, is further east and is not part of the project site.

A project that has been determined to conform with the Standards can generally be considered a project that will not cause a significant impact (14 CCR Section 15126.4(b)(1)). Therefore, the proposed project is assessed for compliance with the Standards.

Of the four prescribed treatments for historic properties outlined in the Standards, Rehabilitation provides the most appropriate set of standards for the subject project. Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. *The Secretary of the Interior's Standards for the Treatment of Historic Properties* are designed to be applied to all historic resource types included in the National Register of Historic Places—buildings, sites, structures, landscapes, districts, and objects.¹² Orchards that are eligible or potentially eligible for listing in the National Register of Historic Places are classified as cultural resources. Cultural landscapes like orchards rely on the *Secretary of the Interior's Standards for the Treatment of Historic Properties* for stabilization, treatment, and preservation maintenance philosophies.¹³

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Analysis. The Civic Center Orchard contains orchard trees and will maintain this function with the changes proposed in the project. The new construction will encroach onto the edge of the southern boundary, and while no orchard trees will be removed, approximately seven potential planting sites will be obstructed.

The new courtyard will be multi-purpose but is intended to be used for events that typically occur in the library, such as author talks and cultural events. The early 20th-century use, as established by the Smith Family, was developed for the growing of apricot trees. Prior to this, much of the land in Los Altos was used to grow grains, and it was not until the later 19th and early 20th century that fruits were found to flourish in the area. J. Gilbert Smith was one of the first in Los Altos to establish a fruit orchard. While his orchard land, once occupying 15 acres, has been subdivided and developed for urban use, a portion has been reserved and maintained for orchard trees. The development of the Los Altos Civic Center occurred after 1954, when the Smith Family sold their orchard land to the City. Since the date the orchard was designated as a landmark in 1981, the land has been used for maintaining orchard trees. In 1954, the City purchased the land from the Smiths for a new Civic Center. Although diminished in size by the Civic Center buildings, the orchard continues to convey its historic significance. The proposed project will result in the loss of approximately seven potential planting sites for new trees, however this loss does not alter the overall

¹² "Guidelines for the Treatment of Cultural Landscapes. Using Standards + Guidelines." *National Park Service, U.S. Department of Interior*. Accessed January 13, 2025, <https://www.nps.gov/crps/tps/landscape-guidelines/using.htm>.

¹³ Susan Dolan, *Fruitful Legacy: A Historic Context of Orchards in the United States with Technical Information for Registering Orchards in the National Register of Historic Places*, (National Park Service, 2009), 192.

historic significance or integrity of the orchard since even with the loss of approximately seven potential planting sites, the property will still be clearly understood as an orchard and the seven sites alone have no substantial role in defining the orchard.

The change to the orchard is minimal. The new work involves the removal of the existing trellis, patio, and pedestrian pathway north of the Los Altos Library. Additionally, three ornamental trees will be removed, however these are not part of the Civic Center Orchard. A variety of trees and shrubs will be placed at the perimeter of the courtyard.

The Civic Center Orchard will maintain its historic use as an apricot orchard, and since the proposed project will have minimal change to its defining characteristics- orthogonal rows and trees spaced approximately 12 feet apart from each other- it complies with Standard 1.

The J. Gilbert Smith House is not part of the project site and is located across a parking lot from the closest proposed construction. Its use will be maintained. The proposed project complies with Standard 1.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Analysis. The project does not call for the removal of character-defining features. The Civic Center Orchard is composed of orchard trees, which are the only features that characterize this historic resource. The project proposes the construction of a courtyard, which will be placed directly north of the Los Altos Library and at the southern boundary edge of the Civic Center Orchard. The new work will encroach only into the unplanted area of the orchard and does not require the removal of any of the orchard trees. The encroachment on the southern edge of the Orchard's boundary does not affect its historic character, since orchard trees still exist on the land in orthogonal rows with their original spacing and organization, and the overall area still communicates its use and function as an orchard. The location of potential planting sites within the boundaries of the historic orchard is not a character-defining feature of the orchard. With the changes proposed in the project, the historic character of the Civic Center Orchard will remain. As related to the Orchard, the project complies with Standard 2.

The proposed project will not impact the J. Gilbert Smith House, therefore its current historic character will be maintained. Therefore, the proposed project complies with Standard 2.

3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Analysis. The proposed project does not include architectural features that suggest a false sense of historical development, nor will it add conjectural historical features or architectural elements from other buildings to the Civic Center Orchard. The proposed project involves the construction of a clearly modern courtyard which will be placed at the edge of the southern boundary of the historic resource. In relation to the Civic Center Orchard, the project complies with Standard 3.

The proposed project does not propose any modifications to the J. Gilbert Smith House, including any architectural features that suggest a false sense of historical development or the additions of conjectural historical features. Therefore, the proposed project complies with Standard 3.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Analysis. No changes to the orchard have acquired historic significance in their own right, therefore there are no changes to be retained or preserved. As the project relates to the Civic Center Orchard, it complies with Standard 4.

The proposed project does not require any changes to the J. Gilbert Smith House. Any of the alterations to the house that have acquired significance over time will be retained. Therefore, the proposed project complies with Standard 4.

5. Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved.

Analysis. The Civic Center Orchard is comprised solely of trees and no construction techniques or craftsmanship exist on the property. The distinctive layout and organization of the existing trees will be retained. The new work requires the removal of several trees north of the Los Altos Library, none of which are orchard trees, and the addition of a variety of trees and bushes at the perimeter of the new courtyard. While no orchard trees are to be removed, approximately seven potential planting sites will be obstructed. The loss of approximately seven potential planting sites would not change the historic significance of the Civic Center Orchard since all the existing orchard trees will remain and the property will still be understood as an orchard with its historic layout. Overall, the property still retains its distinctive features. Since the Civic Center Orchard will maintain its distinctive features, the project complies with Standard 5.

The proposed project does not alter any distinctive materials, features, finishes, construction techniques, or examples of craftsmanship that characterize the J. Gilbert Smith House. Therefore, the proposed project complies with Standard 5.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Analysis. No repairs or replacements of historic features are planned as part of the proposed project at the Civic Center Orchard. While some trees at the northern area of the Los Altos Library will be removed, none are orchard trees. All trees that are part of the Civic Center Orchard will be retained. The proposed project calls for the planting of shrubs and trees around the perimeter of the new courtyard. The project complies with Standard 6, as related to the Civic Center Orchard.

No repairs or replacements of historic features are planned as part of the proposed project at the J. Gilbert Smith House. Therefore, the project complies with Standard 6.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Analysis. Standard 7 is not applicable. The proposed project does not include chemical or physical treatments to either the Civic Center Orchard or the J. Gilbert Smith House.

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures will be undertaken.

Analysis. Archaeological resources are outside the scope of this assessment. Standard 8 is not applicable.

9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Analysis. The project proposes a new courtyard north of the Los Altos Library and within the Civic Center Orchard, a designated historic resource. The new construction will minimally change the spatial relationships that characterize the Civic Center Orchard, as it will encroach onto the edge of the southern boundary.

While the project does not require the removal of any orchard trees, approximately seven potential planting sites will be obstructed. Over the years since the City purchased the land from the Smith family, the orchard has progressively decreased in size, with the construction of walkways and buildings in the Civic Center. The new work would not prevent the existing orchard communicating its historic function since there have already been a number of interventions, and the orchard essentially exists as it did when the boundaries were defined in the 1991 designation. Although the spatial relationships among the trees within the orchard would minimally change, this is an aspect of the land that is fluid and frequently changes with the removal and replacement of trees. Additionally, the Civic Center Orchard would still be recognized as a historic orchard with or without the approximately seven potential planting sites that would be obstructed. The boundaries of the orchard would not change, and the number of existing trees would remain the same. The new construction would not destroy the historic character or significance of the property. The loss of approximately seven potential planting sites does not affect the overall character or integrity of the orchard, since it will still maintain its ability to communicate its function and use as an orchard.

The new construction, an outdoor courtyard space with modern elements, will be easily identifiable as a new addition to the site. The new courtyard will feature an outdoor multi-purpose area, covered by a pergola. The pergola is approximately ten feet in height and does not overwhelm the scale of the nearby buildings or the orchard. Concrete pedestrian pathways will be placed along the length of the library toward the east parking lot and north toward City Hall, while the courtyard paving will consist of permeable pavement. The courtyard will be enclosed by seven-foot-tall, primarily transparent steel, wood, and glass fencing.

Overall, the proposed project will not destroy historic materials, features and spatial relationships that characterize the property, and the new work will be clearly differentiated from the old and will be compatible with the historic size, scale and proportion, and massing of the Civic Center Orchard and its environment. However, there is some compatibility lacking in terms of materials and features, and the project compliance could be improved through some design considerations.

Concerning the Civic Center Orchard, the project complies with Standard 9, however the recommendations described above could be made to increase the compatibility of the project with the historic resource.

The proposed project will not destroy historic materials, features and spatial relationships that characterize the J. Gilbert Smith House, and the new work closest to the house is approximately 95 feet away and consists of sidewalk modifications, therefore it is removed from having any visual or aesthetic impact on the house. Therefore, the project complies with Standard 9.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Analysis. The project proposes the construction of a courtyard composed of an outdoor multi-purpose area sheltered by a pergola, concrete pedestrian pathways, and various landscaped elements, such as the planting of trees and shrubs. The pergola includes a number of monitors mounted on the 8-foot tall and approximately 33-foot-wide west wall and seating.

The project does not call for the removal of any existing established trees, although approximately seven potential planting sites would be obstructed based on the map overlays. If removed in the future, the essential form and integrity of the Civic Center Orchard would be unimpaired, and the potential planting sites would be reestablished. Work on the paving and sidewalk will occur approximately 95 feet away from the J. Gilbert Smith House. No work is proposed for the J. Gilbert Smith House. Therefore, the project complies with Standard 10.

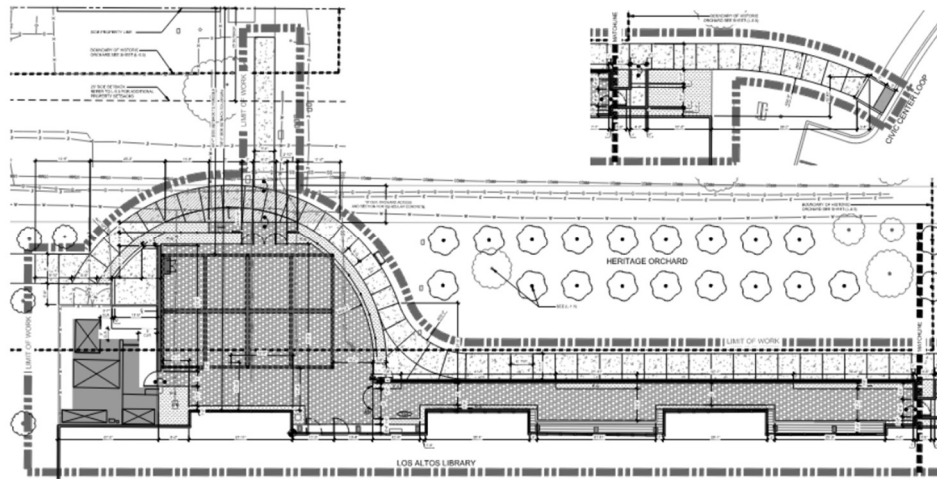


Figure 20. Site plan of the proposed work, revised drawings dated 12/10/2024 (SSA Landscape Architects).

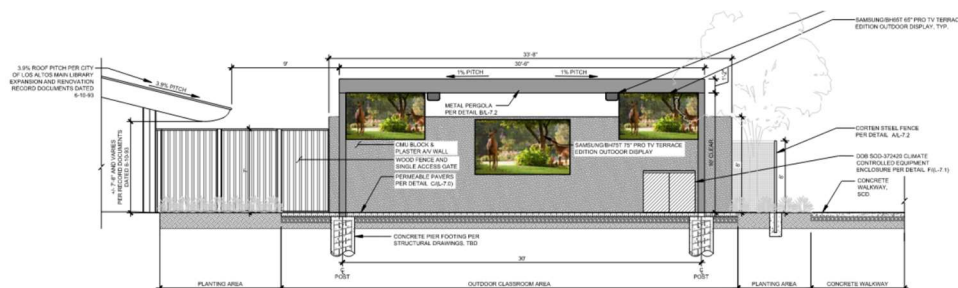


Figure 21. Elevation of the wall at the pergola of the proposed project, revised drawings dated 12/10/2024 (SSA Landscape Architects).

Integrity

The Civic Center Orchard retains integrity of location since it has not been moved. It retains its integrity of association and feeling because it has remained an orchard since it was established in the early 20th century, and it still expresses the character and aesthetic of that period. The orchard generally continues to maintain its tree and trunk size, and its spacing, retaining its integrity of design, materials, and workmanship. Integrity of setting has been somewhat compromised by the construction buildings in the Los Altos Civic Center. Overall, the Civic Center Orchard retains sufficient integrity to communicate its historic significance and its function as an orchard. The orchard retains the same integrity from when it was designed.

The project will not result in a substantial adverse change in the significance of the historic resources at the Civic Center Orchard or J. Gilbert Smith House in Los Altos.

Los Altos Community Design & Historic Resources

The proposed project is weighed against applicable criteria listed under Community Design and Historic Resources Elements 1 and 12, found in the Los Altos General Plan.

CDHR 1: Community Identity and Character

Enhance the City's unique identity and character by:

(2, 4, 5, 6, 8, 9, and 12 are not applicable)

1) Maintaining the low density, low profile residential character of the community through zoning regulations and design guidelines;

Analysis: The new construction features a courtyard pergola, approximately ten feet high and consists of wood, concrete, and metal fencing; monitors mounted on walls; and concrete and wood seating. Although the project is not residential-oriented, it complies with the low-density profile of the adjacent buildings and Los Altos.

3) Preserving trees, especially those designated as heritage and landmark trees;

Analysis: The new construction of the proposed project does not require the removal of trees within the boundaries of the landmark Civic Center Orchard. All existing orchard trees will be preserved, however approximately seven potential planting sites will be obstructed. The approximately seven potential planting sites currently do not have trees that can be preserved. Additionally, the project proposes the removal of three ornamental trees adjacent to the northern area of the Los Altos Library. The new work also incorporates the planting of numerous trees and shrubs at the project site. The addition of new plantings within the Civic Center Orchard boundary will have no impact on the resource since it is reversible. The project complies as no heritage or landmark trees are being removed and the majority of all trees on site are to be preserved.

7) Promoting site planning and project design with an emphasis on small town scale and Pedestrian friendly development;

Analysis: The design of the project emphasizes a small-town scale in its one-story height of approximately 10 feet, and its relative proportion to the Los Altos Library building.

10) Developing distinguishing gateways to the City representative of its unique characteristics;

Analysis: No city gateway is planned for the proposed project. However, courtyard entry gate will be installed featuring text or visuals recognizing donors of the library and courtyard project.

11) Encouraging community events throughout the City; and

Analysis: The proposed courtyard will be used for library programs and community events in Los Altos.

CDHR 12: Preserve Significant Historic Resources

The orchard was established in 1901-1905 and the J. Gilbert Smith House was constructed in 1901-1905. They were both designated as local landmarks in 1981. With the most recent DPR 523 form update completed in July 2024, the Civic Center Orchard still possessed historic integrity and significance. As reviewed above, TreanorHL finds that the overall project is consistent with the Secretary of the Interior's Standards for Rehabilitation and therefore will not impede the preservation of significant historic resources.

Municipal Code Compliance, 12.44.040 and 12.44.140

The orchard is locally listed and meets the *Criteria for designation* in section 12.44.040 because it satisfies the three listed criteria of age, integrity, and significance.

The historical commission is required to review the proposed project in order to obtain a historical alteration permit, per section 12.44.140 – Historical Alteration Permit. Per the analysis above, Treanor finds that:

1. The project complies with all provisions of this chapter; and
2. The project does not adversely affect the physical integrity or the historic significance of the subject property.
3. The project is in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

9. CONCLUSION

Overall, the proposed project complies with the Standards. The Civic Center Orchard trees will be retained, and none will be removed, however approximately seven potential planting sites have been identified as being obscured by the new construction. This loss will not have an effect on the orchard's historic significance or integrity because the seven potential planting sites alone do not communicate the orchard's function or use and their loss will not impede the overall understanding of the resource. With the remaining orchard trees, the orchard conveys its historic significance and character. The proposed project is compliant with the *Secretary of the Interior's Standards for Rehabilitation*. The project is compliant with the applicable criteria listed in the Community Design and Historic Resources Elements 1 and 12. As the project complies with the *Standards*, the project also meets the requirements of Chapter 12.44 Los Altos Code of Ordinances, including 12.44.140 – Historical Alteration Permit.

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FINAL MEMORANDUM

Date January 21, 2025

To Sean Gallegos, Senior Planner, City of Los Altos

From Mimi McNamara, Project Manager
Kristy Weis, Vice-President and Principal Project Manager

Subject Los Altos Library Courtyard Project – CEQA Categorical Exemption Qualification

I. Introduction to Categorical Exemptions

The California Environmental Quality Act (CEQA) Guidelines contain classes of projects that have been determined not to have a significant effect on the environment and are, therefore, exempt from the provisions of CEQA. CEQA Guidelines Sections 15301 – 15333 constitute the list of categorically exempt projects and contain specific criteria that must be met in order for a project to be found exempt, including CEQA Guidelines Section 15301 Existing Facilities (Class 1) and Section 15303 New Construction or Conversion of Small Structures (Class 3). Additionally, CEQA Guidelines Section 15300.2 includes a list of exceptions to exemptions, none of which may apply to a project in order for it to qualify for a categorical exemption (i.e., if an exception applies, a project is precluded from being found categorically exempt).

The City of Los Altos, serving as the Lead Agency, has completed this Memorandum of environmental review for the Los Altos Library Courtyard project (“project”) in compliance with CEQA, the CEQA Guidelines (California Code of Regulations Section 15000 et. seq.), and the regulations and policies of the City of Altos. This Memorandum describes the proposed project and provides analysis and evidence to support a determination by the City of Altos that the project would be eligible for a Categorical Exemption under CEQA.

II. Existing Conditions

The approximately 0.2-acre project site is located at the Los Altos Civic Center north of the existing Los Altos Library. The Civic Center complex is located on a block bound by Angela Drive to the north, Cielito Drive and Eleanor Avenue to the east, Hillview Avenue to the south, and San Antonio Road to the west. The Civic Center complex consists of City Hall, Los Altos Police Department, Los Altos Community Center, Los Altos Library, J. Gilbert Smith House, Los Altos History Museum, Hillview

Baseball Field, Hillview Park, Bus Barn Theater, historic Civic Center Apricot Orchard, a playground, parking and landscaping areas. The surrounding area is a mix of residential and commercial buildings. The project site is developed with a trellis for the library, patio for the library, and paved pedestrian pathway that connects to other facilities in the Civic Center. The project site's regional location and general vicinity are shown in Figure 1 and Figure 2, respectively. Figure 3 provides an aerial photograph of the project site and the surrounding land uses, as well as the Civic Center boundary.

III. Background Information

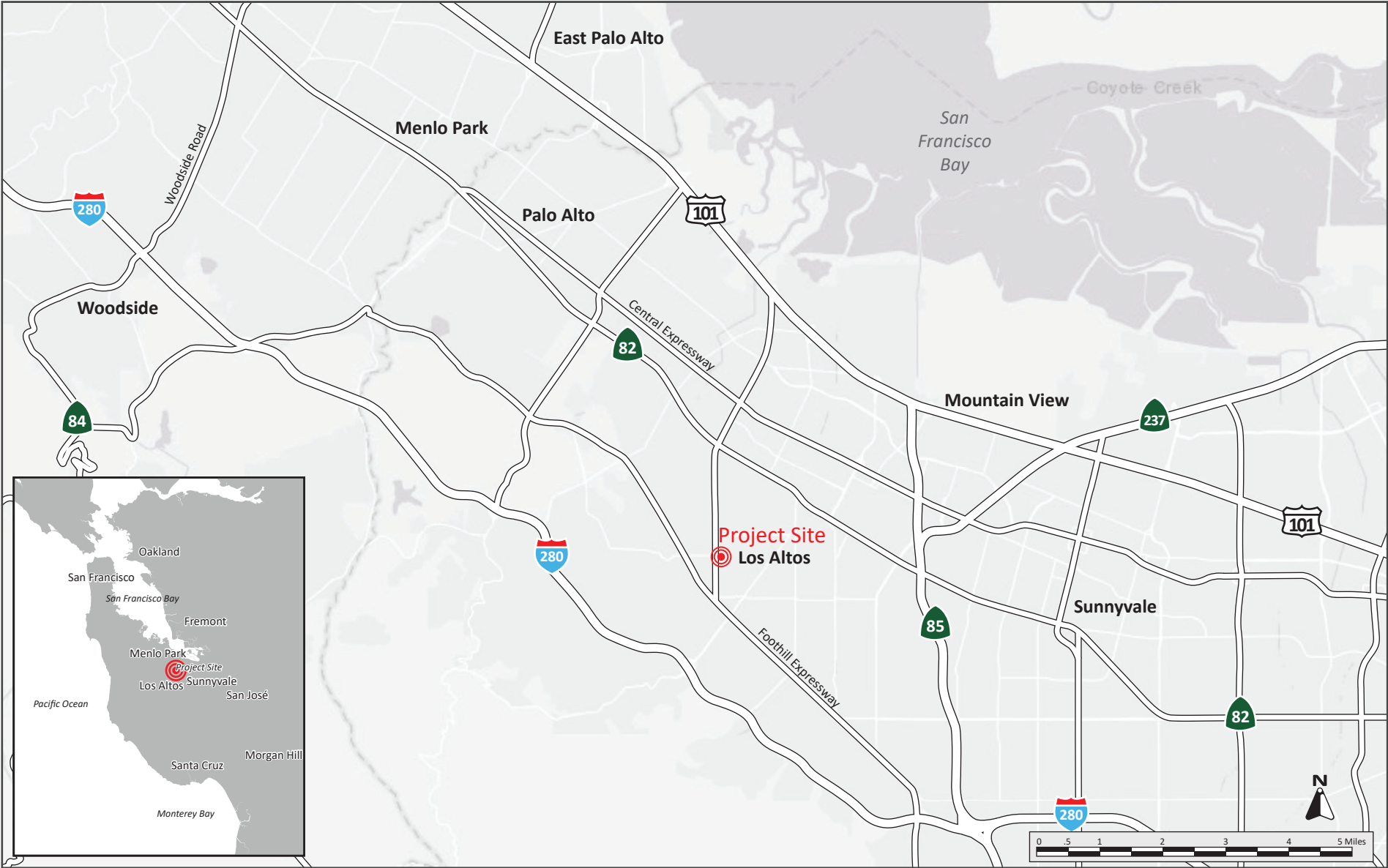
The existing Los Altos Library is a public library that is part of the Santa Clara County Library District.¹ The Los Altos Library is an approximately 28,050 square foot building that includes one community meeting room (with a maximum capacity of 100 people) and a collection of over two million books, movies, and other media. The Los Altos Library and Woodland Library (a branch location of the Los Altos Library) serve the residents of Los Altos.

The Los Altos Library currently hosts a variety of events including book clubs, story time, meditation, music performances, life skills classes (e.g., cooking), social events, art classes, and educational programs (e.g., language classes, history lessons, gardening talks, and apricot orchard education). These events take place during the library's normal operating hours. The Los Altos Library operates Monday to Thursday from 10:00 AM to 9:00 PM and Thursday to Sunday from 10:00 AM to 7:00 PM. Parking for the library is provided in a parking lots directly south and east of the library. Operators of the library are looking to continue hosting existing library events with the flexibility to host them outdoors and expand its programming opportunities and partnerships with community groups including the Los Altos History Museum, GreenTown, and Master Gardeners.

IV. Project Description

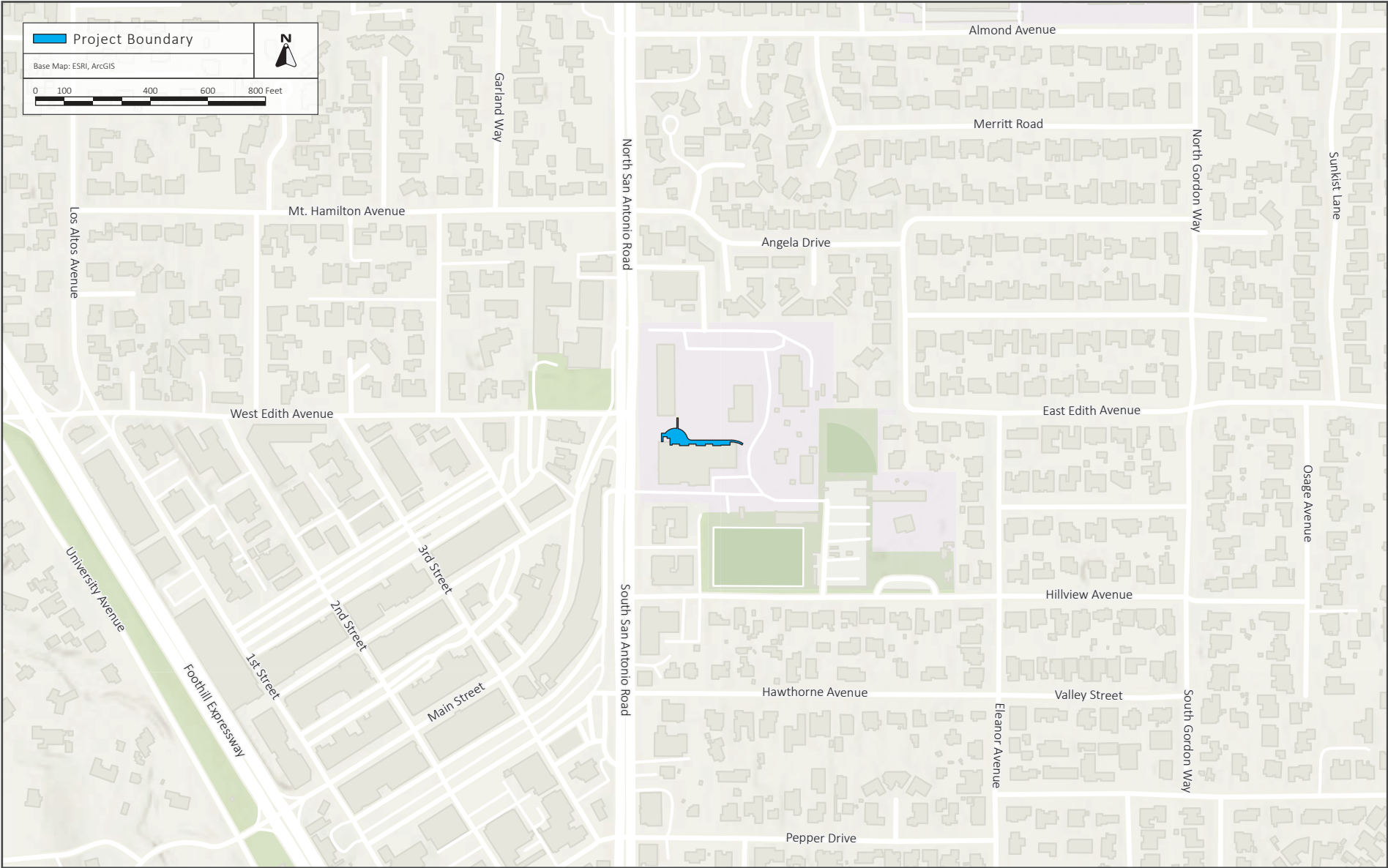
The project would remove the existing trellis, patio, and pedestrian pathway located directly north of the existing Los Altos Library and construct an approximately 8,265 square-foot outdoor courtyard. The courtyard would consist of new hardscape and pedestrian pathways, an outdoor multi-purpose seating area including an audio-visual system, and landscaping. The proposed pedestrian pathway would provide connections to City Hall and the existing parking lot to the east. The purpose of the courtyard is to host and support existing events at the Los Altos Library in conjunction with allowing for expanded programming opportunities. The courtyard would provide a flexible area to accommodate a variety of events year-round. A site plan of the proposed courtyard is shown on Figure 4.

¹ Santa Clara County Library District. "About Los Altos Library." Accessed July 18, 2024. <https://scclld.org/los-altos-library/#:~:text=The%20Los%20Altos%20Library%20is%20housed%20in%20a%2028%2C050%20sq.&text=A%20Community%20Meeting%20Room%20with,million%20books%2C%20movies%2C%20and%20more.>



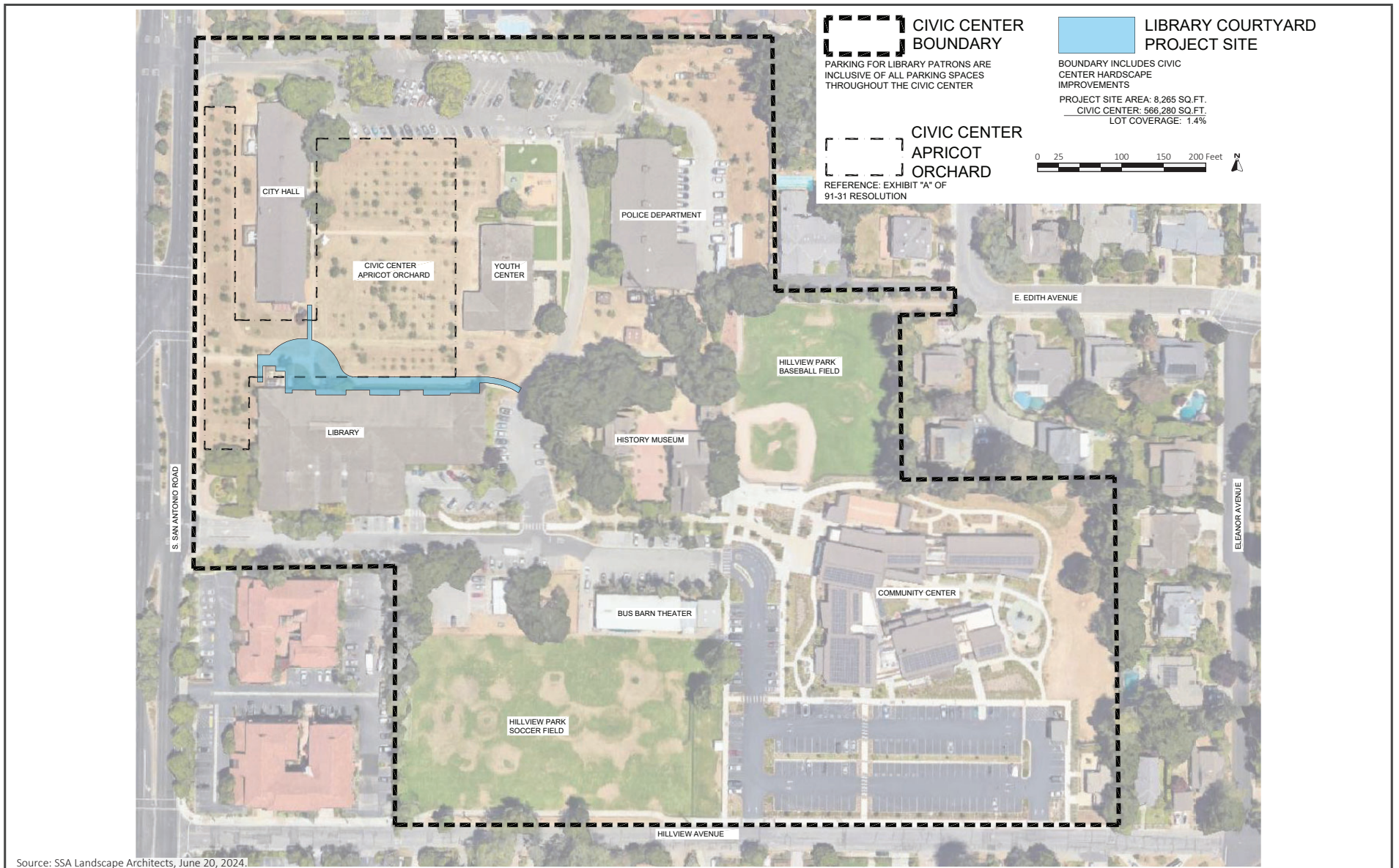
REGIONAL MAP

FIGURE 1



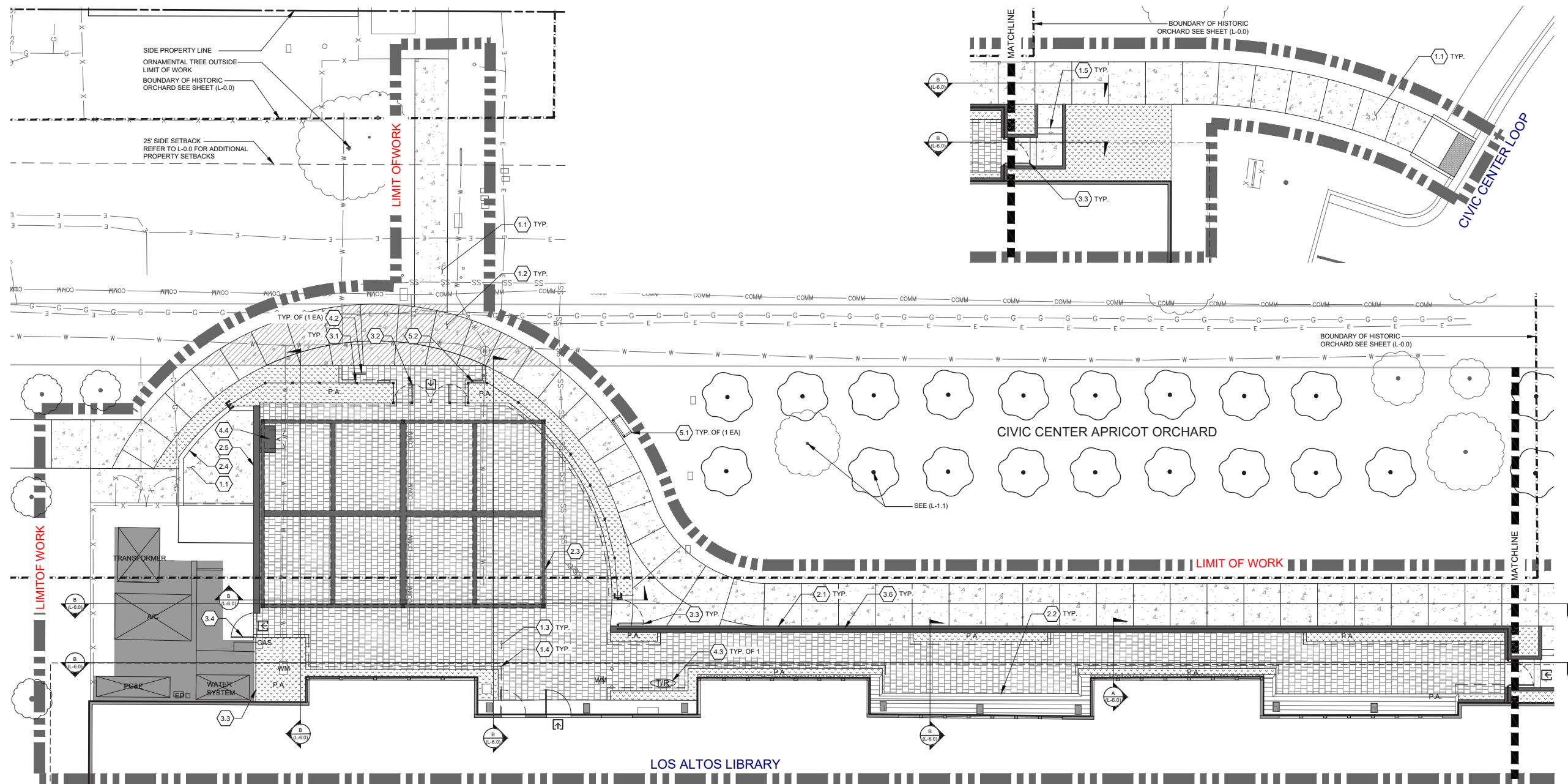
VICINITY MAP

FIGURE 2



AERIAL PHOTOGRAPH OF PROJECT SITE AND LAND USES

FIGURE 3



SITE IMPROVEMENT SUMMARY

IMPERVIOUS AREA: 3,080 SQFT
PERMEABLE PAVING AREA: 3,575 SQFT
PLANTING AREA: 920 SQFT
TOTAL: 7,575 SQFT

GRAPHIC LEGEND

SYMBOL	ITEM
X/L-0.0	DETAIL REFERENCE
0.0	SHEET REFERENCE
0.0	SITE REFERENCE
—	BEGINNING/ END OF SITE ELEMENT
—	ENTRANCE
—	VEHICULAR CONCRETE PAVING
—	CONCRETE PAVING
—	PERMEABLE PAVERS
—	PLANTING AREA
—	ORCHARD BOUNDARY

SITE SCHEDULE

ITEM	
1.0 HARDSCAPE	
1.1 CONSTRUCT CONCRETE PAVING	
1.2 CONSTRUCT VEHICULAR CONCRETE PAVING	
1.3 CONSTRUCT PERMEABLE PAVERS	
1.4 CONSTRUCT PERMEABLE PAVER EDGING	
1.5 CONSTRUCT STAIRS WITH HANDRAIL	
2.0 STRUCTURES	
2.1 CONSTRUCT RETAINING WALL - PIP	
2.2 CONSTRUCT RETAINING SEATWALL	
2.3 CONSTRUCT PERGOLA	
2.4 CONSTRUCT SOUND WALL	
2.5 CONSTRUCT A/V WALL	
3.0 FENCING	
3.1 PROVIDE & INSTALL CORTEN FENCE	
3.2 PROVIDE & INSTALL DECORATIVE LASER CUT CORTEN GATES	
3.3 PROVIDE & INSTALL CUSTOM CORTEN GATE	
3.4 PROVIDE & INSTALL WOOD FENCE	
3.5 PROVIDE & INSTALL WOOD GATES	
3.6 PROVIDE & INSTALL GLASS FENCE	
4.0 SITE FURNISHINGS	
4.1 NOT USED	
4.2 INSTALL RELOCATED SQUIRREL BIKE RACK	
4.3 INSTALL TRASH RECEPTACLE	
4.4 EQUIPMENT CABINET	
5.0 MISCELLANEOUS	
5.1 RELOCATED ORCHARD INFORMATION SIGN - DEFERRED SUBMITTAL - NOT PART OF THIS PACKAGE	
5.2 DONOR RECOGNITION SIGNAGE - DEFERRED SUBMITTAL - NOT PART OF THIS PACKAGE	

Source: SSA Landscape Architects, December 10, 2024.

CONCEPTUAL SITE PLAN

FIGURE 4

The courtyard features (including programming), site access and parking, and construction details are described below.

Courtyard Features

Physical Improvements

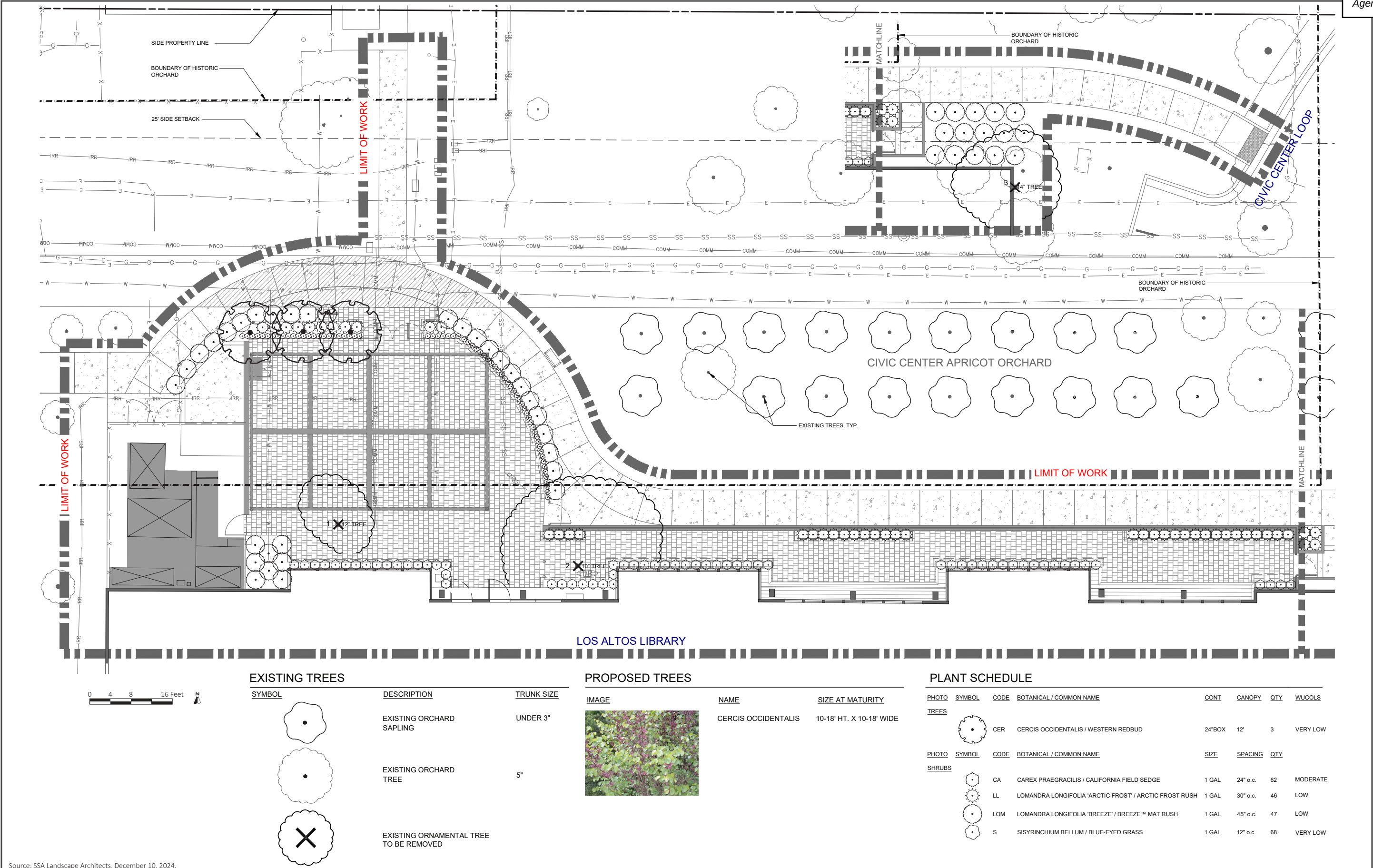
The courtyard would include concrete pedestrian pathways (approximately 3,080 square feet of impervious area) along the length of the courtyard to City Hall to the north and the public parking lot east of the library. Most of the courtyard would consist of permeable pavement (approximately 3,575 square feet). A retaining wall with seating within the eastern portion of the project site would also be constructed. The entire courtyard would be fenced in with a mix of corten (or steel), wood, and glass fencing ranging from approximately five to seven feet tall.

An outdoor multi-purpose seating area would be the courtyard's primary feature and include an approximately 1,412 square foot pergola that would be up to 11.2 feet tall. The area would provide bench seating, sound system, and five outdoor display screens to support existing and future community events. There would be six surface mount speakers (approximately 12-inches tall, 7.5-inches wide, and with a 6.9-inch depth) placed on the pergola with two in the front, middle, and back of the area. The speakers would connect to the one, 75-inch outdoor display screen and four, 65-inch outdoor display screens. All outdoor equipment associated with the outdoor display and sound system would be placed within a climate-controlled equipment enclosure located within the area when not in use. Not all events would require the use of the sound and/or display systems. No mechanical pieces of equipment, such as a heating, ventilation, air conditioning unit, or emergency equipment (like a backup generator) are proposed.

The construction of the project would result in the removal of three ornamental trees adjacent to the northern boundary of the Los Altos Library. No trees within the Civic Center Apricot Orchard would be removed as part of the project. The new landscaping proposed as part of the project would include trees and a variety of shrubs planted along the perimeter of the courtyard. As shown in Figure 5, three new trees would be planted north of the pergola along the proposed corten fence, and approximately 223 new shrubs would be planted throughout the courtyard as part of the project.

Programming

The proposed courtyard would be used to host existing events already occurring at the library. It is expected the events hosted in the courtyard would draw in an average of 10 to 50 people. Specialized events are assumed to have a turnout of approximately 100 people. All events would take place during the existing library operating hours. No changes are proposed to the library operating hours. No additional employees would be hired to support the outdoor events proposed.



Source: SSA Landscape Architects, December 10, 2024.

PROJECT LANDSCAPING PLAN

FIGURE 5

Site Access and Parking

The proposed courtyard would be accessible from within the Los Altos Library and from exterior gates along the pedestrian pathways connecting to the site. There would be an entry from the Los Altos Library that would provide direct access to the courtyard. A corten gate would provide access at the most northern point of the courtyard and a wood gate would provide access to the southwestern corner of the site. The last access point would be along the most eastern boundary of the project site. There would be a total of four site access points. Refer to Figure 4 for the site access entry points.

No changes to the existing parking facilities serving the library or larger Civic Center are proposed. The existing, squirrel-shaped bike rack and two other bike racks (three short-term bicycle parking spaces) would be relocated from their locations near the Los Altos Library northern doorway entrance to the western concrete pathway (see Figure 4 for the location).

Construction

The construction of the courtyard would take approximately nine months with an anticipated start date of late 2025. Construction would include demolition, site preparation, excavation/grading, paving, and structural building (including construction of fence and pergola). It is anticipated that the project would use the following construction equipment: small backhoe, excavator, skid steer loader grader, and electrical hand tools. The project would excavate to a maximum depth of five feet for the pergola post and retaining wall footings. The grading of the site would result in 115 cubic yards of soil being excavated and disposed of at an appropriate facility. While the proposed construction and improvements would encroach into the dirt area of the Civic Center Apricot Orchard, no existing trees within the Civic Center Apricot Orchard would be removed as a result of the project.

Access to the Los Altos Library via its rear entrance would not be possible due to the construction of the proposed courtyard. However, access to the library via the main access doors would continue to be available. Once the project has been constructed, both entrances to the library would be available.

V. Analysis of Eligibility for Categorical Exemption

Section 21084 of the Public Resources Code requires the CEQA Guidelines to include a list of classes of projects which have been determined not to have a significant effect on the environment, and which shall, therefore, be exempt from the provisions of CEQA. Several classes of projects have been declared to be categorically exempt from the preparation of environmental documents (CEQA Guidelines Section 15300).

A project is eligible for a Categorical Exemption if it: (1) meets the criteria of one of the identified classes and (2) does not meet any of the exceptions to a Categorical Exemption identified in CEQA Guidelines Section 15300.2. This two-part analysis is provided below.

Part 1: Categorical Exemption Class Criteria Findings

The project qualifies under two exemption classes – Class 1 and 3, as discussed below.

Class 1 – CEQA Guidelines Sections 15301 Existing Facilities

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The key consideration is whether the project involves negligible or no expansion. Examples include, but are not limited to, interior or exterior alterations; restoration or rehabilitation of deteriorated or damaged structures to meet current public health and safety standards; or maintenance of existing landscaping, native growth, and water supply reservoirs. An example identified in CEQA Guidelines Section 15301 of a project that would qualify for this exemption is an addition to an existing structure provided that the addition will not result in an increase of more than 10,000 square feet if:

- The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and
- The area in which the project is located is not environmentally sensitive.

Another example is the demolition and removal of individual small structures such as accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

The project meets the criteria for a Class 1 exemption because it includes a minor alteration of an existing public facility (i.e., Los Altos Library) consisting of the replacement of an existing patio with a new courtyard. The proposed courtyard area would be approximately 8,265 square feet, which is below the 10,000 square foot criteria identified in the CEQA Guidelines and mentioned above. The proposed courtyard is also consistent with the General Plan land use designation for the site. The project site is also within an urban area of Los Altos that is currently served by existing public facilities and services (e.g., fire and police department). Additionally, the project would result in the removal of small, accessory structures including the existing trellis, patio, and pedestrian pathway located directly north of the existing Los Altos Library. The project site is also not environmentally

sensitive as discussed later in this memorandum. Based on the above, the project would involve a negligible expansion of the Los Altos Library existing patio.

Class 3 – CEQA Guidelines Section 15303 New Construction or Conversion of Small Structures

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Examples of this exemption include accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

The project meets the criteria for a Class 3 exemption because it is the construction of an accessory courtyard (which is similar to a patio and includes fencing) for the existing Los Altos Library. As mentioned above, the approximately 8,265-square foot proposed courtyard would replace the existing Los Altos Library patio. The proposed courtyard would serve the patrons of the Los Altos Library. For these reasons, the project would meet the exemption criteria for a new construction or conversion of small structures.

Part 2: Categorical Exemptions Exceptions Findings

The purpose of this section is to document whether any of the exceptions listed in CEQA Guidelines Section 15300.2 apply to the project. An analysis of each of these exceptions in reference to the project is provided below.

(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

Applicability: This exception only applies to Class 3, 4, 5, 6, and 11 categorical exemptions. Therefore, this exception does apply to the project under CEQA Guidelines Section 15300.2(a). The project is not located in a particularly sensitive environment. As described in Section II Existing Conditions, the project site is developed with a paved patio underneath a trellis and utilized on a regular basis by library patrons and employees and visitors of the Civic Center. The area surrounding the project site is disturbed and fully developed with buildings and street infrastructure. The project site is not located in environmentally sensitive area where there are hazardous conditions (refer to question e below) or known environmental resources of critical concern (e.g., agriculture and farmland, biological resources, or mineral resources).^{2,3} As discussed

² California Department of Conservation. "California Important Farmland Finder." Updated September 29, 2021. Accessed January 2, 2025. <https://www.arcgis.com/home/item.html?id=8ab78d6c403b402786cc231941d1b929>.

³ City of Los Altos. *Initial Study/Mitigated Negative Declaration for The Los Altos General Plan Update*. November 2022. Page 32.

in more detail under question f, the project site is not listed on a National Register of Historic Places, California Register of Historical Resources, or the City's local inventory.^{4,5,6,7} A small portion of the northern boundary of the project site overlaps with the boundaries of a City-designated historic landmark, the Civic Center Apricot Orchard, but the project would not result in the removal of any existing apricot trees. As discussed further below in the Section V Part 2: Categorical Exemptions Exceptions Findings, a Secretary of Interior's Standards Compliance Review (Standards Compliance Review) was completed and the analysis found that the project would not result in a significant impact to this historic resource. For these reasons, the project would not result in a significant impact on a particularly sensitive environment due to the project location.

(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

Applicability: For this analysis, cumulative impacts are considered for successive projects that modify an existing public government building (as they are the same project type as the proposed project) in the same place (i.e., within the Civic Center boundary as shown in Figure 3). The following list represents all projects occurring within the Civic Center boundary that are public government building modifications:

- **Los Altos City Hall Expansion at Youth Center Building** – This approved project consists of interior and exterior building alterations to the existing Youth Center Building to convert the building into new office space for City Hall Staff.⁸ Modifications include interior reconfiguration, electrical, plumbing, mechanical, lighting and telecom system modifications, tie-in to the new emergency operations center, exterior patios and access paths, and associated underground utilities.⁹ This project is currently under construction.
- **Los Altos Community Center Emergency Operations Center** – This approved project would include an emergency operations center (EOC) for emergency and natural disasters into the existing one-story Los Altos Community Center. This project includes the installation of radio and satellite equipment; replacement of existing HVAC system equipment with a new

⁴ National Park Service. "National Register Database and Research - Spreadsheet." Last Modified July 10, 2024. Accessed January 2, 2025. <https://www.nps.gov/subjects/nationalregister/database-research.htm>.

⁵ California State Parks. "California Historical Resources – Search by County." Accessed January 2, 2025. <https://ohp.parks.ca.gov/ListedResources/?view=county&criteria=43>

⁶ City of Los Altos. *Historic Resources Inventory – Section III Historic Landmarks*. Updated November 2013. https://www.losaltosca.gov/sites/default/files/fileattachments/historical_commission/page/43354/hri_sec_iii_landmarks_3.8.22.pdf.

⁷ City of Los Altos. *Historic Resources Inventory – Section IV Historic Resources Inventory*. Updated March 2023. https://www.losaltosca.gov/sites/default/files/fileattachments/historical_commission/page/43354/hri_sec_iv_historic_resources_3.15.23.pdf

⁸ City of Los Altos. *Los Altos City Hall Office Expansion at Youth Center Building Notice of Exemption*. March 20, 2024. Accessed August 26, 2024. https://files.ceganet.opr.ca.gov/297487-1/attachment/DGPMUND44QxRTy_II0y9ksen2qhn158RcNetQfFM2B82Alh0G-QRmmK4UyxKAYB9EiyIv6HylzXDuuD50

⁹ City of Los Altos. "Notice to Contractors Los Altos City Hall Expansion at Youth Center Building Project CF-01044". December 21, 2023. Accessed August 26, 2024. https://bids.losaltosca.gov/sites/default/files/fileattachments/notice_to_contractors_39.pdf

system; and installation of an emergency back-up generator adjacent to the Bus Barn Theater.¹⁰ This project is currently under construction.

The construction of both projects listed above would be completed in mid-2025. The two listed projects are also located in different areas of the Civic Center boundaries and, thus, would impact different sensitive receptors (e.g., residents). Since construction of the Youth Center Building and Community Center Emergency Operations Center would (1) end prior to construction of the project and (2) would occur in different locations, no singular sensitive receptor would be exposed to successive construction impacts, such as air quality or noise impacts. Additionally, the cumulative impacts of the above two projects and the proposed project would be less than significant due to each project's conformance with applicable laws, regulations, and standard requirements (including Regional Water Quality Control Board Construction General Permit water quality requirements, Migratory Bird Treaty Act, and Bay Area Air Quality Management District dust control measures) that are in place to ensure the effects of individual projects are not cumulatively significant. Furthermore, the proposed courtyard project would not include any unusual construction methods (e.g., longer construction hours, vibratory drilling, or numerous haul truck trips) that would have a significant impact on the environment.

In addition, the City of Los Altos is currently requesting proposals for remodeling design services for the Los Altos Library.¹¹ The scope and details on the remodeling of the Los Altos Library is currently unknown but anticipated to be limited to interior improvements. Due to this remodeling being in the early design phase, this potential project is speculative and not included in the cumulative impact. Furthermore, any renovation or improvements proposed for the Los Altos Library would be subject to a separate review process, which would evaluate cumulative impacts with respect to the proposed project. The separate review process would identify feasible measures required to reduce potential cumulative impacts, if any are identified.

Based on the above discussions, the proposed project and successive projects of the same type as the project within Civic Center area would not result in a significant cumulative impact. For these reasons, Exception (b) is not applicable to this project.

(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

¹⁰ City of Los Altos. *NOE Justification – Los Altos Emergency Operations Center Project*. February 28, 2023. Accessed August 26, 2024. https://files.ceqanet.opr.ca.gov/285597-1/attachment/N71GnviiO6-5MvDtHXf5AZVEE17wXvMuZfkvOP0v7dw_ZuqYOz8_sKDjxP6Wv4OwQVlt8uAuKNnJGDj_0.

¹¹ City of Los Altos. "Request for Proposal – Design Services for Los Altos Main Library Improvements." July 17, 2024. Accessed August 26, 2024. https://bids.losaltosca.gov/sites/default/files/fileattachments/rfp_los_altos_main_library_improvement_cover_letter_7-17-24_final.pdf.

Applicability: The project is consistent with the adopted land use (i.e., Public and Institutional) and zoning designation (i.e., Public and Community Facilities) for the project site.^{12,13} The proposed project and project site do not contain any features that are unique or unusual for a courtyard, or other kind of similar ancillary structure, that would be part of an existing facility, such as the Los Altos Library. The construction of the project would not be atypical and include construction activities, duration, and equipment that would be expected of other similar minor construction projects. In addition, an analysis of environmental factors where unusual circumstances (unique to the project) could be identified is included below. These environmental factors include air quality, geologic hazards, and biological resources.

Air Quality

The construction of the proposed project would last for approximately nine months and require the demolition of existing structures, excavation, grading, and the hauling of soil and debris. To reduce the potential effects on air quality resulting from construction activities, the project would implement standard Bay Area Air Quality Management District (BAAQMD) best management practices to limit the amount of fugitive dust generated by the vehicles and equipment on-site. These standard measures to reduce fugitive dust are applicable for all projects in the region. Compliance with the proposed construction measures would be ensured through a City Standard Condition of Approval.

Standard Condition of Approval

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 shall include, at a minimum, the following measures:

- (a) All exposed surfaces (e.g., staging areas, soil piles, and graded areas) shall be watered two times per day;
- (b) All haul trucks transporting soil, sand, or other loose material off-site shall be covered;
- (c) All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited;
- (d) All sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used;
- (e) All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.

¹² City of Los Altos. "City of Los Altos Land Use Map." October 26, 2019. Accessed January 2, 2025. https://www.losaltosca.gov/sites/default/files/fileattachments/community_development/page/39021/los_altos-land_use_final_w_labels-24x36-20181026.pdf.

¹³ City of Los Altos. "City of Los Altos Zoning Map." October 26, 2018. Accessed January 2, 2025. https://www.losaltosca.gov/sites/default/files/fileattachments/community_development/page/39021/los_altos-zoning_final_w_labels-24x36-20181026.pdf.

- (f) All trucks and equipment, including their tires, shall be washed off prior to leaving the site.
- (g) 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
- (h) 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.
- (i) Publicly visible signs shall be posted with the telephone number and name of the person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's General Air Pollution Complaints number shall also be visible to ensure compliance with applicable regulations.

With implementation of the above standard condition of approval, the project would reduce the potential air quality effects generated during construction by controlling and reducing the opportunities for fugitive dust emissions, which are the typically the result of earth moving activities, from being released into the air.

Geologic Hazards

The project site is not located in a state or county recognized landslide or liquefaction hazard zone, and there are no unusual geologic or seismic characteristics that might create a hazard to future site users.^{14,15} While the project site is not located in a geologically hazardous zone, the entire San Francisco Bay Area is subject to seismic related geologic activity, which is typical for this region. Similar to other developments proposed in Los Altos, the project would conform to the standard engineering, building practices, and techniques specified in the California Building Code to reduce potential geological impacts.

Biological Resources

Due to the developed and disturbed nature of the project site, there is no habitat suitable for locally occurring special-status plant or animal species. Also, human activity in the area is high, resulting in a low likelihood that wildlife species sensitive to human disturbance would be present on or adjacent to the project site. Although the project site does not have valuable habitat for endangered, rare, or threatened species, the project site and surrounding area contain trees, which could serve as habitat for nesting birds, a common wildlife species to be present in urban environments.

¹⁴ Santa Clara County. "Santa Clara County Geologic Hazard Zones Map." Map. October 26, 2012.

https://stgenpln.blob.core.windows.net/document/GEO_GeohazardATLAS.pdf

¹⁵ California Geological Survey. "Earthquake Zones of Required Investigation." Map. Accessed August 6, 2024.

<https://maps.conservation.ca.gov/cgs/EQZApp/app/>.

Nesting birds are protected under provisions of the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Code Sections 3503, 3503.5, and 2800.10. Additionally, Section 3503, 3503.5, and 3513 of the CDFW code prohibit take of all birds and their active nests, including raptors and other migratory nongame birds (as listed under the MBTA). As mentioned above, the project would result in the removal of three ornamental trees. Tree removals (neither of which are historic trees) would be undertaken pursuant to applicable City permits and requirements (i.e., tree removal permit pursuant to Section 11.08.070 of the City's Municipal Code). To comply with these existing federal and state regulations, the project includes the completion of a nesting bird survey prior to construction of the project to avoid potential impacts to birds protected under the MBTA and CDFW. Compliance with the proposed pre-construction measures would be ensured through the City's Standard Condition of Approval.

Standard Condition of Approval

The following measures shall be implemented to avoid potential impacts to birds protected under the MBTA and CDFW:

- **Pre-construction Nesting Bird Survey:** To the extent practicable, vegetation removal and construction activities shall be performed from September 1 through January 31 to avoid the general nesting period for birds. If construction or vegetation removal cannot be performed during this period, pre-construction surveys will be performed no more than two days prior to construction activities to locate any active nests as follows:
 - The applicant shall be responsible for the retention of a qualified biologist to conduct a survey of the project site and surrounding 500 feet for active nests—with particular emphasis on nests of migratory birds—if construction (including site preparation) will begin during the bird nesting season, from February 1 through August 31. If active nests are observed on either the project site or the surrounding area, the applicant, in coordination with the appropriate City staff, shall establish no-disturbance buffer zones around the nests, with the size to be determined in consultation with the California Department of Fish and Wildlife (usually 100 feet for perching birds and 300 feet for raptors). The no-disturbance buffer shall remain in place until the biologist determines the nest is no longer active or the nesting season ends. The project applicant shall submit a report indicating the results of the nesting survey and any designated buffer zones to the Development Services Director or the Director's designee for review and approval prior to the issuance of any demolition, tree removal, or grading permit, whichever occurs earliest. If construction ceases for seven days or more and then resumes during the nesting season, an additional survey performed by a qualified biologist prior to construction resuming shall be completed to avoid impacts on active bird nests that may be present. The results of the additional nesting survey shall be submitted via a report to the Development Services Director or the Director's designee for review and approval prior to the restart of construction activities.

Implementation of the above standard condition of approval would reduce potential impacts to nesting birds if they were to occupy the site during project construction by (1) avoiding the construction the nesting season (of February 1 through August 31, inclusive) or (2) requiring pre-construction surveys and establishment of buffers for active nest if avoidance is infeasible. Furthermore, the removal of a limited number of existing trees to accommodate new development is not unusual for developments proposed in Los Altos. The three trees would be replaced with three, new 24-inch box trees to be planted north of the pergola along the corten fence along with additional landscaped areas (see Figure 5 for the landscaping plan). All existing trees within the Civic Center Apricot Orchard surrounding the project site would remain as is and would not be removed.

Overall, the construction and operation of the project would comply with applicable local, state, and federal regulations, as necessary, and standard conditions of approval would be imposed, consistent with conditions imposed on other development projects in the Los Altos. The proposed courtyard development would not include any unusual operational features or characteristics that would have a significant impact on the environment. No exception to the exemption applies under 15300.2(c).

(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

Applicability: There are no officially designated state scenic highways in the project area. The nearest officially designated state highway is Interstate 280, located approximately five miles northwest of the project site, and it is not visible from the project site.¹⁶ Nor is the project site visible from Interstate 280. The project would not damage scenic resources within a highway officially designated as a state scenic highway, and no exception to the exemption applies under 15300.2(d).

(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

Applicability: The project site is not included on any lists compiled pursuant to Section 65962.5 of the Government Code; therefore, no exception to the exemption applies under 15300.2(e).^{17,18,19}

¹⁶ California Department of Transportation. "California State Scenic Highway System Map." Accessed June 19, 2024. <https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aaca>.

¹⁷ California Environmental Protection Agency. "Cortese List Data Resources." Accessed June 19, 2024. <https://calepa.ca.gov/sitecleanup/corteselist/>.

¹⁸ Department of Toxic Substances Control. "EnviroStor." Accessed June 19, 2024. <https://www.envirostor.dtsc.ca.gov/public/>

¹⁹ State Water Resources Control Board. "GeoTracker." Accessed June 19, 2024. <https://geotracker.waterboards.ca.gov/>

(f) *Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

Applicability: Existing historic resources in proximity to the project site are the Civic Center Apricot Orchard and the J. Gilbert Smith House. As previously mentioned, a section of the northern boundaries of the courtyard project overlaps with the Civic Center Apricot Orchard southern boundaries and approximately 100 feet west of the J. Gilbert Smith Home from its closest boundary. The J. Gilbert Smith Home is not immediately adjacent to the project site nor does it share any immediate space with the site. A Standards Compliance Review, or historic resources evaluation, was prepared by the City’s consulting historian, TreanorHL, in January 2025 to evaluate if the proposed project would cause a substantial adverse change in the historical significance of the Civic Center Apricot Orchard and J. Gilbert Smith House. It is included in this Environmental Memo as Appendix A. Background information and a brief description of these two historic resources are provided below.

J. Gilbert Smith arrived in what would be the City of Los Altos (founded in 1912) in 1901 from Oregon. When he settled into the area, J. Gilbert Smith purchased approximately 10 acres of land near San Antonio Road and Edith Avenue for the purpose of building a residence and establishing an orchard. With his wife, Margaret Hill, J. Gilbert Smith cultivated and maintained an apricot orchard until 1954. At one point, the orchard was approximately 15 acres large.

In 1954, the City of Los Altos offered to buy the 10 acres of J. Gilbert Smith’s orchard to develop the future Civic Center. J. Gilbert Smith sold the land to the City with two main stipulations: (1) the City would establish a history museum on the site and (2) the remaining apricots trees on the property needed to be maintained and replaced as needed. The City followed the conditions imposed by J. Gilbert Smith by turning his residence into a museum and maintaining the remaining orchard land with apricot trees.²⁰

- **Civic Center Apricot Orchard** – The apricot trees within the Civic Center Apricot Orchard were first planted by J. Gilbert Smith, one of the first Los Altos residents to establish a fruit orchard in Los Altos in the early 1900s. The orchard is historically important to the City since the Civic Center Apricot Orchard is the last remaining orchard in Los Altos and the orchard also holds significance for being planted by early Los Altos resident, J. Gilbert Smith.²¹

The City of Los Altos designated the orchard as a City Landmark in 1981 per Resolution No. 81-23, and the boundaries of the orchard were modified by the City in 1991 under Resolution No. 91-31. The 1991 orchard boundaries and total area have not changed and is the same today.

²⁰ Circa: Historic Property Development. *State of California Department of Parks and Recreation Primary Record for J. Gilbert Smith House*. Recorded July 2011. Page 2.

²¹ TreanorHL. *Los Altos Library Courtyard Project. Los Altos, California Standards Compliance Review*. January 2025. Page 9.

- **J. Gilbert Smith House** – The J. Gilbert Smith House is located on a block bound by Angela Drive to the north, Cielito Drive and Eleanor Avenue to the east, Hillview Avenue to the south, and Antonio Road to the west. The building shares the block with the Los Altos Library, Los Altos Police Department, Los Altos Youth Center, Los Altos City Hall, Los Altos Community Center, Hillview Baseball Field, and some residential buildings approximately 360 feet east of the J. Gilbert Smith House.

The J. Gilbert Smith House is a two-story, wood-frame, shingled farmhouse constructed between 1901 and 1905. The main façade of the residence faces west with a wrap-around porch in front of the wooden entrance door. On the front and back of the residence are dormers, or structured vertical windows, that protrude from the roof. On the southern portion of the house is a shallow one-story staircase that leads to the second floor. The entire residence has a rustic design that is still evident today. Overall, the residence still maintains its original plan, style, and form, although minor alterations have occurred through the years as the residence has been converted into a museum for the public.²²

The J. Gilbert Smith House has significance due its association with early Los Altos resident, J. Gilbert Smith. The residence was designated a historical landmark by the City of Los Altos per Resolution No. 81-23 in 1981. The historical designation included the historic house, the surrounding garden, and the apricot orchard, also known as the Civic Center Apricot Orchard. In August 1987, the house was also designated as a California Point of Historical Interest.

Analysis of the project's impact on the Civic Center Apricot Orchard and J. Gilbert Smith House is provided below in terms of its consistency with the Secretary of Interior's Standards for Rehabilitation and Los Altos Community Design & Historic Resources portion of the City's adopted General Plan.

Secretary of Interior's Standards for Rehabilitation

For the purposes of this analysis, a project that conforms with the Secretary of the Interior's Standards for Rehabilitation would be considered not to cause a significant impact on historic resources. In this context, rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values.²³ There are 10 standards for the Secretary of the Interior's Standards for Rehabilitation (Standards) that are used as thresholds in this analysis.

²² Circa: Historic Property Development. *State of California Department of Parks and Recreation Primary Record for J. Gilbert Smith House*. Recorded July 2011. Page 2.

²³ TreanorHL. *Los Altos Library Courtyard Project. Los Altos, California Standards Compliance Review*. January 2025. Page 20.

Civic Center Apricot Orchard

The 10 Standards and analyses as it pertains to Civic Center Apricot Orchard are provided in the table below. In summary, based on the information in Table 1 and Appendix A, the Civic Center Apricot Orchard would continue to be able to convey its historical value since the project would conform with the Secretary of Interior’s Standards for Rehabilitation criteria.

Table 1: Secretary of Interior’s Standards for Rehabilitation Analysis for the Civic Center Apricot Orchard

Secretary of Interior’s Standards for Rehabilitation	Civic Center Apricot Orchard Analysis
1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.	Standard 1 Analysis: The project would result in the construction and operation of a courtyard that would serve the existing Los Altos Library. The proposed courtyard would be directly south of the Civic Center Apricot Orchard and impede on the southern boundary of the Civic Center Apricot Orchard (which consists of a dirt area that is unplanted). Based on the general, historic planting pattern, this dirt area that the project would impede upon could accommodate approximately seven orchard trees. ²⁴ However, no trees currently exists within this dirt area and no existing apricot trees would be removed to accommodate the courtyard. Three ornamental trees (not orchard trees) located at the rear entrance of the library and at the end of the pedestrian pathway leading to the existing parking lot (refer to Figure 4 for the exact tree locations) would be removed and replaced with three new trees. The proposed change to the project site would not alter the defining characteristic of the Civic Center Apricot Orchard or conceal the orchard’s historic purpose since the orchard would remain intact. The obstruction of seven potential planting sites would also not alter the historic purpose of the Civic Center Apricot Orchard since the historic significance of the orchard is based on the existing trees planted (and the Resolution No. 91-31 boundaries) not the potential for new trees. The Civic Center Apricot Orchard would continue to maintain its historic use as an apricot orchard since the project would not remove any existing orchard trees. Therefore, the project would comply with Standard 1 as related to the Civic Center Apricot Orchard.
2. The historic character of a property shall be treated and preserved. The removal of historic materials or	Standard 2 Analysis: The defining feature of the Civic Center Apricot Orchard that gives the resource its

²⁴ Ibid. Page 15.

Secretary of Interior's Standards for Rehabilitation

alteration of features and spaces that characterize a property shall be avoided.

Civic Center Apricot Orchard Analysis

historic character are the existing apricot trees. As stated above, the project would encroach into the southern boundary edge of an unplanted area of the Civic Center Apricot Orchard. While the encroachment would obstruct the potential planting of seven trees, no existing apricot trees are within this area currently and no existing apricot trees within the Civic Center Apricot Orchard boundary would be removed as a result of the project. Therefore, the obstruction would not constitute the removal of trees and the character-defining feature of the Civic Center Apricot Orchard would remain intact during project construction and operation. The encroachment on the southern edge of the Civic Center Apricot Orchard's boundary would not affect the orchard's historic character since this historic resource would still communicate its use and function as an orchard via the existing trees. Therefore, the project would comply with Standard 2 as related to the Civic Center Apricot Orchard.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Standard 3 Analysis: The proposed courtyard would be located along and partially within the southern boundary of the Civic Center Apricot Orchard. As described in Section IV Project Description, the project would construct a courtyard (adjacent to the northern boundary of the Los Altos Library) consisting of new hardscape (including pedestrian pathways), a multi-purpose seating area, an audio-visual system for the multi-purpose seating area, and landscaping. The courtyard would include new permeable paved area along with new landscaping along the boundaries of the courtyard. The pergola for the multi-purpose seating area would be wood while the fencing around the courtyard would be a mix of metal, wood, and glass. None of the proposed improvements would add architectural features or elements that give a false historic appearance and alter the historical development of the Civic Center Apricot Orchard. Additionally, the Civic Center Apricot Orchard would still be recognizable as an orchard because no existing apricot trees would be removed and the obstruction of the current dirt area along the southern boundary of the Civic Center Apricot Orchard boundary (that could potentially be planted with seven trees) does not define the orchard. Therefore, the authenticity of the Civic Center Apricot Orchard would remain and the project

Secretary of Interior’s Standards for Rehabilitation	Civic Center Apricot Orchard Analysis
	would comply with Standard 3 as related to the Civic Center Apricot Orchard.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.	Standard 4 Analysis: The Civic Center Apricot Orchard boundaries were last changed in 1991 as shown in Figure 3. While the project would encroach into the southern boundary of the Civic Center Apricot Orchard, the slight overlap would not require tree removal nor would it diminish the historic significance of the 1991 Civic Center Apricot Orchard boundaries. In addition, the obstruction of the dirt area (which could potentially be planted with seven trees) would not change the historic significance of the Civic Center Orchard since: (1) all existing orchard trees would remain and (2) the orchard has decreased in size since its purchase by the City in 1954 with the construction of buildings and walkways and the 1991 boundary modification. Even with the historic decrease in the orchard boundary, the land still communicates the orchard use. The Civic Center Apricot Orchard that exists today would retain and continue to preserve its historic significance. There have been no other changes to the orchard that have acquired historic significance in their own rate that require retention or preservation. Therefore, the project would comply with Standard 4 because the historical boundary change that occurred under Resolution No. 91-31 would remain as is with implementation of the project.
5. Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved	Standard 5 Analysis: The Civic Center Apricot Orchard does not demonstrate any distinct construction techniques or craftsmanship since the orchard is composed of only apricot trees. The removal of the three ornamental trees and the library’s existing trellis, patio, and paved pedestrian pathway adjacent to the Civic Center Apricot Orchard would also not be impactful since they are not examples of fine craftsmanship. Therefore, the Civic Center Apricot Orchard would maintain its existing, distinctive apricot trees, the project would comply with Standard 5.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will match the old in design, color, texture and other visual qualities and, where possible, materials.	Standard 6 Analysis: The project does not propose to repair or replace any features of the Civic Center Apricot Orchard as no existing apricot trees would be removed. All existing apricot trees would remain as is with the proposed project. Therefore, the project would comply with Standard 6.

Secretary of Interior’s Standards for Rehabilitation	Civic Center Apricot Orchard Analysis
Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.	
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.	Standard 7 Analysis: Standard 7 is not applicable. The project does not include chemical or physical treatments to the Civic Center Apricot Orchard.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures will be undertaken.	Standard 8 Analysis: Los Altos has archaeological heritage and historic resources dated from the early 1900s. The area of Los Altos was also home to the Ohlone and Muwekma Indian tribes, who lived near creekside locations within the city boundaries. ²⁵ Therefore, previously unknown subsurface resources could potentially be unearthed during project construction. As described in Section IV Project Description, the project would include ground disturbing activities such as excavating to a depth of five feet. While the likelihood of encountering buried cultural resources would be lower with the shallow depth of excavation proposed, the project would be required to implement the following standard condition of approval to avoid impacts to unknown subsurface resources. <i>Standard Condition of Approval</i> The following standard measure would be implemented as part of the project to avoid impacts to unknown subsurface resources: • Discovery of Archaeological Resources: If prehistoric or historic-period cultural materials are unearthed during ground-disturbing activities, then all construction work within 100 feet of the find shall be halted and the Development Services Director or the Director’s designee shall be notified. The project applicant shall contract with a qualified archaeologist and Native American representative that is traditionally and culturally affiliated with the geographic area as described in Public Resources Code Section 21080.3 to examine the find. Prehistoric materials might include, but are

²⁵ City of Los Altos. *Initial Study/Mitigated Negative Declaration for The Los Altos General Plan Update*. November 2002. Page 20.

Secretary of Interior’s Standards for Rehabilitation	Civic Center Apricot Orchard Analysis
	limited to, 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, shall develop a treatment plan that could include, but not limited to, site avoidance, capping, or data recovery. A report of findings documenting any data recovery shall be submitted to the Development Services Director or the Director’s designee and the Northwest Information Center (if applicable). Project personnel shall not collect or move any cultural materials. With implementation of the above standard condition of approval, the project would reduce the cultural resource impacts during construction to a less than significant level by stopping construction and preparing and implementing a research design and treatment plan if any archaeological resources are found thereby protecting the resource .
9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.	Standard 9 Analysis: As previously mentioned, the addition of the proposed courtyard project would result in a slight encroachment into the southern boundary of the Civic Center Apricot Orchard. Although the spatial relationships among the trees within the orchard would change (especially with the obstruction of the limited dirt area on the southern boundary of the Civic Center Apricot Orchard), the orchard is a fluid historic resource that frequently changes with the removal and replacement of trees. The obstruction of the dirt area within the southern boundary of the Civic Center Apricot Orchard (which could potentially be used for about seven future tree planting sites) also would not destroy historic

Secretary of Interior’s Standards for Rehabilitation	Civic Center Apricot Orchard Analysis
	materials, features, and spatial relationships that characterize the Civic Center Apricot Orchard because this resource does not currently rely on this dirt area or its potential planting sites to convey the historic nature of the orchard. Furthermore, no existing apricot trees would be removed, which are the main historic feature of the Civic Center Apricot Orchard. The Civic Center Apricot Orchard would still be able to visually communicate its historical function as an orchard post-construction of the project. While the project would be distinct and easily identifiable as a new addition to the area due to the modern elements proposed (such as the new hardscape and multi-purpose seating area with an audio-visual system), the new courtyard would be compatible with the scale and proportion of the surrounding development. The pergola would be approximately 11.2 feet tall, similar to the height of the Los Altos Library and Los Altos City Hall, which is within the Civic Center boundaries. The concrete pedestrian pathways that would lead to City Hall or the east parking lot would be similar to the existing pathways on-site. The size and scale of the courtyard would not overwhelm the Civic Center Apricot Orchard either because the courtyard would be of similar height as the existing buildings surrounding the orchard and the orchard’s defining feature (the apricot trees) would all remain. Therefore, the project would not diminish or destroy the historic materials, features, and spatial relationships that characterize the Civic Center Apricot Orchard as the project would be compatible with the historic size, scale and proportion, and massing of the Civic Center Apricot Orchard and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired	Standard 10 Analysis: The project includes the construction and operation of a courtyard with an multi-purpose seating area sheltered by a pergola. The outdoor multi-purpose seating area would include bench seating and have an audio-visual system with six speakers and five screen monitors mounted to the top of the pergola. New hardscape and landscaping elements would also be constructed. If all features of the project were to be removed in the future, the Civic Center Apricot Orchard would be unimpaired. Additionally, the dirt area within the southern boundary of the Civic Center Apricot

Secretary of Interior’s Standards for Rehabilitation	Civic Center Apricot Orchard Analysis
	Orchard that would be obstructed by the project would revert back to its existing, exposed condition if the project improvements were removed in the future. Removal of the proposed courtyard would not harm the form or integrity of the Civic Center Apricot Orchard since removal of the project would not require removal of any existing apricot trees. Therefore, the project would comply with Standard 10.

J. Gilbert Smith House

The J. Gilbert Smith House would be maintained and remain as is since the courtyard project would not encroach into any portion of the residence or change the existing residence. There would be no repairs, additions, or treatments (chemical or physical) to the J. Gilbert Smith House as a result of the project. The historic materials, features, and spatial relationship that characterize the J. Gilbert Smith House would remain intact due to the lack of project interference. Therefore, the project complies with all 10 standards under the Secretary of the Interior's Standards for Rehabilitation as they relate to the J. Gilbert Smith House.

Los Altos Community Design & Historic Resources

In addition to the Secretary of the Interior’s Standards for Rehabilitation, the project was compared to criteria from the Los Altos Community Design and Historic Resources (CDHR) portion of the Los Altos General Plan. Criteria 1, 3, 7, 10, 11, and 12 from Community Design and Historic Resources Element 1 (Community Identity and Character) and Community Design and Historic Resources Element 12 (Preserve Significant Historic Resources) were applied to the project. Criteria 2, 4, 5, 6, 8, and 9 under Element 1 are not applicable to the project.

Table 2: Project Consistency with Applicable Los Altos Community Design & Historic Resources Elements and Criteria

Los Altos CDHR Elements and Criteria	Analysis
CDHR 1: Community Identity and Character*	
1) Maintaining the low density, low profile residential character of the community through zoning regulations and design guidelines;	Criteria 1 Analysis: The project is not a residential project but the criteria is applied to compare the project to the surrounding buildings. The pergola that would be part of the project would have a maximum height of approximately 11.2 feet. The fencing surrounding the courtyard would be a mix of wood, metal, and glass with the fence being a maximum height of seven feet. Both the pergola and fencing would have low profiles that would be similar to the surrounding single-story buildings

Los Altos CDHR Elements and Criteria	Analysis
3) Preserving trees, especially those designated as heritage and landmark trees;	(e.g., Los Altos Library and City Hall) and not change the character of the Civic Center Apricot Orchard, J. Gilbert Smith House, and larger Civic Center. Therefore, the project would comply with this criteria.
7) Promoting site planning and project design with an emphasis on small town scale and	Criteria 3 Analysis: The project would not remove any Civic Center Apricot Orchard apricot trees and all apricot trees, which are designated heritage trees ²⁶ , would be preserved (i.e., not impacted by the project). While a limited dirt area within the southern boundary of the Civic Center Apricot Orchard which could be seven potential apricot tree planting sites will be obstructed due to the construction of the project, no trees currently exist in the dirt area. The project would remove three ornamental trees and plant three new replacement trees. Therefore, the project would comply with this criteria.
10) Developing distinguishing gateways to the City representative of its unique characteristics;	Criteria 7 Analysis: As mentioned above in Criteria 1 Analysis, the scale of the project is similar to the Los Altos Library building and would not be taller than the surrounding buildings within the Civic Center. Therefore, the existing small town scale and feel would be maintained with the courtyard project. Furthermore, the courtyard project would maintain the pedestrian pathways connecting to sidewalk adjacent to South San Antonio Road and provide connection to City Hall and the east parking lot. Therefore, the project would comply with this criteria.
11) Encouraging community events throughout the City	Criteria 10 Analysis: The term gateway is referring to the primary entrances into Los Altos from other cities and towns and how the City would like attractive gateways at the primary entrances to the City to distinguish Los Altos from its neighboring cities. ²⁷ The project is not located at a city entryway. ²⁸ Therefore, the project would comply with this criteria.
11) Encouraging community events throughout the City	Criteria 11 Analysis: As mentioned in Section IV Project Description, the proposed courtyard would

²⁶ Per the Los Altos Municipal Code Chapter 11.08.020, Heritage tree means any tree so designated by the historical commission, based on the finding that the tree has character, interest, or value as part of the development of, and/or exemplification of, the cultural, educational, economic, agricultural, social, indigenous, or historical heritage of the city.

²⁷ City of Los Altos. "Community Design & Historic Resources Element," *Los Altos General Plan 2002-2020*. November 2022. Page 5.

²⁸ Ibid. Figure CDHR-1.

Los Altos CDHR Elements and Criteria	Analysis
	support the existing events occurring at the Los Altos Library, including book clubs, music performances, and educational programs, in addition to allowing for expansion of the Library's programming opportunities and partnerships with community groups including the Los Altos History Museum, GreenTown, and Master Gardeners. Therefore, the project would continue to encourage community events for the public to attend. The project would comply with this criteria.
CDHR 12: Preserve Significant Historic Resources	
Assess development proposals for potential impacts to significant historic resources pursuant to Section 15064.5 of the CEQA Guidelines. For structures that potentially have historic significance, require a study conducted by a professional archaeologist or historian to determine the actual significance of the structure and potential impacts of the proposed development. Require modification of projects to avoid significant impacts, or require mitigation measures. Protect historical buildings and sites to the extent possible, including modifications to Uniform Code requirements for historic structures.	Element 12 Analysis: The Civic Center Apricot Orchard and J. Gilbert Smith House were both designated as local historical landmarks in 1981 by the City of Los Altos and are historic resources. Both resources have been recorded on Department of Parks and Recreation 523 forms as historic resources. There are no other designated historic resources in proximity to the project site. As discussed in Table 1 above, and in more detail in Appendix A, the project would not change, alter, or remove any historical features of the Civic Center Apricot Orchard. The J. Gilbert House would also remain unchanged without alterations due to the distance between the project and the residence. As a result, the J. Gilbert Smith House would retain its historic integrity and significance. Therefore, the project would be consistent with all the Secretary of the Interior's Standards for Rehabilitation and comply with the applicable criteria of the Community Design and Historic Resources Element of the Los Altos General Plan.
CDHR = Community Design & Historic Resources	
Note: *CDHR 1 criteria 2, 4, 5, 6, 8 , 9, and 12 are not applicable	

Based on the above discussion, the project would not result in a substantial adverse change in the historic significance of the Civic Center Apricot Orchard or J. Gilbert Smith House, and the project would not impede on the preservation of these historic resources. Therefore, no exception to the exemption applies under 15300.2(f).

VI. Conclusion

As documented in Section V Analysis of Eligibility for Categorical Exemption, with the incorporation of the City's standard conditions of approval, none of the exceptions contained in CEQA Guidelines Section 15300.2 apply to the project and the project is consistent with the criteria in CEQA Guidelines Sections 15301 and 15303. The project, therefore, qualifies as exempt from the provisions of CEQA under Class 1 and 3 of the CEQA Guidelines.

APPENDIX

Appendix A: Secretary of Interior's Standards Compliance Review Report

Get [Outlook for iOS](#)

From: Richard <richard.mntvw@gmail.com>

Sent: Sunday, February 2, 2025 11:01:53 AM

To: Public Comment <publiccomment@losaltosca.gov>

Subject: Joint Session Historical and Planning Commissions, February 6, 2025

I am writing to express my support for the Main Library [Courtyard project](#). Fully funded from private donations, the expansion can be completed at no cost to the City or the Santa Clara County Library District. The completed facility will provide much-needed public space, including additional meeting and program areas, to better serve our community's growing needs. This presents a step toward improving access to resources and opportunities for all residents.

Best,
Richard

From: [Pat Marriott](#)
To: [Public Comment - PC](#); [Public Comment - HC](#)
Cc: [City Council](#)
Subject: PUBLIC COMMENT Planning/Historic Commission meeting ITEM #3 FEBRUARY 6, 2025
Date: Sunday, February 2, 2025 1:01:19 PM

Commissioners:

I was unable to find information in the packet regarding the reason for the size increase of the patio to 8265 sf.

That's a very large patio. It's almost four times the size of my 2200 sf home. The library itself is 28,000 sf.

Last November, the concept was 5,000 square feet of patio and walkway. A city staff report stressed that no orchard trees would be impacted.

If this large patio is approved, will it change any financials between the city and the SCCLA, given the additional civic center land taken by the library?

These are important questions to be answered prior to making any decisions.

Thank you,
Pat Marriott

From: [Bill Hough](#)
To: [Public Comment - PC](#); [Public Comment - HC](#)
Subject: PUBLIC COMMENT ITEM #3 FEBRUARY 6, 2025
Date: Sunday, February 2, 2025 3:04:58 PM

In a conflict between the Los Altos Library and the Historic Apricot Orchard that only involves 8,265 square feet of land, you must give priority to the solution that will benefit the most people.

The proposed Library Outdoor Patio will benefit more people than the orchard, and the orchard will still cover the entire Civic Center after the patio is built. Therefore, please recommend approval of the Historic Alteration Permit for the patio.

Bill Hough
Resident and taxpayer

From: [Pat Marriott](#)
To: [Public Comment - PC](#); [Public Comment - HC](#)
Cc: [City Council](#)
Subject: 2nd PUBLIC COMMENT Planning/Historic Commission meeting ITEM #3 FEBRUARY 6, 2025
Date: Sunday, February 2, 2025 3:39:06 PM

Commissioners,

From the November 28, 2023 staff report:

Fiscal Impact:

The Library Patio Project is fully funded by private donations through the Los Altos Library Endowment. The cost of the project is estimated to be \$2 million with no funding required from the City of Los Altos. Cost for review and approval of the Design Review, Conditional Use Permit and Building Permit associated with this project will be fully paid by the project sponsors.

Given the increase in patio size from 5,000 sf to 8,265 sf, who will pay for the extra space?

Thank you,
Pat Marriott

From: [Pat Marriott](#)
To: [Public Comment - PC](#); [Public Comment - HC](#)
Cc: [City Council](#)
Subject: 3rd PUBLIC COMMENT Planning/Historic Commission meeting ITEM #3 FEBRUARY 6, 2025
Date: Sunday, February 2, 2025 5:23:38 PM

Commissioners:

I know design approvals are now at the administrative or planning commission level. Council no longer has design review function. I think that change was made to satisfy the HCD and get approval for the Housing Element Update.

However, it doesn't make sense to apply that process to public projects on public land, which is vastly different from a developer seeking approval for a private development on private property.

This means the planning commission would be able to approve a new police station or anything else on civic center property.

At the November 28, 2023 council meeting, Councilmembers Fligor and Lee Eng raised concerns the patio project would not come back to Council for review. Both dissented from the vote to carry the project forward. Councilmember Fligor was in favor of the plans but thought the area size could be more limited to preserve tree space while allowing for adequate library meeting space. What would she say about the enlarged area of 8,265 sf? Unfortunately, we won't have a chance to hear from her, since Council won't have a vote on the new plan, which is hugely different from what they saw in 2023.

Cutting Council out of the loop is wrong. This patio proposal deserves more time, more community engagement and definitely another review from Council.

I strongly urge Council to make an exception to administrative/commission design approvals when public lands and/or public projects are at stake. This patio project is the place to start. It takes a big chunk of the civic center (not even considering the historic orchard) and sets a dangerous precedent for anyone else who wants a piece of MY property.

Thanks for listening,

Pat Marrioitt



4th PUBLIC COMMENT Planning/Historic Commission meeting ITEM #3 FEBRUARY 6, 2025

From Pat Marriott <patmarriott@sbcglobal.net>

Date Mon 2/3/2025 10:48 AM

To City Council <council@losaltosca.gov>

Cc Public Comment - PC <PCpubliccomment@losaltosca.gov>; Public Comment - HC
<HCpubliccomment@losaltosca.gov>

Council Members and Commissioners:

IGNORING ANY ORCHARD ISSUES, I object to this library patio project coming to the planning commission for consideration and possible approval.

At the November 28, 2023 council meeting, Council voted 3-2 (Councilmembers Fligor and Lee Eng dissenting) in favor of a library patio going to the planning commission for design approval. The patio proposal was then 5,000 sf.

The current proposal is 8,265 sf. Was it Council's intention to let the library have 5,000 sf of public land? Or did Council authorize the library to take as much land as it wanted for a patio?

Is an additional 3,265 sf OK? What if it was another 5,000 sf? What are the parameters Council is willing to live with in giving final approval to the planning commission? The size and design presented have never been vetted by Council, nor the public.

I'm no lawyer, but I think the patio as now presented violates the spirit and letter of "the law."

This project is an important test case of the design approval process, especially as it relates to public land.

Thanks for listening,

Pat Marriott



Library Patio

From M Satterlee <megan.satterlee@gmail.com>

Date Mon 2/3/2025 11:31 AM

To Public Comment - PC <PCpubliccomment@losaltosca.gov>; Public Comment - HC
<HCpubliccomment@losaltosca.gov>

Hi,

There is a change in the proposed use and supplied furnishings from the conceptual plan approved by Council to the plan before you.

The conceptual plan was a gathering space that could be for many different reasons such as studying, eating, meetings, etc. as well library programs.

The furniture before you tonight is single use - a presentation/class room (and uncomfortable as well.)

While I appreciate the library does plan to program the space, this furniture greatly limits the usefulness of the patio when it is not programmed.

I do not support the patio exclusively with bench seating as before you tonight. It would simply be idle too many hours.

Sincerely,

Megan Satterlee

November 28th:

CONCEPT 3D MODEL VIEWS

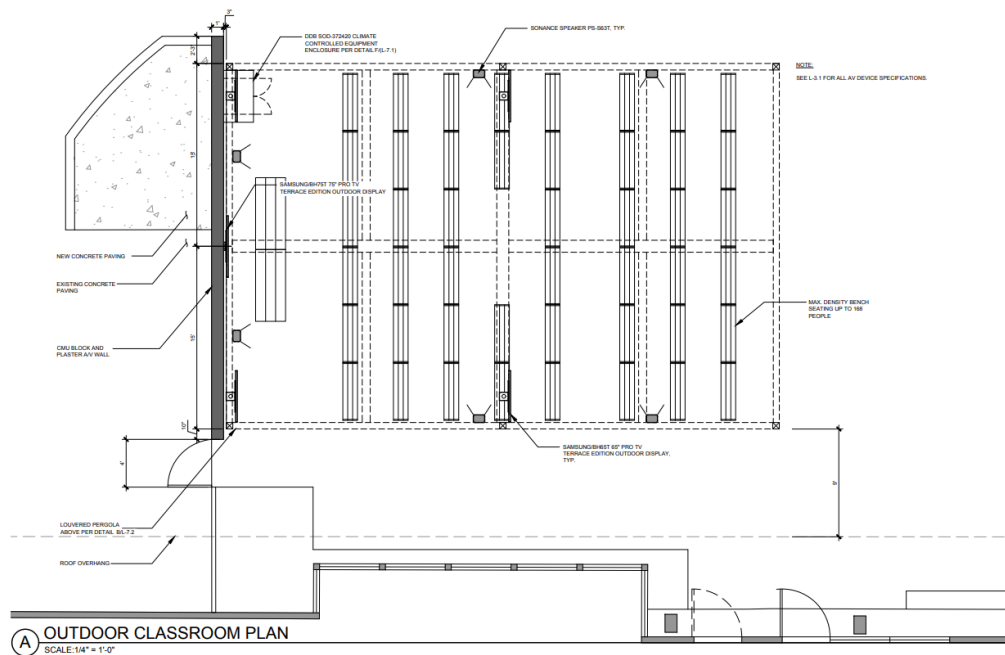
LOS ALTOS LIBRARY
13 S. SAN ANTONIO ROAD
LOS ALTOS, CA 94022

• NTS
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• 04 OF 05



VIEW UNDER COVERED PERGOLA FROM WEST

February 6th proposal:





5th PUBLIC COMMENT Planning/Historic Commission meeting ITEM #3 FEBRUARY 6, 2025

From Pat Marriott <patmarriott@sbcglobal.net>

Date Mon 2/3/2025 9:38 PM

To City Council <council@losaltosca.gov>

Cc Public Comment - PC <PCpubliccomment@losaltosca.gov>; Public Comment - HC
<HCpubliccomment@losaltosca.gov>

Council Members and Commissioners:

I truly hope this is my last public comment on this topic.

I have been asked where I got the 5,000 sf number for a previous version of the library patio.

I went back to documentation from the council meeting of November 28, 2023.

The action before Council that night did not specifically call out any dimensions for the patio. Only two items were in the agenda packet for that item:

1 The staff report, which says:

Consideration of the City Council

Tonight, the City Council is considering the general design, location, placement, and size of the Library Patio Project.

2 Concept drawings (added to the packet on November 27), which do not show dimensions. The only way one could determine the size would be to take an architect's ruler to the drawing, which notes the scale as 1/8" = 1'-0". That would have been a challenging exercise, given the curved design.

From the council meeting transcript:

Nick Zornes: "...full intent of the conceptual plan that's before you tonight was to kind of meet in the middle as best as we possibly could of the intended size of the previous square footage which was about approximately 7,000 square feet ..."

I assumed "previous square footage" referred to the June 27, 2023 meeting, at which time the staff report said:

Policy Question(s) for Council Consideration:

Does the City Council wish to send this proposed project to the Development Services Director for review and necessary approvals for the use and expansion of approximately 7,700 square feet for construction of an enclosed patio with transitional green space at the Main Library.

At that meeting, Councilmember Fligor asked how library officials arrived at the proposed patio size and whether they were amenable to something smaller.

Librarian Rose Baiza indicated a lot of changes could and would be made.

Agenda Item 2.

Absent any specific dimensions in the November 28 packet, I believed architect Steve Sutherland when he said: "It's an L-shaped area. I don't think we have exact dimensions but it's about 5,000 square feet."

Apparently, the Town Crier also assumed that was the size of the patio Council voted on:

https://www.losaltosonline.com/news/los-altos-council-green-lights-controversial-library-expansion-proposal/article_328b9eae-93a8-11ee-9ffe-ef00e8bb2b17.html

"The conceptual plan would create 5,000 square feet of patio and walkway space on the north side of the library."

The 3-2 Council vote to move the concept forward did not indicate the size of the patio:

7. Authorization by City Council for the use of Civic Center Land for the Construction of Outdoor Library Patio and send to Planning Commission for Final Design Approval.

It's unfortunate that there's so much confusion over the details of this important project. I hope the commissioners at the February 6th meeting are absolutely clear on what they're voting on.

I spent a lot of time digging in to this. If I misunderstood or overlooked any information, I hope you will get back to me and let me know where I got it wrong.

Sincerely,

Pat Marriott



HC01/06/25 Meeting Agenda Item 02 Library Courtyard Project

From Jim Wing <jameswing@msn.com>

Date Tue 2/4/2025 8:38 AM

To Public Comment - HC <HCpubliccomment@losaltosca.gov>

PC Chair Beninato & History Commission Vice Chair Adams

Subject: PC / History 01/06/2025 Meeting Library Courtyard Project

I am concerned about Main Library Fire Exit Safety, Ability to see Video Monitors, and Noise from Main Library A/C Unit. I recommend you continue this Public Review to obtain Fire Department approval and allow applicant to address following issues:

- **Fire Exit Safety:** Main Library has three [two double & one single] fire exit doors on south side and only one on north side. Library current usage configuration on northside is children room, public computers, meeting pods, and study desks. This means nearest Fire exit for 70% of occupants is northside door. Northside Courtyard project would require fire exit for main building evacuates to walk through north side door, then walk a five-steps, make a right turn, open gate then make left turn to get away from building. Also, Main Library floor elevation is at least 15 inches above Orchard elevation. Drawing does not show how elevation drop to sidewalks accessing Library parking, City Hall, and San Antonio sidewalks is managed. In my opinion, Fire Department would not approve of this design due to only single door exit and restricted access to sidewalks.
- **Main Library A/C unit next to Courtyard is very noisy:** TRANE A/C unit is of older design and near its useful life. Page 35 shows how close it is to Courtyard Project. It is so noisy, that people sitting on bench where Courtyard Project is located will get up and move away when A/C is running. In my opinion, public sitting in planned Courtyard will be bothered by A/C noise.
- **Meeting attendees will be bothered by direct sunlight blocking video monitors.** Seats are east / west. That allows direct sunlight, early to midmorning and mid to late afternoon to shine on monitors and block video monitors image. Midday viewing will not be blocked because monitors are designed to display only in **indirect light**. Late afternoon attendees will also be bothered by looking into setting sun.
- **Night light pole should be installed to guide pedestrians walking on “curved sidewalk” around sitting area.** This will help guide pedestrians who park at Library and walk sidewalks to night Council and Planning city hall meetings. Only light we now have is street light on San Antonio. Light pole would also help nighttime security.

Thank you for your consideration! Jim Wing, Milverton Road, Los Altos



PUBLIC COMMENT ITEM #3 FEBRUARY 6, 2025 Library Patio Joint Meeting

From Roberta Phillips <robertaphillips1@gmail.com>

Date Tue 2/4/2025 11:23 AM

To Sean Gallegos <sgallegos@losaltosca.gov>; Public Comment - PC <PCpubliccomment@losaltosca.gov>; Public Comment - HC <HCpubliccomment@losaltosca.gov>; City Council <council@losaltosca.gov>

Dear Commissioners and Staff Members

I am writing to ask you to deny the Historical Alteration Permit and the Design Review Permit at the February 6, 2025 joint meeting.

The location of the proposed 8,265 sq. ft patio is too large and overwhelming.. It is more than four times the size of my house. The placement is inappropriate as it sits between the Library and the City Hall where the Heritage Apricot Orchard is located. Even if this was not a historic site I would still want that land to be open space or green space, not a concrete patio with a tall wooden structure on top and around the sides.. We, in Los Altos, have less parkland and open space than all the towns around us. As Los Altos becomes more dense it is even more important to preserve the land and open space we have now for the health and welfare of the community. The original proposal placed the Library in the front of the Library on the San Antonio Rd side and at the time the architect described it as approximately 5000 sq. ft. There have been many debates as to the boundaries of the Heritage Apricot Orchard, but no one has discussed the boundaries of the Library. My understanding (and I might be incorrect) is that the Library only rents the interior of the building.

The Library and NCLA could certainly find other space to expand the Library if needed. I actually agree with plans to redo the interior of the Library at the Civic Center and to improve the landscaping at the Woodland Library adding a patio at that location. I see no reason for the Patio Project at the Civic Center to move forward. Over the thirty three years that I have lived in Los Altos there have been many requests to use the Civic Center land for one reason or another. Just like the Cable Cars are synonymous with San Francisco, the Heritage Apricot Orchard is an integral part of our community that adds to the pride, identity and uniqueness of our town.

I ask that you ask the applicant to find another location. A Library building, annex or patio can be located anywhere, but the Heritage Apricot Orchard cannot be replaced and should not be diminished. I know that the City is investing money over the next few years to improve the conditions of the orchard and I applaud that effort.

Sincerely

Roberta Phillips

650-941-6940

Correted Public Comment Item #3 February 6,2025 Library Pation Joint Meeting

From Roberta Phillips <robertaphillips1@gmail.com>

Date Tue 2/4/2025 2:56 PM

To Sean Gallegos <sgallegos@losaltosca.gov>; Public Comment - HC <HCpubliccomment@losaltosca.gov>; Public Comment - PC <PCpubliccomment@losaltosca.gov>; City Council <council@losaltosca.gov>

PUBLIC COMMENT ITEM #3 FEBRUARY 6, 2025 Library Patio Joint Meeting

Inbox

Roberta Phillips <robertaphillips1@gmail.com>

to Sean, PCPublicComment, hc public comment, City

11:22 AM (2 hours ago)

Dear Commissioners and Staff Members

I am writing to ask you to deny the Historical Alteration Permit and the Design Review Permit.at the February 6,2025 joint meeting.

The location of the proposed 8,265 sq. ft patio is too large and overwhelming.. It is more than four times the size of my house.The placement is inappropriate as it sits between the Library and the City Hall where the Heritage Apricot Orchard is located. Even if this was not a historic site I would still want that land to be open space or green space, not a concrete patio with a tall wooden structure on top and around the sides.. We, in Los Altos, have less parkland and open space than all the towns around us. As Los Altos becomes more dense it is even more important to preserve the land and open space we have now for the health and welfare of the community. The original proposal placed the Patio in the front of the Library on the San Antonio Rd side and at the time the architect described it as approximately 5000 sq. ft. There have been many debates as to the boundaries of the Heritage Apricot Orchard, but no one has discussed the boundaries of the Library.My understanding (and I might be incorrect) is that the Library only rents the interior of the building.

The Library and NCLA could certainly find other space to expand the Library if needed. I actually agree with plans to redo the interior of the Library at the Civic Center and to improve the landscaping at the Woodland Library adding a patio at that location. I see no reason for the Patio Project at the Civic Center to move forward. Over the thirty three years that I have lived in Los Altos there have been many requests to use the Civic Center land for one reason or another. Just like the Cable Cars are synonymous with San Francisco, the Heritage Apricot Orchard is an integral part of our community that adds to the pride, identity and uniqueness of our town.

I ask that you ask the applicant to find another location. A Library building, annex or patio can be located anywhere, but the Heritage Apricot Orchard cannot be replaced and should not be diminished. I know that the City is investing money over the next few years to improve the conditions of the orchard and I applaud that effort.

Here is the link to the Town Crier article stating the Patio proposal was 5000 sq.ft.

https://www.losaltosonline.com/news/los-altos-council-green-lights-controversial-library-expansion-proposal/article_328b9eae-93a8-11ee-9ffe-ef00e8bb2b17.html

Sincerely

Roberta Phillips

650-941-694



Joint Meeting February 6, 2025 Item #2 Orchards are Agricultural

From Maria Bautista <maria@specker.com>

Date Tue 2/4/2025 6:59 PM

To Sean Gallegos <sgallegos@losaltosca.gov>; Public Comment - HC <HCpubliccomment@losaltosca.gov>;
Public Comment - PC <PCpubliccomment@losaltosca.gov>

 1 attachment (609 KB)

2023 City of Los Altos Maintenance Orchard Service Agreement with Museum Executed 7-31-23.pdf;

Hello,

Please clarify.

In TraenorHL Standard's Compliance Review Part 2: Categorical Exemptions Exceptions Findings, beginning page 97, the report concludes that the project is not located in an environmentally sensitive area where there are known environmental resources of critical concern like agriculture or farmland.

Our working orchard is agricultural.

The attached maintenance agreement between the City and History Museum (2023) highlights the recognition that the orchard has been in continuous production since 1901. The harvest has been sold at De Martini Orchard Market for years.

Why is it that CEQA provisions for agricultural land do not apply here?

**MAINTENANCE SERVICES AGREEMENT BETWEEN
THE CITY OF LOS ALTOS, CALIFORNIA
AND
ASSOCIATION OF THE LOS ALTOS HISTORICAL MUSEUM
FOR
MAINTENANCE AND OPERATION OF THE LOS ALTOS
HERITAGE ORCHARD**

THIS AGREEMENT is made and entered into as of the 1st of July, 2023, by and between the CITY OF LOS ALTOS, a municipal corporation, hereinafter referred to as “CITY,” and ASSOCIATION OF THE LOS ALTOS HISTORICAL MUSEUM, DBA LOS ALTOS HISTORY MUSEUM (hereinafter LAHM), a California Corporation, hereinafter referred to as “CONTRACTOR.”

RECITALS

WHEREAS, CITY, desires to retain a qualified CONTRACTOR for maintenance and operation of the Los Atos Heritage Orchard (the “Project”); and

WHEREAS, the vision for the Heritage Orchard, a Los Atos City Landmark, is to protect an irreplaceable historic remnant of the “Valley of Heart’s Delight” for the recognition, conservation, enhancement and use by communities visiting the Civic Center.

WHEREAS, the orchard has been in continuous production since it was planted by J. Gilbert Smith beginning in 1901. The land was deeded to the City of Los Atos in 1954 with the understanding that the trees within the Civic Center landscape would be maintained in perpetuity as a working orchard for the benefit of future generations and to promote a sense of place with an appreciation of the innovative agricultural heritage of the city.

WHEREAS, the Heritage Orchard has been managed under a contractual agreement between the City and a series of orchardists (J. Gilbert Smith, Don Speciale, Phil Doetsch), with the agreement that the orchardist has the right to market the fruit.

WHEREAS, the City owns the land on which the Heritage Orchard and the LAHM are located, with an agreement that LAHM manage the J. Gilbert Smith residence, surrounding landscape with outdoor agricultural exhibits and the museum building that displays indoor exhibits.

WHEREAS, in 1981, the Los Atos City Council designated the Civic Center Apricot Orchard as a Historical Landmark (Resolution No. 81-23). The landmark boundaries of the Civic Center Apricot Orchard were clarified in 1991 (Resolution No. 91-31), with a map (Exhibit A) describing the orchard as bounded by San Antonio (west), the Youth Center (east), the Library (south) and the Parking lot (north). The same orchard boundaries are listed in the State of California Primary Records for the Civic Center Orchard (HRI #15) and J. Gilbert Smith House (HRI #80). Currently, the online Los Atos Historic Resources Inventory (accessed 3/11/2023) lists two landmarks: (a) Civic Center

Apricot Orchard (1 N. San Antonio Rd) and (2) J. Gilbert Smith House (51 S. San Antonio Rd). However, the full document Los Altos Historical Resources Inventory, dated 2012, lists as a City Landmark only the J. Gilbert Smith

30,2026. The CITY and the CONTRACTOR by mutual agreement, may renew the contract for an additional two (2) years effective July 1,2026 if service levels are satisfactory.

4. **COMPENSATION.** CONTRACTOR'S total compensation for the services set forth for the Contract shall not exceed \$75,000 annually as specified in Exhibit B.
5. **INSURANCE.** CONTRACTOR shall procure and maintain for the duration of the Agreement insurance as described in Exhibit C against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder and the results of that work by the CONTRACTOR, its agents, representatives, employees or subcontractors.
6. **OWNERSHIP OF DOCUMENTS.** Not applicable.
7. **COMPLIANCE WITH LAW.** CONTRACTOR shall comply with all applicable federal, state and local laws, codes, ordinances and regulations, including Cal/OSHA requirements. CONTRACTOR represents to CITY that it has, and will maintain through the term of the Agreement, all licenses, permits, qualifications, insurance and approvals of whatsoever nature which are legally required for CONTRACTOR to provide contracted services. CONTRACTOR shall maintain a City of Los Altos Business License.
8. **STATUS OF CONTRACTOR.** The parties intend that CONTRACTOR, in performing the services herein specified, shall act as an independent contractor, and shall have control of the work and the manner in which it is performed. CONTRACTOR is not to be considered to be an agent or employee of CITY, and is not entitled to participate in any pension, insurance, bonus, or other similar benefit plan CITY provides its employees. In the event that CITY exercises its right to terminate this Agreement as provided herein, CONTRACTOR expressly agrees that CONTRACTOR shall have no recourse of right of appeal under rules, regulations, ordinances, or laws applicable to CITY employees.
9. **STANDARD OF CARE; PERFORMANCE OF EMPLOYEES.** CONTRACTOR'S services will be performed in accordance with generally accepted professional practices and principles and in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions.
10. **INDEMNIFICATION.** To the fullest extent permitted by law, CONTRACTOR shall defend (with counsel reasonably approved by CITY), indemnify and hold CITY, the City Council, members of the City Council, its employees, representatives, agents and volunteers harmless from any and all suits, damages, costs, fees, claims, demands, causes of action, liabilities, losses expenses, damage or injury of any kind, in law or equity, to property or persons, including wrongful death (collectively, "Claims") in any manner arising out of, pertaining to, or incident to any alleged acts, errors or omissions, or willful misconduct of CONTRACTOR or CONTRACTOR'S officers, assistants, subcontractors, employees or agents in connection with the performance of CONTRACTOR'S services or this Agreement, including without limitation the payment of all consequential damages, expert witness fees and attorneys' fees and other related costs and expenses. Notwithstanding the foregoing, to the extent CONTRACTOR'S services are subject to Civil Code Section 2782.8, the above indemnity shall be limited, to the extent required by Civil Code Section 2782.8, to Claims that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of CONTRACTOR. CONTRACTOR'S obligation to indemnify shall not be restricted to insurance proceeds, if any, received by CITY, the City Council, members of the City Council, its employees, or authorized volunteers.
11. **CALIFORNIA LABOR CODE REQUIREMENTS.** CONTRACTOR is aware of the requirements of California Labor Code Sections 1720 et seq. and 1770 et seq., which require the payment of prevailing wage rates and the performance of other requirements on certain "public works" or "maintenance"

forth in Public Contract Code section 9204. Furthermore, the resolution of claims of \$37 5,000 or less shall also comply with the claims resolution procedures set forth in Public Contract Code section 20104 et seq.

16. **PARTIAL INVALIDITY.** If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions will nevertheless continue in full force without being impaired or invalidated in any way.
17. **BINDING.** This Agreement shall be binding upon and shall inure to the benefit of the heirs, executors, administrators, assigns and successors-in-interest to the parties hereto.
18. **NO IMPLIED WAIVERS.** The failure of either party at any time to require performance by the other party of any provisions hereof shall not affect in any way the full right to require such performance at any time thereafter. Nor shall the waiver by either party of a breach of any provision hereof be taken or held to be a waiver of the provision itself.
19. **ASSIGNMENT.** CONTRACTOR shall not assign, delegate, nor transfer any interest in or duty under this Agreement without the prior written consent of CITY, and no transfer shall be of any force or effect whatsoever unless and until CITY has so consented.
20. **TAXES.** CONTRACTOR agrees to file tax returns and pay all applicable taxes on amounts paid pursuant to this Agreement, and shall be solely Hable and responsible to pay such taxes and other obligations, including, but not limited to, state and federal income and FICA taxes. CONTRACTOR agrees to indemnify and hold CITY harmless from any liability which it may incur to the United States of America or the State of California as a consequence of CONTRACTOR'S failure to pay, when due, all such taxes and obligations. In the event CITY is audited for compliance regarding withholding or other applicable taxes, CONTRACTOR agrees to furnish CITY with proof of payment of taxes on these earnings.
21. **DEFAULT.** In the event CONTRACTOR fails to provide the services set forth in this Agreement due to the fault of CONTRACTOR, CITY shall have the right to either do the work itself or hire an outside CONTRACTOR to perform those services.
22. **TIME OF ESSENCE.** Time is of the essence for each and every provision of this Agreement.

CITY OF LOS ALTOS:

APPROVED AS TO CONTENT:


Manny Hernandez (Aug 1, 2023 16:15 PDT)

Manny Hernandez
Parks and Recreation Director

APPROVED AS TO FORM:


Jolie Houston (Aug 1, 2023 16:17 PDT)

Jolie Houston
City Attorney

AGREED:


Gabriel Engeland (Aug 1, 2023 16:25 PDT)

Gabe Engeland
City Manager

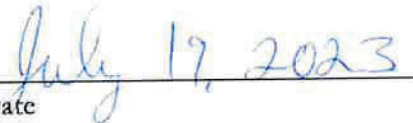
Aug 1, 2023

Date

CONTRACTOR:



Elisabeth Ward
Los Altos History Museum Executive Director


Date

10. CITY expects that the renovation of the orchard based on the annual and 4-yr work plans will showcase the beauty and use of the Heritage Orchard to boost civic pride in preparation for the 75th Anniversary Celebration of Los Altos.

LAHM

1. LAHM shall provide the leadership in preparation of a Heritage Orchard Master Plan that addresses, but is not limited to, the following topics: (a) irrigation, (b) pruning and stump removal, (c) cover crop and soil enhancement, (d) tree replacement, (e) apricot harvest, (f) integrated pest management, (g) esthetic appearance, and (h) renovations to support, accessibility and visitor enjoyment.
2. LAHM shall design and implement a plan for equitable distribution of the harvest in a manner that cultivates the goodwill of residents while considering personal safety, structural integrity of trees and financial sustainability.
3. LAHM shall be solely responsible for management operations (except as provided in CITY'S Responsibilities above) to maintain the Heritage Orchard as agreed upon in the Heritage Orchard Master Plan as updated annually.
4. LAHM shall be responsible for utilizing the established channels of communication to minimize the burden on City staff time, while keeping the CITY informed of all changes in activities on CITY property.
5. LAHM shall provide administrative personnel to arrange for all aspects of contracting services as needed to arrange for qualified persons to implement, monitor, review and revise the care of the orchard as outlined in the Heritage Orchard Master Plan with annual updates. Ultimate responsibility will lie with the LAHM Executive Director.
6. LAHM shall be responsible for ensuring that all contracts meet the standards of the CITY, including provisions for liability insurance, compliance with state and federal labor laws, purchases (i.e. trees, supplies) and availability of equipment.
7. LAHM shall be responsible for recruitment, training, supervision and scheduling of all volunteers, docents and interns engaged in orchard care.
8. LAHM shall be responsible for ensuring that all persons engaged in orchard care shall be covered by liability insurance and/or liability waivers.
9. LAHM shall be responsible for collaborating with CITY departments that also use, or potentially use, the Civic Center landscape, including the Library, Recreation and Community Services, Maintenance, Police and those with offices in City Hall.
10. LAHM is authorized to undertake fundraising drives for optional renovations and programs as appropriate.
11. LAHM shall cover the orchard in the financial report to the CITY due ninety (90) days after the close of LAHM's fiscal year.
12. LAHM shall utilize all funds received from the CITY for implementation of the Heritage Orchard Master Plan. LAHM shall account for such funds in accordance with designated gift procedures.
13. LAHM shall seek prior written approval of the CITY before installing any permanent structures (e.g. fence, barrier, sign).
14. LAHM shall extend to include orchard activities its existing two million dollar (\$1,000,000/\$2,000,000)

EXHIBIT B

VENDOR FEES and PAYMENT MILESTONES

Total Annual Contract Services: **\$75,000**

Itemized Fees: **N/A**

Project Payment Schedule:

<u>Milestone</u>	<u>Amount of Payment</u>
Annual Payment Beginning July 1, 2023	\$75,000

specifically include work performed under this Agreement.

5. **Umbrella or Excess Liability: Umbrella or Excess Insurance.** If umbrella or an excess liability insurance policy is used to satisfy the minimum requirements for CGL or Automobile Liability insurance coverage listed above, the umbrella or excess liability policies shall provide coverage at least as broad as specified for the underlying coverages and covering those insured in the underlying policies. Coverage shall be "pay on behalf," with defense costs payable in addition to policy limits. CONTRACTOR shall provide a "follow form" endorsement or schedule of underlying coverage satisfactory to the CITY indicating that such coverage is subject to the same terms and conditions as the underlying liability policy.
6. The CITY, its officers, officials, employees, and volunteers are to be covered as additional insureds on the umbrella or excess policy with respect to liability arising out of work or operations performed by or on behalf of the CONTRACTOR including materials, parts or equipment furnished in connection with such work or operations. If CONTRACTOR maintains broader coverage, umbrella or excess coverage and/or higher limits than the minimums shown above, the CITY requires and shall be entitled to the broader coverage, umbrella or excess coverage and/or the higher limits maintained by CONTRACTOR. Any available insurance proceeds in excess of the specified minimum limits of insurance and any other coverages shall be available to the CITY.

Other Insurance Provisions. The insurance policies are to contain, or be endorsed to contain, the following provisions:

Additional Insured Status. The CITY, its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy and the Automobile Liability policy, with endorsements under CG 20 10 01 and 20 37 10 01, or endorsements providing the exact same coverage, with respect to liability arising out of work or operations performed by or on behalf of the CONTRACTOR including materials, parts or equipment furnished in connection with such work or operations.

Primary Coverage. For any claims related to this contract, the CONTRACTOR'S insurance coverage shall be primary insurance as respects the CITY, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the CITY, its officers, officials, employees, or volunteers shall be excess of the CONTRACTOR'S insurance and shall not contribute with it.

Notice of Cancellation. Each insurance policy required above shall be endorsed to state that coverage shall not be canceled except after thirty (30) days' prior written notice (10 days for nonpayment) has been given to the CITY.

Waiver of Subrogation. CONTRACTOR hereby grants to CITY a waiver of any right to subrogation which any insurer of said CONTRACTOR may acquire against the CITY by virtue of the payment of any loss under such insurance. CONTRACTOR agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the CITY has received a waiver of subrogation endorsement from the insurer.

Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions must be declared to and approved by the CITY. The CITY may require the CONTRACTOR to provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention.



CERTIFICATE NUMBER: 75395525

REVISION NUMBER: DAT

Agenda Item 2.

CERTIFICATE OF LIABILITY INSURANCE

ANY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED AND ABOVE FOR THE POLICY PERIOD OF ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ \JECT ☐ \LOC OTHER:	☒		202221694	9/27/2022	9/27/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 20,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	☒ AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY ☒ SCHEDULED AUTOS NON-OWNED AUTOS ONLY			202221694	9/27/2022	9/27/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	☐ UMBRELLA LIAB ☐ EXCESS LIAB OCCUR CLAIMS-MADE DED RETENTIONS						EACH OCCURRENCE \$ AGGREGATE \$ \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE Y / N OFFICER/MEMBER EXCLUDED? 1 (Mandatory in NH) 1 If yes, describe under DESCRIPTION OF OPERATIONS below		N / A	57WECAE1U5F	9/27/2022	9/27/2023	1 PER 1 STATUTE 1 1 OTH- 1 ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Los Altos Heritage Orchard Project
The City of Los Altos, the City Council, members of the City Council, its employees, representatives, agents and volunteers are named as additional insured on the General Liability policy per forms CG 2037 1219, CG 2010 1219

Digitally signed by Jon Maginot
Jon Maginot 2023072015:14:03

CERTIFICATE HOLDER

City of Los Altos
1 N. San Antonio Road
Los Altos CA 94022

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

John Scroope

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ACORD 25 (2016/03)

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75395525 | 22-23 G1, NOAH, WC Cert | Angerico Agdeppa | 7/20/2023 1:06:24 PM (PST) | Page 1 of 1
This certificate cancels and supersedes ALL previously issued certificates.

POLICY NUMBER: 2022-21694
 Named Insured: Association of the Los Altos Historical Museum

COMMERCIAL GENERAL LIABILITY
 CG 20 10 12 19

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location(s) Of Covered Operations
Any person or organization that you are required to add as an additional insured on this policy, under a written contract or agreement currently in effect, or becoming effective during the term of this policy. The additional insured status will not be afforded with respect to liability arising out of or related to your activities as a real estate manager for that person or organization.	All insured premises and operations.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. Section II - Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the

insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or



Outlook

Joint Meeting Feb 6, 2025 Item#2: DPR update item, missing?

From Maria Bautista <maria@specker.com>**Date** Tue 2/4/2025 7:14 PM**To** Sean Gallegos <sgallegos@losaltosca.gov>; Public Comment - HC <HCpubliccomment@losaltosca.gov>;
Public Comment - PC <PCpubliccomment@losaltosca.gov>

1 attachment (117 KB)

2 City Doc 2006 Los Altos Orchard Management Plan En Force copy.pdf;

Hello,

It seems like the updated DPR and perhaps some of the assumptions by TreanorHL did not include consideration of the attached Apricot Orchard Management and Guidelines (2006), which I think is still en force.

These 2006 guidelines denote what seems like a clear understanding of all of the characteristics of the orchard, and how it functions.

Has another orchard management plan replaced this one?

Best,

Maria Bautista

To: Honorable City Council, Planning Commission and Historical Commission

From: Andrew Mariani

Subject: Los Altos Heritage Orchard

As a local commercial orchardist for many years, I have been asked by several Los Altos citizens to comment on the problems facing the Los Altos Heritage Orchard. In the past, I have also consulted with some of the principals involved in the management of both the Saratoga and Sunnyvale Heritage Orchards. These orchards represent 3 distinct models, each having its own set of factors that impact the maintenance and preservation of their respective sites. However, there are also palpable challenges common to all three, most formidably their locations in urban, largely public settings, that make it increasingly difficult to accomplish the goal of orchard preservation.

While I am involved in fruit growing research and have written and lectured on various horticultural topics, my deep involvement in trying to preserve my own orchard in the face of urban pressures has helped me to identify various issues involved in preserving local orchards. There are several other orchardists, who have had similar experiences, including Charlie Olson, Mike McKinney, and Phil Cosentino. If City officials, stakeholders and other concerned parties are willing, some of us local growers are ready to visit the Los Altos orchard sometime in the near future and share our experience and expertise.

Major challenges include the general attrition of an aging orchard with a major focus on management practices to control putative diseases like Bacterial Canker, Oak Root Fungus and Monilinia Blossom and Fruit Rot. The goal is to improve the health and productivity of existing trees, replant where necessary for orchard renewal, and accomplish it in a sustainable, environmentally responsible way that also preserves the integrity of the orchard site. There are many new practices that have been developed for modern orchards, but to the extent practicable, the goal will be to not only preserve the trees but also the historical context in which the trees once thrived.

The approach involves a commitment to some traditional growing practices that have endured the test of time, like pruning, thinning and irrigation but will also utilize newer, scientifically based practices that further the continued health of the orchard. It is a difficult but not insurmountable goal. If this offer is of interest to those involved in the restoration and continued preservation of the Heritage Orchard in Los Altos, please respond. You may email me directly with any questions regarding this message.

Respectfully submitted,

Andrew Mariani, local orchardist



Outlook

2/6/25 submission for Planning Commission/Historical Commission Hearing Item #3

From Rachel Mansfield-Howlett <rhowlettlaw@gmail.com>

Date Wed 2/5/2025 3:06 PM

To Public Comment - PC <PCpubliccomment@losaltosca.gov>; Public Comment <publiccomment@losaltosca.gov>; Public Comment - HC <HCpubliccomment@losaltosca.gov>; City Council <council@losaltosca.gov>

 1 attachment (143 KB)

Letter PC HC 2-5-25 signed.pdf;

Dear Planning Commission and Historical Commission:

Please include the attached comments for the 2/6/25 Planning Commission/Historical Commission Item #3 submitted on behalf of Catherine Nunes and PALLA regarding the Library Courtyard project.

Please confirm receipt.

Thank you,
Rachel

Law Office of Rachel Mansfield-Howlett
Rhowlettlaw@gmail.com
707-291-6585

City of Los Altos
Planning Commission
Historical Commission

Sent via email:
PublicComment@losaltosca.gov;
HCPublicComment@losaltosca.gov;
PCPublicComment@losaltosca.gov;
Council@losaltosca.gov

February 5, 2025

Re: Request for Historic Alteration Permit, Design Review, and Categorical Exemption for the Library Courtyard Project at 13 South Antonio Road

Dear Senior Planner Sean Gallegos and members of the Los Altos Planning Commission and Historical Commission:

I'm writing to you on behalf of Catherine Nunes and the unincorporated association, Preservation Action League of Los Altos (PALLA) regarding the Library Courtyard project's request for a Historic Alteration permit, Design Review approval and a Categorical Exemption that will be considered at the upcoming joint Planning Commission and Historical Commission hearing.

The proposed Library Courtyard project involves constructing a new courtyard north of the Los Altos Public Library, a portion of which overlaps the defined Historic Orchard boundaries. The project also proposes the permanent removal of seven planting sites from the Historic Orchard but summarily concludes that the loss "does not affect the orchard's historic significance or integrity." (Page 6, Agenda Report for the Feb. 6, 2025, joint Planning Commission/Historical Commission hearing.) The removal of seven planting sites cannot be dismissed so easily for the following reasons.

Page 1 of 4

February 5, 2025 Letter to Los Altos Planning Commission and Historic Commission re Library Courtyard Project

As a preliminary matter, prior to consideration of the issuance of a Historic Alteration Permit, the adequacy of the updated DPR for an established historic resource must first be determined by the Historic Commission and the City Council prior to the consideration of any further development or alteration of the historic site that relies on the updated DPR.

The new historic study prepared by Treanor confirms the importance of the historic Orchard and states that the resource also retains its historic integrity, therefore, any alteration to the historic resource via changes made to the DPR or the Library Courtyard Project that may result in direct or cumulatively significant historic impacts must be independently scrutinized by the Historic Commission and the Council and be accompanied by CEQA review.

A “project” under CEQA is any activity by a public agency that may cause either a direct or indirect change to the environment. (Pub. Res. Code 21065.) Here, any proposed change to the DPR that may result in a change to the boundaries of the historic site or development that is permitted on the historic site is subject to CEQA.

Regarding approval of the proposed Categorical Exemption for the Library Courtyard project, CEQA disallows adoption of mitigation measures along with a categorical exemption. Here, the City is proposing the adoption of numerous conditions of approval that act as mitigation measures regarding, bird nesting, tree preservation, and numerous others. (Agenda Report pgs. 4-8.) An agency may not evade CEQA by adopting mitigation measures simply to qualify a project for a categorical exemption. (*Salmon Protection & Watershed Network v. County of Marin* (2004) 125 Cal.App.4th 1098, 1102 (*Salmon Protection*).) In *Salmon Protection*, a county acknowledged a residential construction project may have potential adverse impacts on adjacent stream habitat. It then adopted numerous conditions expressly to mitigate the impacts and thereby qualify the project for a categorical exemption. (*Id.* at p. 1104.) The court of appeal pointed out that mitigation measures, under CEQA, are only proper at later stages of the process, which the county evaded by prematurely adopting mitigation measures. (*Id.* at pp. 1107-1108; see also *Azusa, supra*, 52 Cal.App.4th at pp. 1200-1202.)

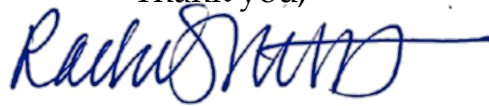
Categorical Exemptions also do not apply when the cumulative impact of successive projects of the same type in the same place over time may be significant. (CEQA Guidelines §15300.2(b).) Here, the City has been approving projects and other activities that entail the removal of apricot trees and permanent removal of planting sites in the historic Orchard without environmental review. All projects that propose the removal of historic Orchard land and Apricot trees must be considered in a cumulative impacts analysis. This includes review of the updated DPR and the Library Courtyard project.

The Agenda Report mischaracterizes the seven planting sites proposed for permanent removal within the Historic Orchard as bare ground and fails to reflect the nature of the site as agricultural or historic. The site's agricultural use is well documented and cannot be characterized as bare ground. The Orchard and planting sites contribute to the context of the Gilbert Smith House and the Los Altos History House Museum as shown below.

The City's 2023 Maintenance agreement with the Los Altos Historical Museum for the operation of the Los Altos Heritage Orchard establishes that the Orchard contributes to the context of J. Gilbert Smith House/Los Altos History House Museum. It further states that "by means of public/private funding supporting contractual agreements, LAHM proposes to provide oversight services to the CITY with the goal of *maintaining, restoring and renovating the Heritage Orchard in a manner that provides an appealing working landscape facilitating a sense of place and civic pride in connecting the downtown, the Civic Center and the Community Center.*" The proposed removal of the planting sites cannot be characterized as bare ground and their removal triggers CEQA.

The City must prepare an EIR for the Library Courtyard project prior to adopting mitigation measures. An EIR must also be prepared because the project may result in cumulatively significant impacts regarding the permanent removal of historic Orchard land, together with other past, present, and future projects, via the removal of Orchard trees or planting sites that have the capacity to be restored or renovated.

Thank you,



Rachel Mansfield-Howlett
On behalf of Catherine Nunes and PALLA



Joint Meeting February 6, 2025 Item #3: CLG Requirements

From Maria Bautista <maria@specker.com>

Date Wed 2/5/2025 12:45 PM

To Public Comment - HC <HCpubliccomment@losaltosca.gov>; Public Comment - PC <PCpubliccomment@losaltosca.gov>

1 attachment (186 KB)

clgrequirements.pdf;

----- Forwarded message -----

From: **Maria Bautista** <maria@specker.com>

Date: Mon, Feb 3, 2025 at 9:13 PM

Subject: Joint Meeting: CLG Requirements

To: Sean Gallegos <sgallegos@losaltosca.gov>, <HCpubliccomment@losaltosca.gov>

Hi Sean,

According to the Certified Local Government requirements (attached) it seems that any alteration to the DPR needs to be approved by City Council since Los Altos is a CLG.

When was the revised DPR that was filed on 1.25.25 and presented in the February 6 Joint meeting Agenda brought before City Council?

Best,

Maria

Requirements

(Excerpt from Appendix G, Certified Local Government Application and Procedures, August 1999, pp 41-47.)

Local governments may be certified to participate in the CLG program by complying with the following requirements:

- I Enforce appropriate state or local legislation for the designation and protection of historic properties:
 - A. State enabling legislation provides for local jurisdictions to enact appropriate historic preservation legislation. California Government Code Sections 65850, 25373, and 37361 enable city and county legislative bodies to provide for “the protection, enhancement; perpetuation, or use of places, sites, buildings, structures, works of art, and other objects having a special character or special historical or aesthetic interest or value.”
 - B. Local governments must adopt local historic preservation ordinances with provisions to enforce the designation and protection of historic and archeological resources.
 - C. The local legislation shall be consistent with the intent and purpose of the National Historic Preservation Act of 1966, as amended (16 U.S.C. 470).
 - D. The CLG will adopt a historic preservation plan or a historic preservation element for the local jurisdiction's General Plan, as authorized by the California Government Code, prior to or upon applying for a CLG grant.
 - E. The CLG commission will participate in the environmental review of specific federally sponsored projects, such as community development programs involving HUD Block Grant funds unless it is determined by OHP that the necessary expertise is not available to the local government. The CLG will establish programmatic agreements with the state agreeing to ensure compliance with Section 106 provisions of the NHPA.
 - F. The CLG commission will participate in the environment review of local projects in accordance with the requirements under the California Environmental Quality Act (CEQA). The commission may review and comment on permit actions affecting significant listed historic properties and other resources eligible for listing, in accordance with local ordinance requirements and with CEQA. Procedural guidelines should include standards for demolition stays, design review criteria, anti-neglect requirements, and appeal strategies.

- II Establish an adequate and qualified historic preservation review commission by local law:
 - A. The commission shall include a minimum membership of five (5) individuals with all members having demonstrated interest, competence, or knowledge in historic preservation.
 - B. At least two (2) Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural

- history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation.
- C. A local government may be certified without the minimum number or types of disciplines established in state procedures if it can be demonstrated to the satisfaction of the state that it has made a reasonable effort to fill those positions, or that some alternative composition of the commission best meets the needs of the protection of historic properties in the local community.
 - D. Commission members shall be appointed by the chief elected local official, city council, or board of supervisors consistent with the provisions of the preservation ordinance. The appointing authority shall make interim appointments to fill unexpired terms in the event of vacancies occurring during the term of members of the commission. The appointing authority shall also act within sixty (60) days to fill a vacancy. Terms of office of the commission members shall be according to the local preservation ordinance.
 - E. The commission shall meet at least four times a year, with meetings held in a public place, advertised in advance, and open to the public, pursuant to the Ralph M. Brown Act (G.C. Section 54950 et seq.) for open meetings. Written minutes of commission meetings shall be kept on file, available for public inspection, and submitted to the state as a part of the CLG Annual Report.
 - F. Each commission member is required to attend at least one informational or educational meeting, seminar, workshop, or conference per year that pertains directly to the work and functions of the commission and would be approvable by the state. The CLG Regional Workshops sponsored by the OHP are important sources of information. The annual State Historic Preservation Conference generally provides special sessions devoted to the issues, objectives, and responsibilities of commissions. Commissions may also bring in professionals to provide training on site.
 - G. An annual report of the activities of the commission shall be submitted to the state at the end of each calendar year. The reports shall include, but not be limited to, such information as narrative summary of accomplishments, summaries of new and corrected survey activities, number of properties designated under local ordinance in relation to inventory for community, summaries of National Register applications reviewed, summaries of historical contexts prepared, number of federal tax certifications reviewed, number of properties on which design review was held, number of properties on which environmental project reviews were conducted, property owners of Mills Act contracts approved, summarization of local preservation activities, list of local landmark designations, description of public education activities, lists of commission members and resumes, list of staff and resumes, detailed listing of commission and staff training received, commission attendance

records, summary of changes in preservation laws, summary of adoption or updates of historic preservation plan or historic preservation element of your community's General Plan, commission meeting minutes and agendas, and other pertinent activities performed by the commission.

III Maintain a system for the survey and inventory of historic properties:

The CLG shall be responsible for organizing, developing, and administering an inventory of cultural resources within the entire spatial jurisdiction of the CLG.

- A. The commission shall develop procedures for conducting an inventory of culture resources. Survey activities shall be coordinated with and complementary to the state program to ensure that survey results produced by the CLG will be readily integrated into the statewide comprehensive historic preservation planning process.
 1. The CLG shall be responsible for overseeing the compiling, recording, and updating of inventory information on cultural resources within its jurisdiction. The information shall be based on comprehensive surveys conducted in conformance with state survey standards and procedures. Surveys completed prior to the certification of a local government may be re-evaluated in accordance with state standards and may be submitted for inclusion in the State database.
 2. As part of any ongoing survey effort, procedural requirements must allow for periodic update of survey results as buildings gain maturity and as new areas are incorporated or annexed by the CLG.
 3. The commission must adopt state guidelines for conducting its inventory of historic properties. State-approved inventory forms (DPR-523, A-L) and the OHP's Instructions For Recording Historical Resources shall be used to facilitate integration into the state electronic data system and for statewide comprehensive historic preservation planning purposes. Dimitri software is available for the DPR 523 forms.
 4. Standards for the evaluation of properties must be consistent with the National Register of Historic Places criteria.
- A. The commission shall establish internal procedures to facilitate the use of survey results in the planning process by the CLG officials and departments. The commission shall submit survey results to the local government for adoption, then forward to OHP. Copies of the survey should be on deposit at the local planning department, building and safety office, public works department, and redevelopment agency. Libraries, colleges, and historical societies should also receive copies. OHP will make copies available for the appropriate "California Historical Resources Information System" regional center. See IV(A)(2) below for public access requirements.

IV Provide for adequate public participation in the local historic preservation program:

- A The CLG shall provide opportunities for public participation in all responsibilities delegated to the CLG, in accordance with appropriate regulations, standards, and guidelines.

1. Public participation shall be fully encouraged at local commission meetings. Commission meetings shall be open to the public, with published agenda and minutes in accordance with the Ralph M. Brown Act (G.C. Section 54950 et seq.) for open meetings. The published agenda shall be mailed in advance of meetings to individuals and citizen organizations interested in the commission's activities.
 2. Public participation shall be fully encouraged in the performance of the historic survey program at all levels of responsibility to identify and inventory significant cultural resources in the jurisdiction of the CLG. The public can serve as volunteers to assist in the survey effort. Survey results shall be of public record and on file at a public institution, except in the case of sensitive resources, e.g., archeological sites subject to vandalism.
 3. Public participation shall be fully encouraged in the nomination process for the National Register of Historic Places program. The CLG shall invite comments from the general public regarding National Register nominations.
 4. Public participation shall be fully encouraged in all public hearings on projects related to CEQA and Section 106 processes.
- V Satisfactorily perform the responsibilities delegated to the CLG:
- A. The CLG shall prepare a comprehensive local historic preservation plan which would identify preservation missions, goals, and priorities. The plan would also establish preservation strategies, programs, and time schedules.
 - B. The CLG will participate in the review and comment on historic preservation certification applications for tax incentives. The CLG and state may establish procedures for implementation of the investment tax credit program at the local level in conformance with the Secretary of the Interior's Standards for Historic Preservation.
 - C. Each CLG must have a local historic preservation plan prior to or upon becoming a CLG before any additional grant applications will be considered. The state shall monitor and evaluate the performance of the CLG for consistency with the identification, evaluation, and preservation priorities of the comprehensive state historic preservation planning process.
 1. Annual Review of CLGs:
The State shall conduct an annual review of CLGs to assure that each government continues to meet the minimal requirements and is satisfactorily performing its responsibilities. As part of this review, the state shall examine the annual reports submitted by the CLGs, records of the administration of funds allocated from the HPF, and other documents as necessary. The CLG shall make these records available to the state. A more thorough review and site visit to the Certified Local Government will occur at least once every three (3) years.
 2. Procedures for Decertification:
If the state evaluation indicates that the CLG no longer meets the minimal requirements or that in any other way a CLG's performance is not

satisfactory, the state shall document that assessment and recommend to the local government steps to bring its performance up to a satisfactory level. The CLG shall have a period of not less than 30 nor more than 180 days to implement improvements; If the state determines that sufficient improvement has not occurred, the state shall decertify the local government, citing specific reasons for the decertification. Performance shall be deemed unsatisfactory if one or more of the following conditions exist or is applicable: a) the commission fails to perform its delegated responsibilities within established time periods; b) the CLG fails to coordinate its responsibilities with the state; c) the commission substantially fails to maintain consistency of its design review decisions with the Secretary's Standards for Historic Preservation; d) the CLG fails to maintain a qualified historic preservation review commission membership; e) the CLG fails to enforce the provisions of the local preservation ordinance; f) the CLG fails to enforce its CEQA and Section 106 responsibilities; g) the CLG fails to adequately survey historical resources in its jurisdiction; and h) the CLG fails to comply adequately with proper fiscal management of HPF grants in accordance with the National Register Programs Guideline, OMB Circular A-128, and 43 CFR 12.

3. Decertification Appeal:

If the state recommends decertification, the local government may appeal to the NPS. The NPS has 45 days to respond to the appeal.

4. Decertification Without Prejudice:

CLGs may petition the OHP to be decertified voluntarily and without prejudice.

5. Financial Assistance Close-out:

The state shall conduct financial assistance close-out procedures pursuant to the National Register Program Guideline when a local government is decertified.

VI The CLG shall assume certain responsibilities for reviewing and recommending properties within its jurisdiction to the National Register of Historic Places.

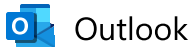
A. The SHPO shall have the sole responsibility of nominating National Register properties directly to the Secretary of the Interior (Secretary).

B. The CLG shall establish local procedures for the National Register nomination process consistent with the requirements in the NHPA, Section 101(c)(2).

1. Before a property within the jurisdiction of a CLG may be considered by the state to be nominated to the National Register, the state shall notify the owner, the applicable chief elected local official, and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register. Within sixty (60) days of notice from the state, the chief elected local official shall transmit the report of the commission and his/her recommendation to the state. After receipt of such report and recommendation, or if no such report and recommendation are received within sixty (60) days, the state

shall process the National Register nomination. The state may expedite such process with the concurrence of the CLG.

2. If both the commission and the chief elected local official recommend that a property not be nominated to the National Register, the state shall take no further action, unless within thirty (30) days of the receipt of such recommendation by the state, an appeal is filed with the state. If such an appeal is filed, the state shall follow the procedure for making a nomination pursuant to Section 101(a). Any report and recommendations made under this section shall be included with any nomination submitted by the state to the Secretary.
- VII By mutual written agreement with the local governing body, the state may delegate additional responsibilities to the CLG. Local governments may be certified to participate in specific program activities under Programmatic Agreements.
- A. The CLG may develop educational programs promoting historic preservation at the local level such as, but not limited to, sponsorship of preservation workshops, publication of preservation information, organizing preservation fairs, conducting walking tours, preparing preservation curricula for schools, etc.
 - B. Commission members may act in an advisory capacity to other officials and departments within the local government and act as a liaison on behalf of the CLG to individuals and organizations concerned with historic preservation issues at the local level.
 - C. The CLG may participate in the Mills Act program or other economic incentive programs to provide property-tax relief for owners of historic properties.
 - D. The CLG may participate in the Marks Historical Rehabilitation Act for issuance of tax-exempt industrial development bonds, providing that the commission shall serve as a part of the required citizen advisory board.
 - E. The CLG may assume certain responsibilities of recommending National Register of Historic Places properties, identified in the CLG jurisdiction, directly to the State Historical Resources Commission.
 - F. By mutual written agreement with the local governing body, the state may delegate additional responsibilities to the CLG.



Joint Commission Meeting February 6, 2025

From Maria Bautista <maria@specker.com>

Date Fri 1/31/2025 1:05 PM

To Sean Gallegos <sgallegos@losaltosca.gov>; Gabriel Engeland <gengeland@losaltosca.gov>; City Council <council@losaltosca.gov>

Hi Sean,

Please clarify:

The agenda for Thursday night's meeting is titled Joint Planning Commission/Historical Commission Meeting, but the business of the meeting reads like a Planning Commission meeting.

The agenda begins with the Planning Commission Minutes and concludes with Planning Commission Work Plan. The Historical Commission has no business on those items.

When they "establish quorum," who counts? Planning Commissioners? Historical Commissioners? Or joint commissioners?

The Historical Commission and the Planning Commission are resolving two separate and distinct questions; there are two items in one agenda item #2.

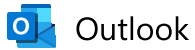
Will members of the public then be granted time to speak on each and both the Historical Alteration Permit and the Design Review?

Who is chairs the meeting?

Will City Council Liaisons to the Historical Commission and Planning Commission be in attendance?

Best,

Maria



February 6 Meeting Agenda Report and Plans

From Maria Bautista <maria@specker.com>

Date Thu 1/30/2025 6:35 PM

To Sean Gallegos <sgallegos@losaltosca.gov>; Gabriel Engeland <gengeland@losaltosca.gov>

Hi Sean and Gabe,

Per the public notice, the February 6 Joint Public Hearing Notice agenda report and plans were to be made available today. Nothing appears on the City website, and a manual entering of the address yields an error message.

I'm making you aware of its status in case you believe it to be accessible.

Best,

Maria



Joint Meeting: CLG Requirements

From Maria Bautista <maria@specker.com>

Date Mon 2/3/2025 9:13 PM

To Sean Gallegos <sgallegos@losaltosca.gov>; Public Comment - HC <HCpubliccomment@losaltosca.gov>

 1 attachment (186 KB)

clgrequirements.pdf;

Hi Sean,

According to the Certified Local Government requirements (attached) it seems that any alteration to the DPR needs to be approved by City Council since Los Altos is a CLG.

When was the revised DPR that was filed on 1.25.25 and presented in the February 6 Joint meeting Agenda brought before City Council?

Best,

Maria

**MAINTENANCE SERVICES AGREEMENT BETWEEN
THE CITY OF LOS ALTOS, CALIFORNIA
AND
ASSOCIATION OF THE LOS ALTOS HISTORICAL MUSEUM
FOR
MAINTENANCE AND OPERATION OF THE LOS ALTOS
HERITAGE ORCHARD**

THIS AGREEMENT is made and entered into as of the 1st of July, 2023, by and between the CITY OF LOS ALTOS, a municipal corporation, hereinafter referred to as “CITY,” and ASSOCIATION OF THE LOS ALTOS HISTORICAL MUSEUM, DBA LOS ALTOS HISTORY MUSEUM (hereinafter LAHM), a California Corporation, hereinafter referred to as “CONTRACTOR.”

RECITALS

WHEREAS, CITY, desires to retain a qualified CONTRACTOR for maintenance and operation of the Los Atos Heritage Orchard (the “Project”); and

WHEREAS, the vision for the Heritage Orchard, a Los Atos City Landmark, is to protect an irreplaceable historic remnant of the “Valley of Heart’s Delight” for the recognition, conservation, enhancement and use by communities visiting the Civic Center.

WHEREAS, the orchard has been in continuous production since it was planted by J. Gilbert Smith beginning in 1901. The land was deeded to the City of Los Atos in 1954 with the understanding that the trees within the Civic Center landscape would be maintained in perpetuity as a working orchard for the benefit of future generations and to promote a sense of place with an appreciation of the innovative agricultural heritage of the city.

WHEREAS, the Heritage Orchard has been managed under a contractual agreement between the City and a series of orchardists (J. Gilbert Smith, Don Speciale, Phil Doetsch), with the agreement that the orchardist has the right to market the fruit.

WHEREAS, the City owns the land on which the Heritage Orchard and the LAHM are located, with an agreement that LAHM manage the J. Gilbert Smith residence, surrounding landscape with outdoor agricultural exhibits and the museum building that displays indoor exhibits.

WHEREAS, in 1981, the Los Atos City Council designated the Civic Center Apricot Orchard as a Historical Landmark (Resolution No. 81-23). The landmark boundaries of the Civic Center Apricot Orchard were clarified in 1991 (Resolution No. 91-31), with a map (Exhibit A) describing the orchard as bounded by San Antonio (west), the Youth Center (east), the Library (south) and the Parking lot (north). The same orchard boundaries are listed in the State of California Primary Records for the Civic Center Orchard (HRI #15) and J. Gilbert Smith House (HRI #80). Currently, the online Los Atos Historic Resources Inventory (accessed 3/11/2023) lists two landmarks: (a) Civic Center

Apricot Orchard (1 N. San Antonio Rd) and (2) J. Gilbert Smith House (51 S. San Antonio Rd). However, the full document Los Altos Historical Resources Inventory, dated 2012, lists as a City Landmark only the J. Gilbert Smith

30,2026. The CITY and the CONTRACTOR by mutual agreement, may renew the contract for an additional two (2) years effective July 1,2026 if service levels are satisfactory.

4. **COMPENSATION.** CONTRACTOR'S total compensation for the services set forth for the Contract shall not exceed \$75,000 annually as specified in Exhibit B.
5. **INSURANCE.** CONTRACTOR shall procure and maintain for the duration of the Agreement insurance as described in Exhibit C against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder and the results of that work by the CONTRACTOR, its agents, representatives, employees or subcontractors.
6. **OWNERSHIP OF DOCUMENTS.** Not applicable.
7. **COMPLIANCE WITH LAW.** CONTRACTOR shall comply with all applicable federal, state and local laws, codes, ordinances and regulations, including Cal/OSHA requirements. CONTRACTOR represents to CITY that it has, and will maintain through the term of the Agreement, all licenses, permits, qualifications, insurance and approvals of whatsoever nature which are legally required for CONTRACTOR to provide contracted services. CONTRACTOR shall maintain a City of Los Altos Business License.
8. **STATUS OF CONTRACTOR.** The parties intend that CONTRACTOR, in performing the services herein specified, shall act as an independent contractor, and shall have control of the work and the manner in which it is performed. CONTRACTOR is not to be considered to be an agent or employee of CITY, and is not entitled to participate in any pension, insurance, bonus, or other similar benefit plan CITY provides its employees. In the event that CITY exercises its right to terminate this Agreement as provided herein, CONTRACTOR expressly agrees that CONTRACTOR shall have no recourse of right of appeal under rules, regulations, ordinances, or laws applicable to CITY employees.
9. **STANDARD OF CARE; PERFORMANCE OF EMPLOYEES.** CONTRACTOR'S services will be performed in accordance with generally accepted professional practices and principles and in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions.
10. **INDEMNIFICATION.** To the fullest extent permitted by law, CONTRACTOR shall defend (with counsel reasonably approved by CITY), indemnify and hold CITY, the City Council, members of the City Council, its employees, representatives, agents and volunteers harmless from any and all suits, damages, costs, fees, claims, demands, causes of action, liabilities, losses expenses, damage or injury of any kind, in law or equity, to property or persons, including wrongful death (collectively, "Claims") in any manner arising out of, pertaining to, or incident to any alleged acts, errors or omissions, or willful misconduct of CONTRACTOR or CONTRACTOR'S officers, assistants, subcontractors, employees or agents in connection with the performance of CONTRACTOR'S services or this Agreement, including without limitation the payment of all consequential damages, expert witness fees and attorneys' fees and other related costs and expenses. Notwithstanding the foregoing, to the extent CONTRACTOR'S services are subject to Civil Code Section 2782.8, the above indemnity shall be limited, to the extent required by Civil Code Section 2782.8, to Claims that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of CONTRACTOR. CONTRACTOR'S obligation to indemnify shall not be restricted to insurance proceeds, if any, received by CITY, the City Council, members of the City Council, its employees, or authorized volunteers.
11. **CALIFORNIA LABOR CODE REQUIREMENTS.** CONTRACTOR is aware of the requirements of California Labor Code Sections 1720 et seq. and 1770 et seq., which require the payment of prevailing wage rates and the performance of other requirements on certain "public works" or "maintenance"

forth in Public Contract Code section 9204. Furthermore, the resolution of claims of \$37 5,000 or less shall also comply with the claims resolution procedures set forth in Public Contract Code section 20104 et seq.

16. **PARTIAL INVALIDITY.** If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions will nevertheless continue in full force without being impaired or invalidated in any way.
17. **BINDING.** This Agreement shall be binding upon and shall inure to the benefit of the heirs, executors, administrators, assigns and successors-in-interest to the parties hereto.
18. **NO IMPLIED WAIVERS.** The failure of either party at any time to require performance by the other party of any provisions hereof shall not affect in any way the full right to require such performance at any time thereafter. Nor shall the waiver by either party of a breach of any provision hereof be taken or held to be a waiver of the provision itself.
19. **ASSIGNMENT.** CONTRACTOR shall not assign, delegate, nor transfer any interest in or duty under this Agreement without the prior written consent of CITY, and no transfer shall be of any force or effect whatsoever unless and until CITY has so consented.
20. **TAXES.** CONTRACTOR agrees to file tax returns and pay all applicable taxes on amounts paid pursuant to this Agreement, and shall be solely liable and responsible to pay such taxes and other obligations, including, but not limited to, state and federal income and FICA taxes. CONTRACTOR agrees to indemnify and hold CITY harmless from any liability which it may incur to the United States of America or the State of California as a consequence of CONTRACTOR'S failure to pay, when due, all such taxes and obligations. In the event CITY is audited for compliance regarding withholding or other applicable taxes, CONTRACTOR agrees to furnish CITY with proof of payment of taxes on these earnings.
21. **DEFAULT.** In the event CONTRACTOR fails to provide the services set forth in this Agreement due to the fault of CONTRACTOR, CITY shall have the right to either do the work itself or hire an outside CONTRACTOR to perform those services.
22. **TIME OF ESSENCE.** Time is of the essence for each and every provision of this Agreement.

CITY OF LOS ALTOS:

APPROVED AS TO CONTENT:


Manny Hernandez (Aug 1, 2023 16:15 PDT)

Manny Hernandez
Parks and Recreation Director

APPROVED AS TO FORM:


Jolie Houston (Aug 1, 2023 16:17 PDT)

Jolie Houston
City Attorney

AGREED:

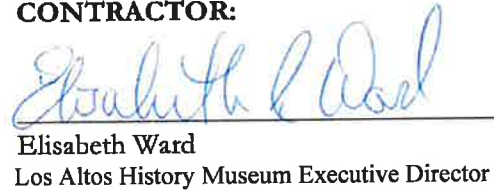

Gabriel Engeland (Aug 1, 2023 16:25 PDT)

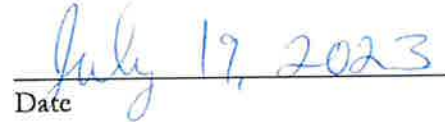
Gabe Engeland
City Manager

Aug 1, 2023

Date

CONTRACTOR:


Elisabeth Ward
Los Altos History Museum Executive Director


Date

10. CITY expects that the renovation of the orchard based on the annual and 4-yr work plans will showcase the beauty and use of the Heritage Orchard to boost civic pride in preparation for the 75th Anniversary Celebration of Los Altos.

LAHM

1. LAHM shall provide the leadership in preparation of a Heritage Orchard Master Plan that addresses, but is not limited to, the following topics: (a) irrigation, (b) pruning and stump removal, (c) cover crop and soil enhancement, (d) tree replacement, (e) apricot harvest, (f) integrated pest management, (g) esthetic appearance, and (h) renovations to support, accessibility and visitor enjoyment.
2. LAHM shall design and implement a plan for equitable distribution of the harvest in a manner that cultivates the goodwill of residents while considering personal safety, structural integrity of trees and financial sustainability.
3. LAHM shall be solely responsible for management operations (except as provided in CITY'S Responsibilities above) to maintain the Heritage Orchard as agreed upon in the Heritage Orchard Master Plan as updated annually.
4. LAHM shall be responsible for utilizing the established channels of communication to minimize the burden on City staff time, while keeping the CITY informed of all changes in activities on CITY property.
5. LAHM shall provide administrative personnel to arrange for all aspects of contracting services as needed to arrange for qualified persons to implement, monitor, review and revise the care of the orchard as outlined in the Heritage Orchard Master Plan with annual updates. Ultimate responsibility will lie with the LAHM Executive Director.
6. LAHM shall be responsible for ensuring that all contracts meet the standards of the CITY, including provisions for liability insurance, compliance with state and federal labor laws, purchases (i.e. trees, supplies) and availability of equipment.
7. LAHM shall be responsible for recruitment, training, supervision and scheduling of all volunteers, docents and interns engaged in orchard care.
8. LAHM shall be responsible for ensuring that all persons engaged in orchard care shall be covered by liability insurance and/or liability waivers.
9. LAHM shall be responsible for collaborating with CITY departments that also use, or potentially use, the Civic Center landscape, including the Library, Recreation and Community Services, Maintenance, Police and those with offices in City Hall.
10. LAHM is authorized to undertake fundraising drives for optional renovations and programs as appropriate.
11. LAHM shall cover the orchard in the financial report to the CITY due ninety (90) days after the close of LAHM's fiscal year.
12. LAHM shall utilize all funds received from the CITY for implementation of the Heritage Orchard Master Plan. LAHM shall account for such funds in accordance with designated gift procedures.
13. LAHM shall seek prior written approval of the CITY before installing any permanent structures (e.g. fence, barrier, sign).
14. LAHM shall extend to include orchard activities its existing two million dollar (\$1,000,000/\$2,000,000)

EXHIBIT B

VENDOR FEES and PAYMENT MILESTONES

Total Annual Contract Services: **\$75,000**

Itemized Fees: **N/A**

Project Payment Schedule:

<u>Milestone</u>	<u>Amount of Payment</u>
Annual Payment Beginning July 1, 2023	\$75,000

specifically include work performed under this Agreement.

5. **Umbrella or Excess Liability: Umbrella or Excess Insurance.** If umbrella or an excess liability insurance policy is used to satisfy the minimum requirements for CGL or Automobile Liability insurance coverage listed above, the umbrella or excess liability policies shall provide coverage at least as broad as specified for the underlying coverages and covering those insured in the underlying policies. Coverage shall be "pay on behalf," with defense costs payable in addition to policy limits. CONTRACTOR shall provide a "follow form" endorsement or schedule of underlying coverage satisfactory to the CITY indicating that such coverage is subject to the same terms and conditions as the underlying liability policy.
6. The CITY, its officers, officials, employees, and volunteers are to be covered as additional insureds on the umbrella or excess policy with respect to liability arising out of work or operations performed by or on behalf of the CONTRACTOR including materials, parts or equipment furnished in connection with such work or operations. If CONTRACTOR maintains broader coverage, umbrella or excess coverage and/or higher limits than the minimums shown above, the CITY requires and shall be entitled to the broader coverage, umbrella or excess coverage and/or the higher limits maintained by CONTRACTOR. Any available insurance proceeds in excess of the specified minimum limits of insurance and any other coverages shall be available to the CITY.

Other Insurance Provisions. The insurance policies are to contain, or be endorsed to contain, the following provisions:

Additional Insured Status. The CITY, its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy and the Automobile Liability policy, with endorsements under CG 20 10 10 01 and 20 37 10 01, or endorsements providing the exact same coverage, with respect to liability arising out of work or operations performed by or on behalf of the CONTRACTOR including materials, parts or equipment furnished in connection with such work or operations.

Primary Coverage. For any claims related to this contract, the CONTRACTOR'S insurance coverage shall be primary insurance as respects the CITY, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the CITY, its officers, officials, employees, or volunteers shall be excess of the CONTRACTOR'S insurance and shall not contribute with it.

Notice of Cancellation. Each insurance policy required above shall be endorsed to state that coverage shall not be canceled except after thirty (30) days' prior written notice (10 days for nonpayment) has been given to the CITY.

Waiver of Subrogation. CONTRACTOR hereby grants to CITY a waiver of any right to subrogation which any insurer of said CONTRACTOR may acquire against the CITY by virtue of the payment of any loss under such insurance. CONTRACTOR agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the CITY has received a waiver of subrogation endorsement from the insurer.

Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions must be declared to and approved by the CITY. The CITY may require the CONTRACTOR to provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention.



CERTIFICATE NUMBER: 75395525

REVISION NUMBER: DATE

Agenda Item 2.

WE CERTIFY THAT THE POLICIES LISTED BELOW HAVE BEEN ISSUED BY THE INSURANCE COMPANY ABOVE FOR THE POLICY PERIODS SHOWN. THIS CERTIFICATE DOES NOT GUARANTEE THE ACCURACY OF ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN. THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ SUBJECT ☐ LOC OTHER:	☒		202221694	9/27/2022	9/27/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 20,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY ☒ SCHEDULED AUTOS ☒ NON-OWNED AUTOS ONLY			202221694	9/27/2022	9/27/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB EXCESS LIAB OCCUR CLAIMS-MADE						EACH OCCURRENCE \$ AGGREGATE \$ \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE I ☐ Y / N OFFICER/MEMBER EXCLUDED? ☐ 1 (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	57WECAE1U5F	9/27/2022	9/27/2023	1 PER 1 STATUTE 1 1 OTH- 1 ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Los Altos Heritage Orchard Project

The City of Los Altos, the City Council, members of the City Council, its employees, representatives, agents and volunteers are named as additional insured on the General Liability policy per forms CG 2037 1219, CG 2010 1219

Digitally signed by Jon Maginot
Jon Maginot

D:2023072015:14:03

CERTIFICATE HOLDER

City of Los Altos
1 N. San Antonio Road
Los Altos CA 94022

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

John Scroope

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ACORD 25 (2016/03)

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75395525 | 22-23 GL, NOAH, WC Cert | Angerico Agdeppa | 7/20/2023 1:06:24 PM (PST) | Page 1 of 1
This certificate cancels and supersedes ALL previously issued certificates.

POLICY NUMBER: 2022-21694
 Named Insured: Association of the Los Altos Historical Museum

COMMERCIAL GENERAL LIABILITY
 CG 20 10 12 19

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location(s) Of Covered Operations
Any person or organization that you are required to add as an additional insured on this policy, under a written contract or agreement currently in effect, or becoming effective during the term of this policy. The additional insured status will not be afforded with respect to liability arising out of or related to your activities as a real estate manager for that person or organization.	All insured premises and operations.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. Section II - Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the

insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or



Re: Joint Commission Meeting February 6, 2025

From Maria Bautista <maria@specker.com>

Date Sun 2/2/2025 9:46 AM

To Sean Gallegos <sgallegos@losaltosca.gov>; Gabriel Engeland <gengeland@losaltosca.gov>; City Council <council@losaltosca.gov>

Hi Sean,

In addition to my questions below, please note that on the city website, the Historical Commission calendar for February is blank and there is no indication on their web page that they are meeting in a joint meeting on February 6. If residents only check the Historical Commission's page, they will not be aware of this week's meeting.

Again, is this a Planning Commission meeting that is just including a Historical Commission action?

Best,

Maria



questions to be answered prior to the meeting

From baerjc@earthlink.net <baerjc@earthlink.net>

Date Fri 1/31/2025 11:00 AM

To Sean Gallegos <sgallegos@losaltosca.gov>; Public Comment - HC <HCpubliccomment@losaltosca.gov>;
Public Comment - PC <PCpubliccomment@losaltosca.gov>

Sean and Historical/Planning Commissioners-

I cannot comment on the proposed plans until I have further information. My questions are below and I would appreciate responses prior to the scheduled meeting so I can provide relevant written comments as well as at the meeting. Please lmk when those responses have been posted to the City website.

1. The document discusses the number of tree sites that are lost from the orchard but does not discuss the actual gross square footage being lost. Please provide that number
2. If the purpose is to integrate the patio with the orchard, why are western redbud trees being planted instead of apricot trees at perimeter of the patio?
3. Who was the primary author of the HRE document produced by Treanor HL, who else on their staff provided input on this project meeting SOI standards
4. What are the qualifications of the HRE authors to undertake an HRE and are those qualifications consistent with SOI requirements.
5. What other historic evaluations have the HRE authors done in the past 5 years, which if any have been of historic landscapes (versus buildings)
6. This project is significantly large in size and scope than originally planned. it was scoped out at 650 ft sq in June 2023, approved by Council at 5K ft sq in November 2023. It is currently over 8K ft sq. Why is this not going before Council for final approval given the significant change in size, location, and visual impact on the historic orchard and Civic Center property.
7. There is no view of the project (and the orchard) from San Antonio Road or from other vantage points-such as entrance to City Hall, near LACY etc. The City requires applicants to provide street level renderings for a submission to understand the impact of a proposed building/addition on the landmark orchard. Both commissions as well as the public should be provided those prior to the meeting.
8. Has/will the LACY project remove any square footage from the orchard or reduce the number of tree sites. If so please provide details. Please provide the LACY site plan prior to construction as well as the final approved design.



Joint meeting February 6 Item #2: Design Consideration

From Maria Bautista <maria@specker.com>

Date Thu 2/6/2025 12:47 AM

To Public Comment <publiccomment@losaltosca.gov>; Public Comment - HC <HCpubliccomment@losaltosca.gov>; Public Comment - PC <PCpubliccomment@losaltosca.gov>; City Council <council@losaltosca.gov>

The design-related analysis of the Library Patio Project focuses primarily on the patio's relationship to the Historic Landmark Orchard, but fails to provide relevant consideration of the era-defining the Los Altos Civic Center buildings and their unique campus setting.

The Civic Center, with buildings built in succession from 1960, was designed by architect Ernst J Kump (1911-1999) who is renown for Foothill College in Los Altos Hills, and credited with establishing a paradigm for community colleges throughout the world

Kump's notion of campus went on to influence the corporate headquarters throughout what became Silicon Valley. The Civic Center campus with a focus on a direct connection to the outdoors and a sense of adventure evolved to be what is found today just down the road at the likes of Google where open space and pathways are still prized. The Civic Center is an early example of a municipal park in what was then a burgeoning suburban setting. The Civic Center is a rare example of the transition from farmland to corporate campus.

With origins in the Mission Revival style made famous in California by architect Clifford May, the Los Altos Civic Center has a derivative low, Ranch aesthetic with its deep eaves and floor to ceiling windows. With a shape that speaks to both an agrarian past and a period of national expansion in the 1950s and 60s, the Civic Center buildings are a combination of a rambling rancher and a monitor barn characterized by board and batten siding and, originally, cedar shake roofs. The Civic Center is quintessential 20th century California architecture. It's style is characterized by relaxed, informal indoor-outdoor qualities where the outdoors comes inside with ample gardens to assist with a seamless transition. This seamless transition is never broken as

expansive windows allow for unobstructed site lines out to the natural landscape case, an expansive orchard. Lucky us!

Agenda Item 2.

Thank you for your mindful consideration of our unique place.

Best,

Maria Bautista

Jane M. Packard, PhD

orchard@losaltoshistory.org |

MEMORANDUM

February 6, 2025

TO: Esteemed members of the Historical Commission
City of Los Altos

Sean Gallegos
Staff Liaison to Historical Commission

FROM: Jane M. Packard, PhD
Volunteer Chair, Orchard Commons Committee, Los Altos History Museum

RE: Public Hearing- Agenda item H24-0003 and DR24-0002

The purpose of this comment is to provide additional information relevant to the Historical Alteration Permit and Design Review for a new library courtyard, based on my personal perspective. The Los Altos History Museum is responsible for maintenance services in the Civic Center Apricot Orchard, under contract from the City of Los Altos (July 2023-June 2026). The information provided below addresses the historical integrity of this landmark as related to (a) the orchard irrigation system, (b) protection of one row of tree replacement sites, and (c) alteration of the spatial character linking the eastern and western portions of the orchard. In the narrative, references will be made to the specific pages (L-1.0 through L-7.1) and content of the document titled "Los Altos Library Courtyard" (project plans).

Orchard Irrigation System

The existing orchard irrigation system is an integral component of historical integrity of the orchard, as it is necessary to maintain the grid spacing and the health of the apricot trees in that grid. The orchard irrigation system is not marked on the basemap on page L-1.0 of the project plans. The following options would address this oversight.

OPTION A. Add to the basemap (L-1.0, L-5.0) the existing irrigation lines for three rows of trees north of the library walkway and 3 trees west of the library entrance. Three irrigation boxes with flush valves mark the ends of these lines. Also add the irrigation line and boxes that serve the trees 4,5,6 as designated on L-1.1.

OPTION B. Add an item to the list of “Preservation & Protection” on L-1.0, with wording such as: “UNDERGROUND ORCHARD IRRIGATION LINE- PROTECT IN PLACE”.

OPTION C. Add a note on L-1.0 to protect the three apricot trees at the NW corner of the project (designated as 4,5,6 on L-1.1)

OPTION D. Add a note on L-1.0 to protect the two irrigation structures and white posts at the north edge of the access road that crosses the walkway between the Library and City Hall.

OPTION E. Add an item to the list of “Preservation & Protection” on L-1.0 with wording such as “ABOVE GROUND HISTORIC IRRIGATION STRUCTURE- PROTECT IN PLACE OR COORDINATE WITH MUSEUM REPRESENTATIVE”

OPTION F. Add a note on L-1.0 to protect the backflow structure and orchard irrigation boxes drawn northeast of the water meter on the walkway between the Library and City Hall, with wording such as “ORCHARD IRRIGATION- PROTECT IN PLACE”

Justification: Disruption of the irrigation line closest to the library walkway will disrupt the flow of water to the other rows of trees in that section of the orchard. The irrigation box at the end of the line will need to be moved as indicated. This should be done in coordination with a representative of the Los Altos History Museum. If accidental damage occurs to the line during the construction process, the contractor should be liable even if the damage occurs outside the planned construction fence as drawn on L-1.0. During construction, the fence may be moved to accommodate heavy equipment on an ad-hoc basis. If the orchard irrigation system is not clearly marked on the basemap, workers will have no reference regarding their flexibility in moving the fence. This comment is based on experiences during the construction project at the Los Altos Youth Center. With regard to OPTIONS D and E, the irrigation structure is “historic material” that documents how the orchard was irrigated during the previous decade. Although this historic material is omitted from the CEQA analysis, let it be entered into the Public Record. This would comply with Standard #2 (see Standards Compliance Review). With regard to OPTION F, the irrigation system for the orchard rows along San Antonio is controlled by nodes in the designated irrigation boxes. Accidental damage to that irrigation system would jeopardize the health of trees in the western section of the orchard.

Protection for One Row of Tree Replacement Sites

The historical integrity of the orchard is defined by the rows of trees planted in a grid pattern (see Staff Report pg 7, paragraph 1). One of the rows is not marked on the basemap of L-1.0. Although only one tree is still living in this row, there are 16 locations for replacement of trees that were living in 2022 (see Figure 22 in Standards Compliance Review). Since August 2023, those locations have been marked by stakes and the corresponding irrigation valves have been marked by orange flags. Apparently, these tree replacement sites were overlooked in the field reports that are the basis for the documents summarized in the Staff Report and preparation of

the basemap L-1.1. The tree sites marked on L-1.1 in the inset east of the landmark boundary are inaccurate. There are 6 existing trees in each of the northern two rows and 5 tree replacement sites should be added to the southern row with the one existing tree.

OPTION G. Add symbols representing 16 protected tree replacement sites in the orchard row along the library walkway on L-1.1, L-2.0, L2.1, L-2.2, L-4.0, L-5.0.

OPTION H. Correct the inaccuracies in the tree sites east of the landmark boundary.

OPTION I. Add lines to the tree table on L-1.1 describing the 11 tree replacement sites inside the orchard boundary as well as the 5 tree replacement sites on the row extending east of the boundary toward the museum, in order to clarify that the status is protected for the entire 3 rows of trees and tree replacement sites.

Justification: As the Staff Report states, standard agricultural practice has been replacement of trees that died within the grid pattern. Just because a tree is not currently growing in a site on the grid, does not mean the site is outside the spatial configuration that provides the historical integrity of the orchard. Damage to the soil at the 16 tree replacement sites could preclude successful growth at those sites when the replacement trees are replanted. Damage might be direct or indirect related to the specified schedule of washing to reduce air contamination due to particulate matter. The Staff Report confirms that the patio will remove 7 tree replacement sites from the grid and presents a convincing argument that it is not the number of tree sites, rather the spatial configuration of the grid that defines the historical integrity. However, the Staff Report overlooks whether failure to protect an entire row of trees within the grid would affect the historical integrity. This particular row is impactful because it lines the walkway to the Smith House, which is registered as a California Point of Historical Interest with the orchard as providing context. Without explicit detailing of the need for protection of the trees along the entire three rows north of the Library, there will be no information for the contractor that would preclude use of the land as a staging area. This would apply to both the land inside the landmark boundary and to the east of the landmark boundary where there are existing trees (between the Youth Center and the Library walkway). The contractor should be liable for damage to the soil as well as the trees and irrigation lines along the entire three rows of the tree grid. Standard #6 states that "Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence." There is sufficient pictorial evidence for 3 rows of trees in this location in the HRI#15 (Figure 8), Standards Compliance Review (Figures 2, 14, 15), and Staff Report (Figures 1, 3).

Spatial Character: East/West Link

The concrete footprint of the patio entrance extends into the access road that connects the eastern and western portions of the orchard. This access road is essential for routine orchard maintenance so it is good that the specifications are for vehicular concrete. The construction fence extends into the area that was previously planted with rows of trees between the City Hall

enclosed patio and the Library. This use of space as a construction staging area alters the fundamental feature of the orchard previously consisting of a continuous grid of trees connecting the eastern and western portions of the orchard.

OPTION J. Mitigation for loss of tree sites on the orchard grid could be offset by providing resources to rehabilitate tree sites that were formerly on the grid and are now empty in this section connecting the eastern and western portions of the tree grid.

Justification: Standard #2 states in part “alteration of features and spaces that characterize a property shall be avoided”. Connection of the eastern and western portions of the orchard grid is a feature that characterizes the historical integrity of this property. This land between the City Hall enclosed patio and the library has not been rehabilitated due to the impacts of previous use as a construction staging area. It is a reasonable location for a staging area at the present time. However, after completion of the construction it will remain empty and detract from the historic character of the property unless rehabilitated. Considering that the construction will impact the number of trees on the grid and the connectivity between the eastern and western portions of the grid, the substantial cumulative impacts could be offset by arranging for mitigation to rehabilitate the tree grid in this section. For the record, there is sufficient pictorial evidence for rows of trees in this location in the HRI#15 (Figures 3, 4, 5, 7), Standards Compliance Review (Figures 2, 14, 15), and Staff Report (Figures 1, 2, 3).



Outlook

Joint Meeting February 6 Item #2: Qualification

From Maria Bautista <maria@specker.com>

Date Thu 2/6/2025 7:45 AM

To Sean Gallegos <sgallegos@losaltosca.gov>; Public Comment - PC <PCpubliccomment@losaltosca.gov>; Public Comment - HC <HCpubliccomment@losaltosca.gov>

Hi Sean,

Please qualify TreanorHL. The report for tonight's meeting contains no information about TreanorHL. With the nature of their analysis and their recent filing of a DPR Primary Record, there is an expectation of qualification in historic preservation.

Public facing, TreanorHL does not have an active website.

Thank you,

Maria Bautista



Re: Joint meeting February 6 Item #2: Design Consideration

From Maria Bautista <maria@specker.com>

Date Thu 2/6/2025 8:57 AM

To Public Comment <publiccomment@losaltosca.gov>; Public Comment - HC <HCpubliccomment@losaltosca.gov>; Public Comment - PC <PCpubliccomment@losaltosca.gov>; City Council <council@losaltosca.gov>

To ensure no misunderstanding of the letter below: I am suggesting the enclosed Library Patio Project negatively impacts the integrity not only of the orchard, but the entirety of the Los Altos Civic Center campus. Please do not approve Design Review Permit.

On Thu, Feb 6, 2025 at 12:46 AM Maria Bautista <maria@specker.com> wrote:

The design-related analysis of the Library Patio Project focuses primarily on the patio's relationship to the Historic Landmark Orchard, but fails to provide relevant consideration of the era-defining the Los Altos Civic Center buildings and their unique campus setting.

The Civic Center, with buildings built in succession from 1960, was designed by architect Ernst J Kump (1911-1999) who is renown for Foothill College in Los Altos Hills, and credited with establishing a paradigm for community colleges throughout the world

Kump's notion of campus went on to influence the corporate headquarters throughout what became Silicon Valley. The Civic Center campus with a focus on a direct connection to the outdoors and a sense of adventure evolved to be what is found today just down the road at the likes of Google where open space and pathways are still prized. The Civic Center is an early example of a municipal park in what was then a burgeoning suburban setting. The Civic Center is a rare example of the transition from farmland to corporate campus.

With origins in the Mission Revival style made famous in California by architect Clifford May, the Los Altos Civic Center has a derivative low, Ranch aesthetic with its deep eaves and floor to ceiling windows. With a shape that speaks to both an agrarian past and a period of national expansion in the 1950s and 60s, the Civic Center buildings are a combination of a rambling rancher and a monitor barn characterized by board and batten siding and, originally, cedar shake roofs. The Civic

Center is quintessential 20th century California architecture. It's style is characterized by relaxed, informal indoor-outdoor qualities where the outdoors comes inside with ample gardens to assist with a seamless transition. This seamless transition is never broken as expansive windows allow for unobstructed site lines out to the natural landscape, in the case, an expansive orchard. Lucky us!

Thank you for your mindful consideration of our unique place.

Best,

Maria Bautista



Joint Meeting February 6 Item #2: Design Review Findings

From Maria Bautista <maria@specker.com>

Date Thu 2/6/2025 10:10 AM

To Sean Gallegos <sgallegos@losaltosca.gov>; Public Comment - PC <PCpubliccomment@losaltosca.gov>; Public Comment - HC <HCpubliccomment@losaltosca.gov>; Public Comment <publiccomment@losaltosca.gov>

Please consider the following comments with respect to the Design Review Findings in EXHIBIT A Page 2 (p25)

A.

The General Plan explicitly acknowledges the interconnectedness of various General Plan elements. Elements of **Land Use, Historic Resource and Open Space, Conservation and Community Facilities** must be reconciled. Emphasis on PCF zoning for governmental use is not a complete land use consideration.

B.

There is no analysis of the “other structures in the immediate area” in order to determine an appropriate relationship. Historical preservation and architectural awareness of the unique character of the Civic Center would arguably require that nothing be attached to or immediately adjacent to any of the Civic Center buildings.

C.

The application report offers no renderings of long distance perspective showing site lines from all four compass directions in order to enable an assessment of how building mass and scale impact the setting of and human activity in the Civic Center.

D.

Immense glass and metal elements in an acknowledged agrarian setting is not harmonious. Equally important is a consideration of the durability and maintenance of fully exposed, frameless glass.

E.

How is landscaping proposed within a designated Historic Landmark orchard? How was plant selection determined to be appropriate? There is no analysis of the impact to the orchard of grading changes.

F.

Signage, if any, in a prominent public location, should be required to meet a higher standard than a regulation review.

G.

The application specifically calls out that there is no mechanical equipment in the scope of this project.

H.

Findings should clarify that the service, trash and utility areas are not located in the proposed project area.

I.

The project as presented cannot be deemed CEQA exempt.

Note:

The application report erroneously states that the orchard is “one of the last orchards in Los Altos.” It is THE last orchard in Los Altos.



FW: [External Sender]Planning/Historical Commission Joint Session Feb 6, 2025

-----Original Message-----

From: Freddie Wheeler <freddie.wheeler@lalendow.org>

Sent: Monday, February 3, 2025 11:54 AM

To: Public Comment <publiccomment@losaltosca.gov>

Subject: [External Sender]Planning/Historical Commission Joint Session Feb 6, 2025

Dear Commissioners,

I believe there may be some unfortunate confusion regarding the square footage of the Main Library Courtyard project that is causing members of our community concern. I am writing to try to clear up this confusion so that the project can truly be considered on its merits which are abundant.

The total square footage of 8,265 sq. ft. includes ALL of the concrete pathways throughout the Civic Center.

Here is the breakdown of the square footage for this project:

Courtyard Permeable Pavers	- 3,575 sq. ft.
Renovated concrete paths	- 2,308 sq. ft.
Civic Center improvements	- 339 sq. ft.
Enclosed storage	- 168 sq. ft.
Access and storage (existing)	- 363 sq. ft.
Emergency Exit concrete	- 70 sq. ft.
Walls	- 507 sq. ft.
Planting Area	- 835 sq. ft.

This project is designed to enhance the Apricot Orchard and provide a space for library patrons and the general public to enjoy it and learn about it. The Main Library Courtyard is a positive development for both the library and the orchard.

The Los Altos Library Endowment has guaranteed to fund 100% of the costs of this Library Courtyard project. A very generous donation by the Chou family to the Los Altos Library Endowment will be used as part of the funding for the project.

Thank you for your consideration.

Respectfully,

Freddie Wheeler
President
Los Altos Library Endowment



FW: PUBLIC COMMENT: JOINT COMMISSION PUBLIC HEARING Feb 6, 2025, Item #2

From: nancerz@aol.com <nancerz@aol.com>

Sent: Wednesday, February 5, 2025 11:12 AM

To: Public Comment <publiccomment@losaltosca.gov>

Subject: PUBLIC COMMENT: JOINT COMMISSION PUBLIC HEARING Feb 6, 2025, Item #2

I am writing to object to the project creep for the library patio into the Heritage Orchard. It was a small patio before when it was first proposed and now it has increased in size. The heritage orchard is important to people who live in the community as a historical reminder to current and future residents about the land and agricultural history. It seems like you are encroaching bit by bit to diminish this valuable asset. This asset belongs to the people and it's a registered historic landmark w/ the state of CA. Please return the project to it's original size to save some of the 22 trees that you are considering for removal.

Nancy and Don Phillips

Melissa Thurman

From: Robert Specker <robert.specker@gmail.com>
Sent: Wednesday, February 5, 2025 5:23 PM
To: Public Comment
Subject: Public Comment: Joint Commission Public Hearing, February 6, 2025, Item #2

Dear Council and Commissions—

The design looks like it's for holding solar panels in a parking lot. Further, the idea computer screens in the garden is sad.

This is particularly true because we have equivalent facilities at the new community center mere yards away.

Also consider the intrusion on the “quad” itself; the quad is a highlight of the ranch architecture of the entire original site plan. Why destroy those axis lines (visual, physical, communicative) for this (more screens)?

At a minimum, please delay this project pending a full public process.

Best regards,

Robert Specker



Library Project

From Lion, Paul 'Chip' L. III <PLion@mofo.com>

Date Thu 2/6/2025 11:35 AM

To comment@losaltosca.gov <comment@losaltosca.gov>; Public Comment - HC <HCpubliccomment@losaltosca.gov>; Public Comment - PC <PCpubliccomment@losaltosca.gov>; City Council <council@losaltosca.gov>

Cc Decker, Mari E. <MDecker@mofo.com>

I'm writing to you on behalf of myself, Chip Lion, and the unincorporated association, Preservation Action League of Los Altos (PALLA) regarding the Library Courtyard project's request for a Historic Alteration permit, Design Review approval and a Categorical Exemption that will be considered at the upcoming joint Planning Commission and Historical Commission hearing.

Apologies in advance for my ignorance of the process but I have several questions and am not sure where I can find the answers.

1. Why would the LA City Council choose not to review a project that will change the architectural integrity of the Civic Center and the context of the historic orchard?
2. There appear to be five independent projects underway in the Civic Center with no general vision or plan, no EIRs and all deemed CEQA exempt. How can that be?
3. How does the CEQA Analysis claim our historical orchard is not agricultural? Hasn't it been in production since 1901?
4. Why isn't anyone looking at the cumulative impact of the projects impacting the orchard? Or is this being done surreptitiously in attempt to circumvent not only CEQA compliance but to avoid a real and honest discussion about the orchard?
5. The design plan appears to take a much larger footprint from our Orchard than was represented to me personally last year? Has the Planning Commission and Historical Commission looked at alternative space that is less intrusive to the orchards (like the fountain in the front (that usually is not working)?
6. The \$5 million renovation of LACY has resulted in removal of rows of orchard trees without a Historical Alteration Permit. How can "death by a thousand cuts" not be a factor in any decision with respect to the Orchard?
7. Every action taken these past 18 months resulting in the removal and loss of our historical orchard has been claimed CEQA exempt. Taking it to its logical conclusion, is there any circumstance where the loss of our historical orchard is NOT CEQA exempt?

Respectfully submitted

In my personal capacity and on behalf of PALLA

PAUL 'CHIP' L. LION III

Partner | Morrison & Foerster LLP

755 Page Mill Road | Palo Alto, CA 94304-1018

P: +1 (650) 813-5615 / C: +1 (650) 283-6828

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Fwd: Joint Commission Meeting February 6, 2025

From Maria Bautista <maria@specker.com>

Date Wed 2/5/2025 12:53 PM

To Public Comment - PC <PCpubliccomment@losaltosca.gov>; Public Comment - HC
<HCpubliccomment@losaltosca.gov>; Public Comment <publiccomment@losaltosca.gov>

----- Forwarded message -----

From: **Maria Bautista** <maria@specker.com>

Date: Fri, Jan 31, 2025 at 1:05 PM

Subject: Joint Commission Meeting February 6, 2025

To: Sean Gallegos <sgallegos@losaltosca.gov>, Gabriel Engeland <gengeland@losaltosca.gov>, <council@losaltosca.gov>

Hi Sean,

Please clarify:

The agenda for Thursday night's meeting is titled Joint Planning Commission/Historical Commission Meeting, but the business of the meeting reads like a Planning Commission meeting.

The agenda begins with the Planning Commission Minutes and concludes with Planning Commission Work Plan. The Historical Commission has no business on those items.

When they "establish quorum," who counts? Planning Commissioners? Historical Commissioners? Or joint commissioners?

The Historical Commission and the Planning Commission are resolving two separate and distinct questions; there are two items in one agenda item #2.

Will members of the public then be granted time to speak on each and both the Historical Alteration Permit and the Design Review?

Who is chairs the meeting?

Will City Council Liaisons to the Historical Commission and Planning Commission be in attendance?

Best,

Maria



Public Comment PC/HC 2/6/25 meeting Agenda item #2

From Alice Mansell <alice@mansell.com>

Date Thu 2/6/2025 1:31 PM

To Public Comment - HC <HCpubliccomment@losaltosca.gov>; Public Comment - PC <PCpubliccomment@losaltosca.gov>

The Big Picture on the Library Courtyard

For the joint commissions' agenda item to discuss and decide a request by an architect hired by Los Altos Library Endowment and/or City Hall for a building permit on public lands

How did the City of Los Altos get to this evening when a private citizen can request a building permit for a project on public lands? How can it be only today that the first public historic review is done for any project impacting our historic orchard since 2011? This is a saga of long years of closed door "interesting" land use decisions at City Hall.

The City's Planning Administrator told me in mid-June 2024 his "expert" opinion that more than one new over 5' tall fence for the LAYC remodeling work encroaching into the orchard which started by May 2024 is "flat work." His opinion to permit that construction with no public review was then allowed thanks to the 1984 US Supreme Court's *Chevron* decision giving him for his entire professional life and all other City Hall employees and their paid hired-gun "experts" 100% discretion to interpret any laws which they could unilaterally declare to be "vague." Therefore, saying "2+2=5" was legally fine in that Orwellian scheme. A scheme which allowed government employees, their paid experts, and political bosses' biases to flourish for 40 years. A cozy bureaucratic system of plopping down ever thicker piles of paid "expert" reports which all say, "The Public Must Trust Us the Experts!" with no fear by any USA city hall - with the immense power of the taxpayers' purse - of losing any legal or evidentiary battle in any court of law or grand jury by anyone who objects to their "expert" opinions or decisions. He also told me the new construction plans to remodel LAYC and its nearby orchard lands were all "copyrighted" and thus neither I nor anyone else in the public including any City commissioners had any legal right to see those plans. I put on my attorney-at-law hat and got copies of the plans the next month after filing a Public Records request.

But, one week later in late-June 2024 the *Chevron* case was overturned by the *Loper Bright* decision ending our courts' 40 years of automatic court deference for any government-deemed experts' opinions. For example in the old days, City Hall by finagling a project's square footage calculation could have zero public review of the now under construction LAYC's gutting and expansion plans to create new private staff offices which have caused the removal of more than a dozen apricot trees and tree sites, and will impact even more trees sites by paving over many tree root areas. The same lack of any public notice or review for the new concrete bunker housing an EOC generator and fuel tank with a drainfield plopped down next to the Hillview grass sports field. There was also zero meaningful public input for a Civic Center zoning change giving the latest City Manager more discretionary control of all Civic Center lands to be able to do the LACY and EOC projects with zero public input.

For example, to avoid a CEQA and thus also a historic public review of the EOC generator project, City Hall planning or management staffer and self-declared "tree expert" declared a wind damage "emergency" to remove with no public notice 2 heritage oak trees already noted on the City's real professional tree expert's report years beforehand stating some routine oak tree care needed be done but never was done. Guess who wanted those trees dead and gone by when? Due to the City's past gross negligence of care of those old oaks, our leaders at City Hall removed them quietly from the City's historic resources inventory, enacted a 2024 change in the City tree ordinance, and staff removed those oaks by "emergency" and did not replace them, despite their being on a then publically-undisclosed set of EOC generator building plans. The old oak trees were miraculously removed just in time for staff to pencil-whip a CEQA exemption stating "no trees" need be removed for that project. Thus, City "experts" avoided any risk of a public planning, CEQA, or historical review for the \$800k EOC project. An "expert" tap dance of paper shuffling behind closed doors to avoid a CEQA/Historical and land use change public review process. Hilarious to compare the wind emergency date with the draft and final EOC plans' dates. At least the permitted plans memorialize the oaks' exact locations and trunk circumferences.

This #2 agenda item's packet is a case study in the *Chevron* decision's "Trust the Experts" 40 year long mantra for which City Hall's paid staff was educated for and worked under which requires the public and our Planning and Historical Commissioners to turn off our brains and not use our eyes to see that City Hall "experts" have been destroying our orchard one tree at a time for decades and in the last 2 years at an alarming escalating pace. To be mere rubber stamps and do as the one-sided paid "experts" tell us to do.

About half of our Civic Center's historic orchard has been lost just in the last 7 years. Tonight, we will likely see Asche and Milgram human subject experiments which proved 50+ years ago at Yale and Swarthmore that 60%+ of all people will go along with ****any**** self-proclaimed "expert" opinions or peer pressure ideas even if based on complete nonsense facts like insisting the LALE courtyard only needs 3 trees removed while the paid "experts" ignore the fact the City deliberately allowed the loss since October 2023 and the impact on way more than the dozen tree sites mentioned in the expert's report for the LALE plans while ignoring the legal requirement for the City's hired gun historian "experts" and all you commissioners to review the cumulative impacts of all the Historic Resource losses in each new project request by taking into account in your deliberations tonight the impacts of all past trees and tree sites removals projects. 2+2 does not equal 5 anymore thanks to *Loper Bright*.

For starters, in just the past 2 years the City has allowed by neglect or closed-door pocket-plans at least a third of the orchard to be destroyed or lands set-aside for future undisclosed plans with no historic review of any kind until tonight and then only asking you to think about 3 trees removed and maybe a dozen more impacted. Just another bunch of drops in the bucket of orchard trees and tree sites lost just since 2018.

Does anyone have a map showing and counting ***all*** the orchard trees and tree sites lost just in the past 10 or so years during which the City staff built its fenced private patio and the public bricked pad and picnic table with a new ornamental flower border, allowed the Friends of the Library to put "temporary" storage sheds on top of orchard roots and planting sites, and cleared away ever more trees, tree sites and roots for more underground utilities and new handicapped parking spaces in LAYC and EOC contract "add-ons" to their construction plans together now costing about \$7M with no public land use changes nor designs having any public review at any time. A curious map omission in your agenda packet!

How many City Planning; Historic; Parks, Rec, Arts & Culture; and Library commissioners or Local History Museum and Friends of the Library board members have walked the entire orchard historic resource to see all the ongoing construction work done and notice all the other recent land use changes? Or had adequate time to read tonight's agenda packet of "expert" paperwork?

I urge the PC and HC commissioners to reject the library courtyard project's permit request until each one of you has had at least inspected the entire historic orchard resource. Please include a visit to the Police Department's backyard orchard cleared of all trees in 2024 before 9am the morning after an appeal was denied by City Council by appellants trying to stop that tree removal with no replacement tree plan and asking for an Historic Commission review of the City and orchard contractor Museum's desire to remove forever those orchard trees to make room for a "future" police department expansion and more utility lines and decline to deal with a local endemic pathogens nor provide any irrigation. City Hall ordered the use of quiet electric chain saws right after City Council denied the appeal. Funny, that super special break-of-dawn tree removal work order prevented any court injunction paperwork to be filed at a court of law but not other County and State legal and administrative appeal procedures which are ongoing.

Let's start at Step 1 tonight with public input on the new "expert" reports agendized at a future Historic Commission where we can have the first meaningful "battle of experts" from both the paid City and LALE ones to those from the public with reasonable time to get their expert reports and public comments. Step 2 if this courtyard project continues can be for public input at the Library Commission. Then, Step 3 at the Planning Commission.



51 South San Antonio Road
Los Altos, California 94022
www.LosAltosHistory.org
650.948.9427

Los Altos History Museum gathers and presents compelling stories and artifacts that bridge the past and the present by fostering the creative energy of staff and volunteers to challenge established narratives and produce engaging educational programs and exhibits for the community.

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- Barbara Klein**, Bookkeeper
- Faustino Carrillo**, Gardener

Los Altos History Museum’s legal name is the Association of the Los Altos Historical Museum; tax i.d. number 94-2542813. We are a 501(c)(3) organization and your gifts are tax deductible.

February 6, 2025

City of Los Altos Historical and Planning Commissions
1 N. San Antonio Rd.
Los Altos, CA 94022

Dear Commissioners:

I am writing with regards to Item 2, “Request for a Historical Alteration Permit and Design Review for a new library courtyard,” on the agenda for the joint meeting of the Historical Commission and Planning Commission on Thursday, February 6.

The Los Altos History Museum supports the library’s efforts to enhance its outdoor space and recognizes the potential benefits of a new courtyard for the Civic Center community.

The Museum is also the steward of the Los Altos Heritage Orchard under contract with the City (July 2023–June 2026). To that end, I urge you to seriously consider:

1. Preserving the irrigation system as a key part of the orchard’s historical grid.
2. Protecting a row of tree replacement sites along the walkway to the Smith House.
3. Mitigating spatial changes to maintain continuity of the grid between the orchard’s eastern and western sections.

You may refer to Public Comment 26 submitted by Jane M. Packard, PhD, for further details on these three points.

This project and preservation of the historical integrity of the orchard can coexist with thoughtful planning. I appreciate your efforts to balance community improvement with historical stewardship.

Sincerely,

A handwritten signature in black ink that reads "Anna M. Toledano".

Anna Toledano, PhD
Executive Director



6th and final PUBLIC COMMENT Planning/Historic Commission meeting ITEM #3 FEBRUARY 6, 2025

From Pat Marriott <patmarriott@sbcglobal.net>

Date Thu 2/6/2025 3:24 PM

To City Council <council@losaltosca.gov>

Cc Public Comment - PC <PCpubliccomment@losaltosca.gov>; Public Comment - HC
<HCpubliccomment@losaltosca.gov>

Council and Commissioners:

One more -- because I am discovering that people I know are afraid to provide public comments because they worry about (1) shattering friendships if they take sides and (2) reactions from city officials.

I also have to respond to the library PR: The Crier reported, '*City officials project an unobtrusive "human-scale building mass," by including an 11.2-foot-tall pergola, along with low seating and fencing. The city also notes "generous setbacks" and minimal impacts on a neighboring Heritage apricot orchard.*'

I spent most of my career in marketing, so I recognize hype when I see it. A "patio" 4 times the size of my house with an 11.5 ft tall structure on it is hardly "unobtrusive."

And why a media center on a patio that's supposed to connect people/children with nature. Parents are trying to get their kids away from screens and get them outdoors!

Thanks again for listening,
Pat Marriott

2025 Los Altos Planning Commission Work Plan

Goal	Projects	Anticipated Completion	Priority Source	Status	Assignment	Notes
Housing Element Implementation	Review and provide recommendation to Council on code amendments or other policy documents necessary to implement the 6th Cycle Housing Element (2023-2031)	As needed	Powers and Duties	In Progress	City Staff	
Development Project Review	Provide recommendation or decision on development projects.	As needed	Powers and Duties	In Progress	City Staff	
General Plan Safety Element	Review and provide recommendation to Council on the comprehensive update to the City's Safety Element. State legislation requires that the Safety Element be reviewed and updated as necessary alongside the Housing Element. The City's Housing Element was last adopted in January 2023.	2025	Powers and Duties	In Progress	City Staff and Consultant	
Comprehensive General Plan Update	Review components of the draft General Plan Elements. The City's current General Plan has a horizon from 2002-2020 necessitating a comprehensive update	TBD	Powers and Duties	Process to be started in 2025.	City Staff and Consultant	