PLANNING COMMISSION
REGULAR MEETING
AGENDA

August 6, 2026 - 6:00 PM
Community Meeting Chambers
Los Altos City Hall
1 North San Antonio Road, Los Altos, CA

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

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

https://tinyurl.com/3pdnjvny

Telephone: 1-669-900-9128 / Webinar ID: 827 7851 7950 / Passcode: 242017

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

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

AGENDA

ESTABLISH QUORUM

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

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

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

1. **Planning Commission Meeting Minutes**
   Approval of the DRAFT minutes of the regular meeting of June 18, 2026.

PUBLIC HEARING

2. **D23-0009 and TM23-0002 – Octane First Street, LLC - 349 First Street**
   Request for Design Review to construct a six-story, multifamily residential development with 19 units pursuant to the Housing Accountability Act's Builder's Remedy and Vesting Tentative Map to create 19 residential condominium units and associated common areas. The project site is located at the northeast corner of First Street and Whitney Street. The project is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code section 21080.66.

3. **D25-0005 and TM25-0002 – Jia Li on behalf of Urbanscape Development – 966, 988, and 994 Sherwood Avenue; 987, 994, and 1005 Acacia Avenue**
   Request for Design Review to construct a three-story, 33-unit townhome development utilizing State Density Bonus with one concession and waivers and a Vesting Tentative Map to create thirty-three condominium lots and two common lots. The approximately 1.4-acre project site consists of six non-contiguous lots located between Sherwood Avenue and Acacia Avenue, south of El Camino Real. The project is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code section 21080.66.

COMMISSIONERS' REPORTS

POTENTIAL FUTURE AGENDA ITEMS

ADJOURNMENT

SPECIAL NOTICES TO THE PUBLIC

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

Agendas, Staff Reports and some associated documents for the Planning Commission items may be viewed on the Internet at https://ca-losaltos.civicplus.com/524/Planning-Commission.

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

CITY OF LOS ALTOS
PLANNING COMMISSION MEETING
MINUTES
THURSDAY, JUNE 18, 2026
6:00 p.m.
1 N. San Antonio Road, Los Altos, CA

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

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

ESTABLISH QUORUM: Joe Beninato, Planning Commissioner, was absent. All other commissioners were present at the meeting.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

No public comments were received.

CONSENT CALENDAR

1. **Joint Planning, Complete Streets and Financial Commission Meeting Minutes**
   Approval of the DRAFT minutes of the special joint Planning, Complete Streets and Financial Commission meeting of April 22, 2026.

Maria Bautista provided public comment.

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

DISCUSSION

2. **Comprehensive General Plan Update: Community Visioning and Guiding Principles**
   Review and discuss the Draft Community Vision and Guiding Principles associated with Phase 1 of the Los Altos Comprehensive General Plan Update.

Senior Planner Whitehill and the consultant presented the item.

Commissioners asked staff and the consultant questions.

Chair Ahi opened the public comment period.

Valerie Taglio, Steve Katz, Bruce Beck, Cindy Andrews, Catherine Nunes, Maria Bautista, Nancy Martin, and Richard Simmon provided public comment.

Chair Ahi closed the public comment period.

The Planning Commission discussed the item.

COMMISSIONERS' REPORTS

None.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT – The meeting adjourned at 7:23 p.m.

_____
Stephanie Williams
Development Services Director

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

PLANNING COMMISSION
STAFF REPORT

Meeting Date: August 6, 2026

Subject: 349 First Street –Multi-Family Residential Project

Prepared by: Sean Gallegos, Senior Planner

Initiated by: Emeric J. McDonald on behalf of Octane First Street, LLC, Applicant

Attachments:

1. Draft Resolution – Design Review
2. Draft Resolution – Vesting Tentative Map
3. Project Plans
4. AB130 Statutory Exemption Memorandum

Recommendations

1. Adopt a Resolution approving Design Review (Application No. D23-0009) for construction of a six-story, 19-unit multiple-family residential development pursuant to the Housing Accountability Act's Builder's Remedy at 349 First Street, subject to the recommended findings and conditions of approval; and find the project is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.66 (Attachment 1).

2. Recommend the City Council adopt a Resolution approving a Vesting Tentative Map for condominium purposes (Application No. TM23-0002) for the creation of 19 condominium units at 349 First Street, subject to the recommended findings and conditions of approval; and find the project is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.66 (Attachment 2).

Background

Property Description

The 0.16-acre project site is located at the northeast corner of First Street and Whitney Street and contains a two-story, approximately 3,000-square-foot commercial office building constructed in 1960 and an associated surface parking lot. First Street borders the site to the west, Whitney Street to the south, a public alley to the east, and commercial property to the north. The surrounding area consists of a mix of commercial and multifamily residential uses.

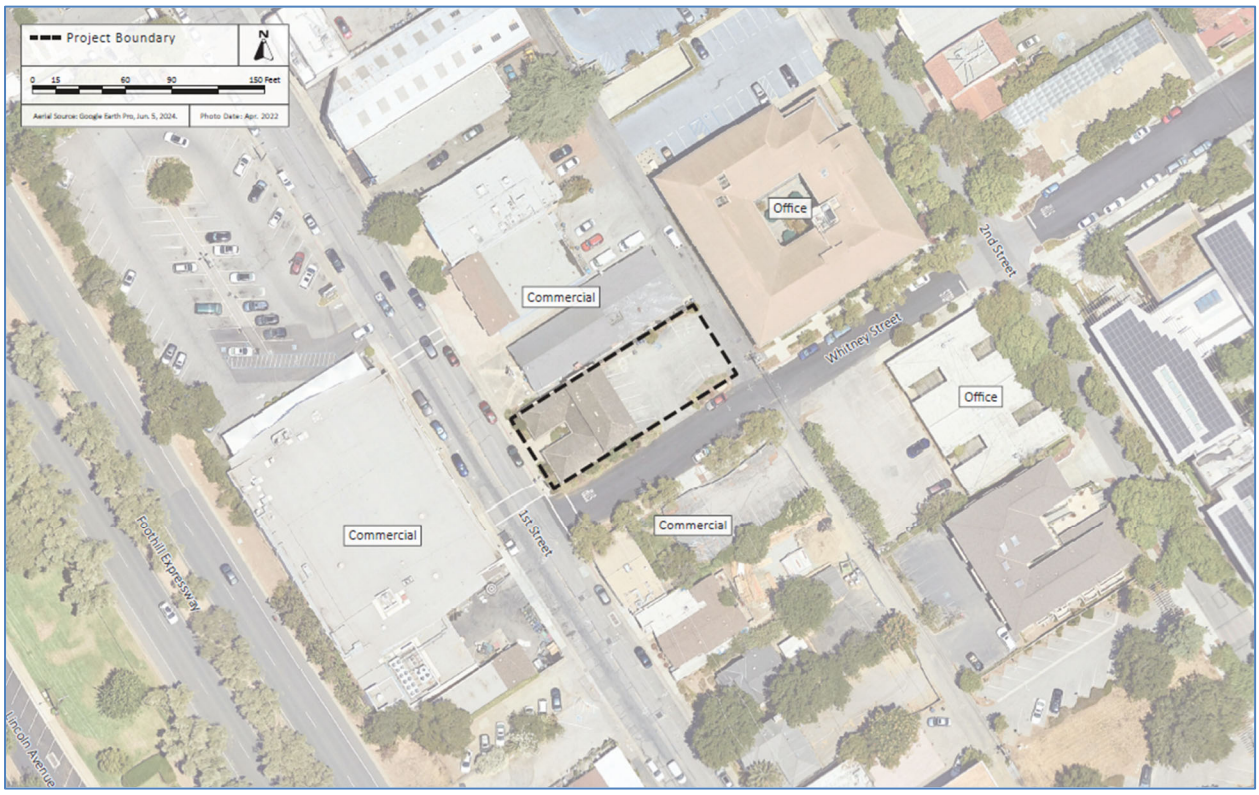


Figure 1: Location Map

Application History

The applicant submitted an SB 330 preliminary application on May 5, 2023, before the California Department of Housing and Community Development (HCD) found the City's Sixth Cycle Housing Element to be in substantial compliance with State Housing Element Law on September 6, 2023. Under the Housing Crisis Act of 2019 (SB 330), submittal of a complete preliminary application establishes the application submittal date for purposes of determining the applicable fees, ordinances, policies, and development standards, provided the applicant submits the required formal development application within 180 days and the project remains substantially consistent with the preliminary application.

The applicant submitted the formal development application on September 5, 2023, within the required 180-day period, thereby preserving the May 5, 2023 preliminary application date for purposes of SB 330 and the Housing Accountability Act (HAA). Because the preliminary

application was submitted before HCD found the City's Housing Element to be in substantial compliance with State Housing Element Law and the project would restrict four of the 19 units (approximately 21 percent of the total units) to lower-income households, the project qualifies as a Builder's Remedy project under the HAA. This is the City's only current Builder's Remedy project.

Project Overview

The project proposes demolition of the existing commercial building and associated surface parking lot for the construction of a 19-unit, six-story residential condominium building. The unit mix consists of four studios, nine two-bedroom units, and six three-bedroom units. The four studios, with one located on each of Floors 2 through 5, would be restricted for sale to low-income households.

The primary pedestrian entrance, residential lobby, and mail area are located on the ground floor of the building and oriented towards First Street. Vehicular access is provided from Whitney Street to the ground-floor garage, which contains eight parking spaces and a vehicle lift connecting to the 15-space basement automated parking system. The ground floor also contains bicycle storage, utility areas, and an enclosed trash and recycling room.

The five upper residential floors contain four units on floors two through five and three units on floor six. An approximately 2,283 square-foot landscaped roof terrace provides a resident amenity space including seating, communal cooking and dining areas, and planters. Rooftop mechanical equipment is screened by parapets and architectural elements. The project includes an interior trash and recycling room and separate waste, recycling, and compost collection systems.

Figure 2: View from 1st Street

The contemporary design incorporates light- and dark-gray fiber-cement panels, wood-looking aluminum siding, smooth stucco, dark-bronze-framed windows, clear-glass balcony railings, metal awnings, and trellis elements. Balconies, window groupings, material changes, and variations in wall plane articulate the elevations.

Ground-level landscaping includes low-water-use planting, planters, accent paving, vines, and five new Chinese Pistache street trees along Whitney Street. Two fruitless olive trees are proposed within the roof-level planters.

Analysis

Housing Accountability Act and Builder's Remedy

The California Legislature adopted the Housing Accountability Act (HAA) to "significantly increase the approval and construction of new housing for all economic segments of California's communities by meaningfully and effectively curbing the capability of local governments to deny, reduce the density for, or render infeasible housing development projects." The "Builder's Remedy" is a provision of the HAA that applies to qualifying housing development projects when the preliminary application is submitted at a time when the City's Housing Element is not in substantial compliance with state Housing Element Law.

When it applies, the City may not disapprove the project, reduce its density, or impose conditions that would render the project infeasible based solely on inconsistency with the General Plan, zoning ordinance, or other local development standards, unless the City can make one of the limited findings authorized by Government Code Section 65589.5(d), including that the project would have a specific, adverse impact on public health or safety that cannot be satisfactorily mitigated or avoided without disapproving the project, reducing its density, or imposing the condition. In practical terms, the Builder's Remedy allows an applicant to seek approval of a housing development project that exceeds or differs from otherwise applicable local standards, provided the project satisfies the HAA affordability requirement by restricting at least 20 percent of the total units to lower-income households or 100 percent of the units, excluding managers' units, to moderate-income households. The City retains authority to process the application, conduct environmental and subdivision review, apply objective health and safety standards, and impose lawful conditions of approval. However, the City generally may not require the applicant to redesign the project to comply with local zoning or development standards that would otherwise apply to the site.

A specific adverse impact on public health or safety must be significant, quantifiable, direct, and unavoidable based on objective written standards in effect when the application was deemed complete. General Plan, zoning, or development-standard inconsistencies do not constitute such an impact by themselves. For this project, inconsistency with the General Plan and zoning does not provide a basis for disapproval because the preliminary application was submitted before the City achieved Housing Element compliance. No other basis for disapproval under section 65589.5(d) has been identified.

As discussed in the Application History section of this report, the project's preliminary application was submitted before HCD found the City's Sixth Cycle Housing Element to be in substantial compliance with State Housing Element Law. Four of the project's 19 units, or approximately 21 percent of the total units, would be restricted to lower-income households, exceeding the applicable 20 percent threshold.

The applicant is relying on the Builder's Remedy for the project's proposed deviations from otherwise applicable General Plan, zoning, or development-standards. The applicant is not requesting a density bonus, incentive, concession, waiver, or parking reduction under State Density Bonus Law. The project site is approximately 0.16 acre, resulting in a proposed density of approximately 117 dwelling units per acre. Neither the Downtown Commercial General Plan

designation or CD/R3 zoning standards in effect on the preliminary application date establish a maximum numerical residential density for the site. Accordingly, the proposed 19 units reflect the applicant's project proposal and Builder's Remedy request, rather than the application of a local maximum density standard or a State Density Bonus Law calculation.

General Plan Consistency

As discussed above, because the project qualifies under the Builder's Remedy, the City may not disapprove the project or require redesign based solely on inconsistencies with otherwise applicable General Plan policies or standards, unless one of the limited findings authorized by Government Code section 65589.5(d) can be made. However, the project is generally consistent with the overall intent of the Downtown Commercial land use designation, which allows residential development and supports additional housing in the Downtown. The project would replace an existing commercial building and surface parking area with 19 residential condominium units, including four units restricted to low-income households. In doing so, the project would contribute toward the City's Regional Housing Needs Allocation and further General Plan and Housing Element policies that encourage a broader range of housing types, increased housing production in infill locations, and the creation of affordable housing opportunities.

Zoning Consistency

The following tables identify zoning and objective design standards with which the project does not comply. The applicant identifies these as Builder's Remedy inconsistencies and states that requiring compliance would render the project infeasible. The tables identify the applicable standards and policy topics and describe the specific way the project differs from them.

Code Section	Standard	Proposal	Requirement
LAMC §14.52.060.A	Front yard	5 feet	10 feet, entirely landscaped, with at least 60 percent softscape
LAMC §14.52.060.C	Rear yard setback	2 feet, 4 inches	10 feet
LAMC §14.52.060.C	Rear yard landscaping	Landscaping is not provided throughout the otherwise required rear yard.	Landscape the entire required 10-foot rear yard, with at least 60 percent softscape.
LAMC §14.52.070	Parking structure landscaping	The parking structure does not provide the otherwise required five-foot landscaped buffer along the Whitney Street frontage and rear alley.	Provide a minimum five-foot landscape buffer with layered planting and screening between the parking structure and the Whitney Street frontage and rear alley.

Code Section	Standard	Proposal	Requirement
LAMC §14.52.100.A	Height	70 feet, 11½ inches to roof sheathing and 84 feet, 11½ inches to parapet	35 feet, as shown on Sheet AP0.00 as the standard in effect when the preliminary application was submitted
LAMC §14.74.080	Residential parking	23 resident parking spaces; no dedicated visitor spaces	Provide 41 parking spaces, consisting of 36 resident spaces and five visitor spaces.
LAMC §14.74.200(3)	Truck loading space size	The rear loading and trash staging area does not provide a conforming truck loading space.	Provide a truck loading space at least 10 feet wide by 25 feet long and demonstrate on-site maneuvering without backing into the alley.

Zoning Code Section	Specific Noncompliance
LAMC §14.52.110(A)(1)(A–B)	Upper stories above 35 feet do not provide the required 10-foot step-backs from the ground-floor façades along First Street and Whitney Street.
LAMC §14.52.110(A)(1)(C)	The uppermost story is not embedded within a sloped roof form.
LAMC §14.52.110(A)(2)(a)	The street-facing façade exceeding 75 feet is not divided into primary bays no wider than 50 feet and secondary bays defined by a recess at least 3 feet deep and 10 feet wide.
LAMC §14.52.110(A)(2)(b)	The ground floor does not provide an entrance at least every 25 feet along the applicable street-facing façade.
LAMC §14.52.110(A)(3)	The street-facing façades do not fully express a distinct base, middle, and top using the prescribed architectural elements.
LAMC §14.52.110(A)(5)(b)	Windows within 10 feet of and oriented toward the interior side setback do not consistently provide angled glazing, a minimum 42-inch sill, or opaque glazing.
LAMC §14.52.110(A)(6)(v)(c)	Parapet segments on the third floor and above exceed 25 feet in length.
LAMC §14.52.110(B)(2)(a–b)	The First Street frontage does not provide the otherwise required forecourt and conforming pedestrian-scaled entrance type.

Zoning Code Section	Specific Noncompliance
LAMC §14.52.110(C)(1)	The visible windows do not include sills with the required projection, outward slope, and drip edge.
LAMC §14.52.110(C)(2)	Vinyl windows are proposed on façades visible from the public right-of-way.
LAMC §14.52.110(D)(2)	Wood-look aluminum siding is proposed as a secondary cladding material.
LAMC §14.52.110(F)(2–3)	Paving adjacent to the sidewalk is not entirely textured, decorative, or permeable, and at least 75 percent of on-site paving is not identified as pervious or permeable.
LAMC §14.52.110(G)	The required front setback does not provide usable ground-level open space at least 7 feet deep for at least 50 percent of the building's frontage.
LAMC §14.52.110(H)(1–2)	The structured parking is neither lined with 30 feet of ground-floor nonresidential use nor located at least 4 feet below the adjacent sidewalk, and visible portions are not fully screened as prescribed.
LAMC §14.66.280(B)(1)	Exposed sidewall surfaces do not fully continue the front-façade material palette, cornices, wall-top projections, details, and moldings.
LAMC §14.66.280(C)(1)	The elevations do not provide a qualifying cornice, projecting eave, scupper, gutter, downspout, or rain-chain system that directs rainwater away from exterior walls.
LAMC §14.66.280(C)(4)(A)	Windows are not recessed at least 3 inches from the outer wall surface.
LAMC §14.66.280(D)(4)(A–C)	The base, body, and parapet are not fully defined with the prescribed materials and parapet-cap treatment.
LAMC §14.66.280(E)	The façade color palette and color proportions do not conform to the maximum four-color palette and prescribed primary, secondary, tertiary, and accent allocations.
LAMC §14.66.280(J)(4)	Vegetation is not installed along all exposed east- and west-facing walls.

Affordable Housing

The project includes four low-income ownership units, which would be constructed concurrently with the market-rate units and made available for sale at the same time as the market-rate units, as conveyed on Sheet AP0.00 of the project plans. To ensure the long-term affordability and proper administration of these units, Condition No. 7 requires the applicant to execute and record an

affordable housing agreement. The agreement will establish the applicable income limits, affordable sales prices, buyer eligibility and occupancy requirements, affordability term, monitoring and reporting obligations, resale restrictions, and other controls necessary to ensure that the units remain available to eligible low-income households consistent with the project approvals and applicable law.

Parking and Transportation

The project provides 23 on-site resident parking spaces, including eight at-grade spaces and 15 spaces within a basement-level automated parking system. The at-grade parking includes one accessible van space. Under the City's otherwise applicable parking requirements, the project would be required to provide 41 residential and guest parking spaces. As discussed above, the applicant is relying on the Builder's Remedy for the proposed parking deviation. The project also includes 12 long-term and two short-term bicycle parking spaces, supporting bicycle access for residents and visitors.

For transportation review, the City requires preparation of a Local Transportation Analysis (LTA) for discretionary projects that would generate 50 or more net new daily vehicle trips. Hexagon Transportation Consultants, Inc. prepared a trip generation analysis for the project and estimated that the proposed residential use would generate 43 net new daily vehicle trips compared with the existing office use on the site. Because the estimated net increase is below the City's 50-trip threshold, the project was not required to prepare a full LTA.

Subdivision

The application includes a Vesting Tentative Map for condominium purposes to subdivide the proposed development into 19 residential condominium units, together with associated common areas and facilities for the development. Although the project qualifies under the Builder's Remedy, the Vesting Tentative Map remains subject to the applicable findings, procedures, and requirements of the Subdivision Map Act and the City's subdivision regulations, except to the extent those requirements would conflict with the HAA or would be applied in a manner that disapproves the project, reduces its density, or renders the housing development project infeasible based on otherwise applicable local standards. The recommended Resolution includes the subdivision findings and conditions of approval necessary to ensure that the final map and related subdivision documents are prepared, completed, and recorded in accordance with the approved project, the Subdivision Map Act, and applicable City requirements.

Environmental Review

On June 30, 2025, Governor Newsom signed Assembly Bill 130 (AB 130), which established a statutory California Environmental Quality Act exemption for qualifying housing development projects. The exemption became effective on June 30, 2025 and is codified in Public Resources Code Section 21080.66.

The City's environmental consultant, David J. Powers & Associates, evaluated the project against the statutory requirements of Public Resources Code Section 21080.66 and concluded that the project qualifies for the AB 130 statutory exemption, subject to the recommended conditions of approval (see Attachment 4). The 0.16-acre project site is an infill site located within the

incorporated City, is previously developed, and is surrounded by existing urban uses. The project is also consistent with the General Plan and zoning as modified through the HAA and Builder's Remedy provisions and is not located in an environmentally sensitive area identified in Public Resources Code Section 21080.66(a)(6). In addition, applicable tribal consultation has been completed, the required environmental site assessments have been prepared, and any required remediation will be completed in accordance with applicable regulatory requirements and project conditions.

Public Notification

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

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

Next Steps

The Planning Commission's decision on the Design Review application is final unless appealed to the City Council. The Planning Commission's recommendation on the Vesting Tentative Map will be forwarded to the City Council for consideration at a separately noticed meeting.

RESOLUTION NO. 2026-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALTOS APPROVING DESIGN REVIEW FOR A SIX-STORY, 19-UNIT MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENT PURSUANT TO THE HOUSING ACCOUNTABILITY ACT'S BUILDER'S REMEDY AT 349 FIRST STREET

WHEREAS, Emeric J. McDonald, on behalf of Octane First Street, LLC (the "Applicant"), submitted an application for Design Review (Application No. D23-0009) to demolish an existing commercial building and construct a six-story, 19-unit multiple-family residential development at 349 First Street; and

WHEREAS, the project consists of five residential floors above a ground-floor parking garage, with additional parking in a basement automated parking system; and

WHEREAS, four studio units located on Floors 2 through 5, constituting approximately 21 percent of the Project's 19 units, will be restricted for sale to lower-income households for the period required by applicable law and the Affordable Housing Agreement; and

WHEREAS, the approximately 0.16-acre project site is located at the northeast corner of First Street and Whitney Street and has a Downtown Commercial General Plan land use designation and a CD/R3 zoning designation; and

WHEREAS, the Applicant submitted a preliminary application pursuant to Government Code section 65941.1 on May 5, 2023, when the City did not have a Sixth Cycle Housing Element in substantial compliance with State Housing Element Law, and submitted the formal development application on September 5, 2023, within 180 days of the preliminary application; and

WHEREAS, the California Department of Housing and Community Development found the City's Sixth Cycle Housing Element in substantial compliance on September 6, 2023, after the Applicant submitted the preliminary application and formal development application; and

WHEREAS, the Housing Accountability Act, Government Code section 65589.5, as applicable to the project, limits a local agency's ability to disapprove qualifying housing development projects or to condition their approval in a manner that renders them infeasible, except upon specified written findings supported by the required evidence; and

WHEREAS, the project reserves at least 20 percent of its units for lower-income households and was submitted while the City's Housing Element was not in substantial compliance; accordingly, the project qualifies for review under the Housing Accountability Act provisions commonly known as the "Builder's Remedy"; and

WHEREAS, the project is inconsistent with certain otherwise applicable General Plan policies, zoning standards, objective design standards, and related requirements; and

WHEREAS, under Government Code section 65589.5, as applicable to the project, those inconsistencies do not constitute a basis to disapprove the project or to impose a condition that renders the project infeasible absent a finding authorized by that statute, and no such basis for disapproval has been identified in the record; and

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

WHEREAS, the Planning Commission held a duly noticed public hearing on August 6, 2026, at which it considered the staff report, approved plans, technical studies, written record, public testimony, and all other evidence presented concerning the project; and

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

WHEREAS, the findings and conclusions made by the Planning Commission in this Resolution are based upon the oral and written evidence presented and the entirety of the administrative record for the Project, which is incorporated herein by this reference, and are not based solely upon the information set forth in this Resolution; and

WHEREAS, approval of the project is statutorily exempt from environmental review under Public Resources Code section 21080.66 as a qualifying housing development project on a 0.16-acre infill site consistent with the applicable land-use requirements, taking into account the Housing Accountability Act's Builder's Remedy provisions. The site is developed, served by utilities, surrounded by urban uses, satisfies the applicable minimum-density requirement, and is not located in an environmentally sensitive area identified in section 21080.66(a)(6). The property is not a historic resource, tribal consultation has been completed, environmental site assessments prepared with any remediation to be completed as required, and the site is more than 500-feet from the nearest freeway.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Los Altos hereby approves the Design Review Application subject to the findings (Exhibit A) and Conditions of Approval (Exhibit B) attached hereto and incorporated by reference.

EXHIBIT A

Findings

Design Review

With regard to the design review for the Project, the Planning Commission finds the following pursuant to section 14.77.070 of the Los Altos Municipal Code (LAMC), as applied in accordance with the Housing Accountability Act:

1. The proposal meets the goals, policies, and objectives of the General Plan and any objective design guidelines or standards and ordinances adopted for the specific district or area, to the extent those provisions may lawfully be applied to the project, because the project replaces an underutilized commercial property with 19 ownership units, including four lower-income units, in a walkable downtown location near services. The project is consistent with several provisions of the Downtown Commercial designation and CD/R3 District. Where the project is inconsistent with otherwise applicable General Plan policies, zoning standards, objective design standards, or ordinances, those inconsistencies are not a lawful basis for disapproval or for a condition that renders the project infeasible under Government Code section 65589.5, as applicable to this Builder's Remedy Project.

2. The proposed structure has been designed to follow the natural contours of the site with minimal grading, minimal impervious cover, and maximum erosion protection because the approximately 0.16-acre infill site is generally flat and previously developed. Final grading, drainage, erosion-control, and stormwater-treatment improvements must comply with the approved civil plans and the objective requirements incorporated into the conditions of approval.

3. Building mass has articulated architectural elements or features that relate to the human scale, both horizontally and vertically. Building elevations have variation and depth and avoid large blank wall surfaces. Residential or mixed-use residential projects incorporate elements that signal habitation, such as identifiable entrances, stairs, porches, bays, and balconies, because the Project includes a defined First Street entrance, balconies, window groupings, changes in plane, metal awnings, material transitions, and vertical architectural elements. Where the project does not incorporate a form, step-back, façade division, or pedestrian-frontage feature otherwise identified by City standards, that inconsistency is not a basis to disapprove the project or impose a condition that renders it infeasible under the Housing Accountability Act.

4. Exterior materials and finishes convey high quality, integrity, permanence, and durability, and materials are used effectively to define building elements such as the base, body, parapets, bays, 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 because the Project uses fiber-cement panels, wood-look metal siding, glazed windows, glass balcony railings, metal awnings, and warm brown and tan tones to distinguish the building base, residential levels, balconies, and upper portions. The required material mockup and final color review will ensure a cohesive exterior appearance.

5. The design and layout of the proposed project will result in well-designed vehicle and pedestrian access, circulation, and parking because the primary pedestrian entrance is oriented toward First Street, vehicular access is provided from Whitney Street, and 23 resident parking spaces are provided in ground-floor and basement garages, including mechanical parking and an accessible van space. The transportation analysis found the Project below the City's local transportation analysis threshold and eligible for the small-project vehicle-miles-traveled screening criterion. Conditions requiring pedestrian warnings, clear sight lines, and final automated parking system review will promote safe operation.

6. The general landscape design ensures visual relief, complements structures, provides an attractive environment, and is consistent with the adopted landscape program to the extent lawfully applicable because the landscape plan provides ground-level planting, roof-terrace landscaping, and streetscape planting that complement the architecture and provide visual relief on the constrained downtown infill site. Where the project differs from otherwise applicable landscaping standards, those inconsistencies are not a lawful basis for disapproval or for a condition that renders the project infeasible under Government Code section 65589.5.

7. Signage, when proposed or required, is designed to complement the building architecture in terms of style, materials, colors, and proportions and serves as identification of the building only because no project-identification signage is approved by this Resolution; any future signage will be reviewed under LAMC Chapter 14.68.

8. Mechanical equipment is fully screened from public view, and the screening is designed to be consistent with the building architecture in form, material, and detailing, and in compliance with Chapter 11.14 of the Los Altos Municipal Code because rooftop mechanical equipment is located behind the building parapets and final equipment and screening must be consistent with the approved architectural plans and applicable objective noise and building requirements.

9. Service and trash areas are fully screened from public view or enclosed in structures that are consistent with the building architecture in materials and detailing because trash and recycling facilities are located within the ground floor of the building. Temporary staging and collection at the rear alley will be governed by a final collection plan approved by the City and service provider so that service activity is coordinated and does not obstruct the alley beyond approved collection periods.

10. Street improvements which are identified in Chapter 11.20 of the Los Altos Municipal Code are provided because required frontage, accessibility, utility, and public-right-of-way improvements along First Street, Whitney Street, and the rear alley will be installed in accordance with the approved civil plans, applicable City standards, and the conditions of approval.

11. Off-site improvements associated with the subdivision of land allowed by Title 13 of the Los Altos Municipal Code and/or the Subdivision Map Act are addressed through Vesting Tentative Map Application No. TM23-0002. The requested condominium subdivision and associated off-site improvements will be subject to separate action by the City Council, and this Design Review approval does not constitute approval of a final subdivision map.

12. Approval of the project is statutorily exempt from environmental review under Public Resources Code section 21080.66 as a qualifying housing development project on a 0.16-acre infill site consistent with the applicable land-use requirements, taking into account the Housing Accountability Act's Builder's Remedy provisions. The site is developed, served by utilities, surrounded by urban uses, satisfies the applicable minimum-density requirement, and is not located in an environmentally sensitive area identified in section 21080.66(a)(6). The property is not a historic resource, tribal consultation has been completed, environmental site assessments prepared with any remediation to be completed as required, and the site is more than 500-feet from the nearest freeway.

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 approved as part of Application No. D23-0009, except as modified by these conditions as specified below.

2. **Expiration:** This Permit is valid for a period of two years from the final approval date 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 or applicable State Law allowances.

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

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

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

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

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

11. **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.

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

13. **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.

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

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

16. **Rooftop Equipment Screen:** All rooftop equipment must be concealed behind opaque (solid) screening designed to complement the building design such that rooftop equipment is not visible from any elevation. Details of the rooftop equipment and roof screens shall be included in the building permit drawings and shall be equal to, or taller than the equipment it is intended to screen.

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

18. **Fences and Walls:** All fencing and walls are to be shown on building plan drawings, including details on height, location, and material finish. The design and location must be approved by the Development Services Director or their designee and comply with all setback and traffic visibility area requirements prior to building permit issuance.

19. **Accessory Structure(s):** Any future accessory structure on-site will require approval by the Planning Division and may require separate City permits.

20. **Lighting Plan:** A detailed lighting plan shall be included in building permit drawings demonstrating compliance with Chapter 14.91 (Lighting Performance Standards) of the Los Altos Municipal Code. This plan should include photometric contours, manufacturer's specifications on the fixtures, and mounting heights. The design and location of outdoor lighting fixtures shall ensure there will be no light spillover to surrounding properties, which is demonstrated with photometric contours extending beyond the project property lines. The lighting plan submitted with building permit drawings must be approved by the Development Services Director or their designee prior to building permit issuance.

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

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

23. **Removal of Tree in the Public Right-of-Way:** Prior to issuance of the demolition or building permit (whichever occurs first), the applicant shall obtain a permit from the Parks Maintenance Division for the removal of Tree Nos. 1 to 3 as shown on Sheet C1.0 located within the public right-of-way. Tree removal shall not occur until a building permit is submitted and shall only occur after the issuance of a demolition permit or building permit.

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

25. **Existing Signage:** All existing signs shall be removed. Any new signs shall require approval of a separate permit designed in compliance with Chapter 14.68 of the Los Altos Municipal Code.

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

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

28. **Solid Waste and Recyclables Disposal Plan:** The applicant shall submit a solid waste and recyclables disposal plan indicating the type, size and number of containers proposed, and the frequency of pick-up service subject to the approval of the Engineering Division. The applicant

shall also submit evidence that Mission Trail Waste Systems has reviewed and approved the size and location of the proposed trash enclosure. The enclosure shall be designed to prevent rainwater from mixing with the enclosure's contents and shall be drained into the City's sanitary sewer system. The enclosure's pad shall be designed to not drain outward, and the grade surrounding the enclosure designed to not drain into the enclosure. In addition, applicant shall show on plans the proposed location of how the solid waste will be collected by the refusal company. Include the relevant garage clearance dimension and/or staging location with appropriate dimensioning on to plans.

29. **Trash Enclosure:** Details of an opaque screen trash enclosure are to be shown on building permit drawings and be approved by the Development Services Director or their designee prior to permit issuance. The trash enclosure should match the architectural design, color, and materials of the primary structure.

30. **Bike Parking Facilities:** The applicant shall provide the following bike parking on the project site, which must be shown on building permit drawings:

    a. Two (2) short-term bike parking spaces for visitors.

    b. Twelve (12) long-term bike parking spaces for residents.

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

32. **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, (f) an eight-foot temporary noise barrier shall be installed along the northern property line during demolition, excavation, grading, and other substantial ground-level construction and shall provide a minimum noise reduction of six dBA; (g) if residential development to the south is occupied during these activities, the applicant shall consult with the project acoustical consultant regarding additional temporary noise screening; (h) quiet-model air compressors and other stationary equipment shall

be used where available; (i) construction radios shall not be audible at adjacent residences; and (j) the contractor shall prepare a construction schedule identifying major noise-generating activities and coordinate those activities with adjacent residential properties to minimize disturbance.

33. **Pile Driving Noise Reduction:** The following measures shall be incorporated into construction plans and contractor specifications if pile driving is proposed: (a) multiple pile drivers shall be considered to expedite construction. Although noise levels generated by multiple pile drivers would be higher than the noise generated by a single pile driver, the total duration of pile driving would be reduced; and (b) temporary noise control blanket barriers shall shroud pile drivers or be erected in a manner to shield the foundation pile holes as a standard construction noise control technique. Predrilling reduces the number of blows required to seat the pile.

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

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

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

37. **Soil Contamination:** Prior to issuance of a grading permit, the applicant shall submit a Site Management Plan and a Health and Safety Plan to the Santa Clara County Department of Environmental Health for review and approval. The plans shall identify procedures for the proper identification, delineation, handling, removal, and disposal of contaminated soils prior to and during project construction. Proof of approval by the Santa Clara County Department of Environmental Health shall be submitted to the City prior to issuance of a grading permit.

38. **Vapor Barrier:** Prior to issuance of a grading permit, the applicant shall submit a vapor intrusion evaluation, and if required, a Vapor Intrusion Mitigation Plan, to the Santa Clara County Department of Environmental Health for review and approval. If vapor mitigation is required, the building permit plans shall include all required mitigation measures, including vapor barrier or vapor mitigation system specifications for material type, thickness, durability, installation, penetrations, utility interfaces, expected service life, and diffusion rates for volatile organic compounds of concern. Prior to occupancy, the applicant shall provide documentation to the City demonstrating Santa Clara County Department of Environmental Health approval of the installed

vapor mitigation measures, any required post construction testing, and any required Long-Term Operations, Maintenance, and Monitoring Plan.

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

40. **Santa Clara Valley Water:** The applicant is required to secure a permit from Santa Clara Valley Water or provide written assurance that no permit is required prior to issuance of a building permit.

41. **Basic Air Quality Construction Measures:** The applicant shall require all construction contractors to implement the basic construction mitigation measures recommended by the Bay Area Air Quality Management District (BAAQMD) to reduce fugitive dust emissions. Emission reduction measures will include, at a minimum, the following measures: (a) all exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) will be watered two times per day; (b) all haul trucks transporting soil, sand, or other loose material off-site will be covered; (c) all visible mud or dirt track-out onto adjacent public roads will be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited; (d) all vehicle speeds on unpaved roads will be limited to 15 mph; (e) all roadways, driveways, and sidewalks to be paved will be completed as soon as possible. Building pads will be laid as soon as possible after grading unless seeding or soil binders are used; (f) idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measures Title 13, Section 2485, of the California Code of Regulations). Clear signage shall be provided for construction workers at all access points; (g) all construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation; (h) excavation, grading, and demolition shall be suspended when average wind speeds exceed 20 miles per hour; (i) trucks and equipment, including their tires, shall be washed before leaving the site; (j) where applicable, unpaved access roads located 100 feet or more from a paved road shall be treated with a six- to 12-inch layer of compacted wood chips, mulch, or gravel; and (k) publicly visible signs shall identify a contact for dust complaints and the Bay Area Air District complaint number, and complaints shall receive a response and corrective action within 48 hours.

42. **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.

43. **Cultural Sensitivity Training:** Prior to the commencement of ground-disturbing activities, the project applicant shall ensure that Cultural Sensitivity Training is provided to construction supervisors and crews. The training shall include an overview of the Indigenous history of the region, the importance of Tribal Cultural Resources, identification of potential cultural materials, procedures to follow in the event of a discovery, and the role and authority of the Tribal Cultural Monitor. The training shall be developed in coordination with the consulting Tribe and the project archaeologist.

44. **Native American Cultural Monitoring:** A Native American Tribal Cultural Monitor designated by the consulting Tribe shall be present during all ground-disturbing activities associated with the project. Ground-disturbing activities include, but are not limited to, grading, trenching, excavation, drilling, auguring, soil removal or replacement, utility installation, foundation work, or any other activity that disturbs native soils. The Tribal Cultural Monitor shall be provided access to all areas of ground disturbance and shall be allowed to observe grading, excavation, and other ground-disturbing activities to ensure that Tribal Cultural Resources are appropriately identified and protected. The Tribal Cultural Monitor shall coordinate with the project archaeologist and construction personnel during monitoring activities.

45. **Authority of Tribal Cultural Monitor:** The Tribal Cultural Monitor shall have the authority to halt or redirect ground-disturbing activities if Tribal Cultural Resources are encountered or if such resources are threatened by construction activities. If a Tribal Cultural Resource is identified, all ground-disturbing activities within 50 to 100 feet of the discovery shall cease immediately, the discovery area shall be clearly flagged and protected, and construction activities shall not resume within the buffer area until consultation has occurred and appropriate treatment measures have been implemented. Consultation shall occur between the qualified archaeologist, Tribal Cultural Monitor, consulting Tribe, and the lead agency to determine the appropriate course of action.

46. **Discovery of Tribal Cultural Resources:** If prehistoric or historic-era archaeological resources are encountered during construction activities, all work within 100 feet of the find shall cease immediately and the area shall be flagged for avoidance. The following parties shall be notified immediately: the lead agency, the qualified archaeologist, the Tribal Cultural Monitor, and the consulting Tribe. A qualified archaeologist and the Tribal Cultural Monitor shall evaluate the discovery. Indigenous archaeological materials may include, but are not limited to, obsidian or chert flaked stone tools, projectile points, knives, or scrapers, lithic debitage (tool-making debris), culturally darkened soil (midden), heat-affected rock, shell or faunal remains, milling equipment such as mortars, pestles, hand stones, or milling slabs, and battered stone tools such as hammerstones or pitted stones. Historic-era materials may include building foundations, structural remains, metal, glass, or ceramic deposits, refuse deposits, or other historic features. If the find is determined to be potentially significant, the archaeologist and Tribal Cultural Monitor, in consultation with the consulting Tribe and lead agency, shall develop an appropriate treatment plan. Treatment measures may include avoidance, preservation in place, protective capping, or controlled data recovery if preservation is not feasible.

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

48. **Pedestrian Warning System:** Prior to issuance of a building permit, the plans shall show a vehicle-activated pedestrian warning system at the Whitney Street garage exit. The system shall include a warning sign visible to exiting drivers and an audible warning device activated when a vehicle exits the garage. The system shall be installed before occupancy and maintained in working condition for the life of the Project.

49. **Driveway Sight Distance:** Final building and landscape plans shall include a sight-distance exhibit demonstrating an unobstructed view of the sidewalk crossing the Whitney Street driveway and sight distances of at least 25 feet to the west and 25 feet to the east. Within the required sight-distance area, landscaping shall not exceed three feet in height above the adjacent pavement, and walls, signs, equipment, and other improvements shall not obstruct visibility. These sight lines shall be maintained for the life of the Project.

50. **Automated Parking System:** Prior to issuance of a building permit, the applicant shall submit final manufacturer plans, specifications, and operating information for the vehicle lift and basement automated parking system for review and approval by the Development Services Director and City Engineer. The submittal shall demonstrate safe vehicle access, maneuvering, queuing, storage, retrieval, and emergency operation consistent with the approved parking layout. The system shall be installed and operational before occupancy and maintained in working condition for the life of the Project.

BUILDING DIVISION

51. **Building Permit:** A building permit is required for the project and building design plans shall comply with the latest applicable State building standards. The applicant shall submit supplemental application materials as required by the Building Division to demonstrate compliance.

52. **Conditions of Approval:** Incorporate the conditions of approval into the Building Permit submittal plans and provide a letter which explains how each condition of approval has been satisfied and/or which sheet of the plans the information can be found.

53. **School Fee Payment:** In accordance with Section 65995 of the California Government Code, and as authorized under Section 17620 of the Education Code, the property owner shall pay the established school fee for each school district the property is located in and provide receipts to the Building Division. Payments shall be made directly to the school districts.

54. **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, as applicable. Under the Housing Crisis Act, the fees applicable to this project are those in effect on the date the SB 330 preliminary application was submitted. 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.

55. **Public Art Requirement:** Because the project is being approved pursuant to the Housing Accountability Act's Builder's Remedy provisions, Los Altos Municipal Code Chapter 3.52 shall not apply to the project. The applicant shall not be required to install publicly accessible art on the project site or pay a Public Art in-lieu contribution as a condition of this approval, issuance of a building permit, recordation of the final map, or issuance of a certificate of occupancy

56. **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.

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

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

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

60. **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.

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

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

63. **Off-Haul Excavated Soil:** The grading plan shall show specific grading cut and/or fill quantities. Cross section details showing the existing and proposed grading through at least two perpendicular portions of the site or more shall be provided to fully characterize the site. A note on the grading plans should state that all excess dirt shall be off-hauled from the site and shall not be used as fill material unless approved by the Building and Planning Divisions.

PUBLIC WORKS DEPARTMENT

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

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

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

67. **Parking Stall and Red Curb Striping:** The applicant shall install parking stall striping and red curb on First Street and Whitney Street as directed by the City Engineer or their designee. The required striping and red curb shall be shown on the improvement plans submitted with the building permit application and shall be subject to review and approval by the City Engineer or their designee.

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

69. **Construction Management Plan:** The applicant shall submit a construction management plan for review and approval. 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 First Street and Whitney Street 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.

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

71. **Public Improvements:**

    a. The applicant shall remove and replace the entire sidewalk, and curb and gutter along the frontage of First Street, and install new sidewalk, curb, gutter and landscaping strip along Whitney Street. All sidewalks in the public right-of-way shall be City Standard concrete sidewalks. These improvements shall be shown on the improvement plans submitted with the building permit application and shall be subject to review and approval by the City Engineer or their designee.

    b. The applicant shall provide two new ADA ramps and crosswalk striping according to the City standards on the northeast and northwest corner of the intersection with First Street and Whitney Street. Truncated domes for the ADA ramps shall be cast iron or baked-on-oil.
    c. The applicant shall improve the street pavement up to half width (centerline to curb) along the project frontage of First Street and Whitney Street by micro-surfacing, per the City standard specifications.

d. The Applicant shall improve the entire width of the alleyway along the rear of the project with micro-surfacing, per City standard specifications.

e. The applicant shall install a "watch for pedestrians" sign at the top of the underground parking garage driveway ramp.

f. The Applicant shall install new street intersection valley gutter and concrete apron at the intersection of Whitney Street and alleyway. Street intersection shall be city standard street intersection valley gutter and concrete apron.

g. The applicant shall design a new streetlight to replace the existing streetlight on the corner of Whitney Street and First Street; new streetlight shall not have any conflict-with the new ADA ramp and crosswalk. The applicant shall also install a downtown decorative streetlight along Whitney Street.

h. Whitney street shall maintain a minimum clear width of 22 feet, measured from lip of gutter to lip of gutter. The applicant shall also provide a vehicle turning analysis for the intersection of Whitney Street and First Street to confirm the feasibility of the proposed bulb-outs. Otherwise, the bulb-out will be deemed not feasible.

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

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

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

75. Final Map Recordation: The applicant shall record the final map prior to the issuance of the building permit.

76. Storm Water Management Plan: The applicant shall submit a Storm Water Management Plan (SWMP) in compliance with the San Francisco Bay Region Municipal Regional Stormwater (MRP) National Pollutant Discharge Elimination System (NPDES) Permit No. CA S612008, Order R2-2022-0018, Provision C.3 dated May 11, 2022. 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.

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

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

79. **Sewer Lateral:** Any proposed sewer lateral connection shall be approved by the City Engineer. Only one sewer lateral per lot shall be installed. All existing unused sewer laterals shall be abandoned according to the City Standards, cut and cap 12" away from the sewer main. The proposed sewer lateral connection shall be at the alleyway. Proposed new sewer lateral connection at First Street is not permitted.

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

81. **Encroachment Permit:** An encroachment permit shall be obtained from the Engineering Division prior to doing any work within the public right-of-way including the street shoulder. All work within the public street right-of-way shall be in compliance with the City's Shoulder Paving Policy.

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

83. **Cost Estimate and Performance Bonds:** The applicant shall submit a cost estimate for the improvements in the public right-of-way prior to the public improvement construction. The applicant shall submit a 100 percent performance bond and a 50 percent labor and material bond (to be held 6 months after acceptance of improvements) for the work in the public right-of-way.

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

85. **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 public right-of-way.

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

87. **Sewage Capacity Study:** The applicant shall submit calculations showing that the City's existing sewer line will not exceed two-thirds full due to the project's sewer loads. The calculations shall include the 6-inch sewer main located in the alley in front of the property and extend downstream to the nearest existing sewer manhole located behind 331 First St. If the calculations demonstrate that any portion of this sewer segment exceeds two-thirds full under average daily flow or becomes surcharged under peak flow conditions, the applicant shall install new sewer manholes at both ends of the sewer segment along the project frontage and upsize the sewer main as project required

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

FIRE DEPARTMENT

89. **Sprinklers:** Sprinklers: Sprinklers noted as a deferred submittal on sheet AP0.00.

90. **Fire Alarm System:** Fire alarm system noted as a deferred submittal on sheet AP0.00.

91. **Fire Access and Hose Pull:** Fire access and hose pull shall be provided to within 150 feet of all portions of building [CFC, Section 503.1.1]. Zero lot line requires compliance with CBC 705.

92. **Standpipes:** Standpipes noted as a deferred submittal on sheet AP0.00

93. **Two-Way Communication:** T-way communication noted as a deferred submittal on sheet AP0.00

94. **Emergency Responder Radio Coverage:** Emergency responder radio coverage noted as a deferred submittal on sheet AP0.00

95. **Fire Flow:** The fire flow for this project is 2,750 GPM at 20 psi residual pressure. Since an automatic fire sprinkler system will be installed, the fire flow will be reduced by 25%, establishing a required adjusted fire flow of 2,062 GPM at 20 psi residual pressure. Note: The minimum required number and spacing of the hydrants shall be in accordance with CFC Table C102.1.

96. **Fire Lane Marking:** Fire apparatus access roads shall be designated and marked as a fire lane as set forth in Section 22500.1 of the California Vehicle Code.

97. **Aerial Access:** Aerial access required and shown on sheets AP0.09 and sheet AP0.10. Access to be provided along most of Whitney St and First St.

98. **Fire Apparatus Access Roadway:** Fire apparatus access roadway required: Installations shall conform to Fire Department Standard Details and Specifications sheet A-1. (CFC Sec. 503).

99. **Fire Department Connection:** FDC's shall comply with SCCFD SP-2 Standard.

100. **Construction Site Fire Safety:** Construction Site Fire Safety: All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project [CFC Ch. 33].

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

102. **Water Supply Requirements:** Water Supply Requirements: Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor (2025 CFC Sec. 903.3.5 and Health and Safety Code 13114.7).

MISSION TRAILS

103. **Solid Waste Service Levels:** Solid waste service shall include two 2-yard garbage bins serviced two times per week, two 2-yard recycling bins serviced two times per week, and one 96-gallon organic cart serviced one time per week, unless otherwise approved by Mission Trail Waste Systems.

104. **Container Placement and Porter Service:** The property owner or property management shall provide porter service to move the garbage and recycling bins to the designated collection area on service days and return the bins to the waste room after service.

105. **Organic Cart Service:** Mission Trail Waste Systems shall service the 96-gallon organic cart and return the cart to the waste room after service.

106. **Waste Room Access:** The property owner or property management shall provide Mission Trail Waste Systems with a key fob, access card, keypad entry code, or other approved access method to allow drivers to enter the waste room on scheduled service days. Access shall remain active and functional at all times to avoid missed service.

RESOLUTION NO. 2026-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS APPROVING A VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES FOR THE CREATION OF 19 CONDOMINIUM UNITS AT 349 FIRST STREET

WHEREAS, Octane First Street, LLC (the "Applicant") submitted an application for a Vesting Tentative Map (Application No. TM23-0002) to create 19 residential condominium units and associated common areas on an approximately 0.16-acre site located at 349 First Street; and

WHEREAS, the project includes 19 residential units, four of which will be restricted to lower-income households, and the Applicant submitted an SB 330 preliminary application on May 5, 2023, when the City's Sixth Cycle Housing Element had not been found in substantial compliance with State Housing Element Law; and

WHEREAS, the project qualifies for the protections of the Housing Accountability Act, Government Code section 65589.5, commonly known as the "Builder's Remedy," and the Act limits the City's ability to disapprove the project or impose conditions that render it infeasible based on inconsistencies with otherwise applicable General Plan, zoning, or development standards, except upon findings authorized by State law; and

WHEREAS, the Vesting Tentative Map was processed in accordance with the applicable provisions of the California Government Code and Los Altos Municipal Code, as limited by the Housing Accountability Act; and

WHEREAS, approval of the project is statutorily exempt from environmental review under Public Resources Code section 21080.66 as a qualifying housing development project on a 0.16-acre infill site consistent with the applicable land-use requirements, taking into account the Housing Accountability Act's Builder's Remedy provisions. The site is developed, served by utilities, surrounded by urban uses, satisfies the applicable minimum-density requirement, and is not located in an environmentally sensitive area identified in section 21080.66(a)(6). The property is not a historic resource, tribal consultation has been completed, environmental site assessments prepared with any remediation to be completed as required, and the site is more than 500-feet from the nearest freeway; and

WHEREAS, on August 6, 2026, the Planning Commission conducted a duly noticed public hearing at which members of the public were afforded an opportunity to comment on the project, and at the conclusion of the hearing, the Planning Commission recommended that the City Council approve the Vesting Tentative Map; and

WHEREAS, on August 25, 2026, the City Council held a duly noticed public hearing as prescribed by law and considered public testimony, the Planning Commission's recommendation, the staff report, and all other evidence presented in connection with the project; and

WHEREAS, the findings and conclusions made by the City Council in this Resolution are based upon the oral and written evidence presented and the entirety of the administrative record for the project, which is incorporated herein by this reference; and

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

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Los Altos hereby approves the Vesting Tentative Map subject to the findings (Exhibit A) and Conditions of Approval (Exhibit B) attached hereto and incorporated by reference.

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution passed and adopted by the City Council of the City of Los Altos at a meeting thereof on the ____ day of _____, 2026 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Sally Meadows, MAYOR

Attest:

_____
Melissa Thurman, MMC, CITY CLERK

EXHIBIT A

FINDINGS

With regard to Vesting Tentative Map Application No. TM23-0002, the City Council finds the following in accordance with Chapter 4, Article 1, section 66474 of the Subdivision Map Act of the State of California:

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

   This finding cannot be made. The subdivision is consistent with the Los Altos General Plan, including the Downtown Commercial designation, which allows residential-only development and supports the addition of housing in Downtown Los Altos. The subdivision would facilitate 19 residential condominium units, including four units affordable to lower-income households, and is consistent with and advances Land Use Element Policies 1.1, 2.3, 3.1, and 4.4 and Housing Element Policies 1.1 and 2.1. To the extent the Project is inconsistent with otherwise applicable General Plan, zoning, or development standards, the Housing Accountability Act prohibits reliance on those inconsistencies as a basis for disapproval absent a finding authorized by Government Code section 65589.5.

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

   This finding cannot be made. The subdivision design establishes condominium interests and associated common areas within a single residential building and provides for access, utilities, drainage, and required public improvements, as conditioned. The Project is consistent with provisions of the Downtown Commercial designation and CD/R3 District that support residential development. Any remaining inconsistency with otherwise applicable standards is not a basis for disapproval of this Builder's Remedy Project under the Housing Accountability Act absent an authorized statutory finding.

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

   This finding cannot be made. The site is physically suitable for the proposed subdivision because it is a generally flat, previously developed urban infill site served by existing utilities and public services. The approved plans and conditions adequately accommodate vehicle, pedestrian, bicycle, emergency, utility, and service access while meeting applicable life-safety and service requirements.

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

   This finding cannot be made. The site is physically suitable for the proposed density because the Downtown Commercial General Plan designation and CD/R3 zoning district allow residential-only development and support the addition of housing in Downtown Los Altos. The site is a previously developed urban infill parcel surrounded by urban uses and served by adequate infrastructure, utilities, and public services. As a Builder's Remedy project, any inconsistency with otherwise applicable density or development standards does not establish

that the site is physically unsuitable and is not a basis for disapproval absent a finding authorized by Government Code section 65589.5.

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

   This finding cannot be made. The Project is located on a previously developed urban site and is statutorily exempt from environmental review under Public Resources Code section 21080.66, subject to implementation of the required conditions and environmental protections, including measures addressing cultural resources, hazardous materials, air quality, noise, and vibration.

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

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

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

   This finding cannot be made. No evidence in the record establishes that the subdivision will conflict with an easement acquired by the public at large. All existing and proposed easements affecting the property shall be shown on the final map and preserved, relocated, or otherwise addressed to the satisfaction of the City Engineer and affected easement holders before recordation.

8. The Project is not exempt from environmental review.

   This finding cannot be made. The Project is statutorily exempt under Public Resources Code section 21080.66 (AB 130) as a qualifying infill housing development. The 0.16-acre site is within city limits, previously developed, surrounded by urban uses, served by utilities, and satisfies the applicable land-use and minimum-density requirements when considered with the Housing Accountability Act's Builder's Remedy provisions. The site is not located in an environmentally sensitive area and would not require demolition of a listed historic resource. Tribal consultation has been completed, and environmental site assessments have been prepared with required remediation to be completed before occupancy.

EXHIBIT B

CONDITIONS OF APPROVAL

VESTING TENTATIVE MAP APPLICATION NO. TM23-0002
349 FIRST STREET

PLANNING DIVISION

1. **Approved Map:** The subdivision shall be developed in substantial compliance with the approved Vesting Tentative Map and supporting plans for Application No. TM23-0002, except as modified by these conditions.

2. **Expiration:** This Vesting Tentative Map is valid for 24 months from the date of approval unless the map is extended in accordance with the Subdivision Map Act and the Los Altos Municipal Code.

3. **Revisions to the Approved Map:** Minor revisions that are found to be in substantial compliance with the approved Vesting Tentative Map may be approved by the Development Services Director and City Engineer. Revisions that are not in substantial compliance shall require further review and approval in accordance with applicable law.

4. **Consistency with Design Review:** The final map and subdivision improvements shall be consistent with the approved plans and applicable conditions for Design Review Application No. D23-0009. Approval of this Vesting Tentative Map does not modify the separate Design Review approval.

5. **Environmental Protection Conditions:** The Applicant shall comply with all conditions imposed through Design Review Application No. D23-0009 and all statutory conditions and environmental protections required for the Project's exemption under Public Resources Code section 21080.66.

6. **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 the amount of such fees and a description of the dedications, reservations, and other exactions. The 90-day period in which the Applicant may protest these fees, dedications, reservations, and other exactions pursuant to Government Code section 66020(a) begins on the date of approval of this Project. Failure to file a timely protest complying with all requirements of section 66020 will legally bar a later challenge to such exactions.

7. **Indemnity and Hold Harmless:** The Applicant and owner shall indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorneys' 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 proceeding brought in any State or Federal Court challenging any City action with respect to the Project. The City may withhold final maps or permits, including temporary or final occupancy permits, for failure to pay such costs and expenses.

8. **Affordable Housing Agreement:** Before recordation of the final map, the Applicant shall execute and record an affordable housing agreement, in a form approved by the Development Services Director and City Attorney, restricting four units to lower-income households for at least the period required by Government Code section 65589.5, as applicable to the Project, and establishing the applicable income limits, affordable sales prices, occupancy requirements, monitoring, resale controls, and other provisions necessary to implement the Project's affordability commitments.

ENGINEERING DIVISION

9. **Payment of Fees:** The Applicant shall pay all applicable subdivision, map-check, impact, connection, and development fees to the extent authorized by law and required by the Los Altos Municipal Code, at the time specified by the applicable ordinance or fee schedule.

10. **Encroachment Permit:** Before performing work within the public right-of-way, the Applicant shall obtain all required encroachment and excavation permits. Work within the public right-of-way shall conform to plans approved by the City Engineer.

11. **Americans with Disabilities Act:** All subdivision and public-right-of-way improvements shall comply with applicable accessibility requirements. Compliance shall be demonstrated on the final improvement and building permit plans.

12. **Easements:** All existing and proposed easements shall be shown on the final map. Before recordation, the Applicant shall dedicate public access, public utility, emergency access, drainage, or other easements shown on the approved Vesting Tentative Map or otherwise required by utility providers or the City Engineer to serve the subdivision.

13. **Subdivision Improvement Agreement:** Before recordation of the final map, the Applicant shall execute and return a Subdivision Improvement Agreement and provide any improvement security, insurance, and documentation required by the City Engineer for improvements not completed before recordation.

14. **Final Map:** The Applicant shall submit and record a final map in accordance with the Subdivision Map Act, the Los Altos Municipal Code, the approved Vesting Tentative Map, and these conditions. Plats and legal descriptions shall be submitted for review by the City Land Surveyor, and the Applicant shall provide the required fee deposit for map review. No building permit shall be issued before the final map is recorded.

15. **Condominium Map:** The Applicant shall record the condominium map and all related documents required by the City Engineer before final occupancy.

16. **Covenants, Conditions, and Restrictions:** Before recordation of the final map, the Applicant shall submit proposed Covenants, Conditions, and Restrictions for review and approval by the Development Services Director, City Engineer, and City Attorney. The documents shall establish a homeowners' association and provide for the perpetual maintenance, repair, and replacement of common areas, shared access and utility facilities, stormwater facilities, landscaping, mechanical automated parking systems, and other commonly owned improvements.

17. **Stormwater Management Plan:** The Applicant shall submit a Stormwater Management Plan in compliance with the City's Municipal Regional Stormwater NPDES Permit. The plan shall be reviewed and approved at the Applicant's expense, and its recommendations shall be shown on the final improvement and building permit plans.

18. **Stormwater Certification and Maintenance:** Before final occupancy, the engineer who designed the stormwater management system shall inspect and certify that the facilities were installed in accordance with the approved design. The Applicant shall submit a maintenance agreement for review and approval by the City, and the approved agreement shall be recorded when required by the City Engineer.

19. **Stormwater Filtration Systems:** Stormwater filtration systems and devices shall be designed and maintained to avoid standing water and mosquito or insect infestation.

20. **Sewer Lateral:** Any proposed sewer lateral connection shall be approved by the City Engineer. Only one sewer lateral shall serve the parcel unless otherwise approved by the City Engineer. Existing unused sewer laterals shall be abandoned in accordance with City standards.

21. **Public Improvements:** The Applicant shall install or reconstruct the public improvements required for the subdivision along the First Street and Whitney Street frontages and the rear public alley, as shown on the approved civil and improvement plans and as required by the City Engineer. The improvements shall comply with applicable City standards and accessibility requirements.

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

A PRIVATELY FUNDED RESIDENTIAL CONDOMINIUM BUILDING WITH A PARKING GARAGE. THE PROPERTY IS LOCATED IN THE CD/R3 ZONING DISTRICT. THE SITE AREA IS 7,100 SF AND IS CURRENTLY USED BY APPROXIMATELY 3,000 SF COMMERCIAL BUILDING & 4,100 SF PARKING LOT, WHICH WILL BE DEMOLISHED. THE PROJECT IS ONE BUILDING CONSISTING OF THE ELEMENTS DESCRIBED BELOW:

- A 6-STORY RESIDENTIAL BUILDING OF 5-STORIES OF TYPE III-A WOOD FRAMED RESIDENTIAL OVER 2 -STORIES OF TYPE I-A CONCRETE/METAL FRAMED GARAGE & BASEMENT WITH AMENITY SPACES.
- 19 RESIDENTIAL DWELLING UNIT, 4 OF WHICH ARE IDENTIFIED AS BELOW MARKET RATE LOW-INCOME. SEE UNIT MATRIX FOR MORE INFORMATION.
- TOTAL PARKING CONSISTS OF TOTAL 23 SPACES SERVING THE RESIDENTS, SEE STATISTICS FOR MORE INFORMATION.
- GENERAL PLAN, PRECISE PLAN AND/OR ZONING CODE REQUIREMENTS INCLUDED FOR INFORMATIONAL PURPOSES. THE PROJECT IS APPLYING PURSUANT TO GOVT. CODE SECTION 65589.5(D)(5) OTHERWISE KNOWN AS THE "BUILDER'S REMEDY," AND IS NOT SUBJECT TO THESE REQUIREMENTS."

PROJECT DESCRIPTION

OWNER:

OCTANE FIRST STREET LLC
800 W. EL CAMINO REAL, SUITE 180
MOUNTAIN VIEW, CA 94040
P: 650-316-3663
CONTACT: EMERIC J. MCDONALD

ARCHITECT:
BDE ARCHITECTURE
950 HOWARD STREET
SAN FRANCISCO, CA 94103
P: 415.677.0966
CONTACT: BRENNA WEAVER

CIVIL:
KIER & WRIGHT
3350 SCOTT BLVD, BUILDING 22
SANTA CLARA, CA 95054
P: 408.715.4791
CONTACT: CARL GUTEKUNST

JOINT TRENCH:
MILLENIUM DESIGN AND CONSULTING, INC.
P.O. BOX 737
ALAMO, CA 94507
P: 925-820-8502
CONTACT: KAHN SENIMANORA

LANDSCAPE:
THE GUZZARDO PARTNERSHIP, INC.
800 W. EL CAMINO REAL, SUITE 180
MOUNTAIN VIEW, CA 94040
P: 703.629.1901
CONTACT: JAMES STOCKHAM

TRASH
AMERICAN TRASH MANAGEMENT
1900 POWELL STREET, SUITE 890
EMERYVILLE, CA 94608
P: 800.488.7274
CONTACT: CARLA SANCHEZ

PROJECT TEAM

SHEET INDEX

AP0.00 - PROJECT INFORMATION
AP0.01 - EXISTING SITE CONDITIONS
AP0.02 - NEIGHBORHOOD ARCHITECTURE
AP0.03 - CONTEXT SITE PLAN
AP0.04 - AERIAL PERSPECTIVE VIEW
AP0.05 - OPEN SPACE & FLOOR AREA CALCULATIONS
AP0.06 - BMR UNITS
AP0.07 - LOT COVERAGE CALCULATIONS
AP0.08 - SITE CIRCULATION PLAN
AP0.09 - FIRE ACCESS & CIRCULATION PLAN
AP0.10 - FIRE APPARATUS ROAD SECTIONS

C1.0 - VESTING TENTATIVE MAP
C2.0 - TOPOGRAPHICAL SURVEY
C3.0 - PRELIMINARY GRADING & DRAINAGE PLAN
C4.0 - PRELIMINARY STORMWATER CONTROL PLAN
C4.1 - STORMWATER CONTROL DETAILS
C5.0 - BEST MANAGEMENT PRACTICES

INT1 - JOINT TRENCH INTENT

AP1.00 - EXISTING SITE PLAN
AP1.01 - SITE PLAN
AP1.02 - BUILDING PLAN - GARAGE BASEMENT
AP1.03 - BUILDING PLAN - FLOOR 1
AP1.04 - BUILDING PLAN - FLOOR 2
AP1.05 - BUILDING PLAN - FLOOR 3
AP1.06 - BUILDING PLAN - FLOOR 4
AP1.07 - BUILDING PLAN - FLOOR 5
AP1.08 - BUILDING PLAN - FLOOR 6
AP1.09 - BUILDING PLAN - ROOF
AP2.01 - ELEVATION - SOUTH
AP2.02 - ELEVATION - EAST / WEST
AP2.03 - ELEVATIONS - NORTH
AP2.04 - BUILDING SECTIONS
AP2.05 - CAR LIFT

AP3.00 - PERSPECTIVE VIEWS
AP3.01 - PERSPECTIVE VIEWS
AP3.03 - PERSPECTIVE VIEWS
AP3.04 - STREET ELEVATIONS
AP3.05 - STREET PERSPECTIVES
AP3.06 - GROUND PERSPECTIVES
AP3.07 - COLORS & MATERIALS
AP3.08 - WALL SECTIONS
AP3.09 - WINDOW/ STOREFRONT/ WALL DETAILS
AP3.10 - GLASS RAILING DETAILS
AP3.11 - AWNING & LATTICE DETAILS
AP3.12 - METAL MESH WALL TRELLIS SYSTEM

L1.01 - STREET LEVEL LANDSCAPE PLAN
L1.02 - ROOF LEVEL LANDSCAPE PLAN
L3.01 - LANDSCAPE IMAGERY
L3.02 - LANDSCAPE CONSTRUCTION DETAILS
L4.01 - STREET LEVEL PLANTING PLAN
L4.02 - ROOF LEVEL PLANTING PLAN
L5.01 - HYDROZONE PLAN
L6.01 - TREE DISPOSITION PLAN

TR0.1 - SITE PLAN
TR0.2 - SITE PLAN LEVEL 2
TR1.0 - REC. TRASH COLLECTION ROOM LAYOUT
TR1.1 - REC. TRASH VESTIBULE LAYOUT
TR1.2 - ROOF PLAN

SHEET INDEX

THE FOLLOWING SHALL BE SUBMITTED AS A DEFERRED SUBMITTAL:

- FIRE SPRINKLERS
- FIRE ALARM SYSTEM IN ACCORDANCE WITH CFC SEC. 907.
- FIRE STANDPIPES
- TWO-WAY COMMUNICATION
- EMERGENCY RESPONDER RADIO COVERAGE

DEFERRED SUBMITTALS

- LAMC §14.52.060.A – FRONT YARD (CD/R3)
- LAMC §14.52.060.C – REAR YARD SETBACK (CD/R3)
- LAMC §14.52.060.C – REAR YARD LANDSCAPING (CD/R3)
- LAMC §14.52.070 – LANDSCAPING (CD/R3)
- LAMC §14.52.100.A – HEIGHT (CD/R3)
- LAMC §14.52.110(A)(1)(A–B) – UPPER STORY STEP-BACKS (CD/R3)
- LAMC §14.52.110(A)(1)(C) – ROOF FORM FOR BUILDINGS OVER THREE STORIES (CD/R3)
- LAMC §14.52.110(A)(2)(A) – VERTICAL ARTICULATION (CD/R3)
- LAMC §14.52.110(A)(2)(B) – GROUND FLOOR ENTRANCES (CD/R3)
- LAMC §14.52.110(A)(3) – HORIZONTAL ARTICULATION (CD/R3)
- LAMC §14.52.110(A)(5)(B) – PRIVACY AND LINE OF SIGHT (CD/R3)
- LAMC §14.52.110(A)(6)(V)(C) – PARAPET LENGTH (CD/R3)
- LAMC §14.52.110(B)(2)(A–B) – PEDESTRIAN-SCALED ENTRANCES (CD/R3)
- LAMC §14.52.110(C)(1) – WINDOWSILL (CD/R3)
- LAMC §14.52.110(C)(2) – VINYL WINDOW MATERIAL (CD/R3)
- LAMC §14.52.110(D)(2) – SECONDARY MATERIALS – ALUMINUM NOT PERMITTED (CD/R3)
- LAMC §14.52.110(F)(2-3) – LANDSCAPING AND PAVING (CD/R3)
- LAMC §14.52.110(G) – GROUND-LEVEL OPEN SPACE (CD/R3)
- LAMC §14.52.110(H)(1–2) – PARKING DESIGN AND SCREENING (CD/R3)
- LAMC §14.66.280(B)(1) – FIREWALLS AND VISIBLE SIDEWALLS
- LAMC §14.66.280(C)(1) – RAINWATER MANAGEMENT FEATURES
- LAMC §14.66.280(C)(4)(A) – WINDOW RECESS
- LAMC §14.66.280(D)(4)(A–C) – BASE, BODY, AND PARAPET DEFINITION
- LAMC §14.66.280(E) – COLOR PALETTE
- LAMC §14.66.280(J)(4) – VEGETATION ALONG EAST AND WEST WALLS
- LAMC §14.74.200(3) - TRUCK LOADING SPACE SIZE

- DOWNTOWN VISION PLAN PP. 10–14 – DOWNTOWN CHARACTER AND SCALE (SMALL-TOWN
- IDENTITY AND PEDESTRIAN FOCUS)
- DOWNTOWN VISION PLAN PP. 22–23 – GROUND-FLOOR ACTIVATION AND ACTIVE STREET
- FRONTAGES
- DOWNTOWN VISION PLAN PP. 30–31 – FAÇADE ARTICULATION AND ARCHITECTURAL VARIETY
- DOWNTOWN VISION PLAN P. 34 – BUILDING HEIGHT AND MASSING
- DOWNTOWN VISION PLAN P. 34 – PLATE HEIGHTS AND OVERALL BUILDING SCALE
- DOWNTOWN VISION PLAN P. 35 – FRONT SETBACK AND PUBLIC REALM WIDTH
- DOWNTOWN VISION PLAN PP. 60–61 – STREETSCAPE WIDTH, SIDEWALK DESIGN, AND PUBLIC
- AMENITIES
- COMPLETE STREETS MASTER PLAN PP. 32–34 – SIDEWALK WIDTH AND PEDESTRIAN ZONE DESIGN
- (DOWNTOWN CROSS-SECTION)
- II. COMPLETE STREETS MASTER PLAN P. 97 AND APPENDIX B P. 180 – BICYCLE AND MICRO-MOBILITY
- FACILITIES (DOWNTOWN CLASS III CONNECTIONS)
- COMPLETE STREETS MASTER PLAN PP. 156–157 – CURB MANAGEMENT AND MULTIMODAL
- INTEGRATION (FLEXIBLE CURB ZONE FOR DELIVERIES AND RIDESHARE)

ZONING STANDARDS AND CITY POLICIES NOT COMPLIED WITH UNDER THE BUILDER'S REMEDY

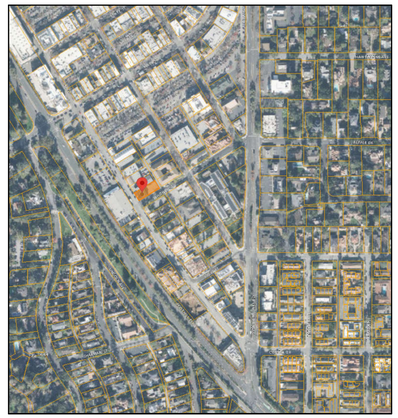
SITE ADDRESS:	349 FIRST STREET LOS ALTOS, CA 94022
APN:	167-40-047
GENERAL PLAN DESIGNATION:	DC (DOWNTOWN COMMERCIAL)
ZONING CLASSIFICATION:	CD/R3
FEMA FLOOD ZONE:	N/A
ACREAGE:	0.16 AC
SQUARE FOOTAGE:	7,100 SF
PROPOSED CONSTRUCTION TYPE:	TYPE IA AT FLOORS GARAGE & 1 (FULLY SPRINKLERED) TYPE IIIA AT FLOORS 2-6 (FULLY SPRINKLERED)
PROPOSED OCCUPANCY GROUP(S):	R-2 RESIDENTIAL S-2 GARAGE
EXISTING USE:	COMMERCIAL (+/-3,000 SF) PARKING LOT (+/-4,100 SF)
PROPOSED USE:	RESIDENTIAL

GENERAL PROJECT INFORMATION

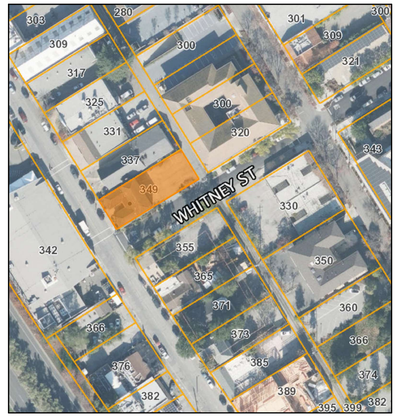
DESCRIPTION	PROPOSED	PER ZONING AT TIME OF PRELIMINARY APPLICATION
LOT COVERAGE & DENSITY:		
• LOT AREA	7,100 SF	7,100 SF
• BUILDING COVERAGE	6,028 SF (84.9%)	--
• NUMBER OF UNITS	19	--
• RESIDENTIAL DENSITY	116 DU/ACRE	--
• NUMBER OF BEDROOMS	36	--
GROSS FLOOR AREAS:		
• GARAGE BASEMENT	5,546 SF	
• FLOOR 1	6,028 SF	
• FLOOR 2	6,267 SF	
• FLOOR 3	6,267 SF	
• FLOOR 4	6,267 SF	
• FLOOR 5	6,267 SF	
• FLOOR 6	6,267 SF	
• ROOF	3,019 SF	
TOTAL	45,928 SF	--
FLOOR AREA RATIO:		
• FLOOR AREA	45,928 SF	--
• F.A.R.	6.47	--
SETBACKS:		
• FRONT	5'-0"	10'-0"
• STREET SIDE	2'-0"	2'-0"
• INTERIOR SIDE	0'-0"	0'-0"
• REAR (ALLEY)	2'-4"	10'-0"
BUILDING HEIGHT:		
• STORIES	6	--
• BUILDING HEIGHT		
FROM AVERAGE GRADE TO TOP OF ROOF SHEATHING:	70'-11 1/2"	35'-0"
FROM AVERAGE GRADE TO TOP OF PARAPET:	84'-11 1/2"	
RESIDENT CAR PARKING:		
• FOR STUDIO (4 UNITS)	0	6 (1.5/UNIT)
• FOR 2-BEDROOM (9 UNITS)	11	18 (2/UNIT)
• FOR 3-BEDROOM (6 UNITS)	12	12 (2/UNIT)
TOTAL	23	36
GUEST CAR PARKING:		
• SURFACE (1 PER 4 UNITS)	0	5
TOTAL	0	5
PARKING TYPE:		
• EVCS (MECHANICAL)	15	--
• EVCS (SURFACE)	7	--
• EVCS ACCESSIBLE (2%)	1 VAN	--
TOTAL	23	41
BICYCLE PARKING (VTA BICYLCE TECHINCAL GUIDELINES TABLE 10-3):		
• RECOMMENDED CLASS I (MINIMUM 1 PER UNIT)	12	19
• RECOMMENED CLASS II (MINIMUM 1 PER 20 UNITS)	2	1

**TO THE EXTENT THESE STANDARDS ARE OBJECTIVE GENERAL PLAN, ZONING OR SUBDIVISION STANDARDS THAT WERE ADOPTED AND IN EFFECT AT THE TIME OF THE PRELIMINARY APPLICATION, AND TO WHICH THE PROJECT DOES NOT CONFORM, THE PROJECT IS ENTITLED TO DEVIATE FROM SUCH STANDARDS PURSUANT TO THE BUILDER'S REMEDY OR IN THE ALTERNATIVE PURSUANT TO STATE DENSITY BONUS LAW." THE STANDARDS THAT ARE IN AFFECT AT TIME OF THE PRELIMINARY APPLICATION.*

DEVELOPMENT STANDARDS INFORMATION



VICINITY MAP



SITE MAP

UNIT AND AREA SUMMARY — **JOB: 2317**

Date 01/29/2026

CONSTRUCTION TYPE: TYPE IIIA O/ TYPE IA

FLOORS: 5 WOOD O/ 2 CONCRETE

UNIT TYPE	NAME	DESCRIPTION	UNIT GROSS FLOOR AREA	FLOORS						UNIT TOTAL	UNIT MIX %	GROSS FLOOR AREA
			Average	L1	L2	L3	L4	L5	L6			*by Type*
STUDIO	S1.0	STUDIO/ 1 BATH	505	0	1	1	1	1	0	4	21%	2,020
STUDIO SUB-TOTAL				0	1	1	1	1	0	**4**	**21%**	**2,020**
2 BEDROOM	B1.0	2 BDRM/ 2 BATH	1,330	0	1	1	1	1	1	5	26%	6,650
	B2.0	2 BDRM/ 2 BATH	1,345	0	1	1	1	1	0	4	21%	5,380
2 BDRM SUB-TOTAL				0	2	2	2	2	1	**9**	**47%**	**12,030**
3 BEDROOM	C1	3 BDRM/ 3 BATH	1,645	0	1	1	1	1	1	5	26%	8,225
	C2	3 BDRM/ 3 BATH	1,850						1	1	5%	1,850
3 BDRM SUB-TOTAL				0	1	1	1	1	2	**6**	**32%**	**10,075**
TOTAL UNITS		**Avg SqFt**	**1,270**	0	4	4	4	4	3	19	100%	**24,125**

BELOW MARKET RATE UNITS

TYPE	UNITS	PERCENT BMR	DESCRIPTION	AREA	L1	L2	L3	L4	L5	L6
STUDIO (S1.0)	4	20%	STUDIO/ 1 BATH	505	0	1	1	1	1	0

REFER TO SHEET AP0.06 FOR BMR DIAGRAMS

UNIT MATRIX & BMR UNIT SUMMARY

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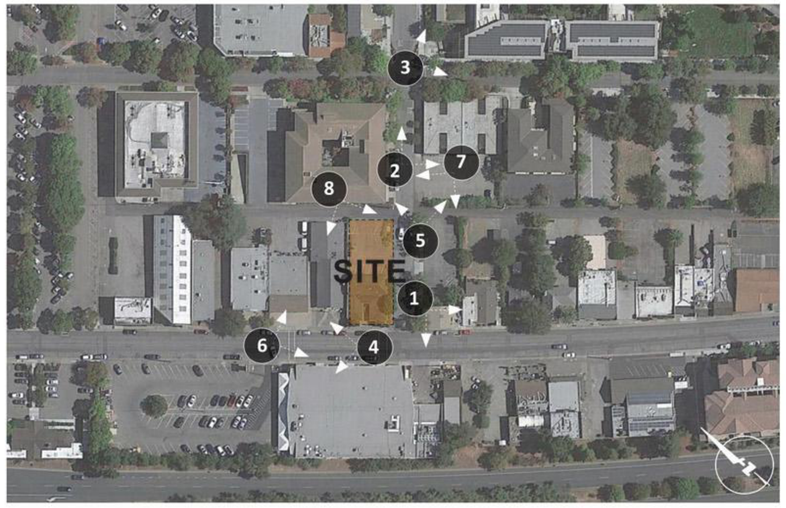
ALLEY LOOKING AT SITE (8)

WHITNEY ST. LOOKING NORTH EAST (5)

2ND ST. & WHITNEY ST. LOOKING SOUTH EAST (3)

WHITNEY ST. LOOKING WEST (7)



WHITNEY ST. LOOKING EAST (2)

NORTH EAST (6)

SOUTH EAST (4)

NORTH EAST (1)

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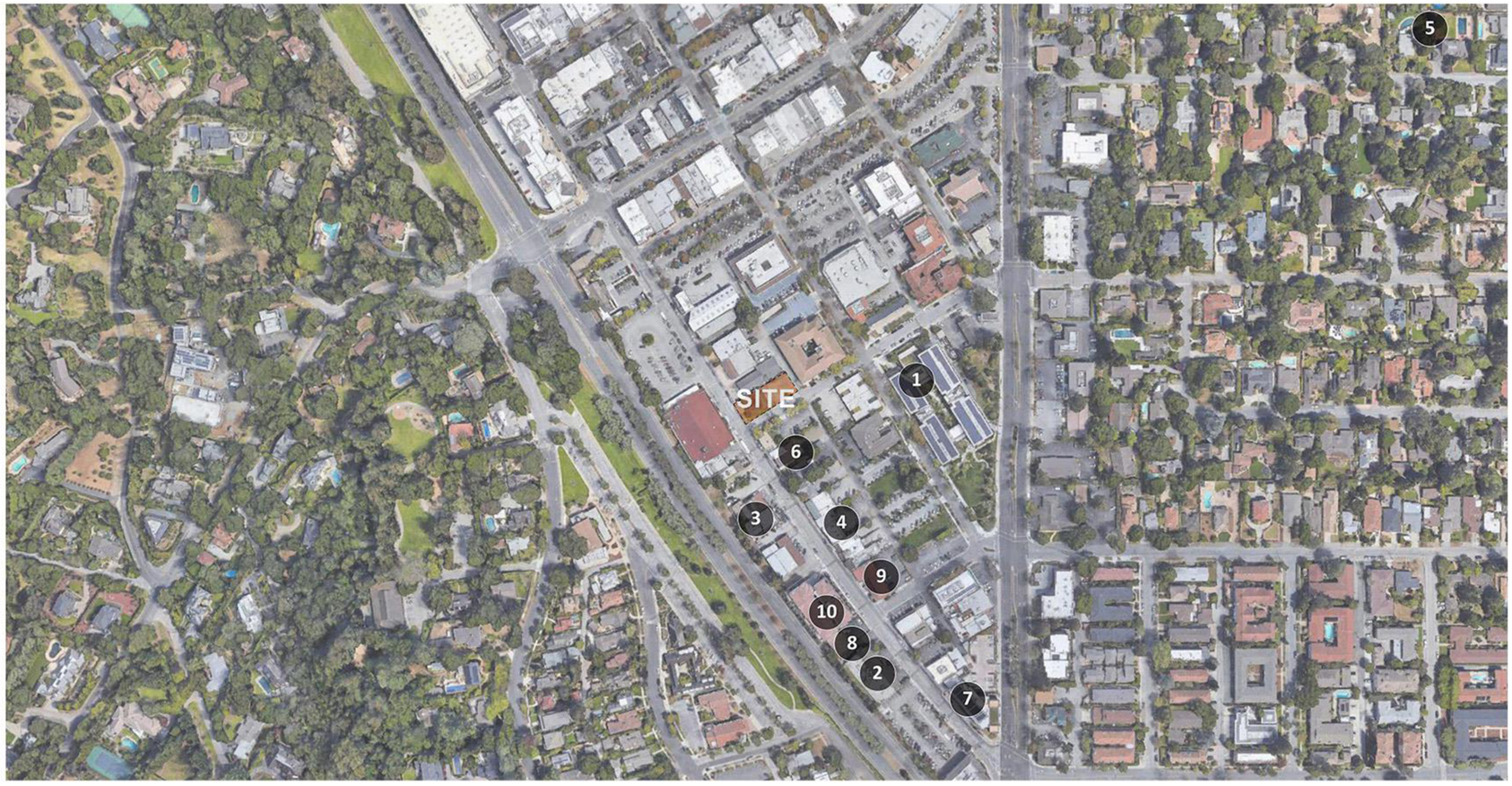
385, 387 & 389 1ST STREET (IN CONSTRUCTION) 4

376 1ST ST. (PROPOSED) 3

444-450 1ST. (APPROVED) 2

PACKARD FOUNDATION HEADQUARTER 1

LOS ALTOS COMMUNITY CENTER (IN CONSTRUCTION) 5



355 1ST STREET (PROPOSED) 6

SERENO GROUP OFFICE (BUILT) 7

440 1ST STREET (PROPOSED) 8

425 1ST STREET (APPROVED) 9

369 1ST STREET 10

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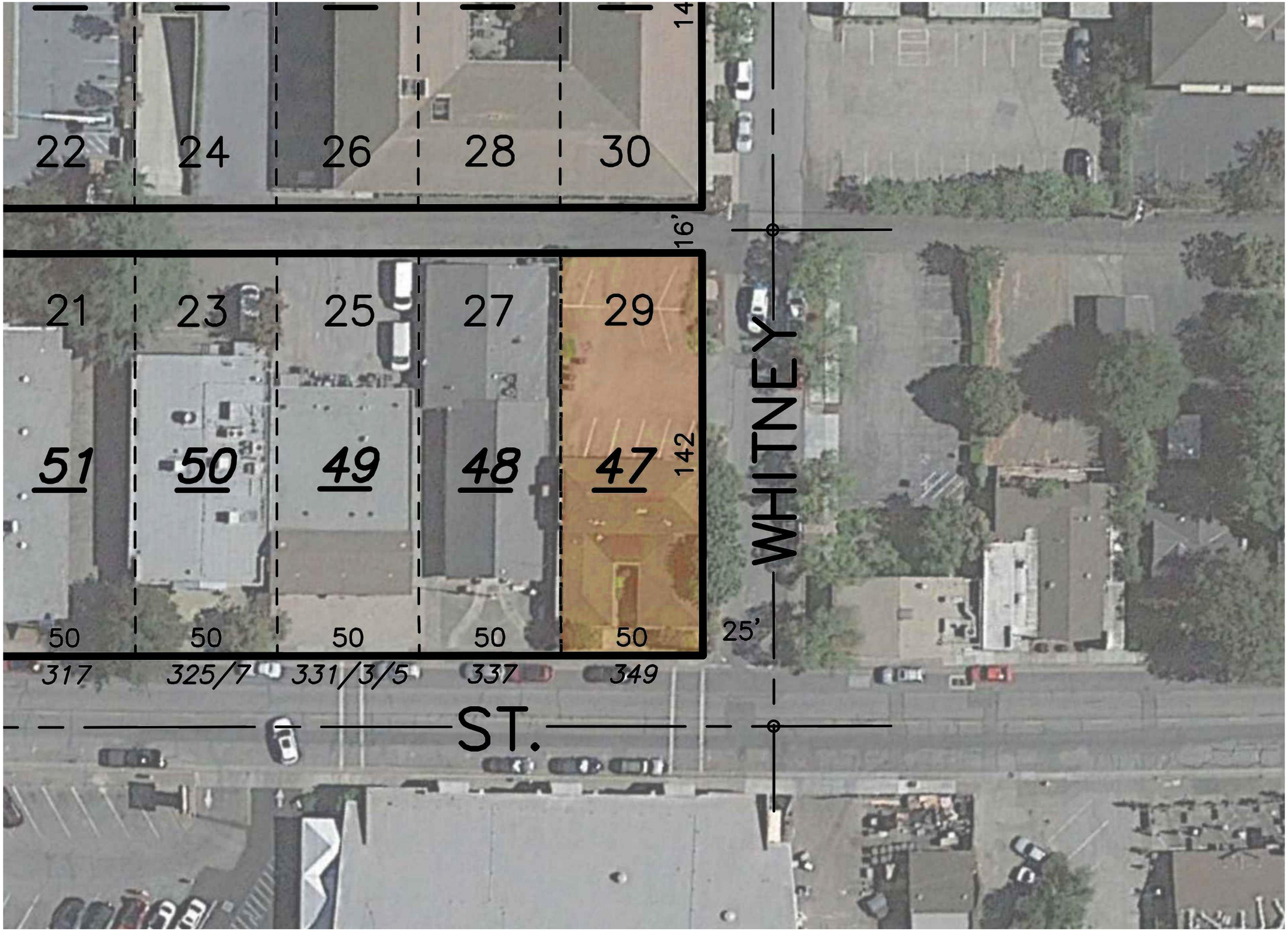

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AERIAL PERSPECTIVE VIEW

AP0.04

ARCHITECTURE

OCTANE CAPITAL MANAGEMENT

The Guzzardo Partnership, INC. Landscape Architects| Land Planners

KIER+WRIGHT

OCTANE - 349 FIRST STREET

LOS ALTOS, CA

May 7th, 2026

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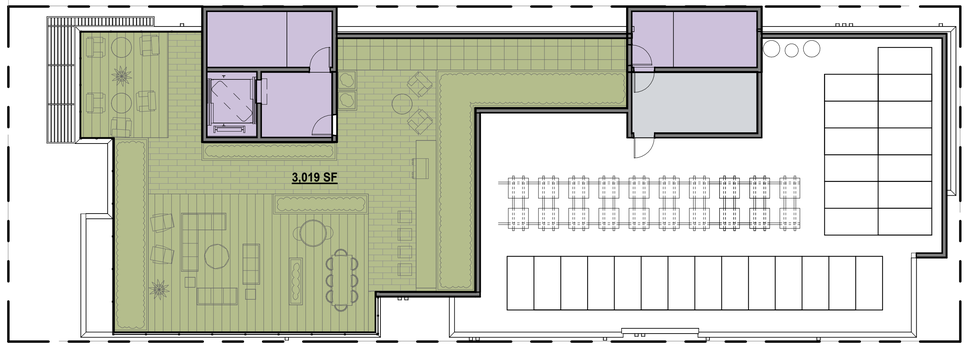


CATEGORY	SUBTOTALS
PARKING	
CIRCULATION	542 SF
UTILITY	190 SF
DWELLING UNITS	
LOBBY / AMENITY	
OPEN SPACE	2,287 SF
TOTAL	3,019 SF

FLOOR AREA CALCULATIONS - ROOF 5

3/32" = 1'-0"

CATEGORY	SUBTOTALS
PARKING	
CIRCULATION	947 SF
UTILITY	165 SF
DWELLING UNITS	4,825 SF
LOBBY / AMENITY	
BALCONY	330 SF
TOTAL	6,267 SF

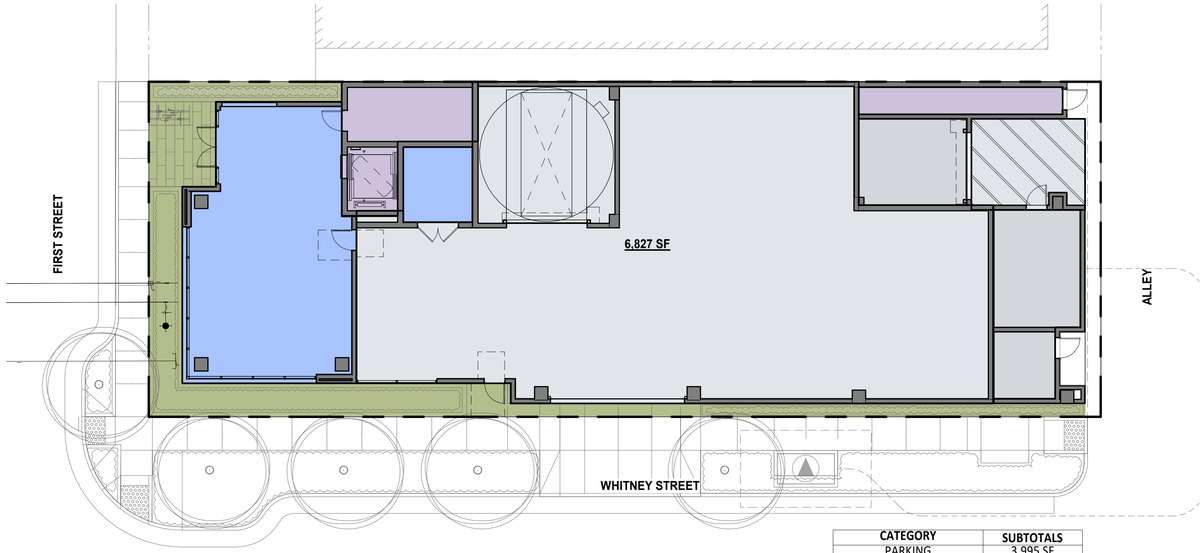
FLOOR AREA CALCULATIONS- FLOOR 6 4

3/32" = 1'-0"

CATEGORY	SUBTOTALS
PARKING	
CIRCULATION	947 SF
UTILITY	165 SF
DWELLING UNITS	4,825 SF
LOBBY / AMENITY	
BALCONY	330 SF
TOTAL	6,267 SF

FLOOR AREA CALCULATIONS- FLOORS 2-5 3

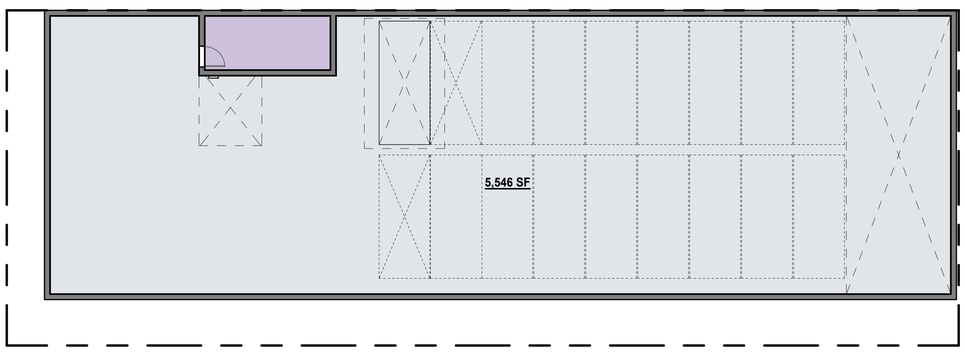
3/32" = 1'-0"



CATEGORY	SUBTOTALS
PARKING	3,995 SF
CIRCULATION	397 SF
UTILITY	530 SF
DWELLING UNITS	
LOBBY / AMENITY	1,106 SF
BALCONY	
OPEN SPACE	799 SF
TOTAL	6,827 SF

FLOOR AREA CALCULATIONS- FLOOR 1 2

3/32" = 1'-0"



CATEGORY	SUBTOTALS
PARKING	5,394 SF
CIRCULATION	152 SF
TOTAL	5,546 SF

FLOOR AREA CALCULATIONS - GARAGE BASEMENT 1

3/32" = 1'-0"

BUILDING TOTAL	
CATEGORY	SUBTOTALS
PARKING	9,389 SF
CIRCULATION	5,826 SF
UTILITY	1,545 SF
DWELLING UNITS	24,125 SF
LOBBY / AMENITY	1,106 SF
BALCONY	1,650 SF
OPEN SPACE	3,086 SF
TOTAL	46,727 SF

LEGEND	
PARKING	
CIRCULATION	
UTILITY	
DWELLING UNITS	
LOBBY / AMENITY	
BALCONY	
OPEN SPACE	
TOTAL	

0' 4' 8' 16' 24'

PROJECTION NORTH

3/32"=1'-0"

OPEN SPACE & FLOOR AREA CALCULATIONS AP0.05

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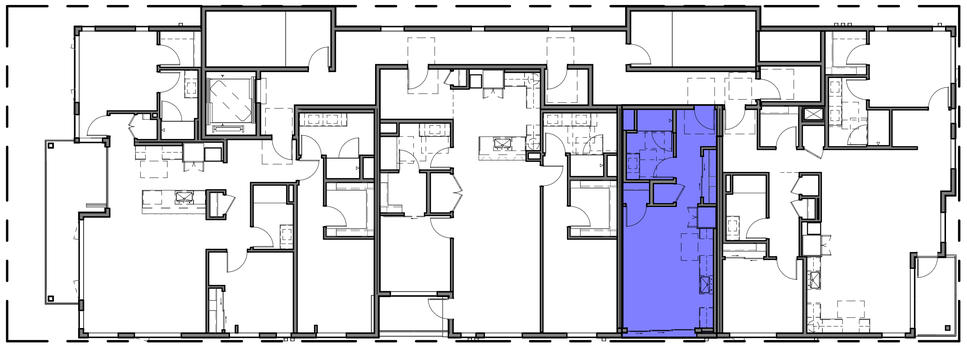
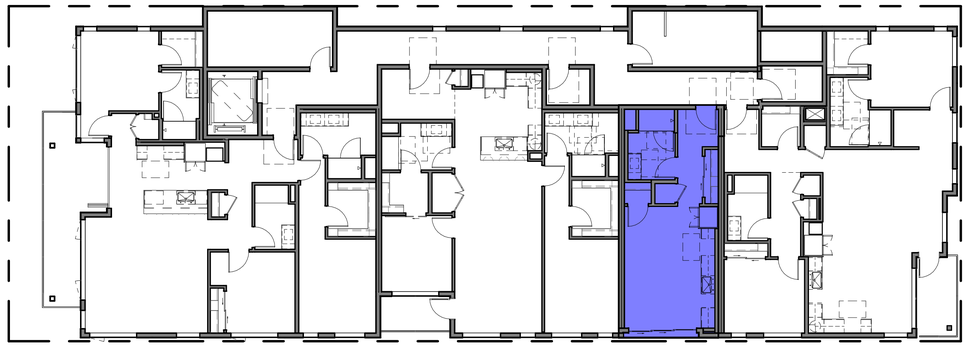


BMRFLOOR AREA CALCULATIONS- FLOOR 3-5 **2**

3/32" = 1'-0"



BMRFLOOR AREA CALCULATIONS- FLOOR 2 **1**

3/32" = 1'-0"

LEGEND	
BMR UNIT	

BELOW MARKET RATE UNITS								
TYPE	UNITS	PERCENT BMR	L1	L2	L3	L4	L5	L6
JUNIOR (J1.0)	4	20%	0	1	1	1	1	0

0' 4' 8' 16' 24'

3/32"=1'-0"

BMR UNITS **AP0.06**

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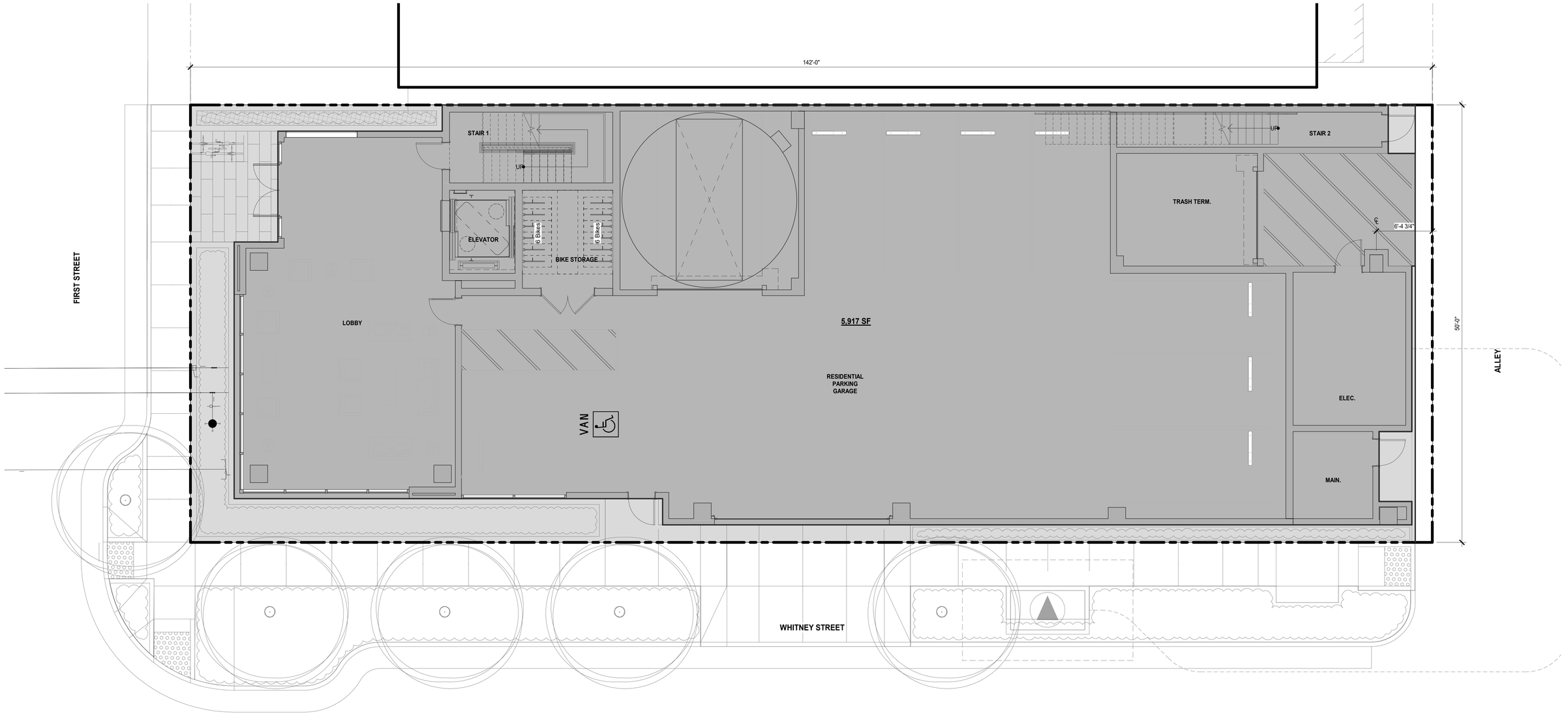

LOT COVERAGE CALCULATIONS 1

3/16" = 1'-0"

LEGEND	
COVERED	
UNCOVERED	

LOT COVERAGE	
CATEGORY	SUBTOTALS
COVERED LOT	6,028 SF
TOTAL LOT	7,100 SF
COVERAGE	84.9%

0' 4' 8' 16' 24'

3/32"=1'-0"

LOT COVERAGE CALCULATIONS AP0.07

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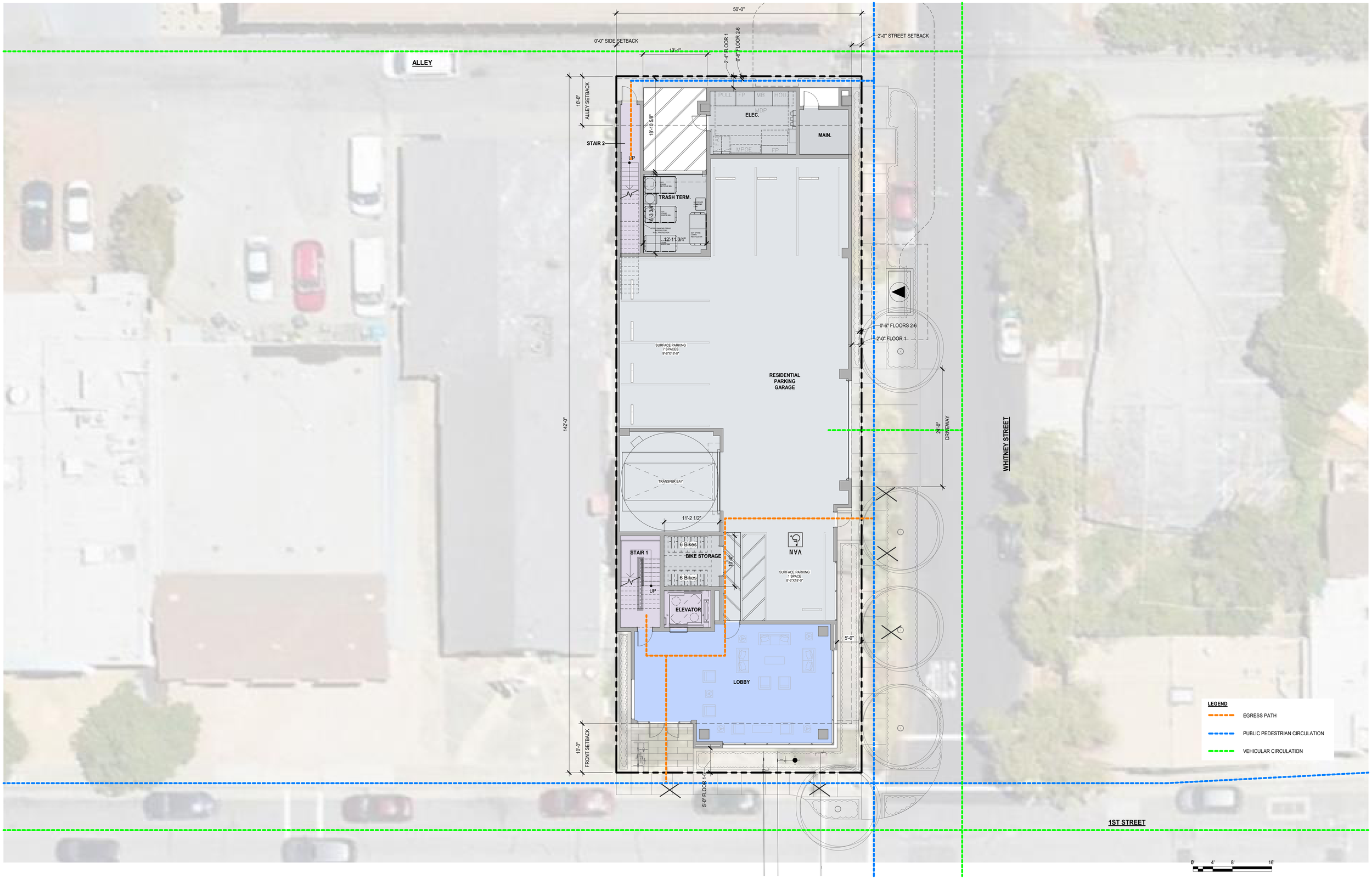

SITE CIRCULATION PLAN

1/8"=1'-0"

AP0.08

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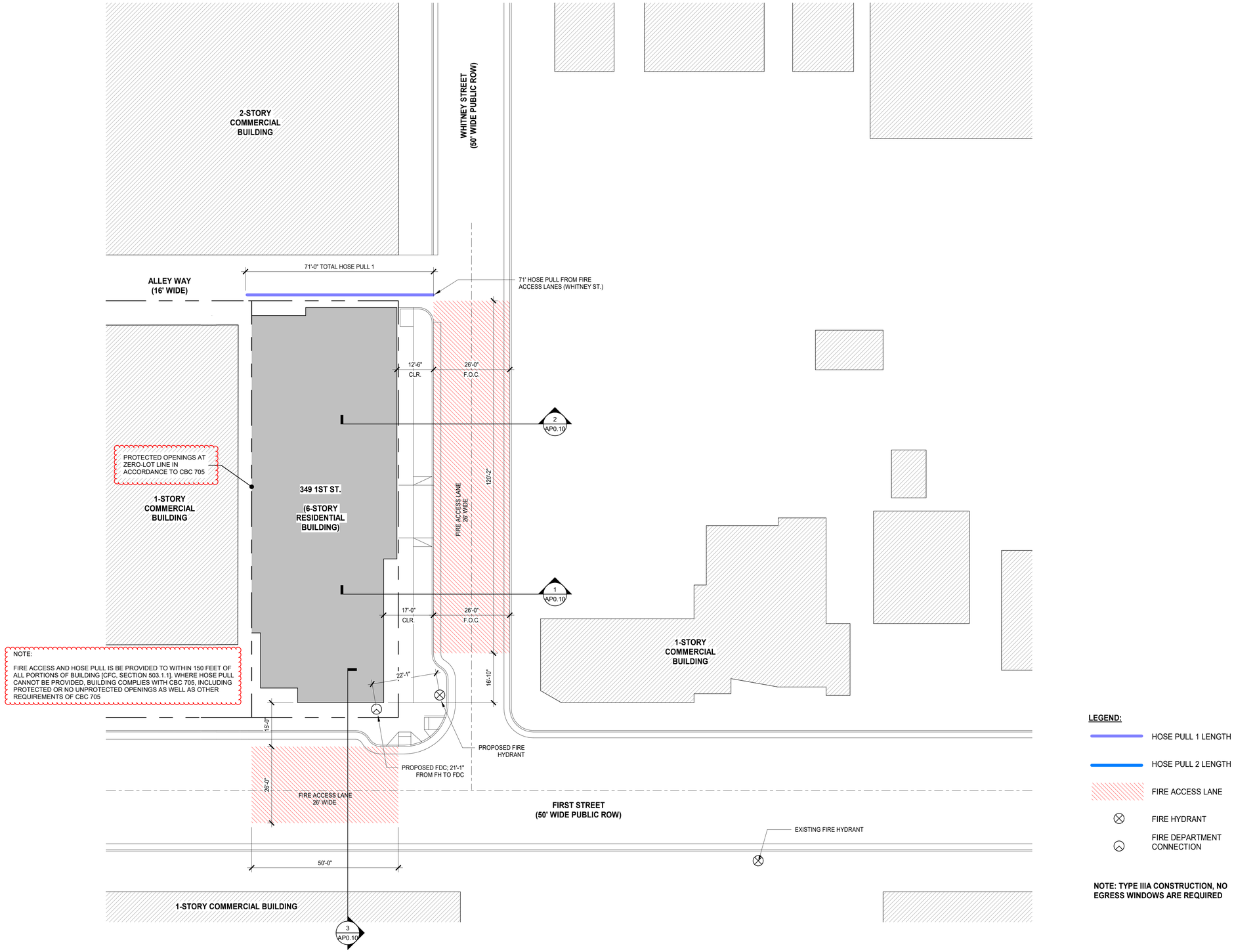

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GSO #10026 Santa Clara County Fire Department, CA
Final Production Release Specification
Contract Specialist: James Mechling
KME Fire Apparatus
TQ-06-6535

RESCUE STRETCHER MOUNT

A rescue stretcher mount shall be provided on the base section for storing a rescue stretcher. The design of the stretcher mount shall be as follows:
TQ-06-6545
One (1) aluminum tread plate box with a hinged lid shall be fabricated and fastened to the ladder base section. The lid shall open away from the ladder b allow easy access to the rescue stretcher from within the ladder section.
TQ-06-6595
The specified rescue stretcher shall be located on the right side of the base section.
TQ-06-9000

AERIAL TRAVEL SUPPORT

A heavy duty rest shall be provided to support he aerial in the travel position. Stainless steel bedding plates shall be attached to the aerial base secion to protect the aerial when the unit is in the travel position.
TQ-06-9035

CRADLE ILLUMINATION LIGHTS

Two (2) 12 volt Grote WhiteLight 63611 LED lights shall be mounted near the ladder travel support to illuminate this area during night time operation. The lights shall be wired and activated by the ladder power circuit.
TQ-07-0260

ELEVATION SYSTEM

Two (2) double acting lift cylinders shall be attached between the turntable and the base section near the midpoint of the base section thus creating a better lifting geometry resulting in lower hydraulic operating pressures and improved load distribution on he base ladder section. The cylinders shall function only to elevate the aerial device and not as a structural member to stabilize the ladder sideways. The lift cylinder rods shall be attached to the base secton with self aligning swivel bearings which prevent side loading on the lift cylinders resulting in longer cylirder seal life. They shall provide smooth precise elevation from -7 degrees below horizontal to +80 degrees above horizontal. The lift cylinders shall have a 5-1/2" internal bore, a 3" diameter rod and 29-13/16" stroke.

The lift cylinders shall be equipped with integral (on the cylinder) holding valves which prevents the ladder from lowering should a hydraulic line be ruptured at any point within the hydraulic system. They shall also have a manifold line with velocity fuses between the cylinders to prevent uneven cylinder lift. They shall have both rod and piston hydraulic cushions. These cushions shall decelerate the cylinder near the end of its stroke creating a smooth stop at full stroke.

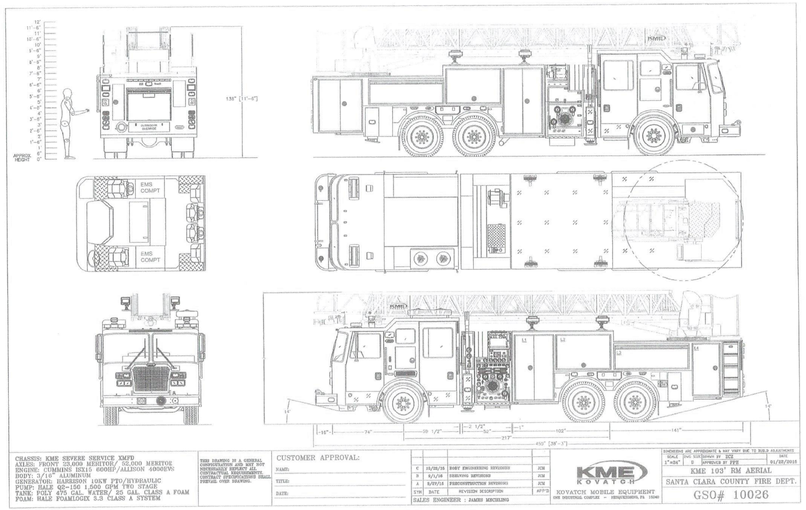
LADDER INTERLOCK SYSTEM

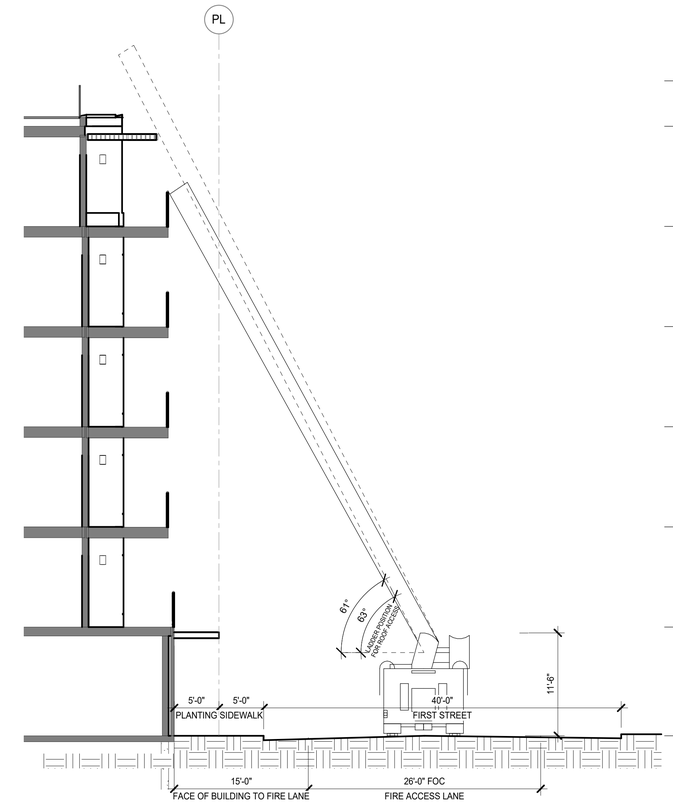
A limit switch at the aerial travel support shall be provided to prevent operation of the outriggers once the aerial has been elevated from the nested postion. This system will prevent operation of the outriggers once the ladder has been elevated from the nested position.
TQ-07-2800

INCLINOMETER

An inclinometer shall be provided on the base section of the aerial device to measure the relative angle of the ladder.

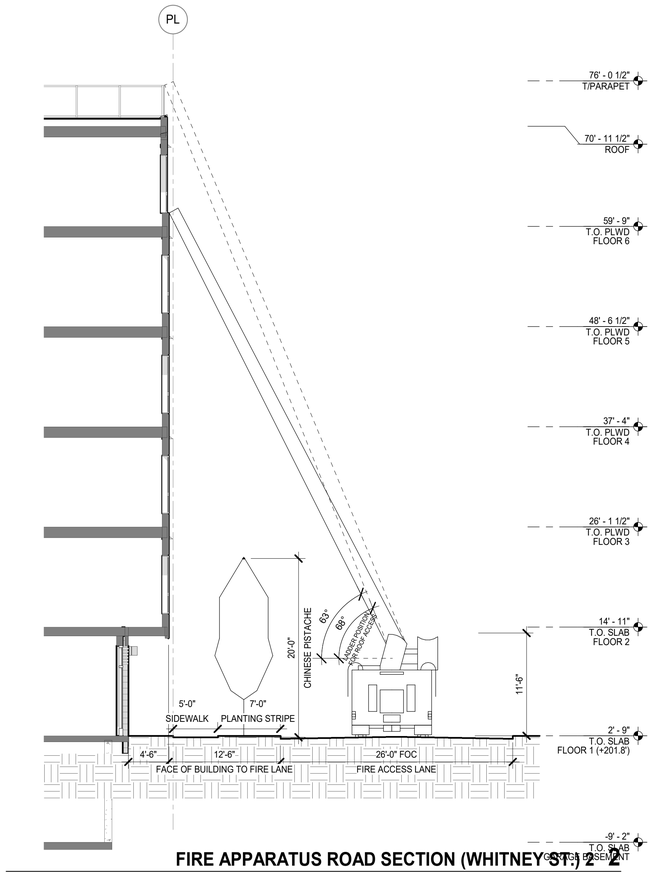
10026
7/28/2015 FPR





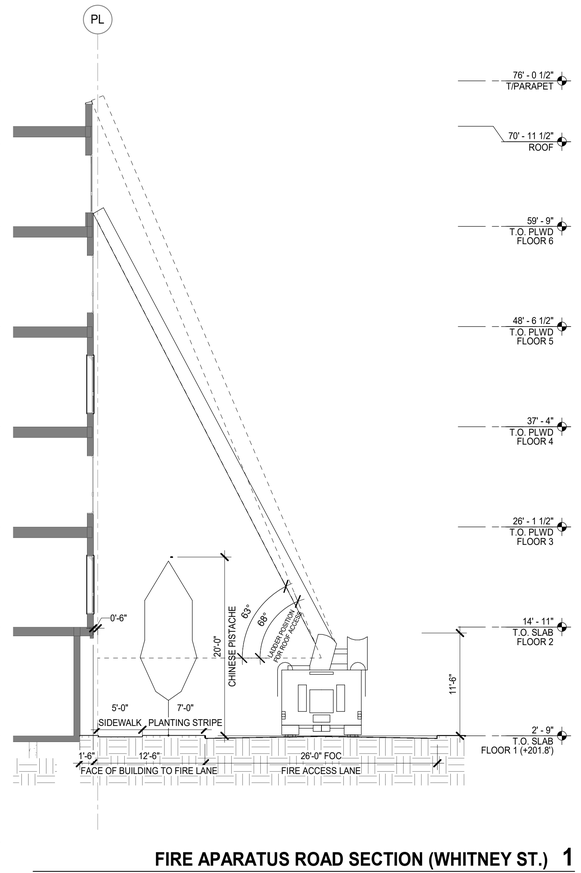
FIRE APARATUS ROAD SECTION (FIRST ST.) 3

1/8" = 1'-0"



FIRE APPARATUS ROAD SECTION (WHITNEY ST.) 2

1/8" = 1'-0"



FIRE APARATUS ROAD SECTION (WHITNEY ST.) 1

1/8" = 1'-0"

0' 4' 8' 16'

FIRE APPARATUS ROAD SECTIONS 1/8"=1'-0" **AP0.10**

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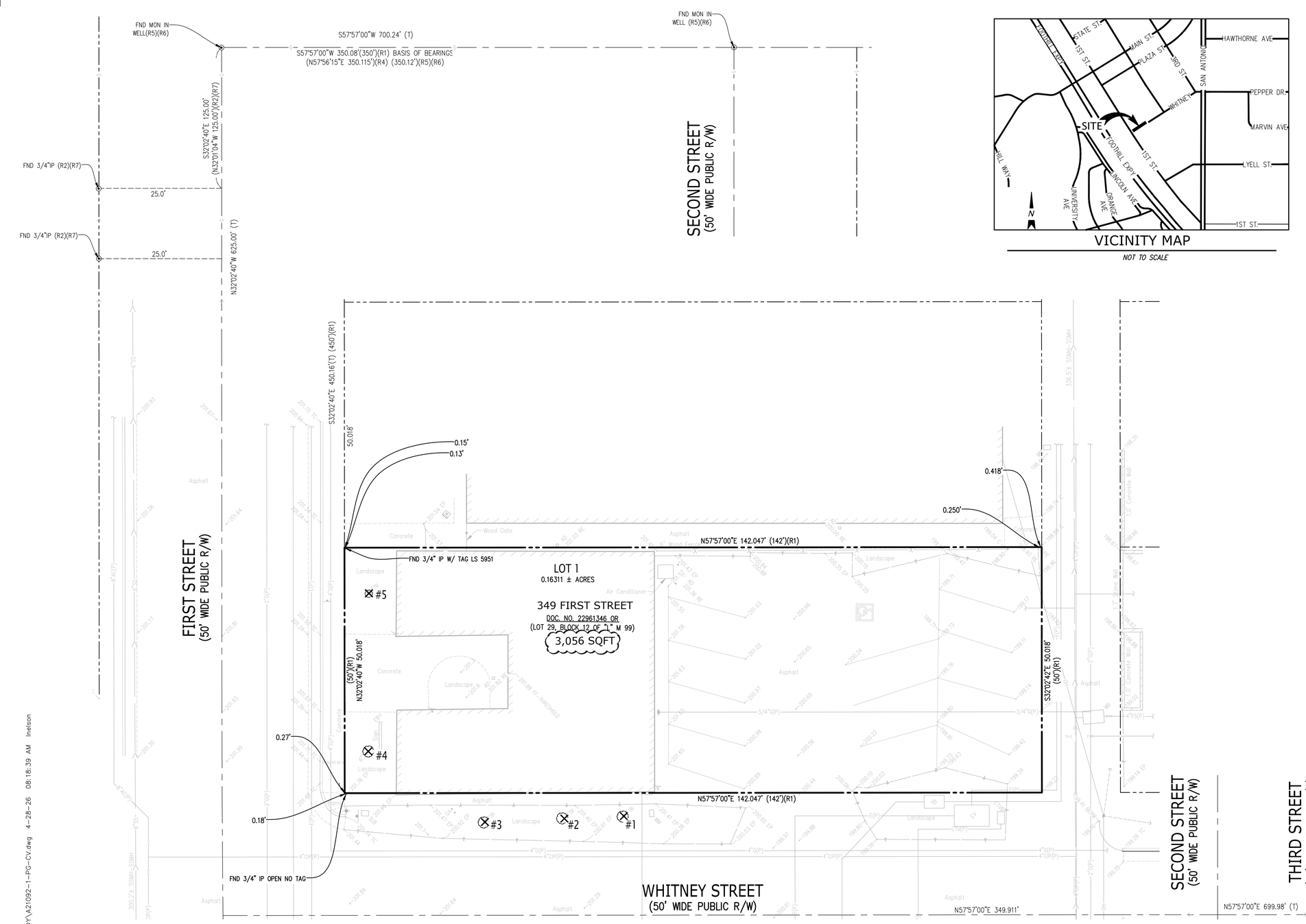
VESTING TENTATIVE MAP

A ONE-LOT SUBDIVISION FOR RESIDENTIAL CONDOMINIUM PURPOSES
FOR A MAXIMUM OF 19 RESIDENTIAL CONDOMINIUMS
349 FIRST STREET
CITY OF LOS ALTOS – SANTA CLARA COUNTY – CALIFORNIA
DECEMBER, 2025



VICINITY MAP

NOT TO SCALE

SHEET INDEX

C1.0 COVER SHEET
C2.0 TOPOGRAPHIC SURVEY
C3.0 PRELIMINARY GRADING, DRAINAGE, & UTILITY PLAN
C4.0 PRELIMINARY STORMWATER CONTROL PLAN
C4.1 STORMWATER CONTROL DETAILS
C5.0 BEST MANAGEMENT PRACTICES

LEGEND

X#X TREE & TREE NUMBER TO BE REMOVED

PROJECT DATA

1.	OWNERS:	OCTANE FIRST STREET LLC 800 W. EL CAMINO REAL, SUITE 180 MOUNTAIN VIEW, CA 94040 CONTACT: EMERIC MCDONALD
2.	SUBDIVIDER:	OCTANE FIRST STREET LLC 800 W. EL CAMINO REAL, SUITE 180 MOUNTAIN VIEW, CA 94040 CONTACT: EMERIC MCDONALD
3.	MAP PREPARED BY:	KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. 3350 SCOTT BOULEVARD, BUILDING # 22 SANTA CLARA, CA 95054 RYAN M. AMAYA, LS 8132 PHONE: (408) 727-6665
4.	A.P.N.:	167-40-047
5.	EXISTING USE:	COMMERCIAL
6.	PROPOSED USE:	RESIDENTIAL
7.	EXISTING ZONING:	COMMERCIAL DOWNTOWN/ MULTIPLE FAMILY DISTRICT (CD/ R3)
8.	PROPOSED ZONING:	CD/R3 ZONING DISTRICT
9.	PROPOSED:	MIXED-USE CORRIDOR
10.	COMPREHENSIVE PLAN:	SINGLE FAMILY RESIDENTIAL, MULTI-FAMILY RESIDENTIAL, SERVICE COMMERCIAL, LIGHT INDUSTRIAL, MIXED USE
11.	EXISTING NUMBER OF LOTS:	1
12.	PROPOSED NUMBER OF LOTS:	1 LOT FOR RESIDENTIAL CONDOMINIUM PURPOSES
13.	PROPOSED NUMBER OF CONDOMINIUMS:	19 RESIDENTIAL DWELLING UNITS
14.	TOTAL ACREAGE:	0.16311± ACRES

15. ALL DISTANCES ARE APPROXIMATE.
16. THERE ARE NO NEW PUBLIC STREET NAMES PROPOSED.
17. BENCHMARK: CITY OF LOS ALTOS BM 18: TOP OF CURB @ SW RETURN OF MAIN ST & FIRST ST BETWEEN NORTH EDGE HC RAMP AND CB. ELEVATION: 197.4550 (NAVD88 DATUM)
18. BASIS OF BEARINGS: THE BEARING OF SOUTH 57° 57' 00' WEST TAKEN ON THE CENTER LINE OF MAIN STREET AS SHOWN ON THAT CERTAIN MAP FILED FOR RECORD IN OCTOBER, 1907, IN BOOK "L" OF MAPS AT PAGE 99, OFFICIAL RECORDS OF SANTA CLARA COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.
19. FLOOD ZONE NOTE: THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SANTA CLARA COUNTY, CALIFORNIA, MAP NUMBER 06085C0038H FOR COMMUNITY NUMBER 060341 (CITY OF LOS ALTOS), WITH AN EFFECTIVE DATE OF MAY 18, 2009, AS BEING LOCATED IN FLOOD ZONE "X (SHADED)".

    ACCORDING TO FEMA THE DEFINITION OF ZONE "X (SHADED)" IS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS OF PROTECTED LEVEES FROM 1% ANNUAL CHANCE FLOOD.

    FEMA BASE FLOOD ELEVATIONS ARE BASED ON NAVD88 DATUM.

    FLOOD ZONE "A" 1% ANNUAL CHANCE FLOOD DISCHARGE IS CONTAINED IN CHANNEL AS SHOWN ON FEMA MAP. HOWEVER, MAP HAS NOT BEEN UPDATED TO SHOW CURRENT ALIGNMENT OF CHANNEL.
20. THE BOUNDARY SHOWN HEREON IS BASED SOLELY UPON THE FOLLOWING INFORMATION:
    MAP NO. 1 OF THE TOWN OF LOS ALTOS, FILED FOR RECORD IN OCTOBER, 1907 IN BOOK "L" OF MAPS, PAGE 99; PARCEL MAP FIELD FOR RECORD JUNE 27, 1975 IN BOOK 358 OF MAPS, PAGE 17; PARCEL MAP FILED FOR RECORD FEBRUARY 18, 1993 IN BOOK 654 OF MAPS, PAGE 3; RECORD OF SURVEY FILED FOR RECORD OCTOBER 10, 1997 IN BOOK 695 OF MAPS, PAGE 7; CORNER RECORD DOC. NO. 1597, SANTA CLARA RECORD. CORNER RECORD DOC. NO. 1764, SANTA CLARA RECORDS. CORNER RECORD DOC. NO. 2037, SANTA CLARA RECORDS. GRANT DEED DOC. NO. 22961346, SANTA CLARA RECORDS
21. UTILITIES:

STORM DRAINAGE	CITY OF LOS ALTOS
SANITARY SEWER	CITY OF LOS ALTOS
WATER	CALIFORNIA WATER SERVICE
GAS	PG&E
ELECTRIC	PG&E
TELEPHONE	AT&T
CABLE	COMCAST

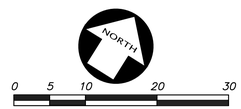
22. ADDITIONAL EASEMENTS OR AGREEMENTS MAY BE NECESSARY AS THE PROJECT EVOLVES AND WILL BE CREATED BY SEPARATE INSTRUMENT. EASEMENTS SUCH AS PARKING AGREEMENT/ COVENANT FOR LOT 1, AND OTHER EASEMENTS THAT MAY BE NECESSARY.
23. GENERAL PLAN DESIGNATION: DOWNTOWN COMMERCIAL
24. THE PROPOSED PROJECT INCLUDES A VESTING TENTATIVE MAP TO CREATE ONE PARCEL CONSISTING OF NINETEEN (19) CONDOMINIUM LOTS AND ONE (1) COMMON LOT.
25. SITE AREAS:
    GROSS: 7,105± SQFT
    NET: 7,105± SQFT

Tree #	Existing Tree Species	CBH	Cond.	HT/SP	Comments
#1	Chinese Pistache (Pistacia chinensis)	23.6"	Poor	12/4	Poor vigor, poor form, topped
#2	Chinese Pistache (Pistacia chinensis)	18.9"	Poor	12/5	Poor vigor, poor form, topped
#3	Chinese Pistache (Pistacia chinensis)	26.7"	Poor	12/5	Poor vigor, poor form, topped
#4	Crape Myrtle (Lagerstroemia sp.)	16.0"	Poor	12/5	Good vigor, poor form, topped
#5	Crape Myrtle (Lagerstroemia sp.)	22.9"	Poor	10/4	Good vigor, poor form, topped

MAP REFERENCES
(R1) – "L" M 99
(R2) – 358 M 17
(R3) – 654 M 3
(R4) – 695 M 7
(R5) – CORNER RECORD 1597
(R6) – CORNER RECORD 1764
(R7) – CORNER RECORD 2037

DATE

PREPARED BY OR UNDER THE SUPERVISION OF
RYAN M. AMAYA P.L.S. 8134



C1.0

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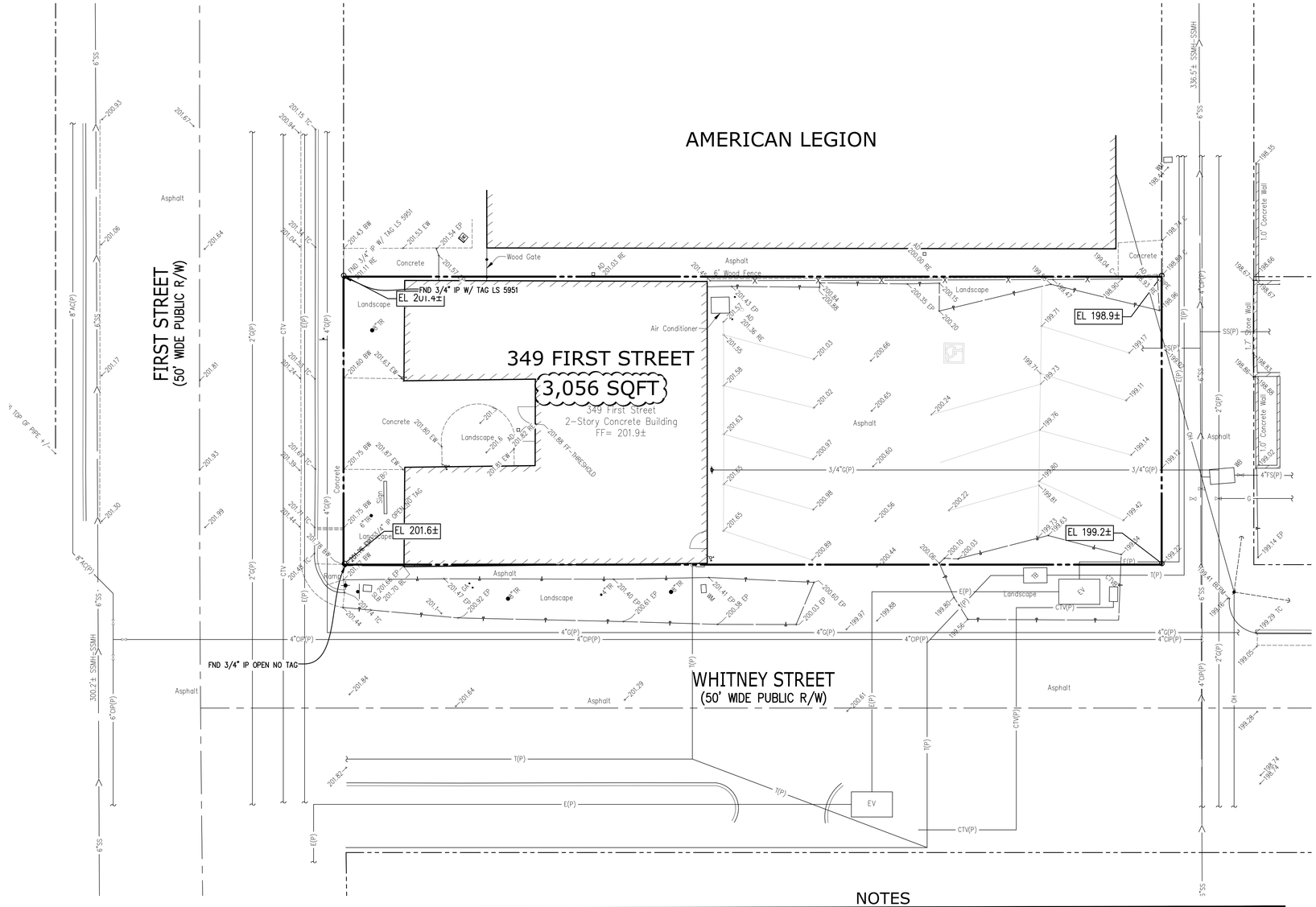
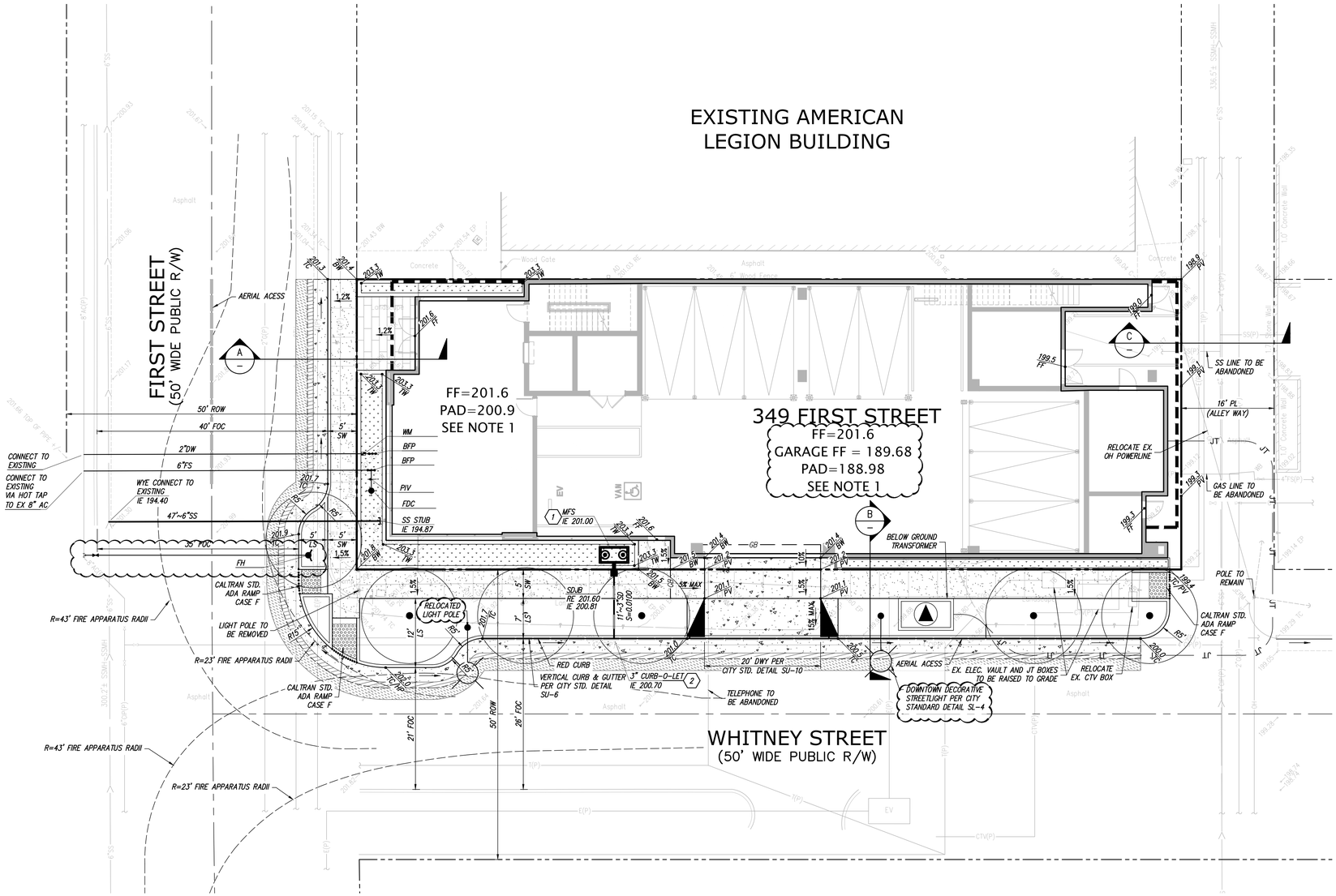

AMERICAN LEGION
FIRST STREET
(50' WIDE PUBLIC R/W)
WHITNEY STREET
(50' WIDE PUBLIC R/W)
349 FIRST STREET
3,056 SQFT
349 First Street
2-Story Concrete Building
FF= 201.9±
EL 201.4±
EL 201.6±
EL 198.9±
EL 199.2±
FND 3/4" IP W/ TAG LS 5951
FND 3/4" IP OPEN NO TAG
Asphalt
Concrete
Landscape
Wood Gate
6' Wood Fence
Air Conditioner
Asphalt
Concrete
Landscape
Asphalt
Landscape
Asphalt
Asphalt
Asphalt



LEGEND

▲	AREA DRAIN
□	STORM DRAIN CATCH BASIN
■	STORM DRAIN JUNCTION BOX
●	STORM DRAIN MANHOLE
FL	FLOW LINE
FF	FINISH FLOOR
PV	PAVEMENT
RE	RIM ELEVATION
23.8	SPOT ELEVATION
X"SD	STORM DRAIN LINE
TC	TOP OF CURB
BW	BACK OF WALK
ROW	RIGHT OF WAY
FOC	FACE OF CURB
ESMT	EASEMENT
OH	OVERHEAD
	1" AC DEEPLIFT & SAWCUT
	2" AC CONFORM
	CURB PAINTED RED
	AERIAL ACCESS
	GARAGE LIMITS

FIRE FLOW ESTIMATE

CONSTRUCTION TYPE(S): I-A / III-A
SQFT: 11,574 I-A / 34,274 III-A
GPM: 1,500 GPM (25% REDUCTION)
MIN # OF HYDRANTS: 1

NOTE: FLOW ESTIMATE FOR PLANNING PURPOSES ONLY. FIRE SPRINKLER CONSULTANT TO PROVIDE FINALIZED NUMBERS WITHIN THEIR CONSTRUCTION DOCUMENTS.

NOTES

1. PAD THICKNESS AS PRESCRIBED BY AST GEOTECHNICAL'S "GEOTECHNICAL STUDY | INVESTIGATION FOR 349 FIRST STREET" DATED DECEMBER 6, 2021. PAD THICKNESS BASED OFF 4-STORY BUILDING WITHOUT A GARAGE.
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3. PROPOSED FIRE HYDRANT & STREET LIGHT POSITION & NECESITY TO BE EVALUATED WITHIN CONSTRUCTION DRAWINGS. LOCATIONS SHOWN ARE FOR COORDINATION ONLY.
4. WATER FLOW DEMANDS:
   - 4.1. IRRIGATION: 55 GPD
   - 4.2. DOMESTIC: 80 GPM

KEYNOTES

1. INSTALL MEDIA FILTRATION UNIT (MFS). REFER TO C3.1 DETAIL 1.
2. 3" THRU CURB DRAIN. REFER TO C3.1 DETAIL 3.

EARTHWORK SUMMARY

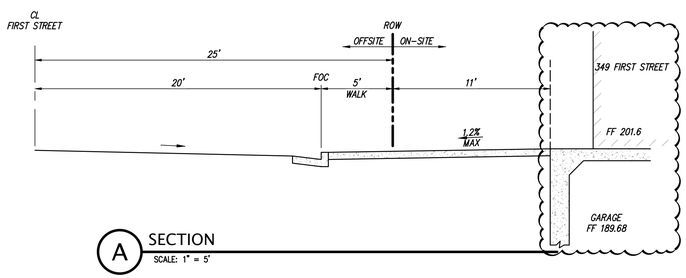
CUT:	**2,900** CY
FILL:	**50** CY
EXPORT:	**2,850** CY

THE EARTHWORK QUANTITIES LISTED ON THESE PLANS ARE STATED ONLY FOR CALCULATION OF GRADING AND BUILDING PERMIT FEES. THESE QUANTITIES DO NOT INCLUDE TRENCH OR FOOTING SPOILS, SHRINK OR SWELL FROM COMPACTING EFFORTS OR OTHER VARIABLES. THE ENGINEER MAKES NO REPRESENTATION THIS SITE WILL BALANCE.

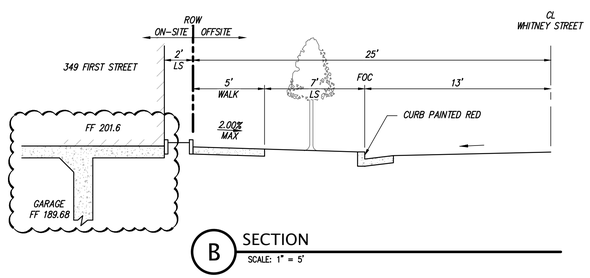
THE CONTRACTOR SHALL DETERMINE HIS OWN EARTHWORK QUANTITIES AND BASE HIS BID ACCORDINGLY.

FIRE NOTES

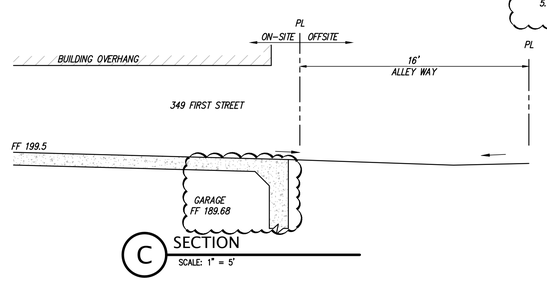
1. SPRINKLERS SHALL BE SUBMITTED AS A DEFERRED SUBMITTAL.
2. A FIRE ALARM SYSTEM SHALL BE SUBMITTED AS A DEFERRED SUBMITTAL IN ACCORDANCE WITH CFC SEC. 907.
3. STANDPIPES SHALL BE SUBMITTED AS A DEFERRED SUBMITTAL.
4. TWO-WAY COMMUNICATION SHALL BE PROVIDED AS A DEFERRED SUBMITTAL.
5. EMERGENCY RESPONDER RADIO COVERAGE SHALL BE PROVIDED AS A DEFERRED SUBMITTAL.



A SECTION
SCALE: 1" = 5'



B SECTION
SCALE: 1" = 5'



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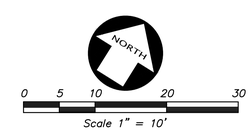

Scale 1" = 10'

PRELIMINARY GRADING, DRAINAGE, UTILITY PLAN C3.0

OCTANE - 349 FIRST STREET

349 FIRST STREET, LOS ALTOS, CA 02/13/2026

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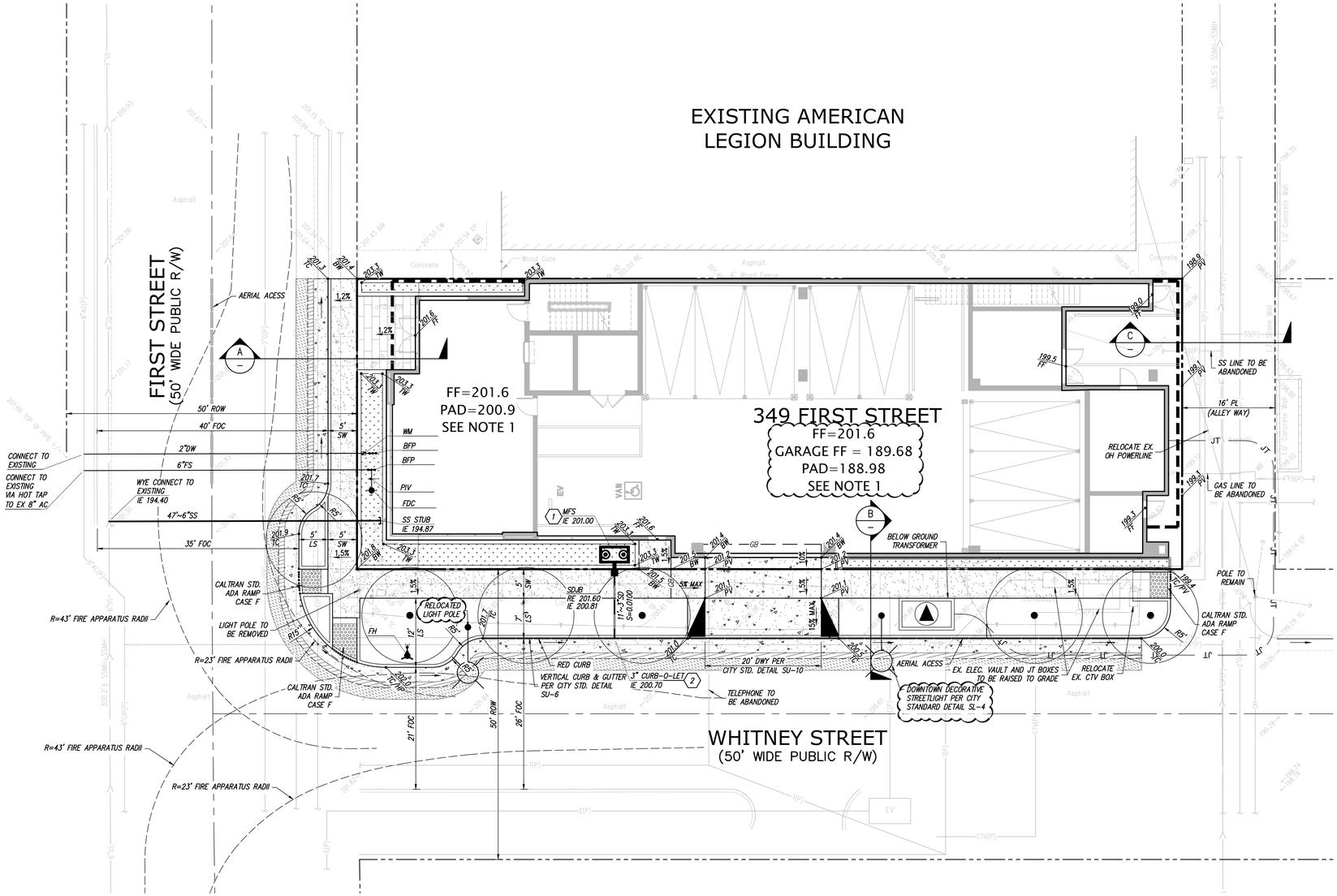

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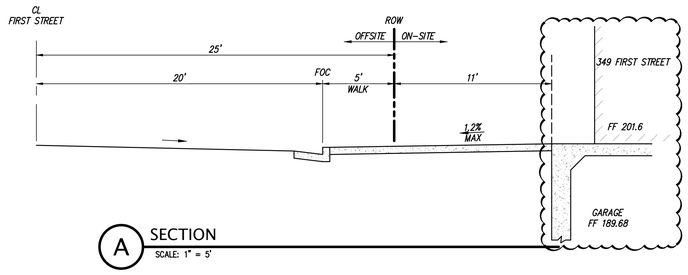
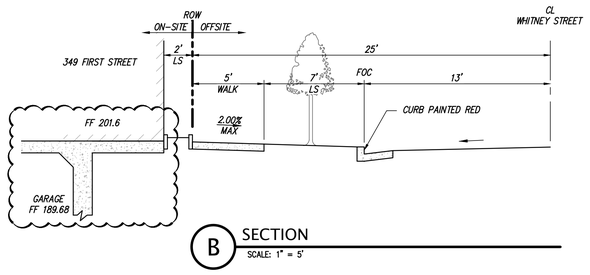


A SECTION
SCALE: 1" = 5'



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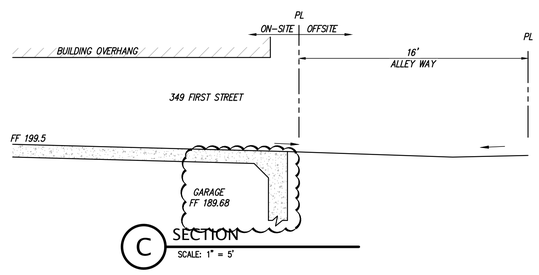
SCALE: 1" = 5'



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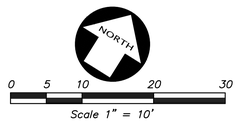

Scale 1" = 10'

PRELIMINARY GRADING, DRAINAGE, UTILITY PLAN C3.0

OCTANE - 349 FIRST STREET

349 FIRST STREET, LOS ALTOS, CA 02/13/2026

BDE ARCHITECTURE

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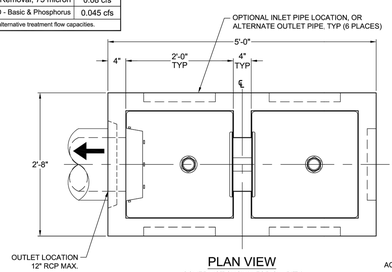
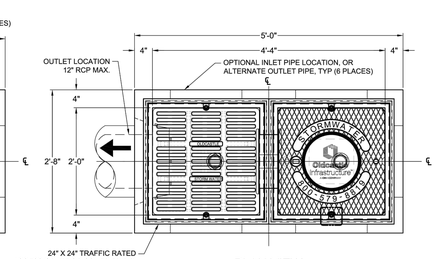
SITE SPECIFIC DATA				
Structure ID				ID
Treatment Flow Rate (cfs)				-
Peak Flow Rate (cfs)				1.3 cfs
Rim Elevation				X.XX'
Pipe Data	**Pipe Location**	**Pipe Size**	**Pipe Type**	**Invert Elevation**
Outlet	XXX	XX"	XXX	X.XX'
Inlet	XXX	XX"	XXX	X.XX'
Notes: -				

PERFORMANCE SPECIFICATIONS	
Treatment Flow Capacities:*	
NJDEP 80% Removal, 75 micron	0.08 cfs
WA Ecology GULD - Basic & Phosphorus	0.045 cfs

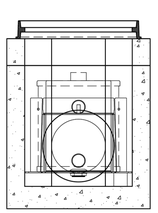
*Contact Oldcastle for alternative treatment flow capacities.



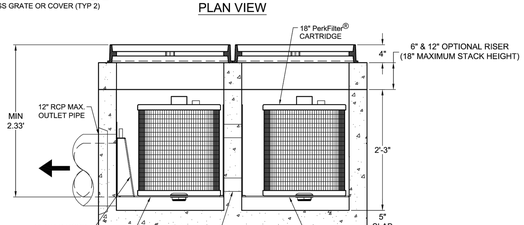
PLAN VIEW
COVER NOT SHOWN FOR CLARITY



PLAN VIEW



LEFT END VIEW
(OPTIONAL WITH 6" OR 12" RISER)



ELEVATION VIEW
(OPTIONAL WITH 6" OR 12" RISER)

NOTES:

1. DESIGN LOADINGS:
   - A. AASHTO HS-20-44 W/ IMPACT.
   - B. STANDARD DESIGN FILL: MAX TOP OF STRUCTURE.
   - C. ASSUMED WATER TABLE: BELOW STRUCTURE.
   - D. DRY LATERAL EARTH PRESSURE (EFP) = 45 PCF.
   - E. LATERAL LIVE LOAD SURCHARGE = 80 PSF (APPLIED TO 8' BELOW GRADE).
   - F. NO LATERAL SURCHARGE FROM ADJACENT BUILDINGS, WALLS, PIERS, OR FOUNDATIONS.
2. CONCRETE 28 DAY COMPRESSIVE STRENGTH SHALL BE 5,000 PSI MINIMUM.
3. STEEL REINFORCEMENT: REBAR, ASTM A-615 OR A-706, GRADE 60.
4. CEMENT: ASTM C-150 SPECIFICATION.
5. REQUIRED ALLOWABLE SOIL BEARING PRESSURE = 2,500 PSF. CONTRACTOR RESPONSIBLE TO ENSURE ADEQUATE BEARING SURFACE IS PROVIDED (I.E. COMPACTED AND LEVEL PER PROJECT SPECIFICATIONS).
6. REFERENCE STANDARD:
   - A. ASTM C 890
   - B. ASTM C 913
   - C. ACI 318-14
7. OUTLET HOLES WILL BE FACTORY CORED/CAST PER PLANS/CUSTOMER REQUIREMENTS. OUTLET LOCATIONS CAN BE CHANGED.
8. MAXIMUM PICK WEIGHT (COMBINED WEIGHT OF BASE, CARTRIDGE & ACCESS COVER) = TBD.
9. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT OLDCASTLE INFRASTRUCTURE.

- PRELIMINARY -
NOT FOR CONSTRUCTION

Oldcastle Infrastructure
A CRH COMPANY

Ph. 800.579.5818 | www.oldcastleinfrastructure.com/stormwater

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PerkFilter® Concrete Catch Basin
18" Cartridge

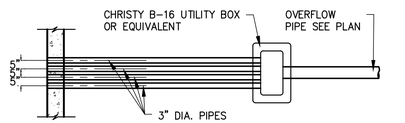
CUSTOMER					
-					
PROJECT NAME					
-					
DATE	MFG	DRAWN	ENGINEER	CHECKED	SALES ORDER
--/--/22	-	-	-	-	
SHEET NAME				REVISION	SHEET
Specifier Drawing				-	1 OF 1
PFCB-25-1x18				REV-DATE	
				-	

Media Filtration

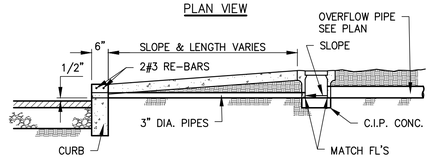
MEDIA FILTRATION UNIT
NOT TO SCALE
1

PIPE TRANSITION CHART

DIA.	NO. OF 3" PIPES
4"	2---------3"
6"	4---------3"
8"	7---------3"



PLAN VIEW



CROSS SECTION VIEW

PIPE TRANSITION THRU CURB
NOT TO SCALE
3

Special Projects Worksheet

Project Name: 349 First Street

Project Address: 349 First Street, Los Altos, CA

Applicant/Developer Name: Octane Capital

1. "Special Project" Determination:

Special Project Category "A"

Does the project have ALL of the following characteristics?

- ☒ Located in a municipality's designated central business district, downtown core area or downtown core zoning district, neighborhood business district or comparable pedestrian-oriented commercial district, or historic preservation site and/or district[1];
- ☒ Creates and/or replaces 0.5 acres or less of impervious surface;
- ☒ Includes no surface parking, except for incidental parking for emergency vehicle access, ADA access, and passenger or freight loading zones;
- ☒ Has at least 85% coverage of the entire site by permanent structures. The remaining 15% portion of the site may be used for safety access, parking structure entrances, trash and recycling service, utility access, pedestrian connections, public uses, landscaping and stormwater treatment.

☐ No (continue) ☒ Yes – complete Section 2 of the Special Project Worksheet

Special Project Category "B"

Does the project have ALL of the following characteristics?

- ☐ Located in a municipality's designated central business district, downtown core area or downtown core zoning district, neighborhood business district or comparable pedestrian-oriented commercial district, or historic preservation site and/or district[1];
- ☐ Creates and/or replaces an area of impervious surface that is greater than 0.5 acres, and no more than 2.0 acres;
- ☐ Includes no surface parking, except for incidental parking for emergency access, ADA access, and passenger or freight loading zones;
- ☐ Has at least 85% coverage of the entire site by permanent structures. The remaining 15% portion of the site may be used for safety access, parking structure entrances, trash and recycling service, utility access, pedestrian connections, public uses, landscaping and stormwater treatment;
- ☐ Minimum density of either 50 dwelling units per acre (for residential projects) or a Floor Area Ratio (FAR) of 2:1 (for commercial or mixed use projects)

☐ No (continue) ☐ Yes – complete Section 2 of the Special Project Worksheet

Special Project Category "C"

Does the project have ALL of the following characteristics?

- ☐ At least 50% of the project area is within 1/2 mile of an existing or planned transit hub[2] or 100% within a planned Priority Development Area[3];
- ☐ The project is characterized as a non-auto-related use[4]; and
- ☐ Minimum density of either 25 dwelling units per acre (for residential projects) or a Floor Area Ratio (FAR) of 2:1 (for commercial or mixed use projects)

☐ No ☐ Yes – complete Section 2 of the Special Project Worksheet

[1] And built as part of a municipality's stated objective to preserve/enhance a pedestrian-oriented type of urban design.

[2] "Transit hub" is defined as a rail, light rail, or commuter rail station, ferry terminal, or bus transfer station served by three or more bus routes. (A bus stop with no supporting services does not qualify.)

[3] A "planned Priority Development Area" is an infill development area formally designated by the Association of Bay Area Government's / Metropolitan Transportation Commission's FOCUS regional planning program.

[4] Category C specifically excludes stand-alone surface parking lots; car dealerships; auto and truck rental facilities with onsite surface storage; fast-food restaurants, banks or pharmacies with drive-through lanes; gas stations; car washes; auto repair and service facilities; or other auto-related project unrelated to the concept of transit oriented development.

Special Projects Worksheet

2. LID Treatment Reduction Credit Calculation:

Category	Impervious Area Created/Replaced (acres)	Site Coverage (%)	Project Density or FAR	Density/Criteria	Allowable Credit (%)	Applied Credit (%)
A	0.15	91%	N.A.	N.A.	100%	100%
B			106 DU/AC	Res ≥ 50 DU/ac or FAR ≥ 2:1	50%	
				Res ≥ 75 DU/ac or FAR ≥ 3:1	75%	
				Res ≥ 100 DU/ac or FAR ≥ 4:1	100%	
C				**Location credit (select one)[5]:**		
				Within ¼ mile of transit hub	50%	
				Within ½ mile of transit hub	25%	
				Within a planned PDA	25%	
				Density credit (select one):		
				Res ≥ 30 DU/ac or FAR ≥ 2:1	10%	
				Res ≥ 60 DU/ac or FAR ≥ 4:1	20%	
				Res ≥ 100 DU/ac or FAR ≥ 6:1	30%	
				Parking credit (select one):		
				≥ 10% at-grade surface parking[6]	10%	
				No surface parking	20%	
				TOTAL TOD CREDIT =		100%

[5] To qualify for the location credit, at least 50% of the project's site must be located within the ¼ mile or ½ mile radius of an existing or planned transit hub, as defined on page 1, footnote 2. A planned transit hub is a station on the MTC's Regional Transit Expansion Program list, per MTC's Resolution 3434 (revised April 2006), which is a regional priority funding plan for future transit stations in the San Francisco Bay Area. To qualify for the PDA location credit, 100% of the project site must be located within a PDA, as defined on page 1, footnote 3.

[6] The at-grade surface parking must be treated with LID treatment measures.

SPECIAL PROJECTS WORKSHEET
2

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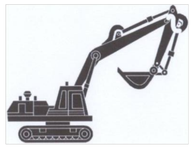
All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

Heavy Equipment Operation

Best Management Practices for the Construction Industry



Who should use this information?

- Vehicle and Equipment Operators
- Site Supervisors
- General Contractors
- Home Builders
- Developers

Doing the Job Right

Site Planning and Preventive Vehicle Maintenance

- ❑ Maintain all vehicles and heavy equipment. Inspect frequently for repair leaks.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site where cleanup is easier.
- ❑ If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and properly dispose as hazardous waste (recycle whenever possible).
- ❑ Perform major equipment repairs at designated areas in your maintenance yard, where cleanup is easier. Avoid performing equipment repairs at construction sites.
- ❑ Cover exposed fifth wheel hitches and other oily or greasy equipment during rain events.

Storm Water Pollution from Heavy Equipment on Construction Sites

Poorly maintained vehicles and heavy equipment that leak fuel, oil, antifreeze or other fluids on the construction site are common sources of storm water pollution. Prevent leaks by properly maintaining equipment and utilizing drip pans to place under any leaking equipment. Remove any leaking or malfunctioning equipment from the site as soon as possible.

Spill Cleanup

- ❑ Clean up spills immediately when they happen.
- ❑ Never hose down "dirty" pavement or impermeable surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags) whenever possible and properly dispose of absorbent materials.
- ❑ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- ❑ Use as little water as possible for dust control. Ensure water doesn't leave silt or discharge to storm drains.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills to the appropriate local spill response agencies immediately: Police (non-emergency): 650-903-6350. Fire & Environmental Safety: 650-903-6378.
- ❑ If the spill poses a significant hazard to human health and safety, property or the environment, you must also report it to the State Office of Emergency Services.

Roadwork and Paving

Best Management Practices for the Construction Industry

Who should use this information?

- Road Crews
- Driveway/Sidewalk/Parking Lot Construction Crews
- Seal Coat Contractors
- Operators of grading Equipment, Paving Machines, Dump Trucks, Concrete Mixers
- Construction Inspectors
- General Contractors
- Home Builders
- Developers

Doing the Job Right

General Business Practices

- ❑ Develop and implement erosion/sediment control plans for roadway embankments.
- ❑ Schedule excavation and grading work during dry weather.
- ❑ Check for and repair leaking equipment.
- ❑ Perform major equipment repairs at designated areas in your maintenance yard, where cleanup is easier. Avoid performing equipment repairs at construction sites.
- ❑ When refueling or when vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- ❑ Do not use diesel oil to lubricate equipment parts of clean equipment.
- ❑ Recycle used oil, concrete, broken asphalt, etc. whenever possible, or dispose of properly.

During Construction

- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast, to prevent fresh materials from contacting storm water runoff.
- ❑ Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ❑ Protect drainage ways by using earth dikes, sand bags, or other controls to divert or trap and filter runoff.

Storm Water Pollution from Roadwork

Road paving, surfacing, and pavement removal happen right in the street, where there are numerous opportunities for asphalt, saw-cut slurry, or excavated material to illegally enter storm drains. Extra planning is required to protect storm drain inlets, store and dispose of materials properly and guard against pollution of storm drains, creeks, and the Bay.

- ❑ Never wash excess material from exposed-aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt area.
- ❑ Cover stockpiles (asphalt, sand, etc.) and other construction materials with plastic tarps. Protect from rainfall and prevent runoff with temporary roofs or plastic sheets and berms.
- ❑ Park paving machines over drip pans to catch drips when not in use. Store oily rags in a fire-rated container.
- ❑ Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags), or dig up, remove, and properly dispose of contaminated soil.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand.
- ❑ Avoid over-application by water trucks for dust control.

Asphalt/Concrete Removal

- ❑ Avoid creating excess dust when breaking asphalt or concrete.
- ❑ After breaking up old pavement, be sure to remove all chunks and pieces. Make sure broken pavement does not come in contact with rainfall or runoff.
- ❑ When making saw cuts, use as little water as possible. Shovel or vacuum saw-cut slurry and remove from the site. Cover or protect storm drain inlets during saw-cutting. Sweep up, and properly dispose of, all residues.
- ❑ Sweep, never hose down streets to clean up tracked dirt. Use a street sweeper or vacuum truck. Do not dump vacuumed liquor in storm drains.

Fresh Concrete and Mortar Application

Best Management Practices for the Construction Industry

Who should use this information?

- Masons and Bricklayers
- Sidewalk Construction Crews
- Patio Construction Workers
- Construction Inspectors
- General Contractors
- Home Builders
- Developers
- Concrete Delivery/Pumping Workers

Doing the Job Right

General Business Practices

- ❑ Wash out concrete mixers only in designated wash-out areas in your yard, away from storm drains and waterways, where the water will flow into a temporary waste pit in a dirt area. Let water percolate through soil and dispose of settled, hardened concrete as garbage. Whenever possible, recycle washout by pumping back into mixers for reuse.
- ❑ Wash out chutes onto dirt areas at site that do not flow to streets or drains.
- ❑ Always store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Protect dry materials from wind.
- ❑ Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from streets, gutters, storm drains, rainfall and runoff.
- ❑ Do not use diesel fuel as a lubricant on concrete forms, tools or trailers.

Storm Drain Pollution from Fresh Concrete and Mortar Applications

Fresh concrete and cement-related mortars that wash into lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of these materials to the storm drains or creeks can block storm drains, causes serious problems and is prohibited by law.

During Construction

- ❑ Don't mix up more fresh concrete or cement than you will use in a two-hour period.
- ❑ Set up and operate small mixers on tarps or heavy plastic drop cloths.
- ❑ When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
- ❑ Protect applications of fresh concrete and mortar from rainfall and runoff until the material has dried.
- ❑ Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) be vacuumed from a catchment created by blocking a storm drain inlet. If necessary, divert runoff with temporary berms. Make sure runoff does not reach gutters or storm drains.
- ❑ When breaking up pavement, be sure to pick up all the pieces and dispose of properly. Recycle large chunks of broken concrete at a landfill.
- ❑ Never bury waste material. Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- ❑ Never dispose of washout into the street, storm drains, drainage ditches or streams.

Preventing Pollution: It's Up to Us

In the Santa Clara Valley, storm drains transport water directly to local creeks and San Francisco Bay without treatment. Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or bay lands. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; sediment created by erosion; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street storm drain. Thirteen valley municipalities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight storm water pollution. To comply with this program, contractors must comply with the practices described in this blueprint.

Small Business Hazardous Waste Disposal Program

Santa Clara County businesses that generate less than 27 gallons or 220 pounds of hazardous waste per month are eligible to use Santa Clara County's Small Business Hazardous Waste Disposal Program. Call: 408-299-7300 for a quote, more information or guidance on disposal.

Spill Response Agencies

DIAL 9-1-1

State Office of Emergency Services Warning Center (24 hours): 800-852-7550

Santa Clara County Environmental Health Services: 408-299-6930

Local Pollution Control Agencies

County of Santa Clara Pollution Prevention Program: 408-441-1195

County of Santa Clara Integrated Waste Management Program: 408-441-1198

County of Santa Clara District Attorney Environmental Crimes Hotline: 408-299-TIPS

Santa Clara County Recycling Hotline: 800-533-8414

Santa Clara Valley Water District: 408-265-2600

Santa Clara Valley Water District Pollution Hotline: 888-510-5151

Regional Water Quality Control Board San Francisco Bay Region: 510-622-2300

Palo Alto Regional Water Quality Control Plant: 650-329-2598
Serving East Palo Alto Sanitary District, Los Altos, Los Altos Hills, Mountain View, Palo Alto, Stanford

City of Mountain View

Building Division: 650-903-6313

Fire & Environmental Protection Division: 650-903-6378

Solid Waste Division: 650-903-6311

Local Accredited Laboratories List

http://www.cdph.ca.gov/certlic/labs/Documents/ELAPLablist.xls

Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry

Who should use this information?

- Landscapers
- Gardeners
- Swimming Pool/Spa Service and Repair Workers
- General Contractors
- Home Builders
- Developers

Doing the Right Job

General Business Practices

- ❑ Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- ❑ Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- ❑ Schedule grading and excavation projects during dry weather.
- ❑ Use temporary check dams or ditches to divert runoff away from storm drains.
- ❑ Protect storm drains with sandbags or other sediment controls.
- ❑ Re-vegetation is an excellent form of erosion control for any site.

Landscaping/Garden Maintenance

- ❑ Use pesticides sparingly, according to Instructions on the label. Rinse empty containers, and use rinse water as product. Dispose of rinsed, empty containers in the trash. Dispose of unused pesticides as hazardous waste.
- ❑ Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.

Storm Water Pollution From Landscaping and Swimming Pool Maintenance

Many landscaping activities expose soils and increase the likelihood that earth and garden chemicals will run off into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algaecides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

- ❑ Curbside pickup of yard waste is provided for Mountain View residents. Place yard waste in approved containers at curbside for pickup on recycling collection days. Commercial entities may take yard waste directly to the SMaRT Station® in Sunnyvale (fees apply). Contact the SMaRT Station® at: 408-752-8530 for further information.
- ❑ Cover loads with a tarp when transporting to a facility.
- ❑ Do not blow or rake leaves, etc. into the street, or place yard waste in gutters or on dirt shoulders. Sweep up any leaves, litter or residue in gutters or on street.

Pool/Fountain/Spa Maintenance

Draining Pools or Spas

When it's time to drain a pool, spa, or fountain, please be sure to call the City of Mountain View Fire and Environmental Protection Division at: 650-903-6378 before you start for further guidance on flow rate restrictions, backflow prevention, and handling special cleaning waste (such as acid wash). Discharge flows shall not exceed 100 gallons per minute.

- ❑ Never discharge pool or spa water to a street or storm drain; discharge to a sanitary sewer cleanout.
- ❑ If possible, when emptying a pool or spa, let chlorine dissipate for a few days and then recycle/reuse water by draining it gradually onto a landscaped area.
- ❑ Do not use copper-based algaecides. Control algae with chlorine or other alternatives, such as sodium bromide.

Filter Cleaning

- ❑ Never clean a filter in the street or near a storm drain. Rinse cartridge and diatomaceous earth filters onto a dirt area, and spade filter residue into soil. Dispose of spent diatomaceous earth in the garbage.
- ❑ If there is no suitable dirt area, call your local wastewater treatment plant for instructions on discharging filter backwash or rinse water to the sanitary sewer.

Painting and Application of Solvents and Adhesives

Best Management Practices for the Construction Industry

Who should use this information?

- Homeowners
- Painters
- Paperhangers
- Plasterers
- Graphic Artists
- Dry Wall Crews
- Floor Covering Installers
- General Contractors
- Home Builders
- Developers

Doing the Job Right

Handling Paint Products

- ❑ **Keep all liquid paint products and wastes away from the gutter, street, and storm drains.** Liquid residues from paints, thinners, solvents, glues, and cleaning fluids are hazardous wastes and must be disposed of at a hazardous waste collection facility. Contact the Santa Clara County Hazardous Waste Program at 408-299-7300.
- ❑ When thoroughly dry, empty paint cans, used brushes, rags, and drop cloths may be disposed of as garbage in a sanitary landfill. Empty, dry paint cans also may be recycled as metal.
- ❑ Wash water from painted buildings constructed before 1978 can contain high amounts of lead, even if paint chips are not present. Before you begin stripping paint or cleaning pre-1978 building exteriors with water under high pressure, test paint for lead by taking paint scrapings to a local laboratory.
- ❑ If there is loose paint on the building, or if the paint tests positive for lead, block storm drains. Check with the wastewater treatment plant to determine whether you may discharge water to the sanitary sewer, or if you must send it offsite for disposal as hazardous waste.

Painting Cleanup

- ❑ **Never clean brushes or rinse paint containers into a street, gutter, storm drain, French drain, or stream.**
- ❑ For **water-based paints**, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For **oil-based paints**, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.
- ❑ For more information about proper paint disposal, refer to PaintCare California at: www.paintcare.org/california

Paint Removal

- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury or tributyl tin must be disposed of as hazardous wastes. Lead based paint removal requires a state-certified contractor.
- ❑ When stripping or cleaning building exteriors with a high-pressure water, block storm drains. Direct wash water onto a dirt area and spade into soil. Or, check Palo Alto Regional Water Quality Control Plant at: 650-329-2598 to find out if you can collect (mop or vacuum) building cleaning water and dispose to the sanitary sewer. Sampling of the water may be required to assist the wastewater treatment authority in making its decision.

Recycle/Reuse Leftover Paints Whenever Possible

- ❑ Recycle or donate excess **water-based (latex) paint**, or return to supplier.
- ❑ Reuse leftover **oil-based paint**. Dispose of non-recyclable thinners, sludge and unwanted paint, as hazardous waste.
- ❑ Unopened cans of paint may be able to be returned to the paint vendor. Check with the vendor regarding its "buy-back" policy.

Storm Water Pollution from Paints, Solvents and Adhesives

All paints, solvents and adhesives contain chemicals that are harmful to wildlife in local creeks, San Francisco Bay, and the Pacific Ocean. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. Paint material and wastes, adhesives and cleaning fluids should be recycled when possible, or disposed of properly to prevent these materials from flowing into storm drains and watercourses.

Mountain View Municipal Code Requirements

Mountain View Municipal Code Chapter 35.31.3.1 Discharge to curbside gutter, storm sewer, storm drain or natural outlets

It shall be unlawful to discharge or cause a threatened discharge to any curbside gutter, storm sewer, storm drain gutter, creek or natural outlet any domestic sewage, sanitary sewage, industrial wastes or polluted waters except where permission is granted by the fire chief or his designee. Unlawful discharges to storm drains shall include, but are not limited to discharges from: toilets, sinks, commercial or industrial processes, cooling systems, air compressors, boilers, fabric or carpet cleaning, equipment cleaning, vehicle cleaning, swimming pools, spas, fountains, construction activities (e.g., painting, paving, concrete placement, sawcutting, grading), painting, and paint stripping, unless specifically permitted by a discharge permit or unless exempted pursuant to regulations established by the fire chief or his designee. Additionally, it shall be unlawful to discharge any pollutants or waters containing pollutants that would contribute to violations of the city's stormwater discharge permit or applicable water quality standards.

Mountain View Municipal Code Chapter 35.32.10 Discharges and prevention thereof through implementation of best management practices

Construction Areas. All construction projects occurring within city limits shall be conducted in a manner which prevents the release of hazardous materials or hazardous waste to the soil or groundwater, and minimizes the discharge of hazardous materials, hazardous wastes, polluted water and sediments to the storm sewer system. Practices which shall be implemented to meet the intent of this requirement are described in the City of Mountain View's document "It's In the Contract! (But Not in the Bay)." The city may require any additional practices consistent with its NPDES stormwater discharge permit if it concludes that the intent of this section is not being met during the construction process.

A stormwater pollution prevention plan (SWPPP) shall be prepared and available at the site for all projects regulated under the state's "general construction" permit and for, any other projects for which the fire department (fire and environmental protection division) determines that a SWPPP is necessary to protect surface waters.

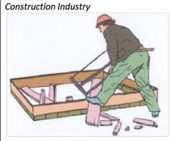
Mountain View Municipal Code Chapter 35.32.2.1 Discharge Permit

It shall be unlawful for any person or organization to discharge or cause to be discharged any industrial wastes or polluted water whatsoever directly or indirectly into the sewer system without first obtaining a permit for discharge. The discharge applicant shall not commence discharge prior to permit issuance. Furthermore, it shall be unlawful for any person to discharge any industrial wastes or polluted water in excess of the quantity or quality limitations, or to violate any other requirement set forth in this article or in a permit for discharge.

Criminal and judicial penalties can be assessed for non-compliance.

General Construction and Site Supervision

Best Management Practices for the Construction Industry



Who should use this information?

- General Contractors
- Site Supervisors
- Inspectors
- Home Builders
- Developers

Storm Water Pollution from Construction Activities

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter, or street have a direct impact on local creeks and the Bay.

As a contractor, or site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

Doing the Job Right

General Principles

- ❑ Keep an orderly site and ensure good housekeeping practices are used.
- ❑ Maintain equipment properly.
- ❑ Cover materials when they are not in use.
- ❑ Keep materials away from streets, storm drains and drainage channels.
- ❑ Ensure dust control water doesn't leave site or discharge storm drains.

Advance Planning to Prevent Pollution

- ❑ Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins. Use the Erosion and Sediment Control Manual, available from the Regional Water Quality Control Board, as a reference.
- ❑ Control the amount of runoff crossing your site (especially during excavation) by using berms or temporary or permanent drainage ditches to divert water flow around the site. Reduce storm water runoff velocities by constructing temporary check dams or berms where appropriate.
- ❑ Train your employees and subcontractors. Make these best management practices available to everyone who works on the construction site. Inform subcontractors about the storm water requirements and their own responsibilities.

Good Housekeeping Practices

- ❑ Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, bermed if necessary. Make major repairs off site.
- ❑ Keep materials out of the rain—prevent runoff contamination at the source. Cover exposed piles of soil or construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- ❑ Keep pollutants off exposed surfaces. Place trashcans and recycling receptacles around the site to minimize litter.
- ❑ Clean up leaks, drips and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.
- ❑ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean out a dumpster by hosing it down on the construction site.
- ❑ Set portable toilets away from storm drains. Make sure portable toilets are in good working order. Check frequently for leaks.

Materials/Waste Handling

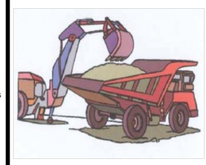
- ❑ Practice Source Reduction—minimize waste when you order materials. Order only the amount you need to finish the job.
- ❑ Use recyclable materials whenever possible. Arrange for pick-up of recyclable materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleared vegetation, paper, rock, and vehicle maintenance materials such as used oil, antifreeze, batteries, and tires.
- ❑ Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or steam bed. Contact the Solid Waste staff for information about recycling and disposal requirements at: 650-903-6311.

Permits

- ❑ In addition to local building permits, you will need to obtain coverage under the State's General Construction Activity Storm water Permit if your construction site disturbs one acre or more. Obtain information from the Regional Water Quality Control Board.

Earth-Moving and Dewatering Activities

Best Management Practices for the Construction Industry



Who should use this information?

- Bulldozer, Back Hoe, and Grading Machine operators
- Dump Truck Drivers
- Site Supervisors
- General Contractors
- Home Builders
- Developers

Doing the Job Right

General Business Practices

- ❑ Schedule excavation and grading work during dry weather.
- ❑ Perform major equipment repairs away from the job site.
- ❑ When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
- ❑ Do not use diesel oil to lubricate equipment parts, or clean equipment.

Practices During Construction

- ❑ Remove existing vegetation only when absolutely necessary. Plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Protect down slope drainage courses, streams, and storm drains with wattles, or temporary drainage swales. Use check dams or ditches to divert runoff around excavations. Refer to the Regional Water Quality Control Board's *Erosion and Sediment Control Field Manual* for proper erosion and sediment control measures.

Storm Water Pollution From Earth-Moving Activities And Dewatering

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains when handled improperly. Sediments in runoff can clog storm drains, smother aquatic life, and destroy habitats in creeks and the Bay. Effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or roughened ground surfaces. Contaminated groundwater is a common problem in the Santa Cara Valley. Depending on soil types and site history, groundwater pumped from construction sites may be contaminated with toxics (such as oil or solvents) or laden with sediments. Any of these pollutants can harm wildlife in creeks or the Bay, or interfere with wastewater treatment plant operation.

Discharging sediment-laden water from a dewatering site into any water of the state without treatment is prohibited.

- ❑ Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

Dewatering Operations

1. Check for Toxic Pollutants

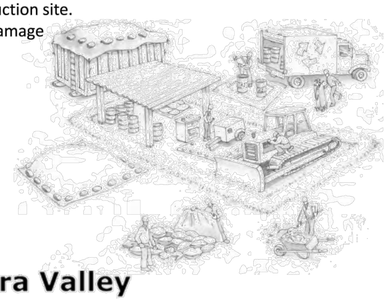
- ❑ Check for odors, discoloration, or an oily sheen on groundwater.
- ❑ Call your local wastewater treatment agency and ask whether the groundwater must be tested.
- ❑ If contamination is suspected, have the water tested by a certified laboratory.
- ❑ Depending on the test results, you may be allowed to discharge pumped groundwater to the storm drain (if no sediments present) or sanitary sewer. OR, you may be required to collect and haul pumped groundwater offsite for treatment and disposal at an appropriate treatment facility.

2. Check for Sediment Levels

- ❑ If the water has been determined to be unpolluted and is clear, the pumping time is less than 24 hours, and the flow rate is less than 20 gallons per minute, you may pump water to the street or storm drain.
- ❑ If the pumping time is more than 24 hours and the flow rate greater than 20 gpm, call your local wastewater treatment plant for guidance.
- ❑ If the water is not clear, solids must be filtered or settled out by pumping to a settling tank prior to discharge. Options for filtering include:
  - Pumping through a perforated pipe sunk part way into a small pit filled with gravel;
  - Pumping from a bucket placed below water level using a submersible pump;
  - Pumping through a filtering device such as a swimming pool filter or filter fabric wrapped around end of suction pipe.
- ❑ When discharging to a storm drain, protect the inlet using a barrier or burlap bags filled with drain rock, or cover inlet with filter fabric anchored under the grate. OR pump water through a grassy swale prior to discharge.

Blueprint for a Clean Bay

Remember: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. You may be held responsible for any environmental damage caused by your subcontractors or employees.



Best Management Practices for the Construction Industry

Santa Clara Valley
Urban Runoff
Pollution Prevention Program

Z:\2021\21092-1\DWG\ENTITLEMENTS - BUILDERS REMEDY\A21092-1-PG-TS.dwg 7-24-24 04:10:34 PM bsuhosky

ARCHITECTURE

OCTANE - 349 FIRST STREET

349 FIRST STREET, LOS ALTOS, CA 07/24/2024

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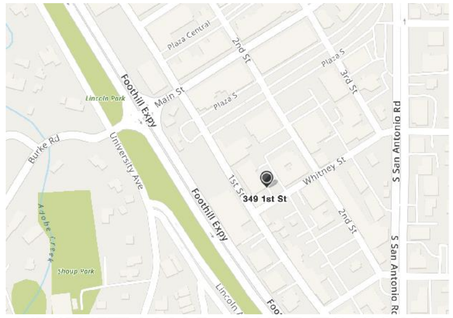
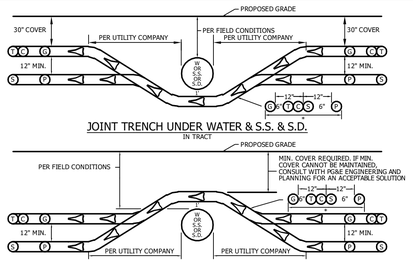
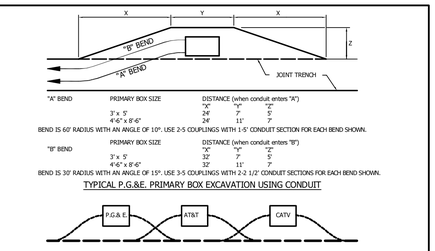


VICINITY MAP - NOT TO SCALE





"A" BEND	PRIMARY BOX SIZE	DISTANCE (when conduit enters "A") "X"	"Y"	"Z"
	3' x 5'	24'	7'	5'
	4'-6" x 8'-6"	24'	11'	7'

BEND IS 60' RADIUS WITH AN ANGLE OF 10°, USE 2-5 COUPLINGS WITH 1-5' CONDUIT SECTION FOR EACH BEND SHOWN.

"B" BEND	PRIMARY BOX SIZE	DISTANCE (when conduit enters "B") "X"	"Y"	"Z"
	3' x 5'	32'	7'	5'
	4'-6" x 8'-6"	32'	11'	7'

BEND IS 30' RADIUS WITH AN ANGLE OF 15°, USE 3-5 COUPLINGS WITH 2-2 1/2' CONDUIT SECTIONS FOR EACH BEND SHOWN.

TYPICAL P.G.&E. PRIMARY BOX EXCAVATION USING CONDUIT

1) CONTRACTOR TO EXCAVATE TRANSITIONS FROM MAIN-LINE TRENCH TO VAULTS AS REQUIRED BY EACH UTILITY.
2) TRANSITIONS NOT SHOWN ON COMPOSITE DRAWING FOR CLARITY.
3) CONTRACTOR TO INCLUDE COST OF TRANSITIONS IN VAULT EXCAVATION COST.

TRENCH TRANSITION DETAIL
(TYPICAL)

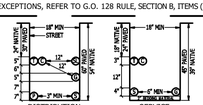
SECTION	G	T	C	S	P	OTHER
A*	X	X	X	X	X	
B*	X	X		X	X	
C*	X		X	X	X	
D*		X	X	X	X	
E*	X			X	X	
F*		X		X	X	
G*			X	X	X	
H*				X	X	
I	X	X	X			
J	X	X				
K	X		X			
L		X	X			
M	X	X	X	X		
N	X	X		X		
O	X		X	X		
P		X	X	X		
Q	X			X		
R		X		X		
S			X	X		
T	X					
U		X				
V			X			
W				X		

* THESE SECTIONS MAY OR MAY NOT CONTAIN SECONDARY

MINIMUM SEPARATION AND CLEARANCE REQUIREMENTS (INCHES)

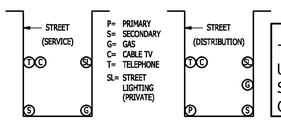
LBL	UTILITY TYPE	G	PARALLEL T	PARALLEL OPP T	C	S	P	SL
G	(GAS) SEE NOTES 4,7, & 13	-	12	12	12	6	12	6
T	TELEPHONE (DUCT)	12	-	1	1	12	12	12
T	TELEPHONE (DIRRCT BURY)	12	1	-	1	12	12	12
C	CATV	12	1	1	-	12	12	12
S	ELECTRIC SECONDARY	6	12	12	12	1.5	3	1.5
P	ELECTRIC PRIMARY	12	12	12	12	3	3	3
SL	STREET LIGHT - SEE NOTE 5	6	12	12	12	1.5	3	1.5
FE*	(FOREIGN ELEC SOURCES, NON PG&E*) SEE NOTE 5	12	12**	12**	12**	12	12	12

*MUST BE CONSIDERED A "UTILITY" AS DEFINED IN UTILITY STANDARD S5453, "JOINT TRENCH."
**FOR EXCEPTIONS, REFER TO G.O. 128 RULE, SECTION B, ITEMS (1) AND (2).



MINIMUM BACKFILL REQUIREMENTS

JOINT TRENCH CONTRACTOR SHALL COMPLY WITH LOCAL GOVERNING AGENCIES' STANDARDS AND SPECIFICATIONS

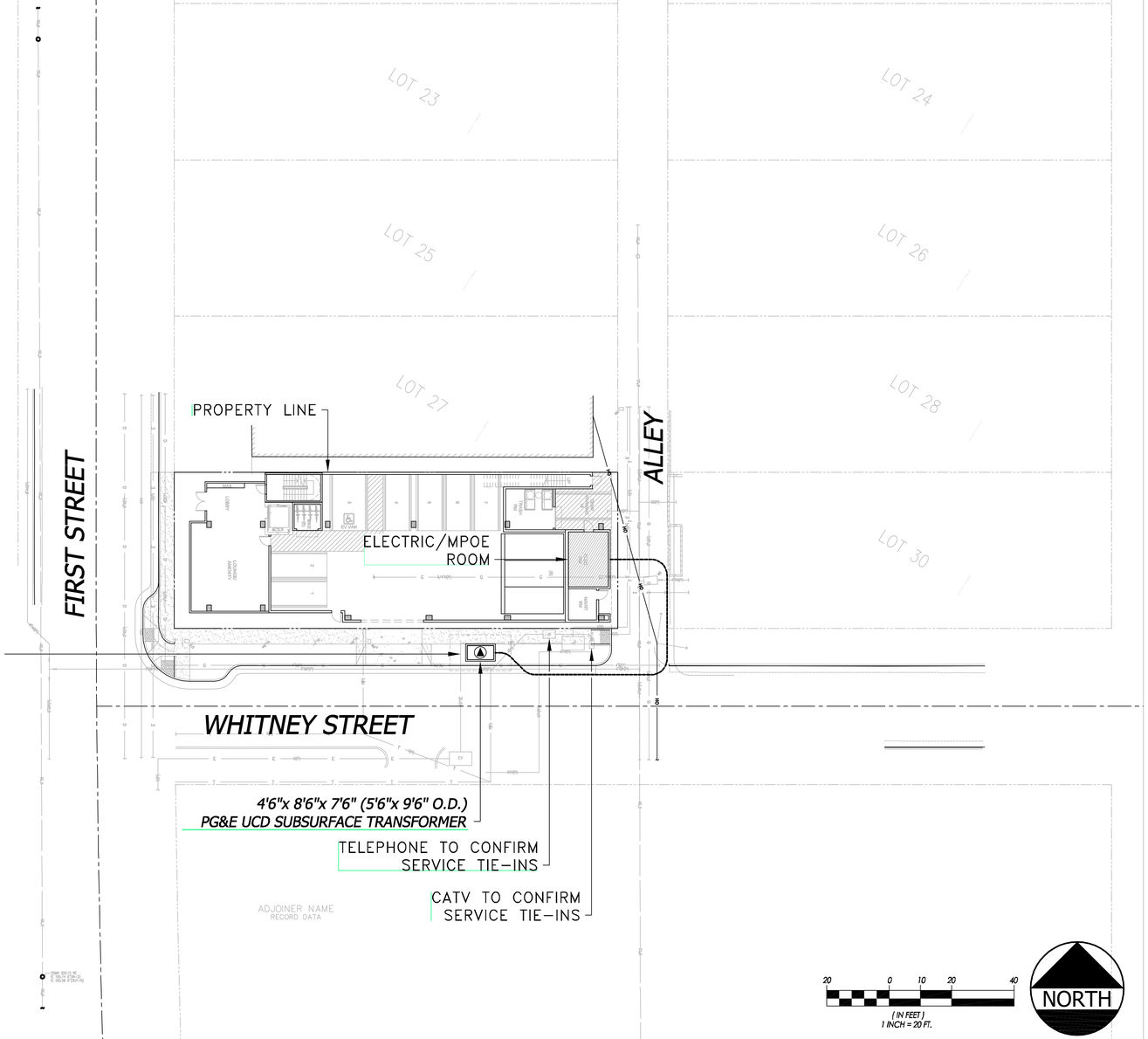


JOINT UTILITY TRENCH SECTION LEGEND

NOTE:
TRENCH SECTIONS SHOW UTILITY OCCUPANCY ONLY. SIZE AND QUANTITY OF CONDUITS NOT SHOWN.

CONSTRUCTION NOTE:
DO NOT BURY OR ENCASE CONDUIT, SUBSTRUCTURES OR GROUNDING WITHOUT PG&E INSPECTION

REROUTE EXISTING ELECTRIC CONDUIT FROM SUBSURFACE TRANSFORMER TO PRIMARY VAULT TO CLEAR NEW SUBSURFACE TRANSFORMER TO SERVE 349 FIRST STREET



20 0 10 20 40
(IN FEET)
1 INCH = 20 FT.

NORTH

CONSTRUCTION/INSTALLATION RESPONSIBILITY TABLE

DRY UTILITY (JOINT TRENCH) INSTALLATION FOR THIS PROJECT SHALL BE:
FULL APPLICANT INSTALL / SHARED INSTALL

	P.G.&E	APPLICANT
* ELEC SUBSTRUCTURES INCLUDING BOXES/PADS/CONDUIT	○	◉
* ELEC FACILITIES INCLUDING TRANSFORMERS/SWITCHES/WIRE	○	◉
* GAS PIPE/MATERIALS/RISERS	○	◉

ADDITIONAL NOTES:
*APPLICANT WILL TRENCH & BACKFILL ALL.
*PG&E WILL MAKE ALL "HOT" TIE-INS & SET ALL METERS.
*APPLICANT WILL INSTALL ALL TELEPHONE BOXES & CONDUIT.
*TELEPHONE COMPANY WILL INSTALL ALL TELEPHONE WIRE.
*INSTALLATION OF CATV BOXES & CONDUIT BY CATV, OR APPLICANT, TO BE DETERMINED AT THE PRE-CONSTRUCTION MEETING. IF BY APPLICANT, CATV COMPANY TO DELIVER SUBSTRUCTURE MATERIAL TO THE JOBSITE.
JT CONTRACTOR & CATV COMPANY TO COORDINATE DELIVERY.

NOTE:
-PRELIMINARY PLANS-
NOT FOR CONSTRUCTION

NOTE:
PLEASE VERIFY THE SERVICE POINTS ON THIS PLAN MATCH YOUR CURRENT DESIGN. IF THERE ARE DISCREPANCIES, PLEASE CONTACT THE PROJECT MANAGER IN OUR OFFICE @ 925-820-8502

MILLENNIUM
DESIGN & CONSULTING, INC.
UTILITY DESIGN & CONSULTING - APPLICANT DESIGN - STREET LIGHTING
P.O. BOX 737
ALAMO, CA 94507
PHONE: 925-820-8502 - FAX: 925-820-8407

MDCI JOB#: 21-1428
MDCI PM: KS
DESIGNED BY: NK
CHECKED BY: KS
SCALE: 1"=20'
LAST MODIFIED: 8-18-23

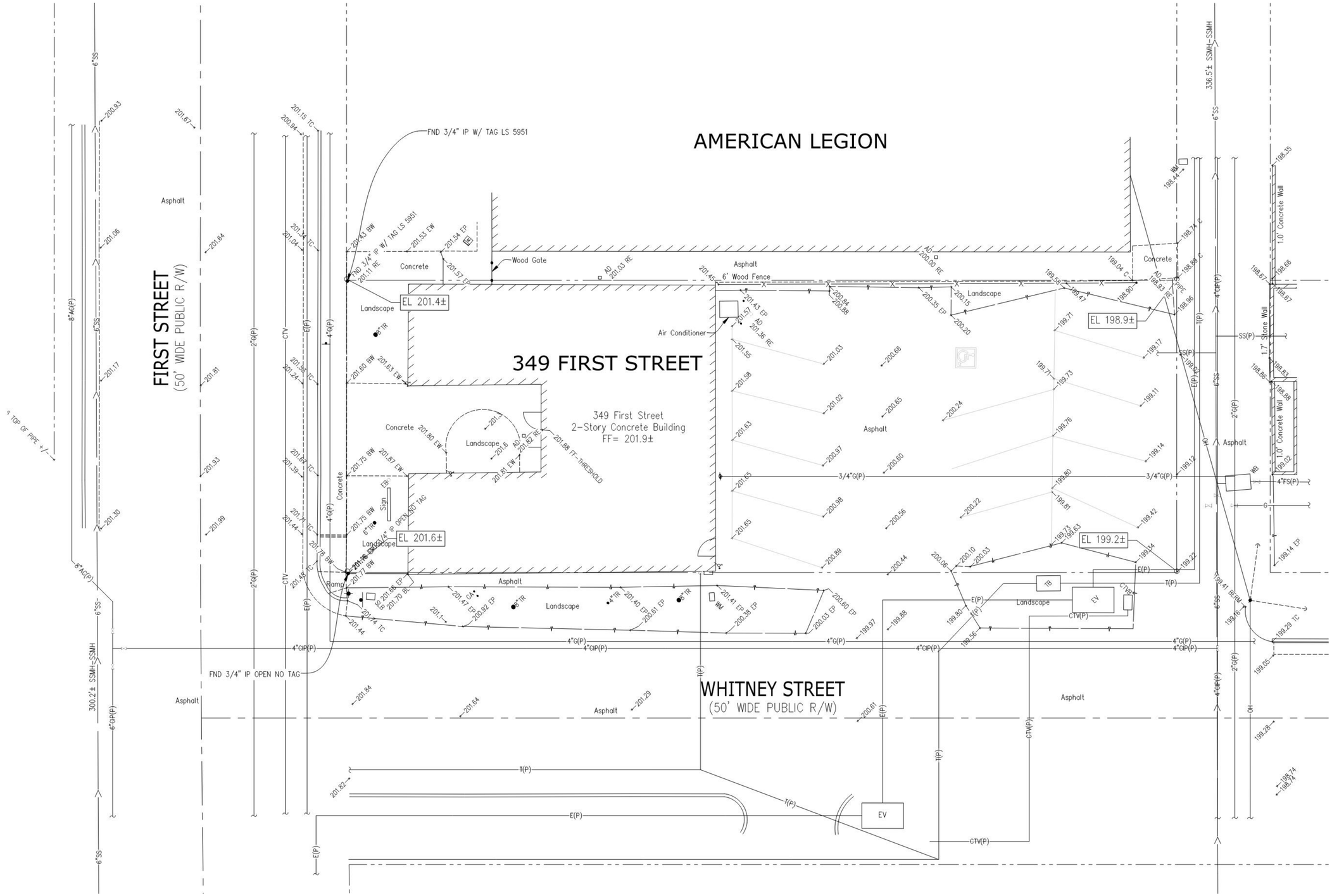
REV	DATE	DESCRIPTION

OCTANE FIRST STREET LLC

JOINT TRENCH INTENT

349 FIRST STREET
LOS ALTOS CALIFORNIA

SHEET NO.
INT1
SHEET 1 OF 1
REVISION NUMBER: 0
PLOT DATE: 10-31-23



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RESIDENT CAR PARKING: **PROVIDED**

• FOR STUDIO (4 UNITS)	0
• FOR 2-BEDROOM (9 UNITS)	11
• FOR 3-BEDROOM (6 UNITS)	12
TOTAL	23

GUEST CAR PARKING:

• SURFACE (1 PER 4 UNITS)	0
TOTAL	0

PARKING TYPE:

• EVCS (MECHANICAL)	15
• EVCS (SURFACE)	7
• EVCS ACCESSIBLE (2%)	1 VAN
TOTAL	23

BICYCLE PARKING (VTA BICYLCE TECHINCAL GUIDELINES TABLE 10-3):

• RECOMMENDED CLASS I (MINIMUM 1 PER UNIT)	12
• RECOMMENED CLASS II (MINIMUM 1 PER 20 UNITS)	2

TREE SCHEDULE

TREE #	EXISTING TREE SPECIES	NOTE
1	CHINESE PISTACHE (PISTACIA CHINENSIS)	SEE LANDSCAPE DRAWING FOR MORE INFO
2	CHINESE PISTACHE (PISTACIA CHINENSIS)	
3	CHINESE PISTACHE (PISTACIA CHINENSIS)	
4	CRAPE MYRTLE (LAGERSTROEMIA SP.)	
5	CRAPE MYRTLE (LAGERSTROEMIA SP.)	

0' 4' 8' 16'

1/8"=1'-0"

SITE PLAN AP1.01

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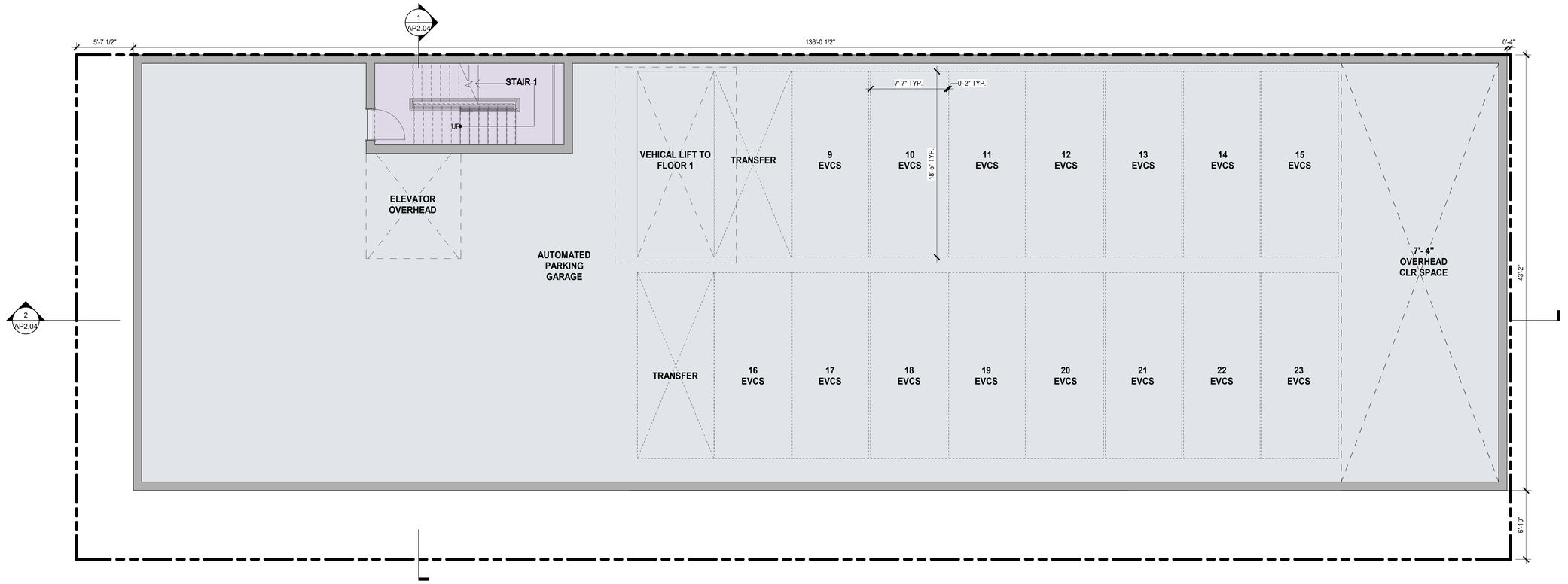

0' 4' 8' 16'

3/16"=1'-0"

BUILDING PLAN - GARAGE BASEMENT

AP1.02

OCTANE - 349 FIRST STREET

LOS ALTOS, CA

May 7th, 2026

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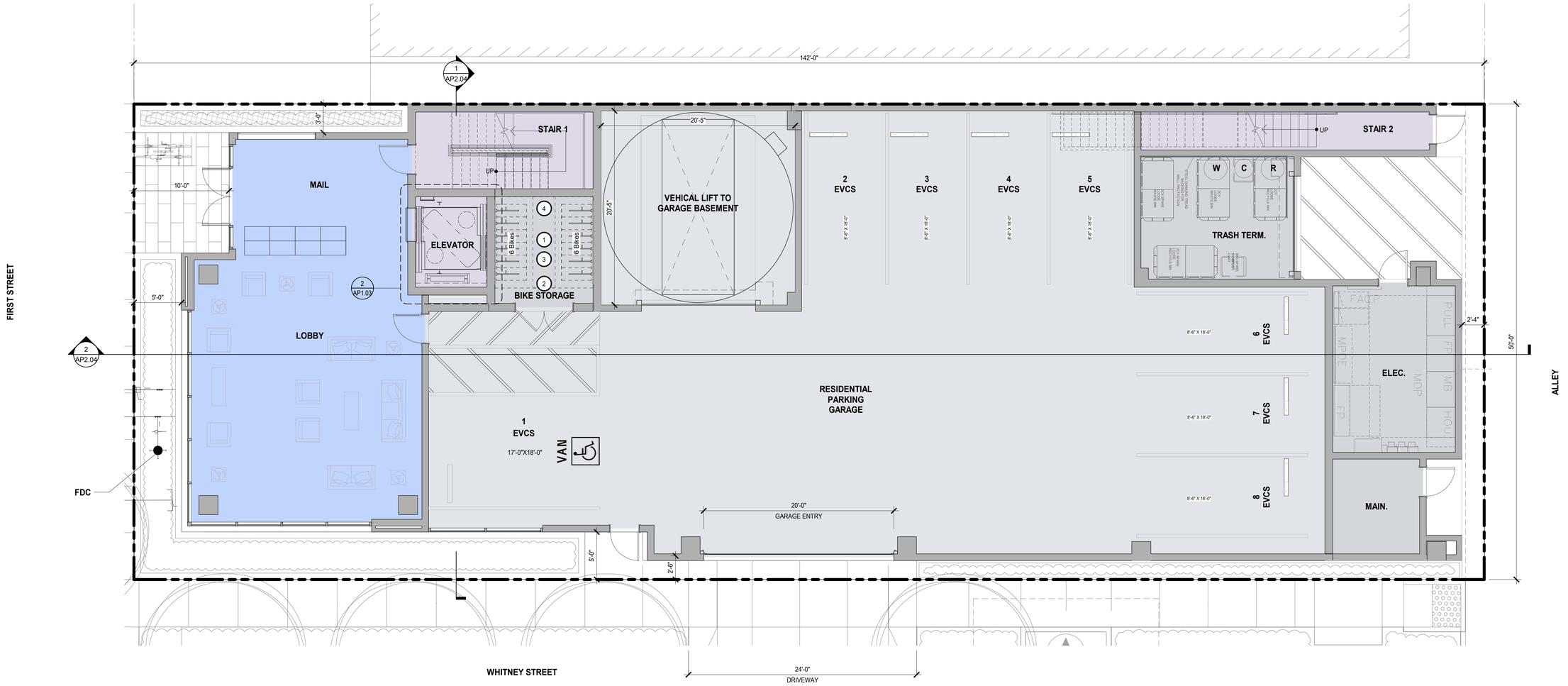
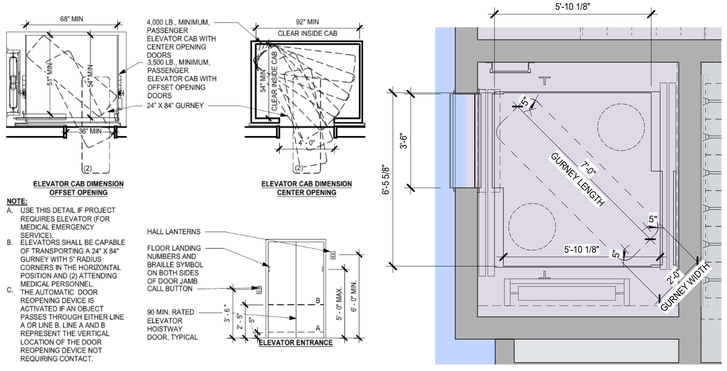
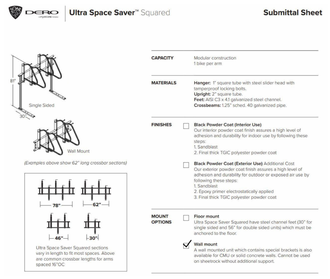




ELEVATOR CAB - PLAN 2

3/8" = 1'-0"



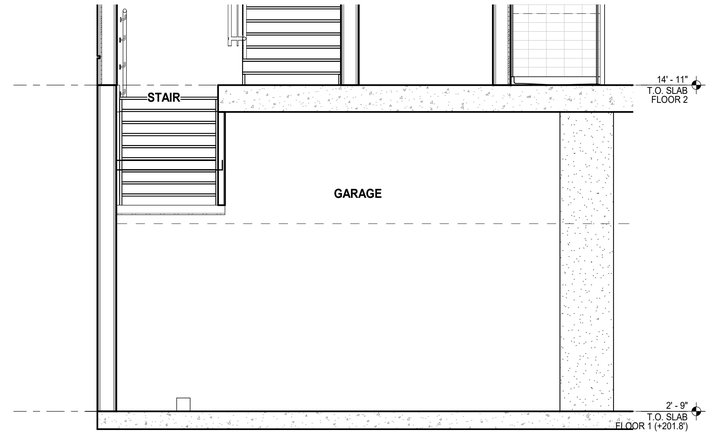
NOTES:

1. ALL LONG-TERM PARKING AREAS SHOULD BE WELL-LIT WITH OVERHEAD LIGHTING.

2. DOORS SHOULD LOCK AUTOMATICALLY AND SHOULD BE EQUIPPED WITH DEADBOLT LOCKS. ONLY METAL DOORS SHOULD BE USED, AND ENTRYWAYS SHOULD COMPLY WITH DISABILITY ACCESS LAWS.

3. AT LEAST 46" INCHES CLEAR SPACE SHALL BE MAINTAINED IN THE AISLE PER MANUFACTURER SPEC TO PROVIDE SPACE FOR MANEUVERABILITY.

4. A MINIMUM OF ONE QUAD OUTLET FOR ELECTRIC BICYCLE CHARGING SHOULD BE PROVIDED PER PROJECT. THE MINIMUM VOLTAGE FOR EACH OUTLET SHOULD BE ONE HUNDRED TWENTY (120) VOLTS. IF TWENTY (20) OR MORE LONG-TERM BICYCLE PARKING SPACES ARE REQUIRED TO BE PROVIDED, THEN AN ADDITIONAL CHARGING STATION SHOULD BE PROVIDED FOR EVERY TWENTY (20) LONG-TERM BICYCLE PARKING SPACES REQUIRED, OR FRACTION THEREOF. SIGNAGE SHOULD BE PROVIDED TO DIRECT INDIVIDUALS TO CHARGING OUTLETS.



PARKING CLEARANCE 3

3/8" = 1'-0"

0' 4' 8' 16'

BUILDING PLAN - FLOOR 1

3/16"=1'-0"

AP1.03

BDE ARCHITECTURE | OCTANE CAPITAL MANAGEMENT | The Guzzardo Partnership, Inc. Landscape Architects|Land Planners | KW KIER+WRIGHT

OCTANE - 349 FIRST STREET

LOS ALTOS, CA

May 7th, 2026

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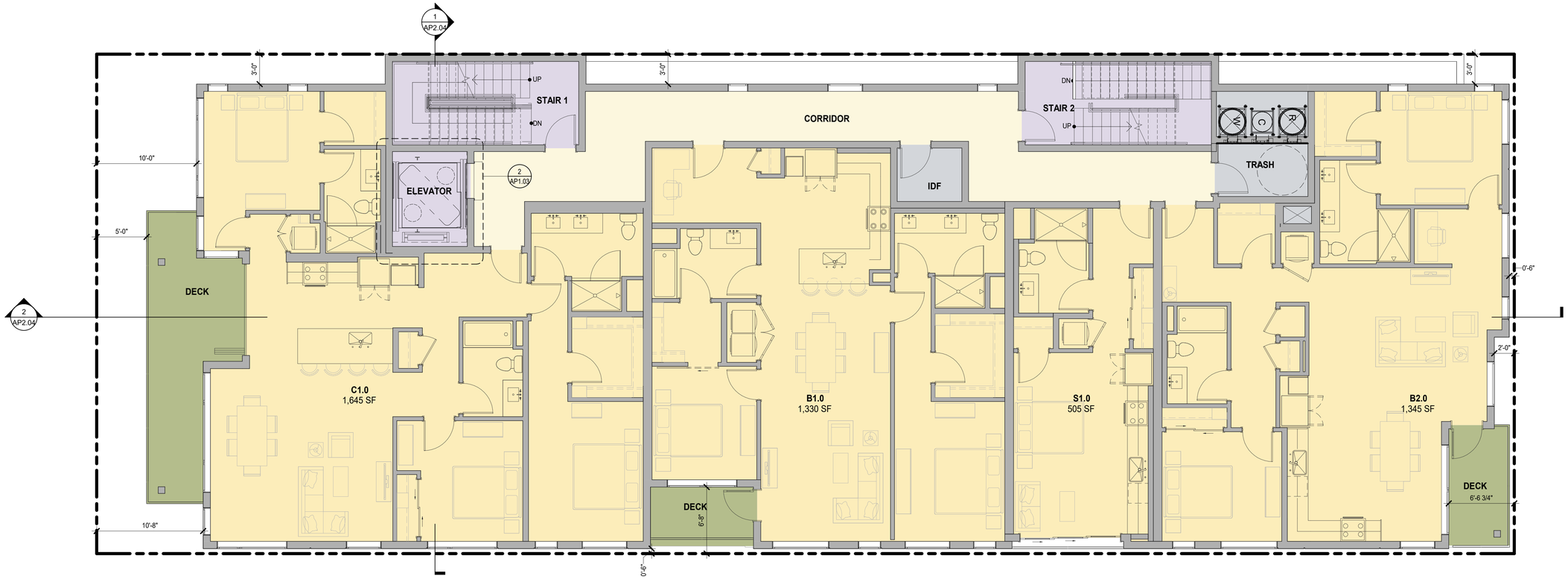

0' 4' 8' 16'

3/16"=1'-0"

BUILDING PLAN - FLOOR 2

AP1.04

OCTANE - 349 FIRST STREET

LOS ALTOS, CA

May 7th, 2026

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0' 4' 8' 16'

3/16"=1'-0"

BUILDING PLAN - FLOOR 3 **AP1.05**

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0' 4' 8' 16'

3/16"=1'-0"

BUILDING PLAN - FLOOR 4

AP1.06

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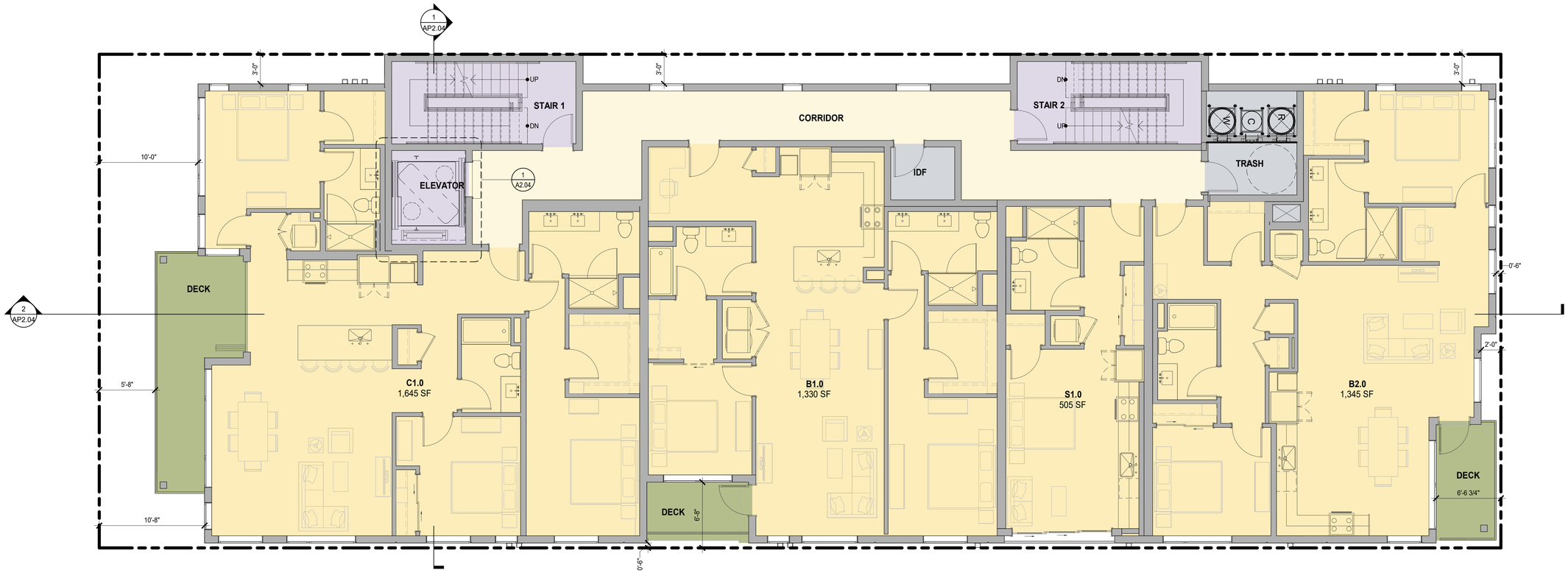

0' 4' 8' 16'

3/16"=1'-0"

BUILDING PLAN - FLOOR 5

AP1.07

OCTANE - 349 FIRST STREET

LOS ALTOS, CA

May 7th, 2026

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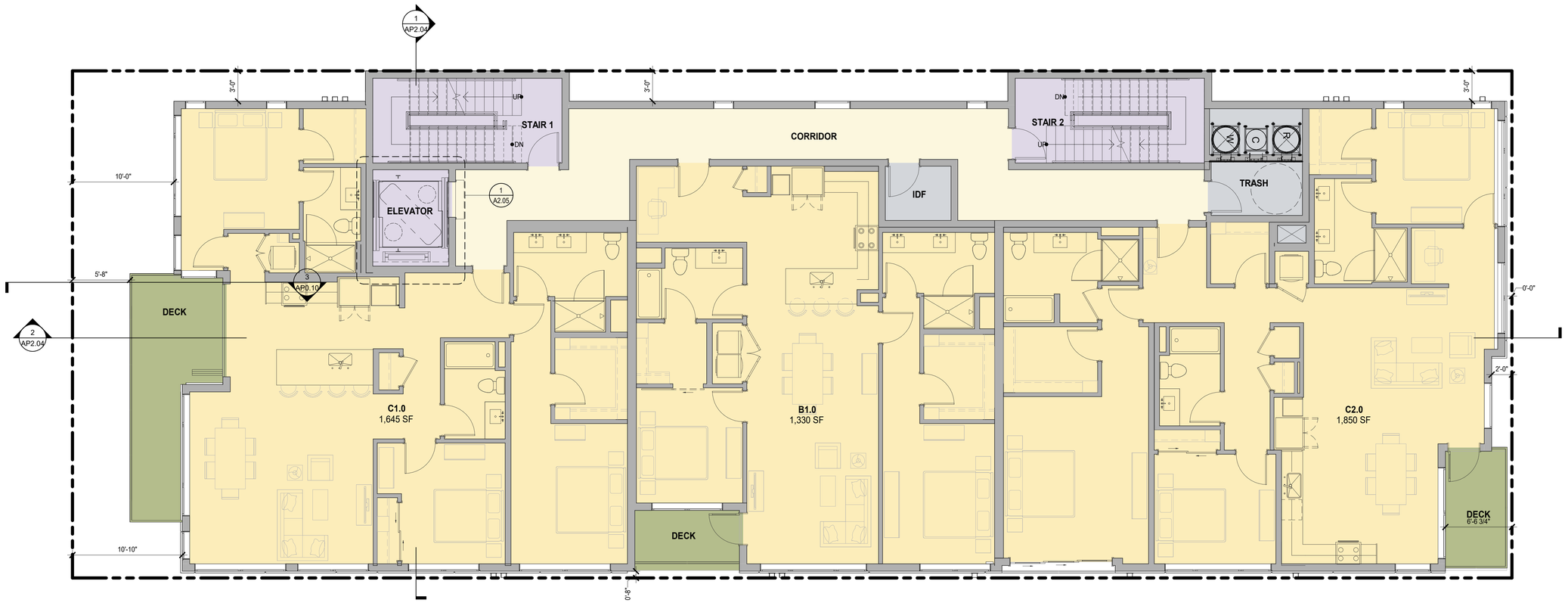

0' 4' 8' 16'

3/16"=1'-0"

BUILDING PLAN - FLOOR 6

AP1.08

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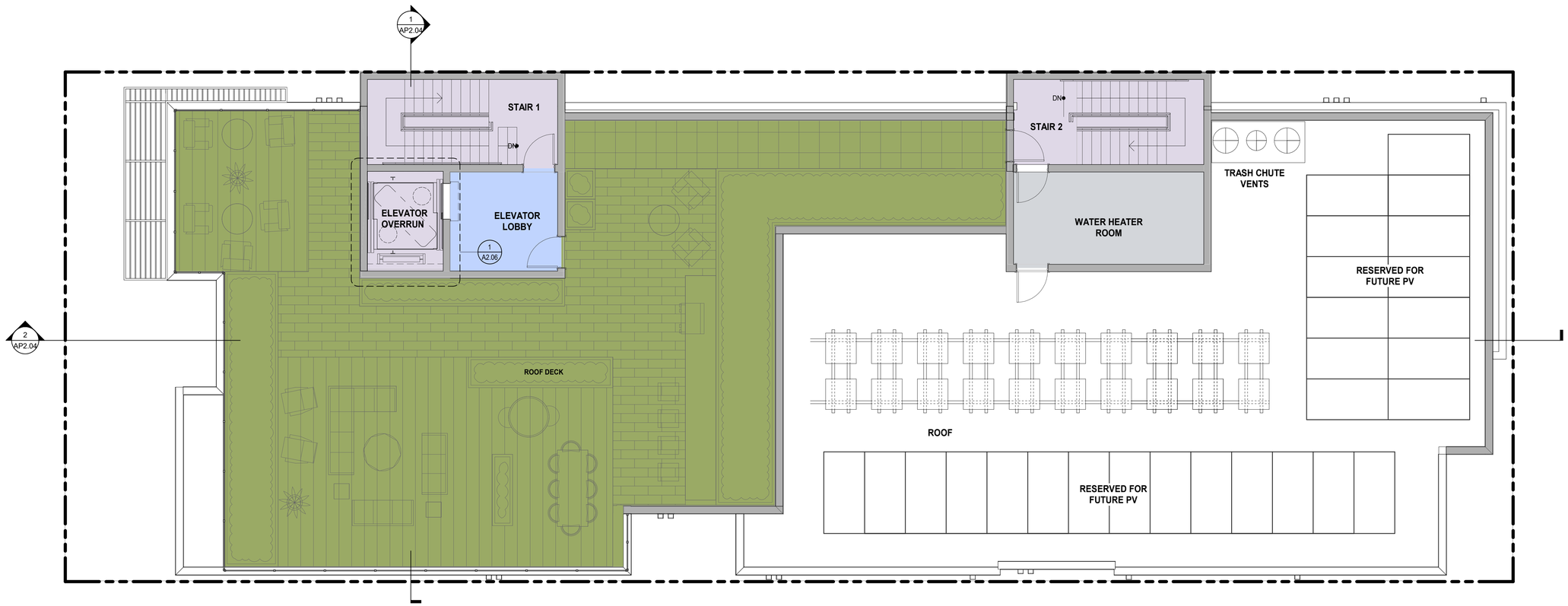

0' 4' 8' 16'

3/16"=1'-0"

BUILDING PLAN - ROOF

AP1.09

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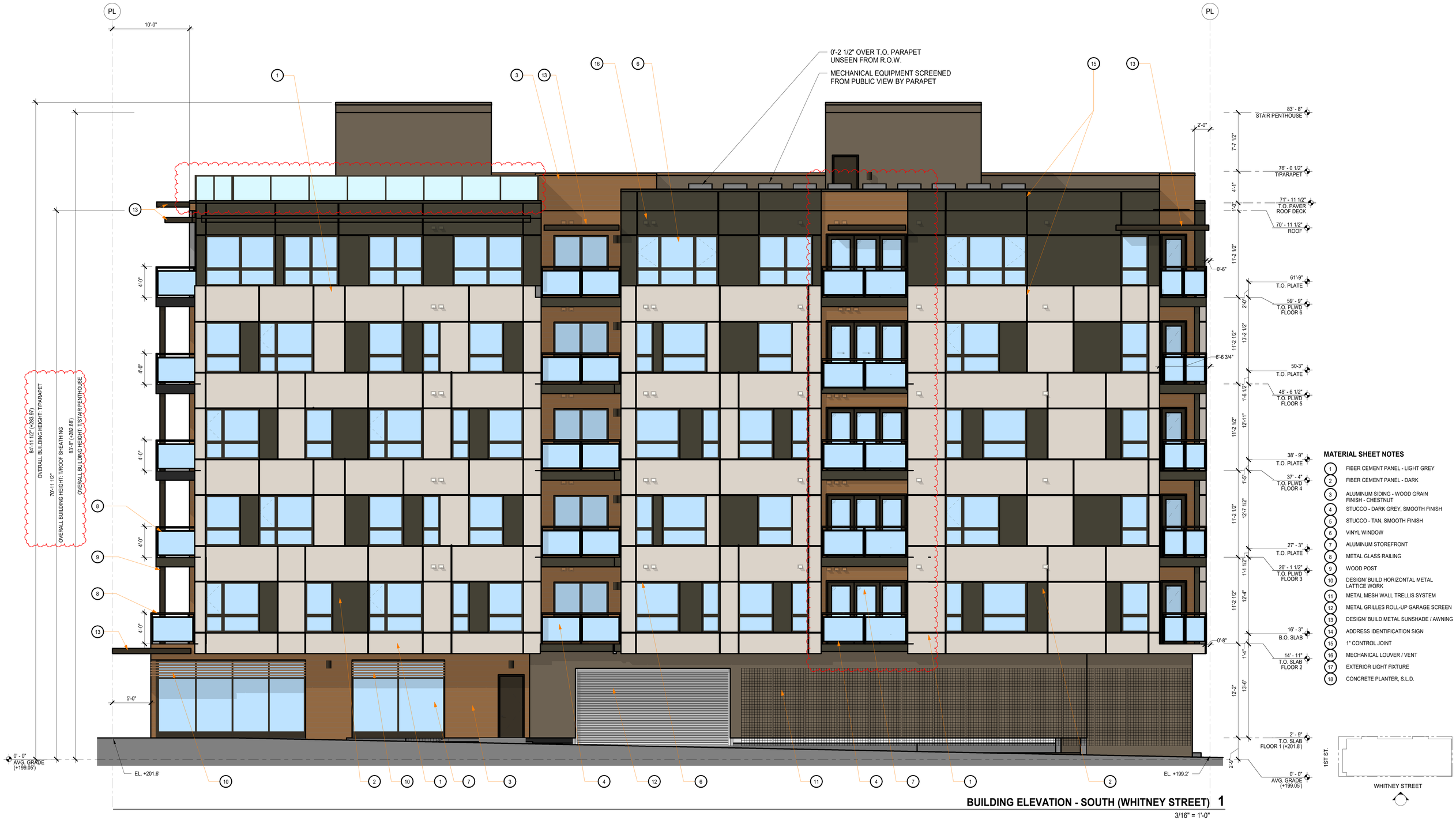

BUILDING ELEVATION - SOUTH (WHITNEY STREET) 1

3/16" = 1'-0"

MATERIAL SHEET NOTES

1. FIBER CEMENT PANEL - LIGHT GREY
2. FIBER CEMENT PANEL - DARK
3. ALUMINUM SIDING - WOOD GRAIN FINISH - CHESTNUT
4. STUCCO - DARK GREY, SMOOTH FINISH
5. STUCCO - TAN, SMOOTH FINISH
6. VINYL WINDOW
7. ALUMINUM STOREFRONT
8. METAL GLASS RAILING
9. WOOD POST
10. DESIGN/ BUILD HORIZONTAL METAL LATTICE WORK
11. METAL MESH WALL TRELLIS SYSTEM
12. METAL GRILLES ROLL-UP GARAGE SCREEN
13. DESIGN/ BUILD METAL SUNSHADE / AWNING
14. ADDRESS IDENTIFICATION SIGN
15. 1" CONTROL JOINT
16. MECHANICAL LOUVER / VENT
17. EXTERIOR LIGHT FIXTURE
18. CONCRETE PLANTER, S.L.D.

0' 4' 8' 16'

SOUTH ELEVATION 3/16"=1'-0" **AP2.01**

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BUILDING ELEVATION - EAST (ALLEY) 2

3/16" = 1'-0"

BUILDING ELEVATION - WEST (FIRST STREET) 1

3/16" = 1'-0"

MATERIAL SHEET NOTES

1. FIBER CEMENT PANEL - LIGHT GREY
2. FIBER CEMENT PANEL - DARK
3. ALUMINUM SIDING - WOOD GRAIN FINISH - CHESTNUT
4. STUCCO - DARK GREY, SMOOTH FINISH
5. STUCCO - TAN, SMOOTH FINISH
6. VINYL WINDOW
7. ALUMINUM STOREFRONT
8. METAL GLASS RAILING
9. WOOD POST
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11. METAL MESH WALL TRELLIS SYSTEM
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13. DESIGN/ BUILD METAL SUNSHADE / AWNING
14. ADDRESS IDENTIFICATION SIGN
15. 1" CONTROL JOINT
16. MECHANICAL LOUVER / VENT
17. EXTERIOR LIGHT FIXTURE
18. CONCRETE PLANTER, S.L.D.

0' 4' 8' 16'

EAST/ WEST ELEVATIONS 3/16"=1'-0" **AP2.02**

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BUILDING ELEVATION - NORTH (SIDE) 1

3/16" = 1'-0"

0' 4' 8' 16'

NORTH ELEVATIONS 3/16"=1'-0" AP2.03

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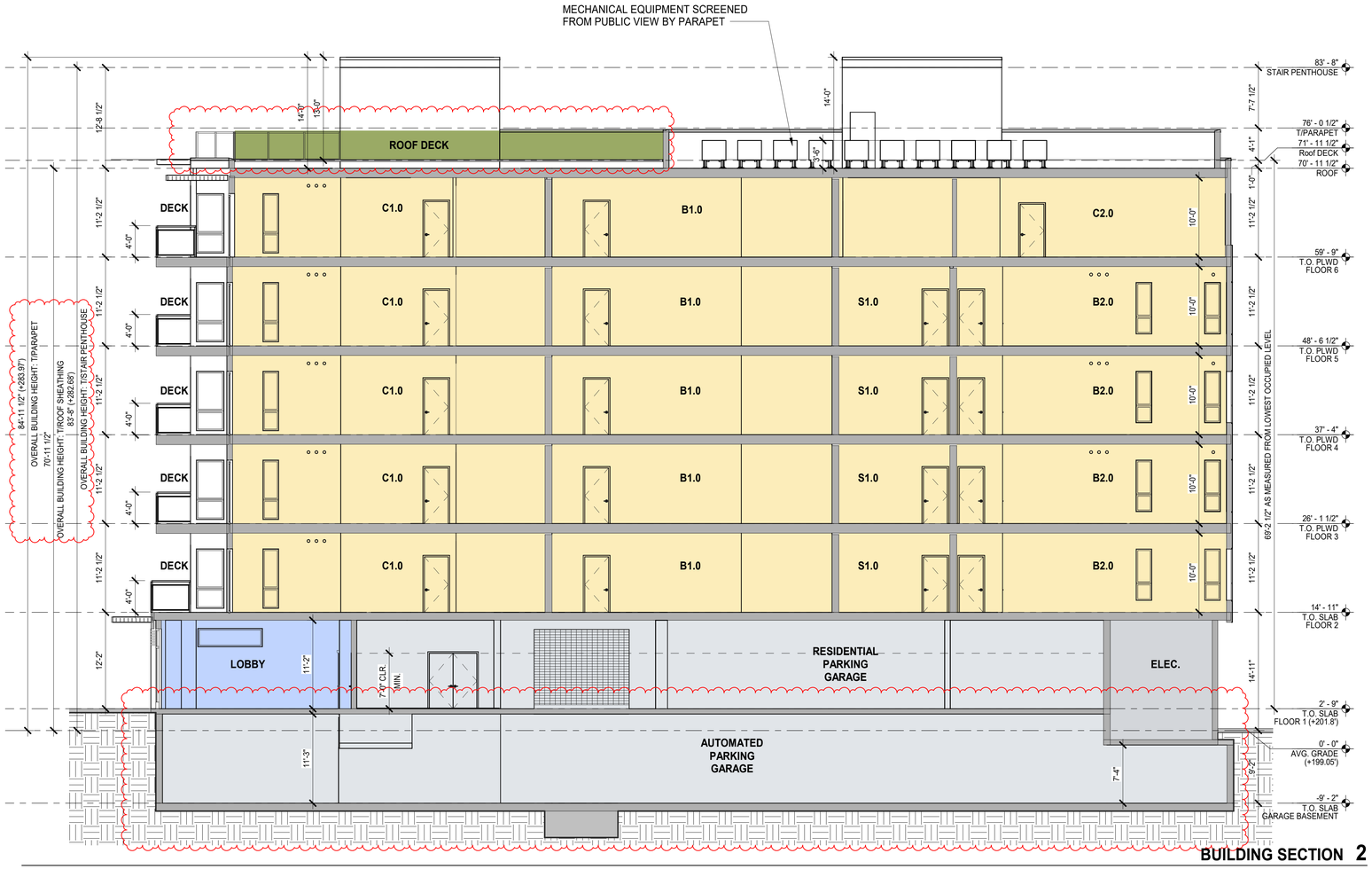
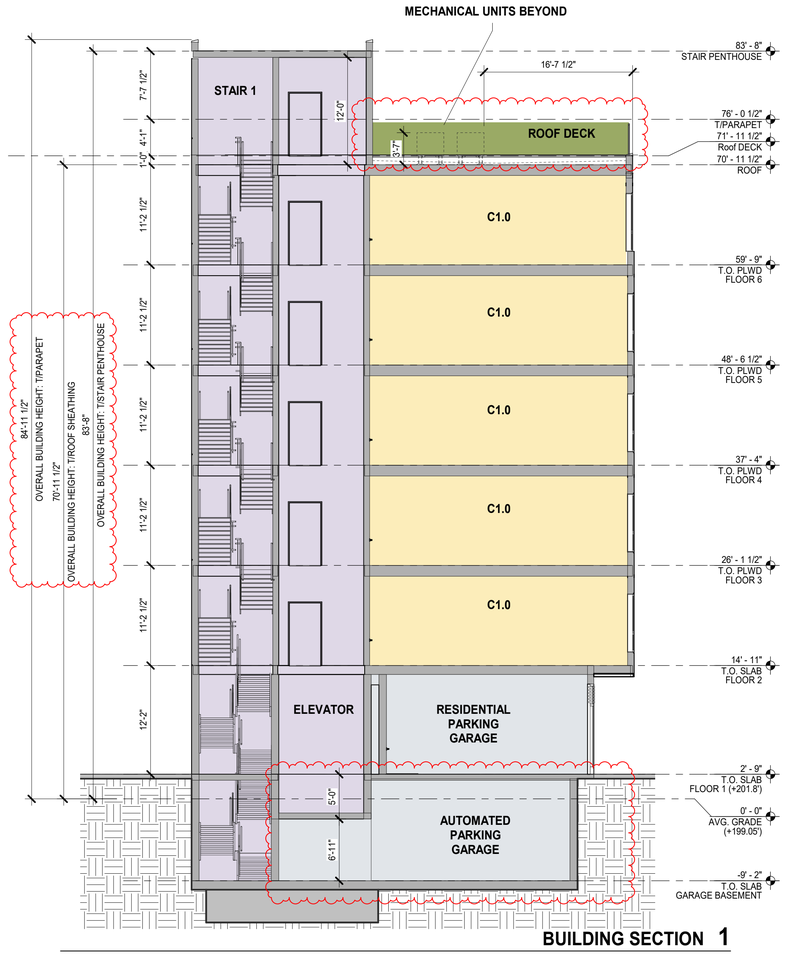


BUILDING SECTION 2

1/8" = 1'-0"



BUILDING SECTION 1

1/8" = 1'-0"

0' 4' 8' 16'

BUILDING SECTIONS 1/8"=1'-0" **AP2.04**

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Data Sheet

WÖHR LEVEL PARKER 570

Please observe the separate Technical Notes!

In the fully automated system Level Parker 570 cars are slided and glided closer together in a way like a puzzle. Flexible configuration options.

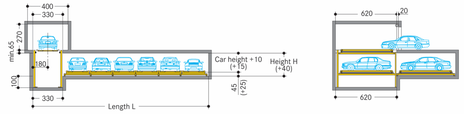
- Automatic car parking system for parking of vehicles on 1 to 4 parking levels
- Small footprint
- Multiple row arrangement with 3, 4 or 5 rows behind each other possible
- Safe for user and cars (no narrow ramps, dark stairs, no damage of theft or vandalism)
- No need for ramps and driving lanes
- No costly illumination and ventilation
- Variation options for individual project requirements
- Integrated turntable option
- For car weight up to 2.5 t, higher loads are possible after consultation with WÖHR
- Easy operation with several control options, e.g. transponder chip or remote control
- Suitable for apartment- and office buildings
- Following the idea of „Green Parking"

WÖHR Autoparksysteme GmbH | Ölgrabenstr. 14 | 71292 Friolzheim | Germany
+49 [0] 7044 46-0 | +49 [0] 7044 46-149 | info@woehr.de | woehr.de

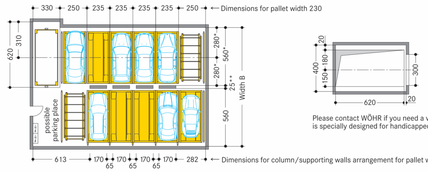
Level Parker 570

The example below shows a Level Parker 570 with one parking level and 10 parking spaces. For the vehicle transport a chain lift is used. The table below on the left specifies the minimum dimensions.

An additional parking space may be arranged in front of the vertical lift provided that the switch cabinet can be placed somewhere else.



( ) Dimensions in brackets with turning device



Please contact WÖHR if you need a version that is specially designed for handicapped persons.

* with turning device 580 (= 290 + 290)
** if the column/supporting walls width of 25 cm is changed, width Br changes as well

Pallet width 230 Parking places	Length L
6	1300
8	1535
10	1770
12	2005
14	2240
16	2475
18	2710
20	2945
22	3180
24	3415

Parking levels	Height H for 160 cm high cars	Height H for 200 cm high cars
1	215	255

Indicated heights refer to a system without turning device.

Number of rows	Width B
2	1145
3	1730
4	2315

Dimensions in cm

Above-ground systems

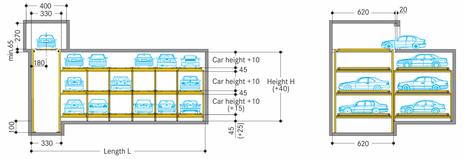
The Level Parker 570 can be installed out below ground, but also above ground. An arrangement without vertical lift is possible at ground-level.

© WÖHR Autoparksysteme GmbH

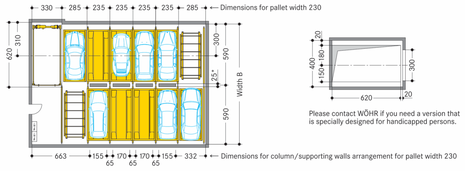
Level Parker 570

The example below shows a Level Parker 570 with three parking levels and 30 parking spaces. For the vehicle transport a chain lift is used. The table below on the left specifies the minimum dimensions.

An additional parking space may be arranged on all levels in front of the vertical lift, provided that the switch cabinet can be placed somewhere else.



( ) Dimensions in brackets with turning device in the lowest level



Please contact WÖHR if you need a version that is specially designed for handicapped persons.

* if the column/supporting walls width of 25 cm (minimum width 15) is changed, swidth Br changes as well

Pallet width 230 Parking places	Length L
6	1370
8	1605
10	1840
12	2075
14	2310
16	2545
18	2780
20	3015
22	3250
24	3485

Parking levels	Height H for 160 cm high cars	Height H for 200 cm high cars
1	215	255
2	430	510
3	645	765
4	860	1020

Indicated heights refer to a system without turning device.

Number of rows	Width B
2	1185
3	1790
4	2395
5	3000

Dimensions in cm

Maintenance access and switch cabinet

Maintenance access as well a room for the switch cabinet (min. 2 x 5 m) is required (please check with WÖHR).

© WÖHR Autoparksysteme GmbH

Different variants – position of vertical lift

The vertical lift can be arranged at all four corners of the system. Special solutions with a vertical lift arranged at the front of the system or amongst the parking spaces can be constructed.

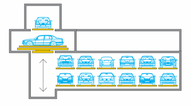
Multi-row arrangement

The Level Parker 570 can be constructed with more than only 2 rows, depending on the available space in the building.

Different variants – turning device

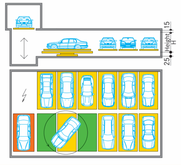
When building regulations or convenience forward driving out, a turning device can be integrated in the transfer area.

Turning device on the vertical lift



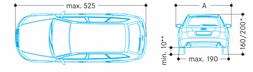
If there is an integrated turning device on the vertical lift, the cars can be rotated either in the transfer area or on an intermediate level, depending on the design of the building. (For details of the dimensions with turning device please contact WÖHR.)

Turning device at the parking level



If the building offers no other alternative, the turning device can also be accommodated at the lowest parking level. (For details of the dimensions with turning device please contact WÖHR.)

Max. car dimensions



* Overall height (cars with roof racks, roof rails, antennas etc. should not exceed the mentioned overall height).
** Clearance underneath the gear case

Pallet width	Dimension A
230	220

Car weight max. 2500 kg, wheel load max. 625 kg.

These car dimensions are valid for the building dimensions as mentioned. If building dimensions are adjusted, other car dimensions are possible.

For parking systems with EV charging options, WÖHR recommends the use of wider pallets.
Attention: Clear installation dimensions change accordingly.

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0' 4' 8' 16'

CAR LIFT 1/8"=1'-0" AP2.05

LOS ALTOS, CA May 7th, 2026

OCTANE - 349 FIRST STREET

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WHITNEY STREET

FIRST STREET

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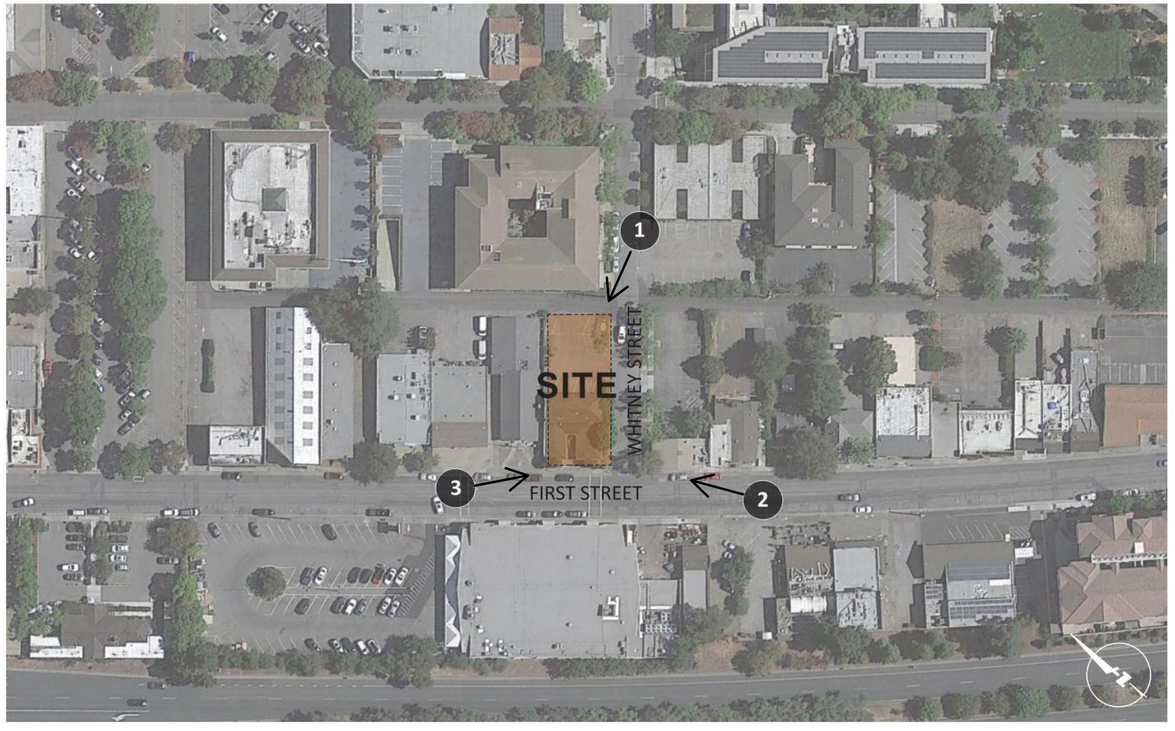
WHITNEY STREET 1



FIRST STREET LOOKING WEST 2

FIRST STREET LOOKING EAST 3

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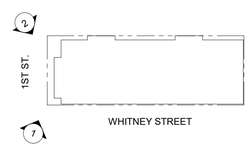
PEDESTRIAN VIEW FROM 1ST STREET (2)

PEDESTRIAN VIEW FROM WHITNEY STREET (1)



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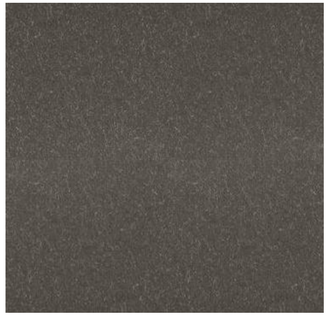
COLORS AND MATERIALS

1 FIBER CEMENT PANEL - LIGHT GREY
MFR. - EQUITONE OR APPROVED EQUAL
COLOR - TE 10 LINEN



2 FIBER CEMENT PANEL - DARK GREY
MFR. - EQUITONE OR APPROVED EQUAL
COLOR - PG844 MOCHA

3 ALUMINUM SIDING - WOOD-LOOK
MFR. - KNOTWOOD OR APPROVED EQUAL
COLOR - CHESTNUT

4 STUCCO - DARK GREY
FINISH - SMOOTH
COLOR - CHAR BROWN 2137-20
MFR. - BENJAMIN MOORE OR APPOVED EQUAL

5 STUCCO - TAN
FINISH - SMOOTH
COLOR - BM ASHLEY GRAY HC-87
MFR. - BENJAMIN MOORE OR APPOVED EQUAL

WINDOWS AND STOREFRONT

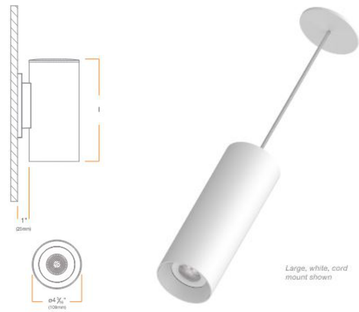
6 VINYL WINDOW
COLOR - DARK BRONZE
MFR. - VPI WINDOWS

7 ALUMINUM STOREFRONT
COLOR - DARK BRONZE
MFR. - OLDCASTLE OR APPROVED EQUAL

8 METAL GLASS RAILING SYSTEM
COLOR - CLEAR GLASS W/ DARK BRONZE TOP RAIL
MFR. - DESIGN/BUILD PER DETAILS ON AP3.10

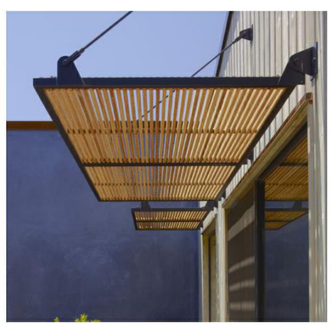
9 TPO ROOF MEMBRANE
COLOR - WHITE
MFR. - JOHNS MANVILLE OR APPROVED EQUAL

NOT VISIBLE IN ELEVATIONS



10 WALL MOUNTED DOWNLIGHT LED LIGHTING
COLOR - BLACK
DIM. - 4" DIAMETER x 12" CYLINDER
MFR. - DMF LIGHTING OR APPROVED EQUAL

TRELLIS, LATTICE WORK, AND GREEN SCREEN



13 METAL SUNSHADE/ AWNING
COLOR - DARK BRONZE FRAME W/ METAL SLATS PTD. TO MATCH WOOD-LOOK SIDING
MFR. - DESIGN/ BUILD PER DETAILS ON AP3.11

10 METAL HORIZONTAL LATTICE
COLOR - DARK BRONZE
MFR. - DESIGN/ BUILD PER DETAILS ON AP3.11

11 METAL MESH WALL TRELLIS SYSTEM
COLOR - BRONZE
MFR. - GREENSCREEN

12 METAL GRILLES ROLL-UP GARAGE DOOR
COLOR - DARK BRONZE
MFR. - COOKSON OR APPROVED EQUAL

13 CONCRETE LANDSCAPE PLANTER (SEE LANDSCAPE DRAWINGS)
COLOR - PTD. DARK BRONZE
MFR. - N/A

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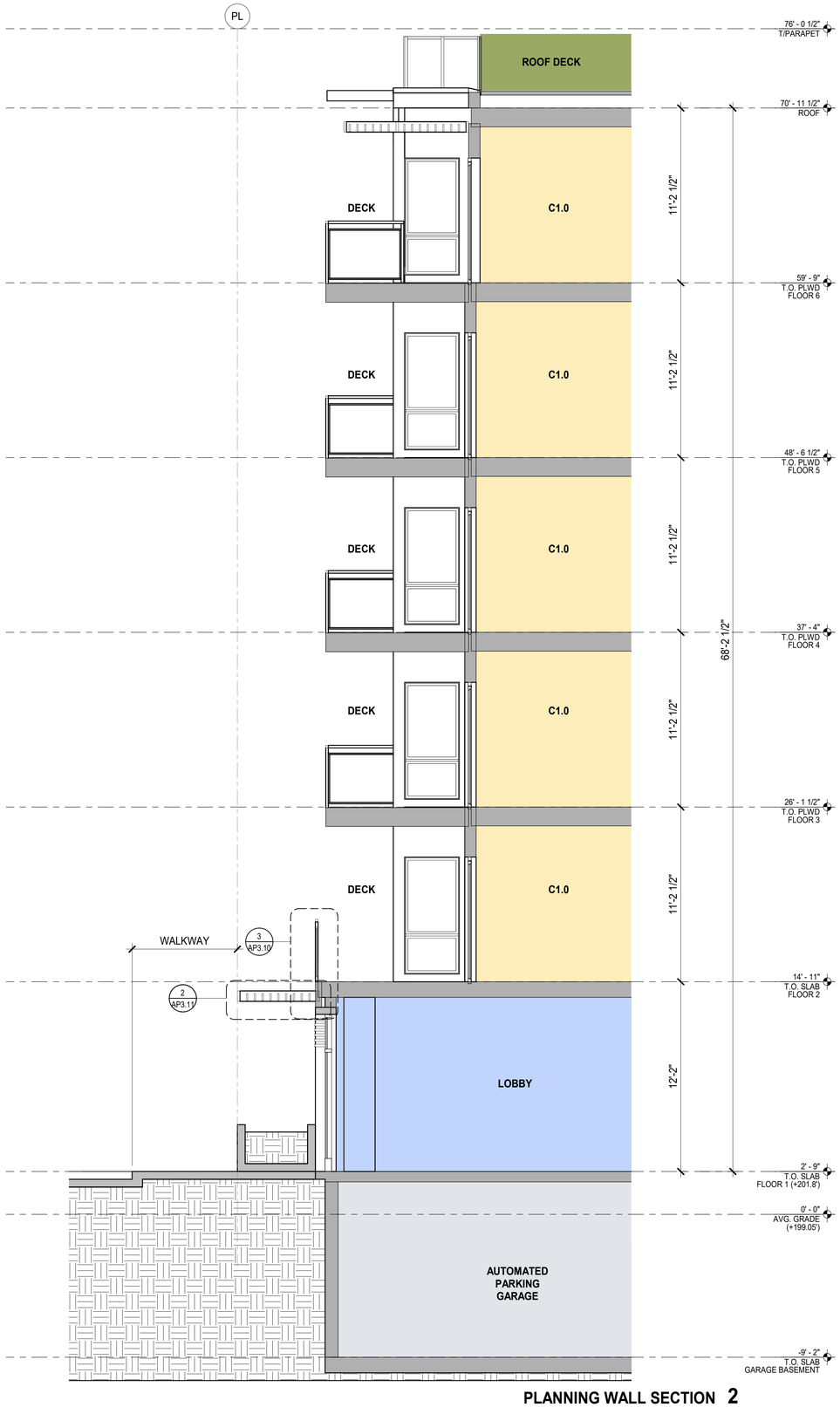
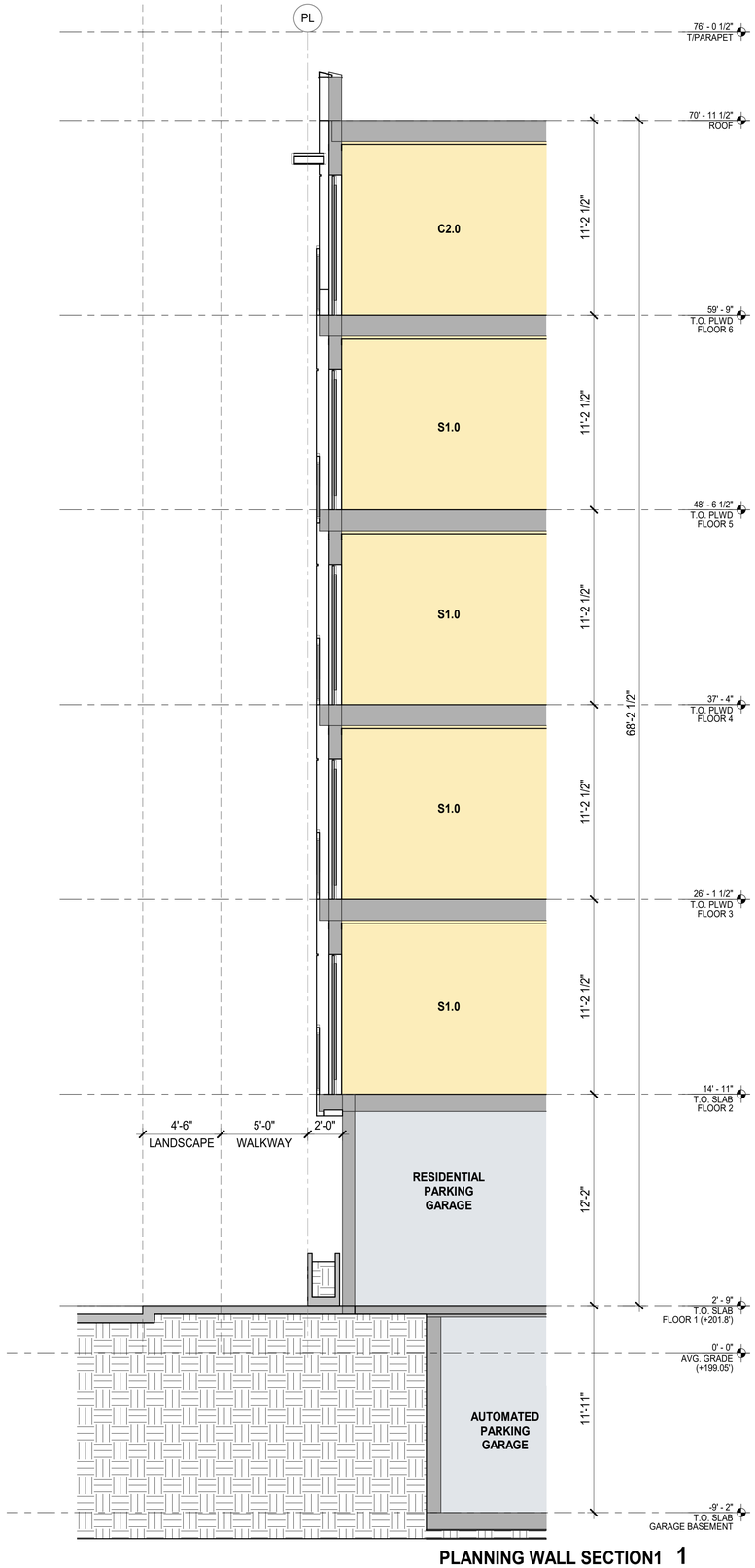


PLANNING WALL SECTION 2

1/4" = 1'-0"



PLANNING WALL SECTION1 1

1/4" = 1'-0"

0' 2' 4' 8'

WALL SECTIONS

1/4"=1'-0"

AP3.08

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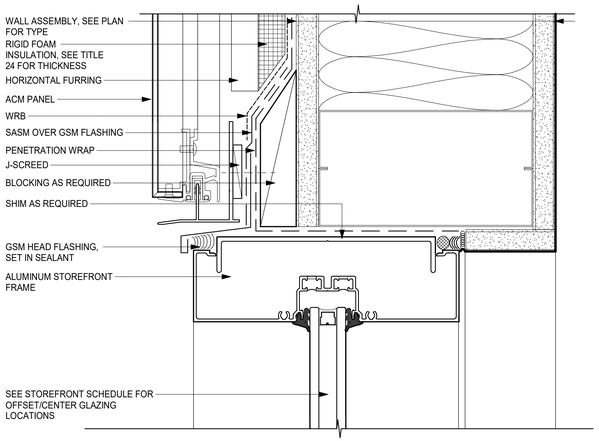
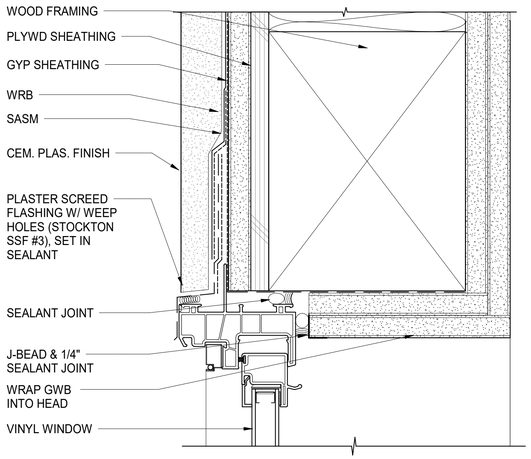


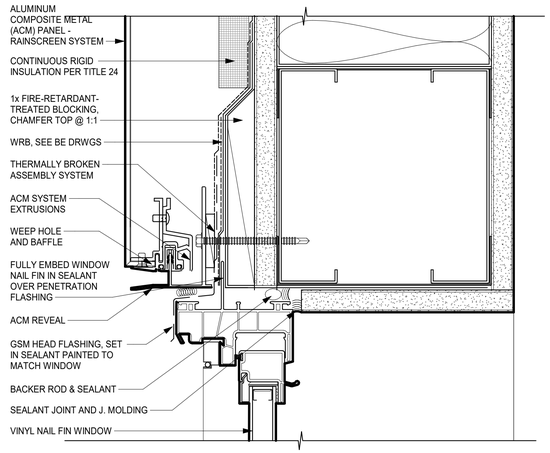
STOREFRONT WINDOW HEAD - ACM PANEL 12

6" = 1'-0"



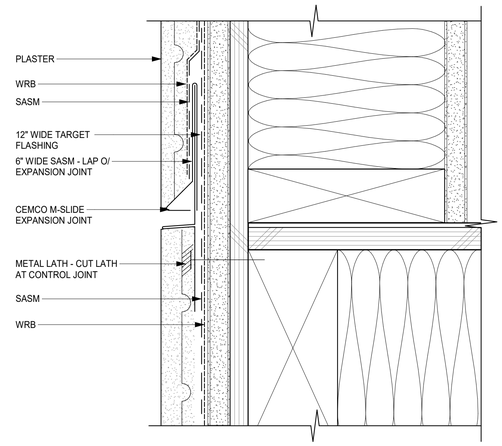
VINYL WINDOW HEAD @ CEMENT PLASTER 9

6" = 1'-0"



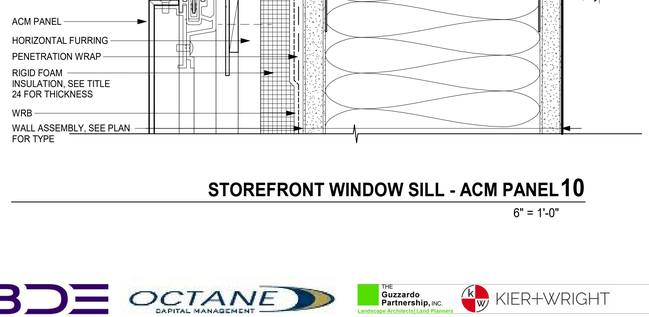
VINYL WINDOW HEAD - ACM PANEL 6

6" = 1'-0"



M-SLIDE WEEPING HORIZONTAL JOINT AT WOOD FLOOR 3

6" = 1'-0"



STOREFRONT WINDOW JAMB - ACM PANEL 11

6" = 1'-0"

VINYL WINDOW JAMB @ CEMENT PLASTER 8

6" = 1'-0"

VINYL WINDOW JAMB - ACM PANEL 5

6" = 1'-0"

OUTSIDE CORNER - ACM PANEL TO ACM PANEL 2

3" = 1'-0"

STOREFRONT WINDOW SILL - ACM PANEL 10

6" = 1'-0"

VINYL WINDOW SILL @ CEMENT PLASTER 7

6" = 1'-0"

VINYL WINDOW SILL - ACM PANEL 4

6" = 1'-0"

INSIDE CORNER - ACM PANEL TO ACM PANEL 1

3" = 1'-0"

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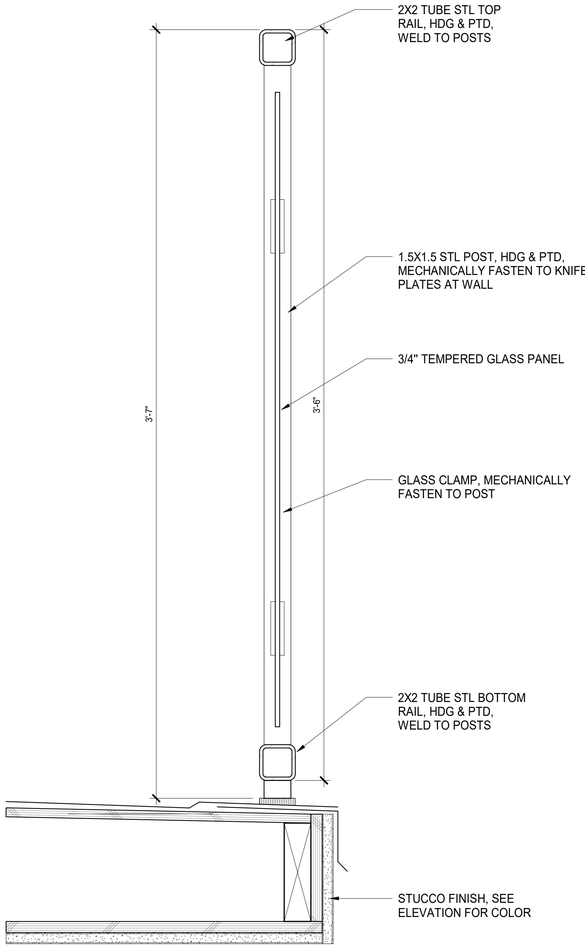
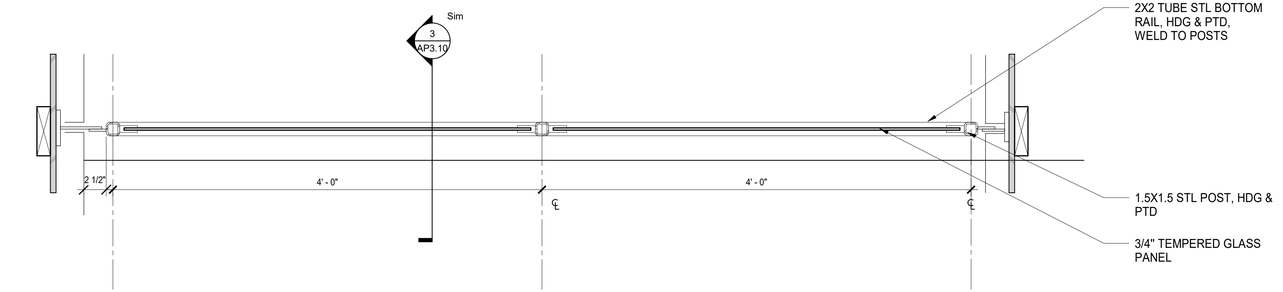


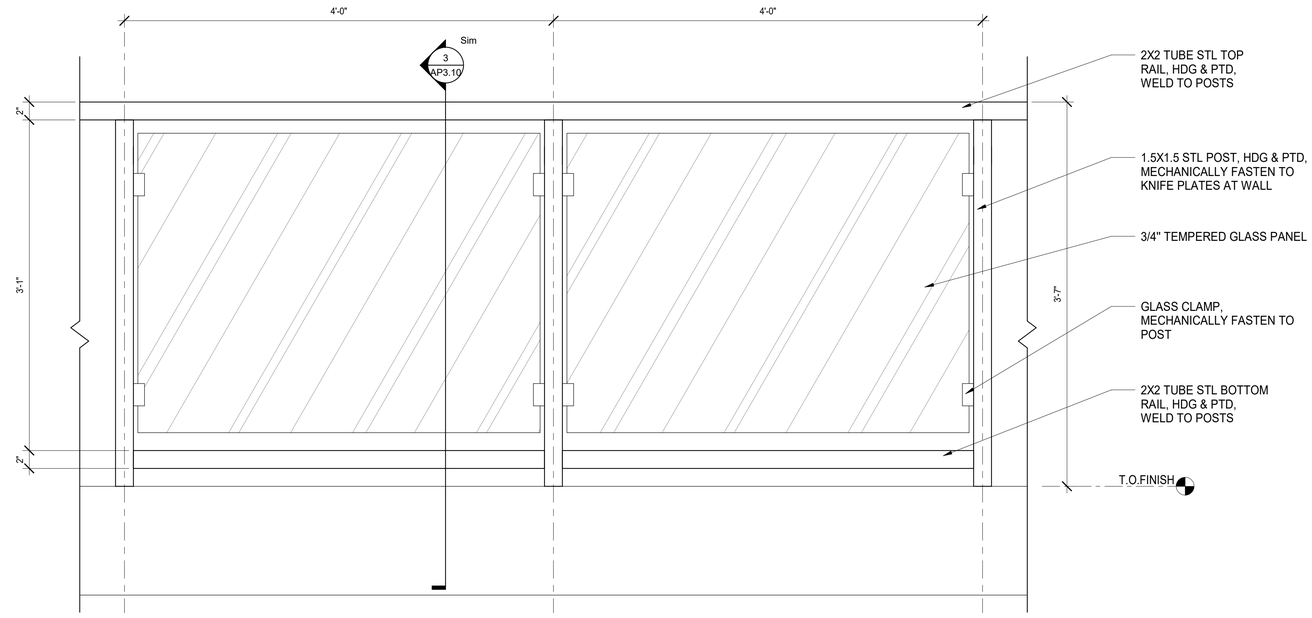
PARAPET WALL W/ GLASS RAILING 3

3" = 1'-0"



GLASS GUARDRAIL PLAN 2

1 1/2" = 1'-0"



GUARDRAIL TYPE II 1

1 1/2" = 1'-0"

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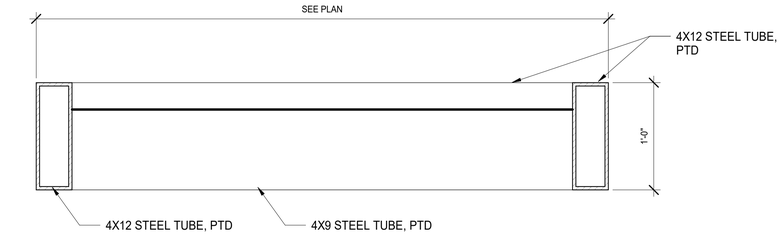
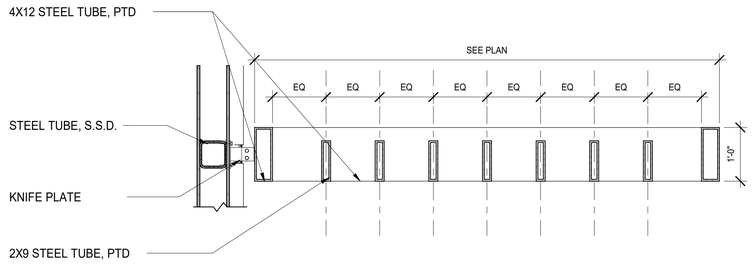


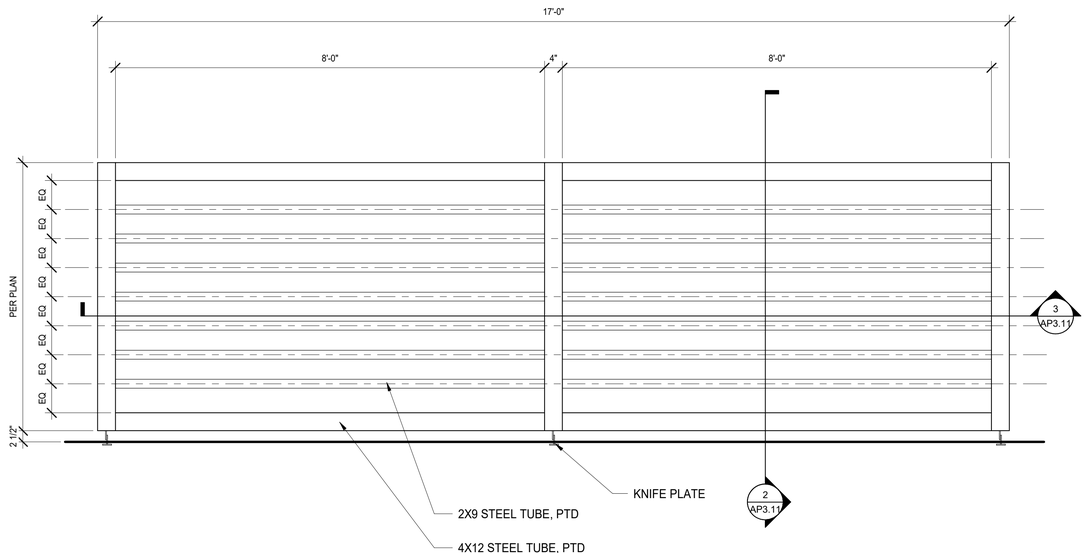
METAL AWNING SECTION 3

1 1/2" = 1'-0"



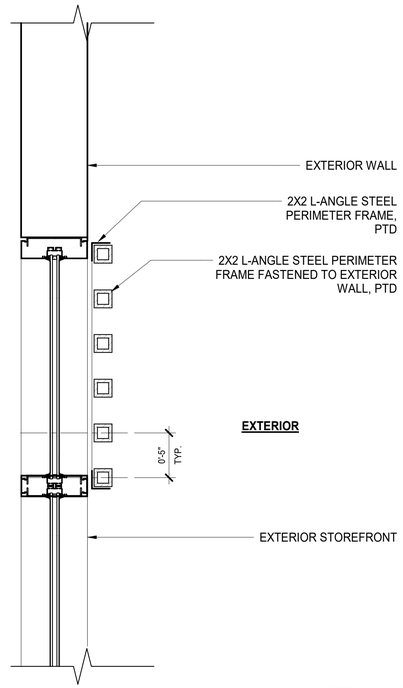
METAL AWNING SECTION 2

3/4" = 1'-0"



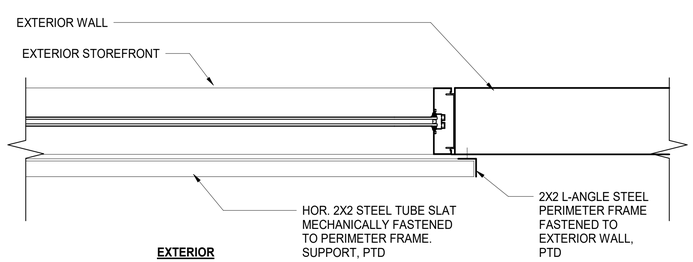
METAL AWNING PLAN 1

3/4" = 1'-0"



METAL HORIZONTAL LATTICE SECTION 5

1 1/2" = 1'-0"



METAL HORIZONTAL LATTICE PLAN 4

1 1/2" = 1'-0"

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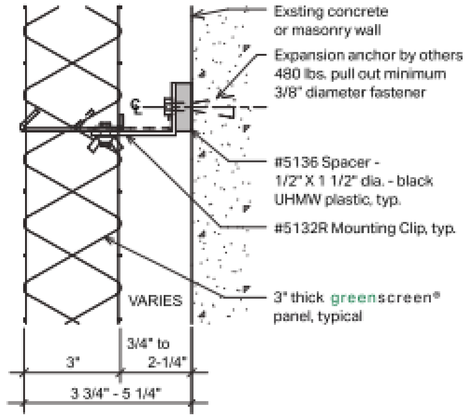
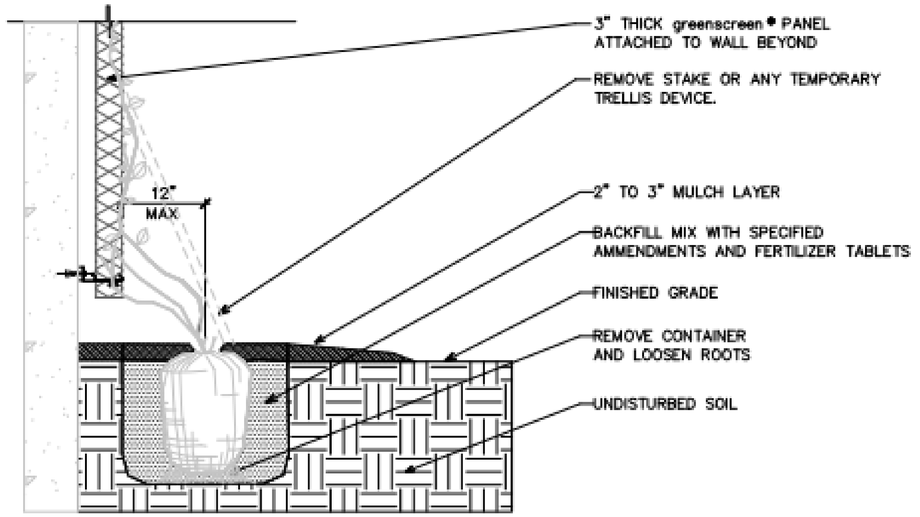
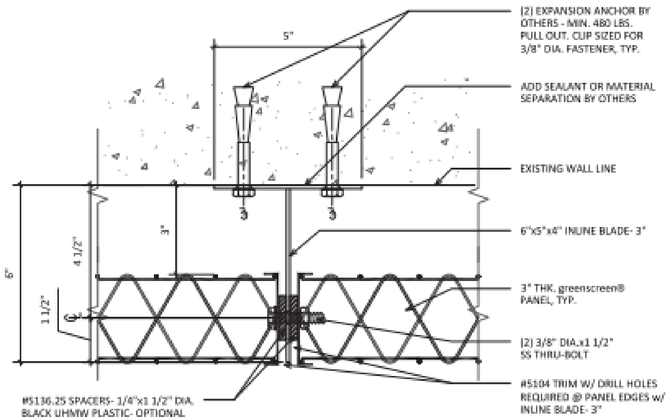
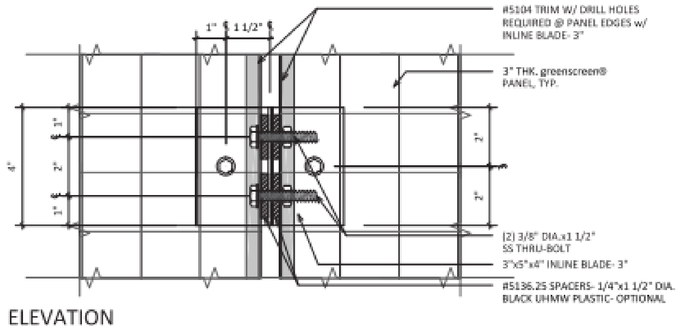


SECTION





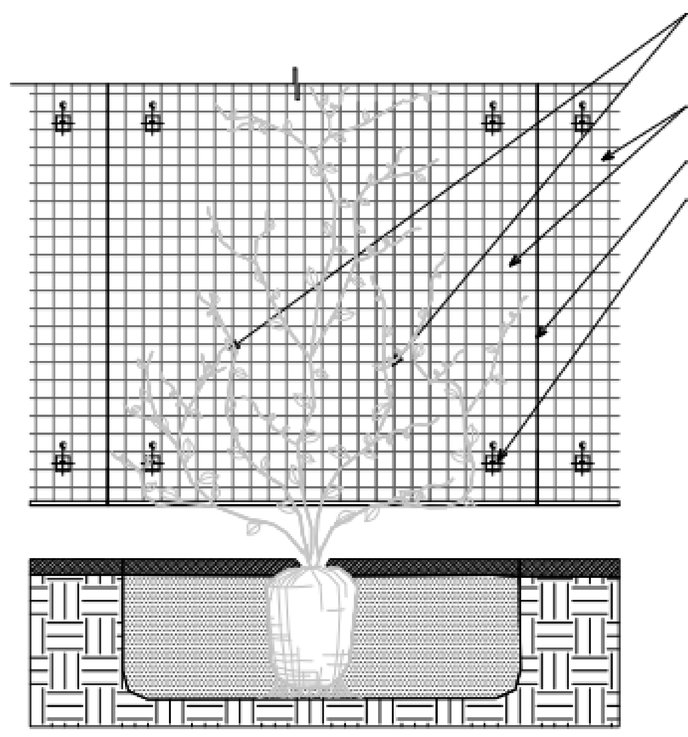
PLAN



ELEVATION

METAL MESH WALL TRELLIS CLIP DETAILS 2

12" = 1'-0"



GENERAL NOTES:

- CHOOSING THE APPROPRIATE PLANT MATERIAL FOR greenscreen® REQUIRES CAREFUL CONSIDERATION OF CLIMATE ZONE, SUN AND WIND EXPOSURE, SOIL TYPE, WATER AND NUTRIENT NEEDS, AND DESIRED VISUAL EFFECT.
- greenscreen® RECOMMENDS THAT A LANDSCAPE ARCHITECT, LANDSCAPE DESIGNER, OR A HORTICULTURIST BE CONSULTED FOR EACH SPECIFIC APPLICATION.
- PLANT VINES PER LANDSCAPE PLANS. TYPICAL SPACING VARIES FROM 1" TO 4" O.C. DEPENDING UPON VINE SPECIES AND CONTAINER SIZE.
- IRRIGATION WILL BE REQUIRED IN MOST CLIMATE ZONES. INSTALL PER LANDSCAPE PLANS.
- greenscreen® DOES NOT SUPPLY PLANT MATERIAL.

METAL MESH WALL TRELLIS ELEVATIONS 1

12" = 1'-0"

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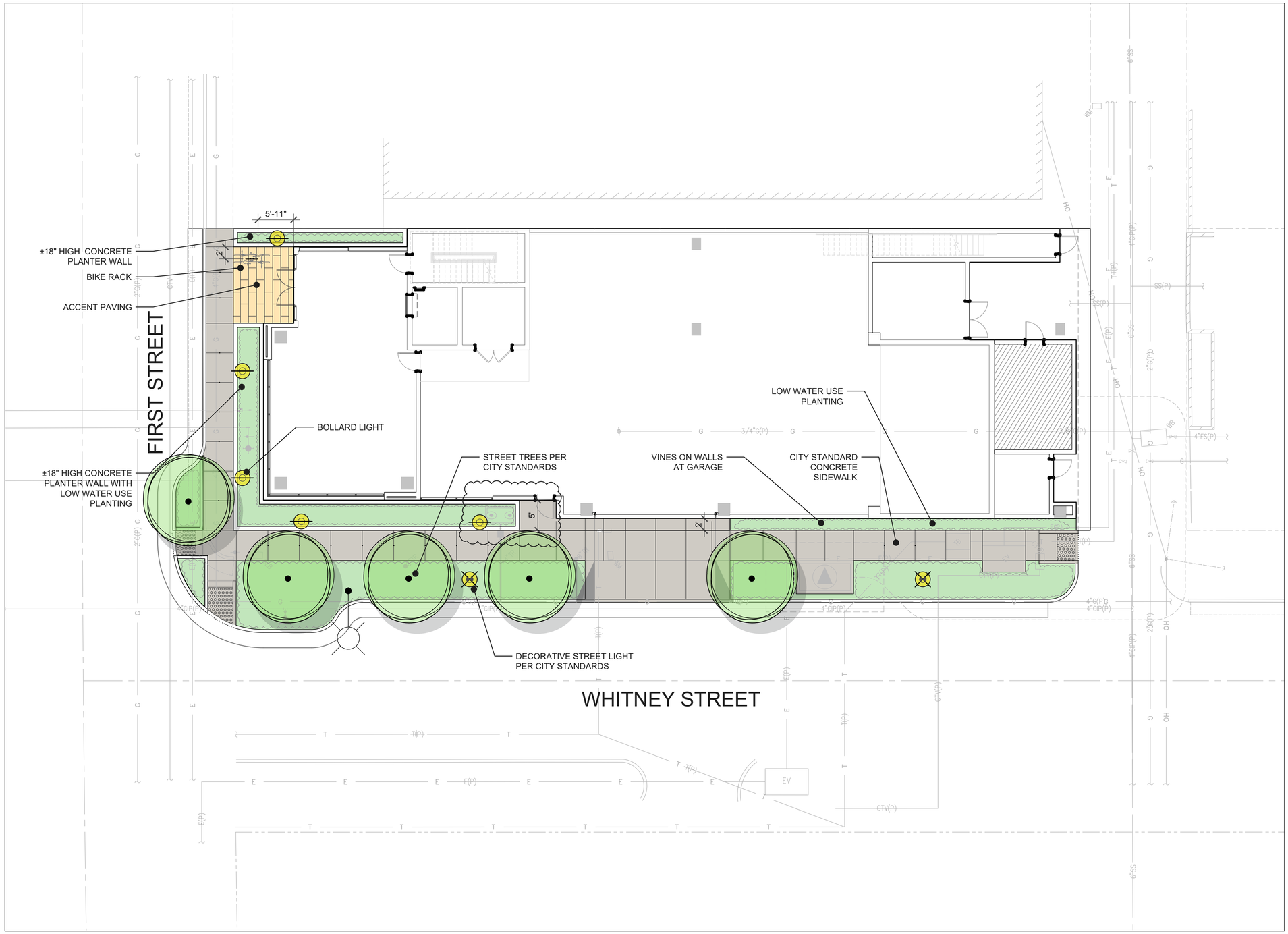

Area	Unit (sq.ft.)	
Total On-Site Area	7,100	
On-Site Landscaped Area		
Ground Level Accent Paving	216	
Roof Terrace Accent Paving	1,681	
Total Accent Paving	1,897	26.7%
Ground Level Planting	612	
Roof Terrace Planting	602	
Total Planting	1,214	17.1%
Total Landscaped Area	3,111	43.8%
Off-Site Planting Area	886	
Roof Terrace		
Hardscape	1,681	73.6%
Planting	602	26.4%
Setback Requirements		
Front Yard		
Hardscape (Accent Paving)	127	32.8%
Planting	260	67.2%
Side Yard		
Hardscape (Concrete for Garage Entry)	89	21.2%
Planting	352	79.8%
Rear Yard		
Hardscape (Alley Way Paving)	388	100%
Planting	0	0%

SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

PROJECT NORTH

TRUE NORTH

STREET LEVEL LANDSCAPE PLAN

1/8" = 1'-0"

L1.01

3DE ARCHITECTURE

THE Guzzardo Partnership, INC.
Landscape Architects | Land Planners
Pier 9, The Embarcadero, Suite 115
San Francisco, CA 94111 | www.tgp-inc.com

OCTANE - 349 FIRST STREET

349 FIRST STREET, LOS ALTOS, CA

May 7th, 2026

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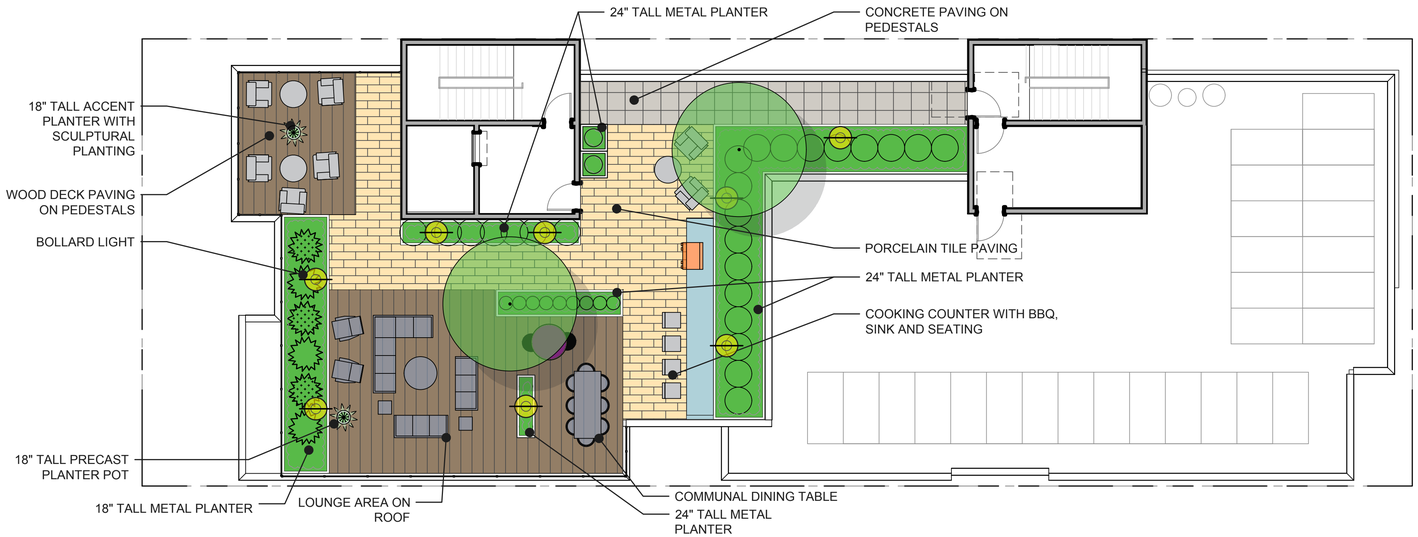

Area	Unit (sq.ft.)	
Total On-Site Area	7,100	
On-Site Landscaped Area		
Ground Level Accent Paving	216	
Roof Terrace Accent Paving	1,681	
Total Accent Paving	1,897	26.7%
Ground Level Planting	612	
Roof Terrace Planting	602	
Total Planting	1,214	17.1%
Total Landscaped Area	3,111	43.8%
Off-Site Planting Area	886	
Roof Terrace		
Hardscape	1,681	73.6%
Planting	602	26.4%
Setback Requirements		
Front Yard		
Hardscape (Accent Paving)	127	32.8%
Planting	260	67.2%
Side Yard		
Hardscape (Concrete for Garage Entry)	89	21.2%
Planting	352	79.8%
Rear Yard		
Hardscape (Alley Way Paving)	388	100%
Planting	0	0%

SCALE: 1/8" = 1'-0"
0 4' 8' 16' 40'

PROJECT NORTH
TRUE NORTH

ROOF LEVEL LANDSCAPE PLAN

1/8" = 1'-0"

L1.02

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OCTANE - 349 FIRST STREET

349 FIRST STREET, LOS ALTOS, CA

May 7th, 2026

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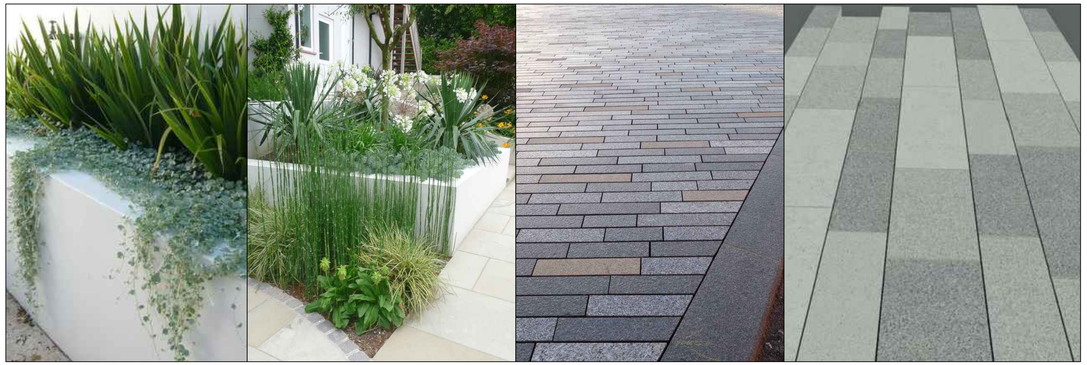
ROOF TERRACE AMENITIES



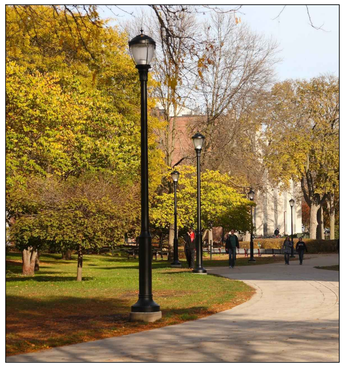
STREET LEVEL PLANTERS

STREET LEVEL ACCENT PAVING

BIKE RACK

VINES AT GARAGE

BOLLARD LIGHT
Louis Poulsen Lightig
Bysted Garden Bollard

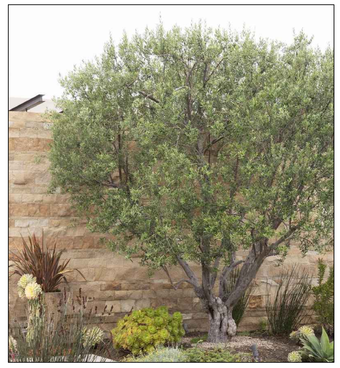


LOS ALTOS DECORATIVE
STREET LIGHT
Sternberg Lighting #1130 A

ROOF TERRACE SCREENING HEDGE
Polygala x dalmaisiana (Sweet Pea Shrub)
3'-5' tall x 3'-5' wide | 1' per year

GREEN SCREEN VINE
Bougainvillea 'Barbara Krast'
20' tall x 20' wide | 1'-2' per year

STREET TREE
Pistacia chinensis (Chinese Pistache)
40' tall x 25'-35' wide | 2' per year



ROOF ACCENT TREE
Olea 'Swan Hill' (Fruitless Olive)
30' tall x 25' | 2' per year

LOW WATER USE PLANTING AND SCULPTURAL ACCENT PLANTS

ROOF TERRACE PAVERS AND DECKS

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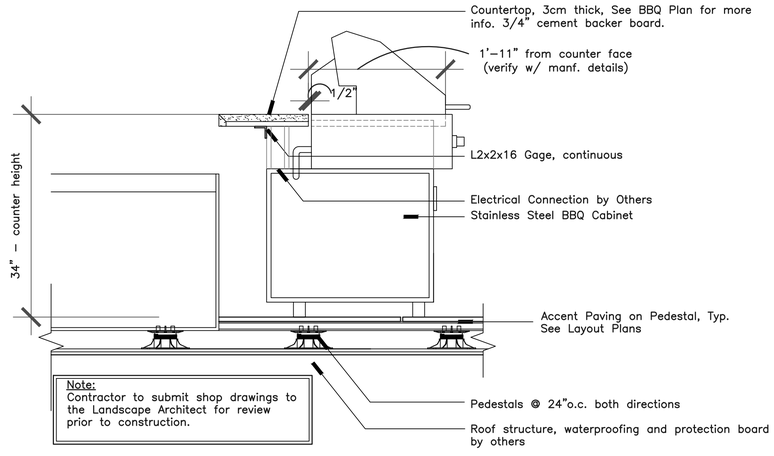
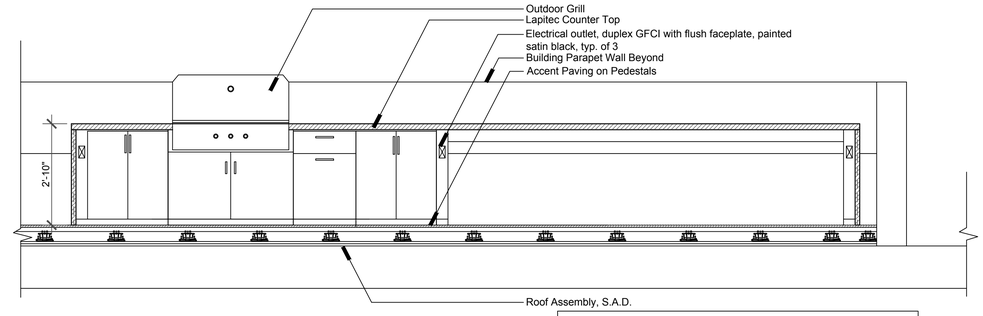


Outdoor BBQ & Counter - Section

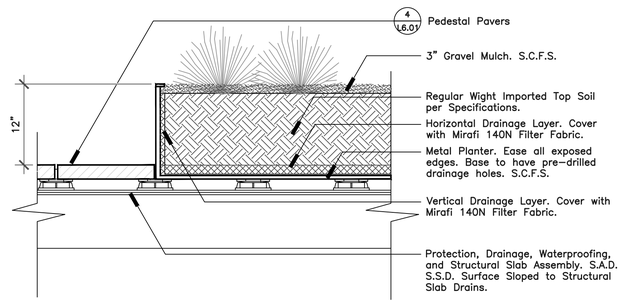
1" = 1'-0"



NOTES:
1. DETAIL TO BE REVIEWED BY STRUCTURAL ENGINEER
2. SHOP DRAWINGS TO BE PROVIDED TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION.

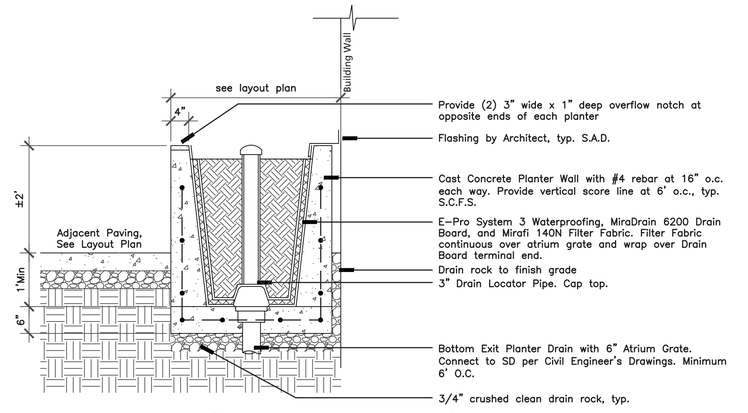
Outdoor BBQ & Counter - Elevation

Scale: 1/2" = 1'-0"



Metal Planter

Scale: 3/4"=1'-0"



Concrete Planter - On Grade

Scale: 3/4" = 1'-0"

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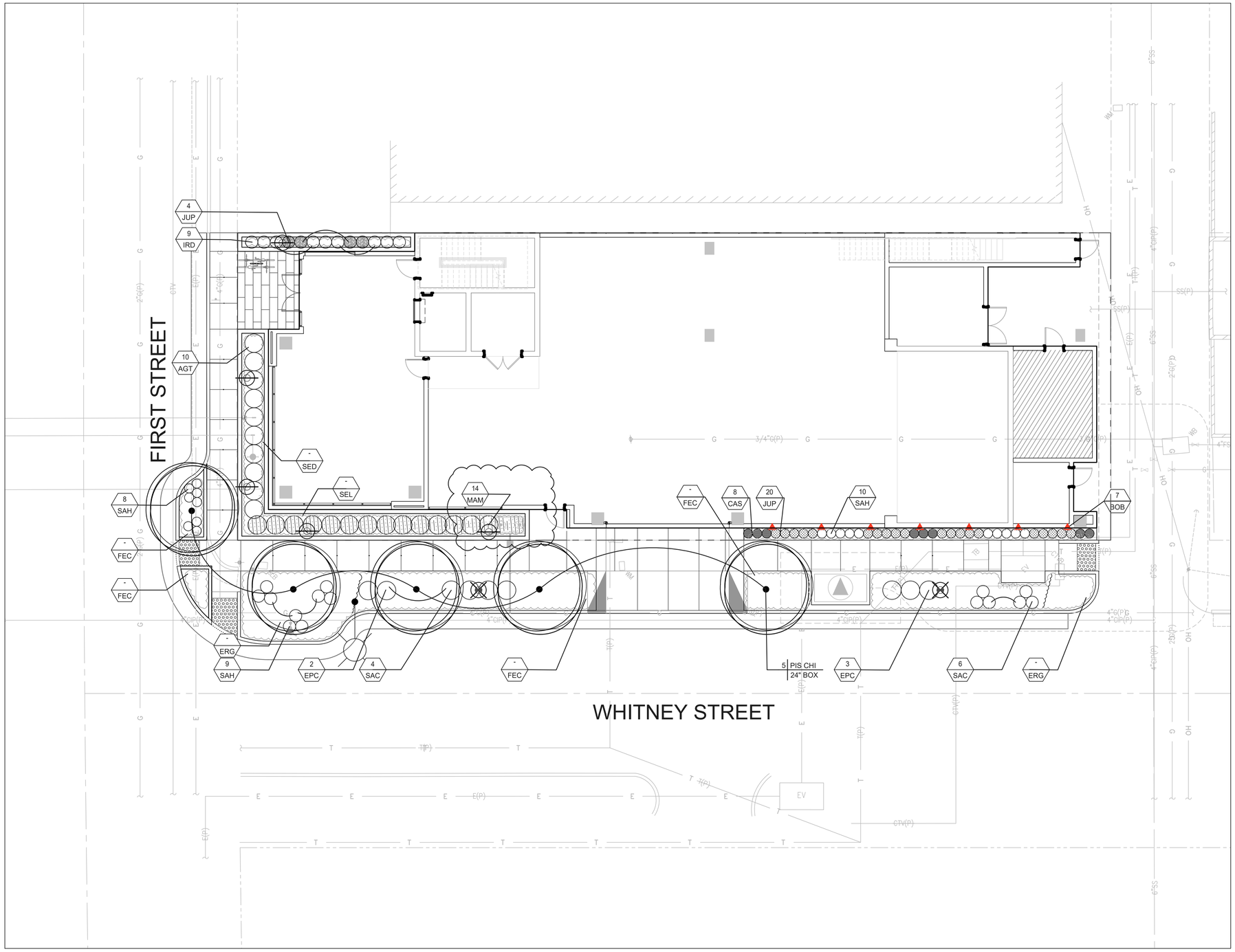

PLANT PALETTE

KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS/SPACING	WATER USE	NATIVE(Y/N)
TREES						
OLE SWA	*	Olea europaea 'Swan Hill'	Swan Hill Fruitless Olive	Low Branching	Low	N
PIS CHI	*	Pistacia chinensis	Chinese Pistache	Standard	Low	N
*= Sizes noted on plans						
SHRUBS						
AGT	5 gal	Agave perryi var. truncata	Artichoke Agave	36" oc	Low	N
ARJ	5 gal	Arctostaphylos 'John Dourley'	Manzanita	48" oc	Low	Y
CEC	5 gal	Ceanothus 'Concha'	California Lilac	48" o.c.	Very Low	Y
MAM	1 gal	Mangave 'Mission to Mars'	Mission To Mars Mangave	36" oc	Low	N
POL	5 gal	Polygala x dalmaisiana	Sweet Pea Shrub	24" oc	Low	N
PRI	5 gal	Prunus ilicifolia	Holly Leaf Cherry	30" o.c.	Low	Y
RIM	5 gal	Ribes malvaceum	Chaparral Currant	60" o.c.	Very Low	Y
SAC	5 gal	Salvia clevelandii 'Wilfred Gillman'	Cleveland Sage	96" oc	Low	Y
SAH	5 gal	Salvia microphylla 'Hot Lips'	Hot Lips Sage	36" oc	Low	N
YUG	15 gal	Yucca gloriosa	Spanish Dagger	48" oc	Low	N
PERENNIALS AND GROUNDCOVERS						
AEO	1 gal	Aeonium spp.	Canary Island Rose	18" oc	Low	N
ALP	1 gal	Alocasia portodora	Portadora Elephant Ear	42" oc	High	N
CAS	1 gal	Calandrinia spectabilis	Rock Purslane	36" oc	Low	N
CET	5 gal	Ceanothus thyrsiflorus var Griseus 'Carmel'	Carmel Ceanothus	60" oc	Low	Y
ECH	1 gal	Echeveria spp.	Hen and Chicks	6" o.c.	Low	N
EPC	5 gal	Epilobium canum 'Catalina'	California Fuchsia	24" o.c.	Low	Y
ERG	1 gal	Erigeron glaucus	Beach Aster	24" oc	Low	Y
ERF	1 gal	Eriogonum fasciculatum	California Buckwheat	36" o.c.	Very Low	Y
FRA	1 gal	Fragaria vesca	Woodland Strawberry	24" o.c.	Medium	Y
IRD	1 gal	Iris douglasiana	Douglas Iris	12" o.c.	Low	Y
IRD	1 gal	Lotus berthelotti 'Amazon Sunset'	Parrot's Beak	18" o.c.	Low	Y
OSD	1 gal	Oscularia deltoides	Pink Iceplant	18" o.c.	Low	N
PEH	1 gal	Penstemon heterophyllus	Foothill Penstemon	24" o.c.	Low	Y
SAS	1 gal	Salvia spathacea	Hummingbird Sage	30" oc	Low	Y
SEL	1 gal	Sedum 'Little Missy'	Little Missy Stonecrop	12" oc	Low	N
SED	1 gal	Sedum spurium 'Dragon's Blood'	Dragon's Blood Stonecrop	12" oc	Low	N
GRASSES						
CAT	1 gal	Carex tumulicola	Foothill Sedge	18" oc	Low	Y
FEC	1 gal	Festuca californica	California Fescue	36" o.c.	Low	Y
JUP	1 gal	Juncus patens 'Elk Blue'	California Gray Rush	18" oc	Low	Y
MUR	1 gal	Muhlenbergia rigens	Deer Grass	30" oc	Low	Y
SIB	1 gal	Sisyrinchium bellum	Blue Eyed Grass	18" oc	Very Low	Y
VINES						
BOB	5 gal	Bougainvillea 'Barbara Krast'	Bougainvillea	96" oc	Low	N
FIP	5 gal	Ficus pumila	Creeping Fig	96" oc	Medium	N

SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

PROJECT NORTH / TRUE NORTH

STREET LEVEL PLANTING PLAN

1/8" = 1'-0" L4.01

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OCTANE - 349 FIRST STREET

349 FIRST STREET, LOS ALTOS, CA

May 7th, 2026

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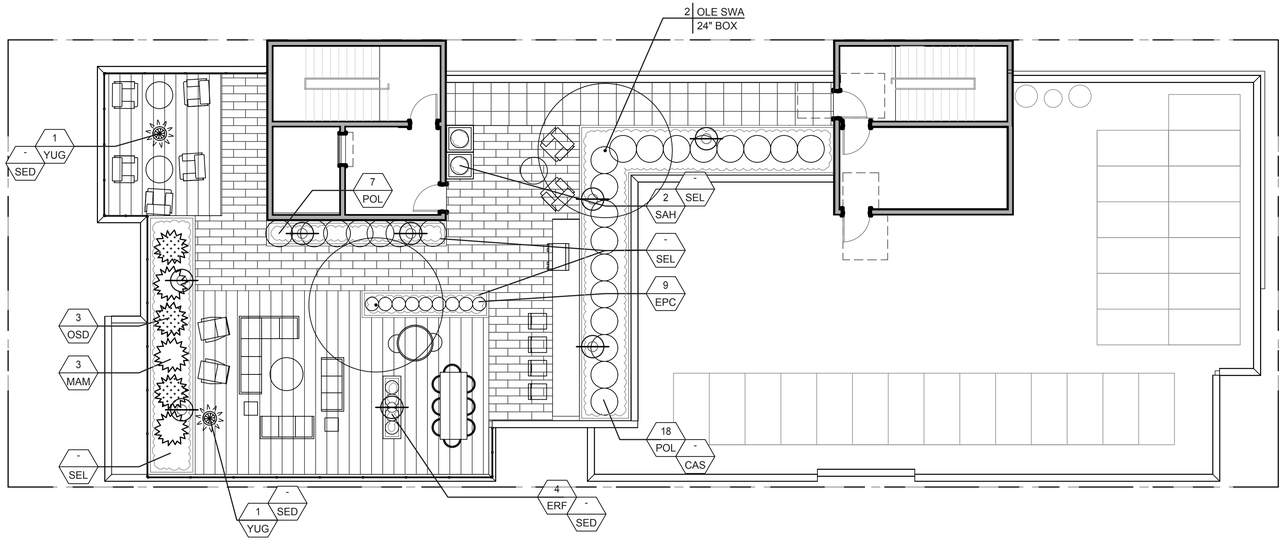

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PIS CHI	*	Pistacia chinensis	Chinese Pistache	Standard	Low	N
*= Sizes noted on plans						
SHRUBS						
AGT	5 gal	Agave perryi var. truncata	Artichoke Agave	36" oc	Low	N
ARJ	5 gal	Arctostaphylos 'John Dourley'	Manzanita	48" oc	Low	Y
CEC	5 gal	Ceanothus 'Concha'	California Lilac	48" o.c.	Very Low	Y
MAM	1 gal	Mangave 'Mission to Mars'	Mission To Mars Mangave	36" oc	Low	N
POL	5 gal	Polygala x dalmaisiana	Sweet Pea Shrub	24" oc	Low	N
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YUG	15 gal	Yucca gloriosa	Spanish Dagger	48" oc	Low	N
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AEO	1 gal	Aeonium spp.	Canary Island Rose	18" oc	Low	N
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CAS	1 gal	Calandrinia spectabilis	Rock Purslane	36" oc	Low	N
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ECH	1 gal	Echeveria spp.	Hen and Chicks	6" o.c.	Low	N
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ERG	1 gal	Erigeron glaucus	Beach Aster	24" oc	Low	Y
ERF	1 gal	Eriogonum fasciculatum	California Buckwheat	36" o.c.	Very Low	Y
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OSD	1 gal	Oscularia deltoides	Pink Iceplant	18" o.c.	Low	N
PEH	1 gal	Penstemon heterophyllus	Foothill Penstemon	24" o.c.	Low	Y
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SEL	1 gal	Sedum 'Little Missy'	Little Missy Stonecrop	12" oc	Low	N
SED	1 gal	Sedum spurium 'Dragon's Blood'	Dragon's Blood Stonecrop	12" oc	Low	N
GRASSES						
CAT	1 gal	Carex tumulicola	Foothill Sedge	18" oc	Low	Y
FEC	1 gal	Festuca californica	California Fescue	36" o.c.	Low	Y
JUP	1 gal	Juncus patens 'Elk Blue'	California Gray Rush	18" oc	Low	Y
MUR	1 gal	Muhlenbergia rigens	Deer Grass	30" oc	Low	Y
SIB	1 gal	Sisyrinchium bellum	Blue Eyed Grass	18" oc	Very Low	Y
VINES						
BOB	5 gal	Bougainvillea 'Barbara Krast'	Bougainvillea	96" oc	Low	N
FIP	5 gal	Ficus pumila	Creeping Fig	96" oc	Medium	N

SCALE: 1/8" = 1'-0"
0 40'
0' 4' 8' 16'

PROJECT NORTH
TRUE NORTH

ROOF LEVEL PLANTING PLAN 1/8" = 1'-0" L4.02

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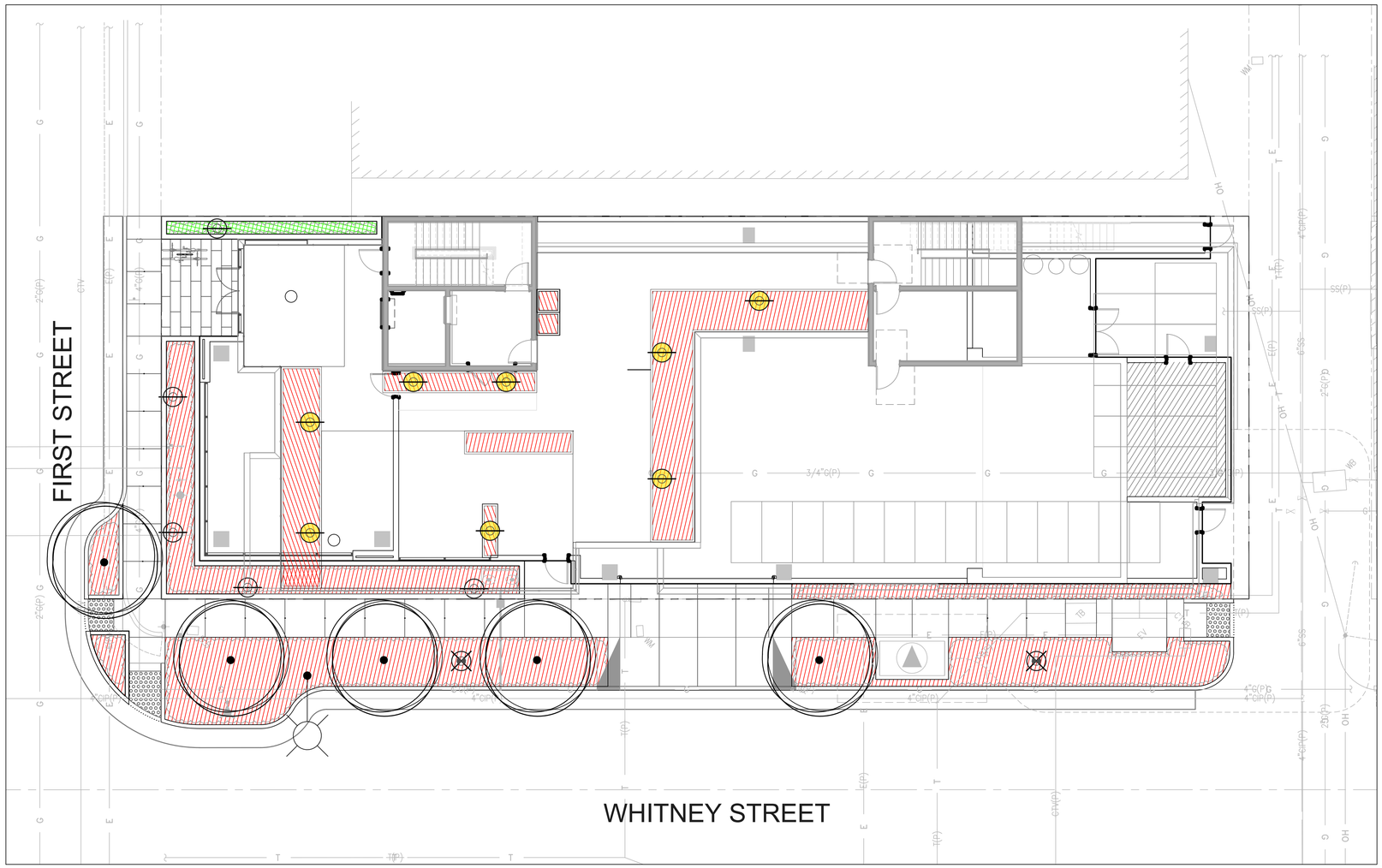
OCTANE - 349 FIRST STREET

349 FIRST STREET, LOS ALTOS, CA May 7th, 2026



WATER USE LEGEND

Key	Wucols Category	Ground Floor	Rooftop Level	Total
	Low Water Use	Low Water Use (1,156 SF)	Low Water Use (490 SF)	Low Water Use (1,646 SF)
	Medium Water Use	Medium Water Use (46 SF)	Medium Water Use (0 SF)	Medium Water Use (46 SF)

Maximum Applied Water Allowance Calculations for New and Rehabilitated Non-Residential Landscapes

Enter value in Pale Blue Cells

Tan Cells Show Results

Messages and Warnings

Click on the blue cell on right to Pick City Name	Palo Alto	Name of City
ET_o of City from Appendix A	43.00	ET_o (inches/year)
	0	Overhead Landscape Area (ft^2)
	1692	Drip Landscape Area (ft^2)
	0	SLA (ft^2)
Total Landscape Area	1,692	
Results:		
(ET_o) x (0.62) x [(0.45 x LA) + (1.0 - 0.45) X SLA)]	20,299	Gallons
	2,714	Cubic Feet
	27	HCF
	0	Acre-feet
	0	Millions of Gallons
MAWA calculation incorporating Effective Precipitation (Optional)		
Precipitation (Optional)		
ET_o of City from Appendix A	43	ET_o (inches/year)
Total Landscape Area	1,692	LA (ft^2)
Special Landscape Area	0	SLA (ft^2)
		Total annual precipitation (inches/year)
Enter Effective Precipitation	0.00	Eppt (in/yr)(25% of total annual precipitation)
Results:		
MAWA = $[(ET_o - Eppt) \times (0.62)] \times [(0.45 \times LA) + ((1.0 - 0.45) \times SLA)]$	-	Gallons
	-	Cubic Feet
	-	HCF
	-	Acre-feet
	-	Millions of Gallons

Messages and Warnings

Irrigation Efficiency Default Value for overhead 0.75 and drip 0.81.

Plant Water Use Type	Plant Factor
Very Low	0 - 0.1
Low	0.2 - 0.3
Medium	0.4 - 0.6
High	0.7 - 1.0
SLA	1.0

Hydrozone	Select System From the Dropdown List click on cell below	Plant Water Use Type (s) (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft^2) Without SLA	Irrigation Efficiency (IE)	(PF x HA (ft^2))/IE
Street Low	Drip	Low	0.30	1,056	0.81	391
Street Med	Drip	Medium	0.50	46	0.81	28
Roof Low	Drip	Low	0.30	442	0.81	164
Roof Tree	Drip	Low	0.30	20	0.81	7
Street Tree	Drip	Low	0.30	100	0.81	37
Street Vine	Drip	Low	0.30	28	0.81	10
Zone 7						
Zone 8						
Zone 9						
Zone 10						
Zone 11						
Zone 12						
Zone 13						
Zone 14						
Zone 15						
Zone 16						
Zone 17						
Zone 18						
Zone 19						
Zone 20						
Zone 21						
Zone 22						
Zone 23						
Zone 24						
Zone 25						
Zone 26						
Zone 27						
Zone 28						
Zone 29						
Zone 30						
Zone 31						
Zone 32						
Zone 33						
Zone 34						
Zone 35						
						638
		SLA		0		0
			Sum	1,692		

Results

MAWA = 20,299

ETWU = 17,010 Gallons
2,274 Cubic Feet
22.74 HCF
0.05 Acre-feet
0.02 Millions of Gallons

ETWU complies with MAWA

SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

PROJECT NORTH / TRUE NORTH

HYDROZONE PLAN

1/8" = 1'-0" L5.01

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349 FIRST STREET, LOS ALTOS, CA

May 7th, 2026

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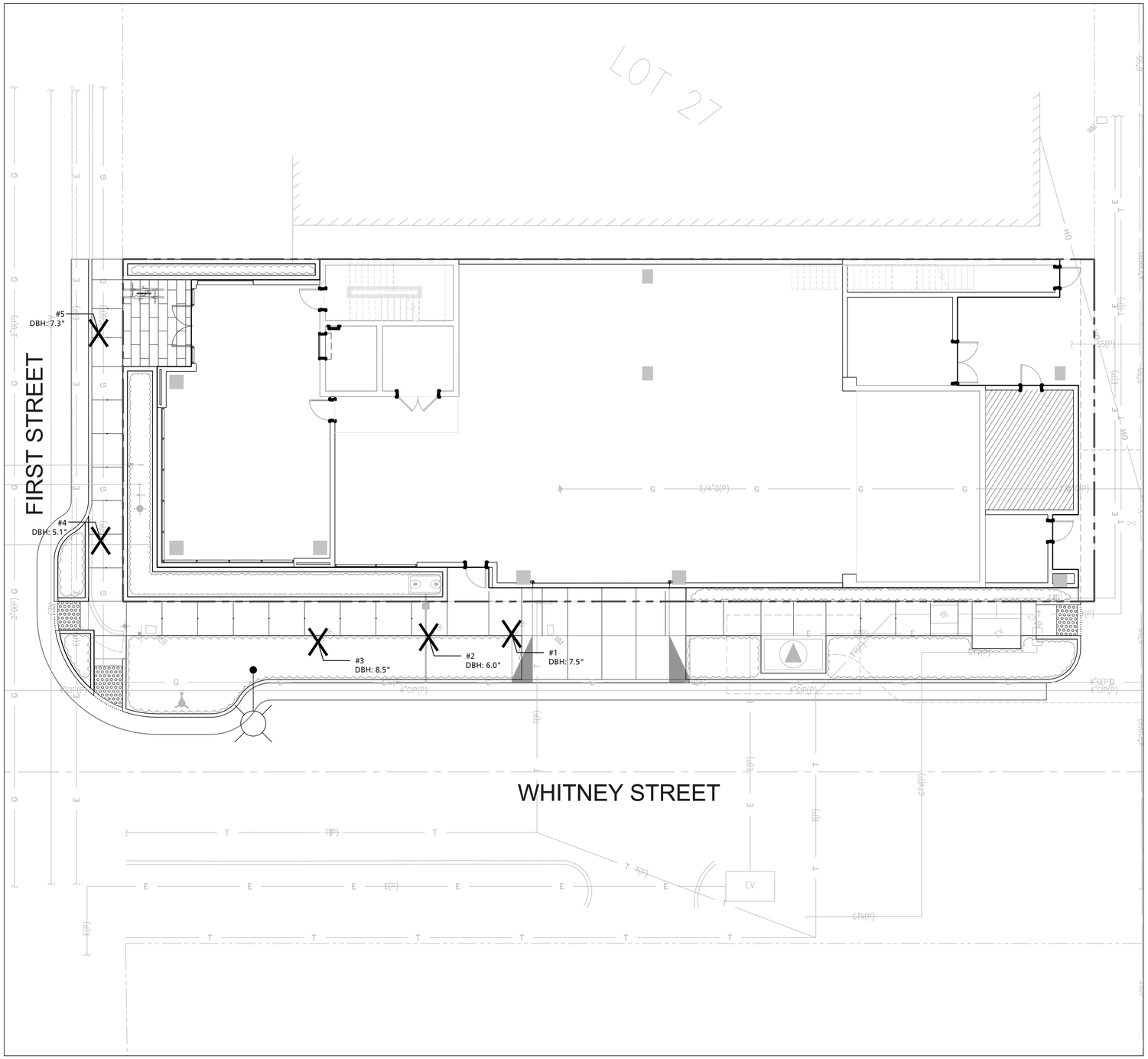

TREE DISPOSITION - LEGEND

Tree Disposition Plan is to be used in conjunction with Arborist Report by Kielty Arborist Services dated 04.21.2022.

Key	Description
XX	Existing Tree to Remain. Tree # per Arborist Report
X	Existing Tree to be Removed per Project Design
— - - —	Property Line

TREE DISPOSITION - SUMMARY

Description	Quantity
Total Existing Trees On-Site	2
Total Existing Street Trees	3
Total Existing Trees to Remain	0
Total Trees Removed	**5**
Proposed On-Site (New) Trees-24" box	2
Proposed Street (New) Trees-24" box	5
Total Trees at Completion	**7**

TREE PROTECTION/PRUNING NOTES

1. All trees designated to be preserved shall be verified by the Project Arborist. This shall occur prior to the removal of any trees on-site.
2. Neighboring trees overhanging the site should be protected from site construc-tion impacts in the same manner as existing on-site trees to be preserved.
3. Tree drip zone areas shall be protected with a 5' high chain link fence enclosure mounted on 2 inch diameter galvanized iron posts driven into the ground to a depth of at least 2 feet at no more than 10 foot spacing. The fence shall enclose the entire area under the dripline. Spray paint the top of the fence with bright orange paint before unrolling the fabric to ensure visibility of the barrier. In no case shall any vehicles or equipment be permitted to be stored within this enclosed area. Fence shall be erected before construction begins and remain in place until time for relocation.
4. No materials or topsoil shall be stored within the tree enclosure area.
5. No trenching within enclosure shall be permitted. Any tree roots encountered outside of the enclosure smaller than 2" shall be cut clean with the approved tree pruning tools and sealed with an approved fungicidal tree sealant. Tree roots 2" or larger shall not be cut. Route pipes into alternate location to avoid conflict. Any damaged or torn roots are to be root pruned and sealed with orange shellac.
6. No grading or trenching shall be permitted within the fenced zone or under the dripline except as specifically noted on the plans.
7. No soil sterilants shall be applied under pavement near existing trees.
8. Fertilizer and water soil injections must be done during April-May of the year of construction as well as the year after. These shall consist of Miller Nutrileaf 20-20-20 or equal at 5.5 pounds per 100 gallons of water or equivalent, or as recommended by the Arborist. This shall be applied to a depth of at least 18" and at a 20 degree angle toward the tree trunk at a rate of 10 gallons per inch of tree caliper.
9. Above ground surface runoff shall not be directed into the tree canopy area from adjacent areas.
10. A supplemental irrigation program is recommended at regular intervals (every three to four weeks) during the period in May 1 through Oct. 31. Irrigation is to be applied at or above the 'dripline' in an amount sufficient to supply ap-proximately fifteen gallons of water for each inch in trunk diameter.
11. Irrigation can be provide by means of a soil needle, 'soaker' or permeable hose. When using 'soaker' or permeable hose, water is to be run at low pressure, avoiding runoff/puddling, allowing the needed moisture to penetrate the soil to feeder root depths.
12. Periodic inspections by a qualified Arborist are recommended during construction activities, particularly as trees are impacted by trenching/grading operations. Any recommendations by the Arborist for maintaining the health of trees are to be implemented.
13. Tree Pruning Notes. All trees shall be pruned in compliance with the following industry standards:
    A. All specifications for working on protected trees shall be written and admin-istered by a qualified arborist.
    B. All work on protected trees shall be in accordance with the industry Standard Practices for Tree Care Operations outlined in the ANSII A300-1995 and ANSI33-1994.
    C. All Specified tree work shall be designed to promote practices which encourage the preservation of tree structure and health, in accordance with the current Tree Pruning Guidelines (International Society of Arboriculture). An I.S.A. Certified Arborist or Tree Worker must be present at all times during pruning operations.

Tree #	Existing Tree Species	CBH	Cond.	HT/SP	Comments
#1	Chinese Pistache (Pistacia chinensis)	23.6"	Poor	12/4	Poor vigor, poor form, topped
#2	Chinese Pistache (Pistacia chinensis)	18.9"	Poor	12/5	Poor vigor, poor form, topped
#3	Chinese Pistache (Pistacia chinensis)	26.7"	Poor	12/5	Poor vigor, poor form, topped
#4	Crape Myrtle (Lagerstroemia sp.)	16.0"	Poor	12/5	Good vigor, poor form, topped
#5	Crape Myrtle (Lagerstroemia sp.)	22.9"	Poor	10/4	Good vigor, poor form, topped

All listed trees are protected per Los Altos Tree Protection Ordinance

SCALE: 1/8" = 1'-0"
0' 4' 8' 16'

PROJECT NORTH / TRUE NORTH

TREE DISPOSITION PLAN

1/8" = 1'-0" L6.01

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May 7th, 2026

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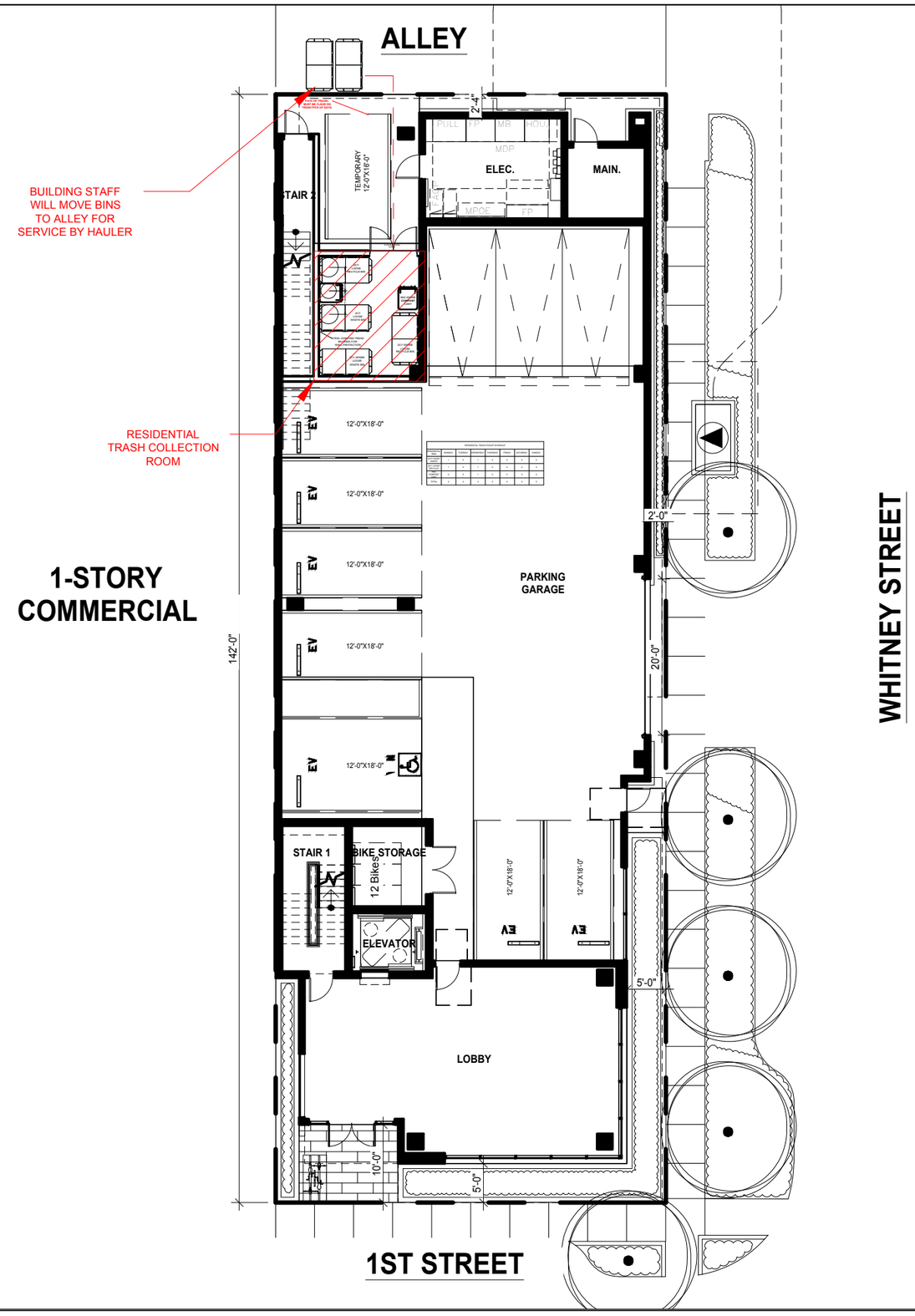

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ARCHITECT

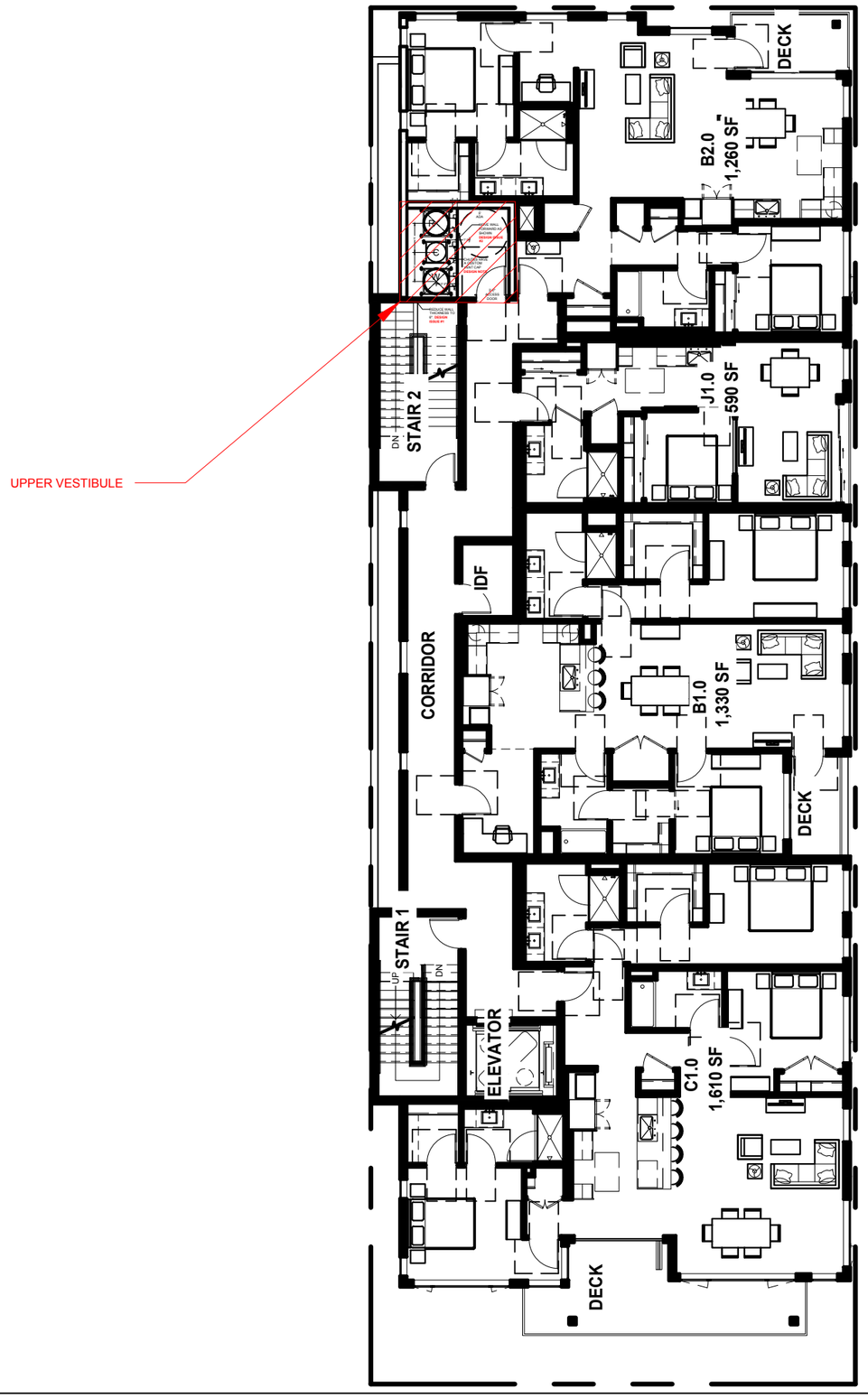
OWNER / DEVELOPER

NO.	DATE	ISSUE / REVISION	ISSUED BY

349 FIRST STREET
LOS ALTOS, CA
PROJECT

SITE PLAN
DRAWING TITLE

PROJECT NO.	DRAWING NO. TR0.1
DRAWN CS	
APPROVED SB	
DATE 02/10/2022	
SCALE AS SHOWN	



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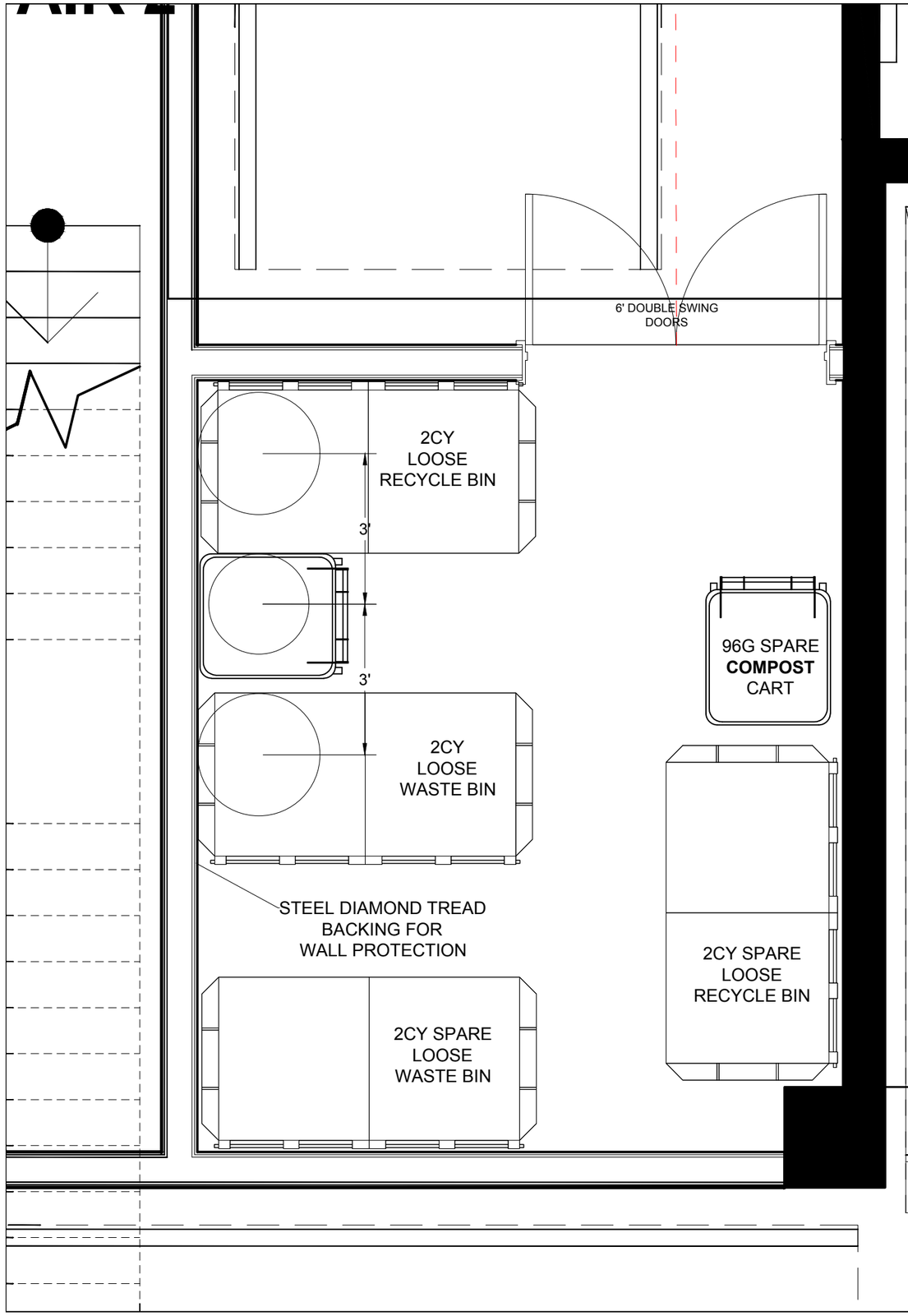
NO.	DATE	ISSUE / REVISION	ISSUED BY

349 FIRST STREET
LOS ALTOS, CA
PROJECT

SITE PLAN LEVEL 2
DRAWING TITLE

PROJECT NO.	
DRAWN	CS
APPROVED	SB
DATE	02/10/2022
SCALE	AS SHOWN

DRAWING NO.
TR0.2



RESIDENTIAL TRASH PICKUP SCHEDULE

RESIDENTIAL BINS	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
2CY LOOSE WASTE	1	0	1	0	0	0	0
2CY LOOSE RECYCLE	1	0	1	0	0	0	0
96G COMPOST CART	0	0	1	0	0	0	0
TOTAL BINS	2	0	3	0	0	0	0

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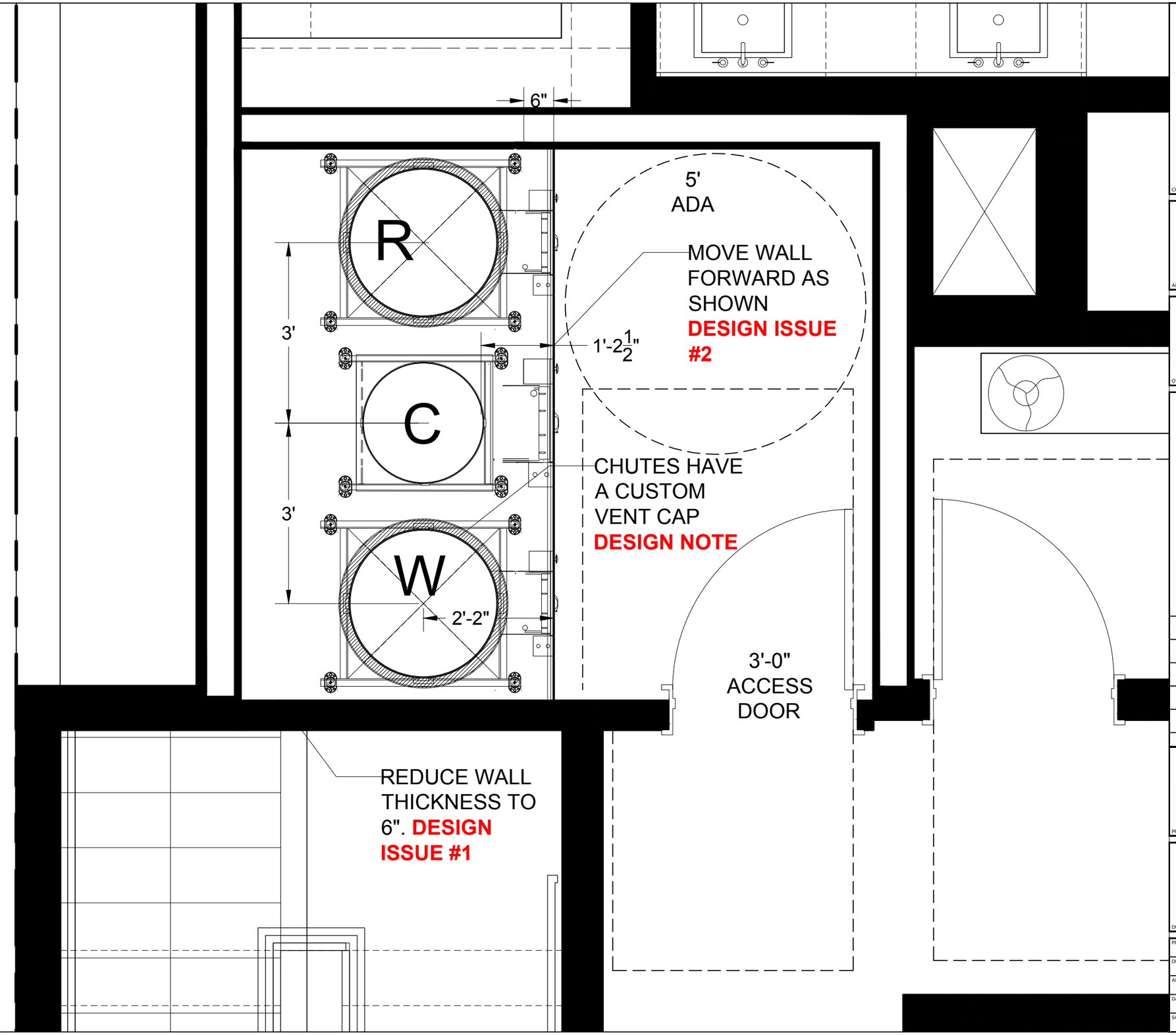
349 FIRST STREET
LOS ALTOS, CA

PROJECT

RECOMMENDED TRASH COLLECTION ROOM LAYOUT

DRAWING TITLE

PROJECT NO.	DRAWING NO. TR1.0
DRAWN CS	
APPROVED SB	
DATE 02/17/2022	
SCALE AS SHOWN	



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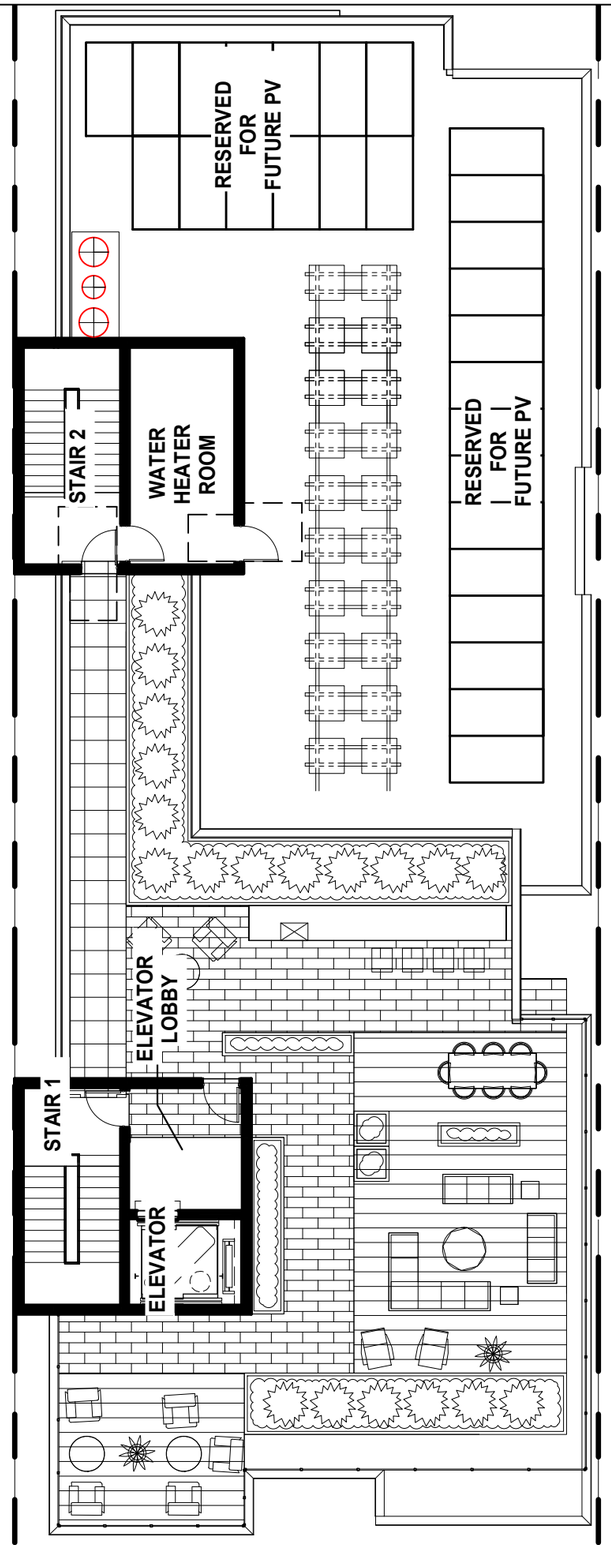
349 FIRST STREET
LOS ALTOS, CA
PROJECT

RECOMMENDED
UPPER FLOOR
TRASH VESTIBULE LAYOUT
DRAWING TITLE

PROJECT NO.	
DRAWN	CS
APPROVED	SB
DATE	02/10/2022
SCALE	AS SHOWN

DRAWING NO.
TR1.1



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NO.	DATE	ISSUE / REVISION	ISSUED BY

349 FIRST STREET
LOS ALTOS, CA

PROJECT

ROOF PLAN

DRAWING TITLE

PROJECT NO.	
DRAWN	CS
APPROVED	SB
DATE	02/18/2022
SCALE	AS SHOWN

DRAWING NO.

TR1.2

DAVID J. POWERS & ASSOCIATES, INC.
ENVIRONMENTAL CONSULTANTS & PLANNERS

MEMORANDUM

Date	July 28, 2026
To	Sean Gallegos, Senior Planner, City of Los Altos
From	Maria Kisyova, Project Manager Kristy Weis, Principal Project Manager
Subject	349 First Street Residential Project – AB 130 Statutory Exemption Qualification

I. Background and Purpose

David J. Powers & Associates, Inc. was retained by the City of Los Altos to prepare an Initial Study/Mitigated Negative Declaration (IS/MND) for the project. During preparation of the IS/MND, on June 30, 2025, Assembly Bill (AB) 130 went into effect, which exempts qualifying housing projects from the provisions of the California Environmental Quality Act (CEQA) under Public Resources Code (PRC) Section 21080.66. In accordance with updated project direction, the applicant formally requested to change from the IS/MND process and instead seek a Statutory Exemption under AB 130.

The purpose of this memorandum is to provide substantial evidence documenting whether the proposed project meets the conditions and requirements for a statutory exemption pursuant to AB 130/PRC Section 21080.66.

II. Project Description

The project site consists of a 0.16-acre parcel (APN 167-40-047) located at 349 First Street in the City of Los Altos. The site is currently developed with a two-story, approximately 3,000 square foot commercial building and associated surface parking lot. Surrounding land uses include commercial to the north, west, and south, and office to the east. Refer to Figure 1 for an aerial map of the project site and surrounding land uses. For ease of reference, First Street is considered west of the site and Whitney Street is considered south of the site. The project, pursued under the provisions of Government Code Section 65589(d)(5) known as the "Builder's Remedy," proposes to demolish the on-site improvements to construct a six-story, 19-unit residential condominium building. The building would reach a maximum height of 84 feet, 11.5 inches. A site plan is shown on Figure 2 followed by project details.

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Consistent with the provisions of the Builder's Remedy, 20 percent of the units (i.e., four of 19) would be provided as below market rate (BMR) units for low-income households. The building would contain a lobby, communal seating, and parking garage on the first floor; residences on floors two through six; and a rooftop terrace with two lounge areas, communal dining table, and cooking counter with BBQ. The project would construct a total of 37,292 square feet, resulting in a floor area ratio (FAR) of 5.25.

Vehicular access to the project site would be provided from Whitney Street and the alleyway east of the site. A total of 23 vehicle parking spaces and 14 bicycle parking spaces would be provided. The parking garage would include eight surface parking spaces and 15 spaces in mechanical parking systems.[1] Twelve of the bicycle spaces would be provided in the garage for residents and the remaining two would be short-term spots provided in front of the building on First Street.

The proposed project would construct new connections to existing domestic water, fire water, sanitary sewer, and gas lines in First Street. An existing subsurface transformer in the sidewalk along Whitney Street would be rerouted to connect to the project's electric room that would be located on the western end of the building. In addition, the project would underground the existing overhead power line in the alleyway. Further, the project would add a bulb out and three directional curb ramps at the northeast corner of the First and Whitney Streets intersection. The project would also upgrade the existing streetlight, sidewalk, and landscaping at the intersection.

The project includes BMR units, it is entitled to the State Density Bonus Law, which allows developers to increase density and obtain waivers and concessions for providing affordable units, but it does not seek any waivers or concessions, but reserves its right to pursue, if necessary. Where the project does not comply with otherwise applicable local development standards, the applicant is relying on the Builder's Remedy provisions of Government Code Section 65589.5(d)(5), including requested deviations from CD/R3 District height, setback, and parking requirements, and applicable objective design standards in Chapters 14.52.110 and 14.66.280.

[1] The mechanical parking systems are vehicle stackers that allow for higher-density parking by using mechanical lift devices to stack two to three vehicles on suspended platforms within an area that would otherwise by occupied by a single vehicle.

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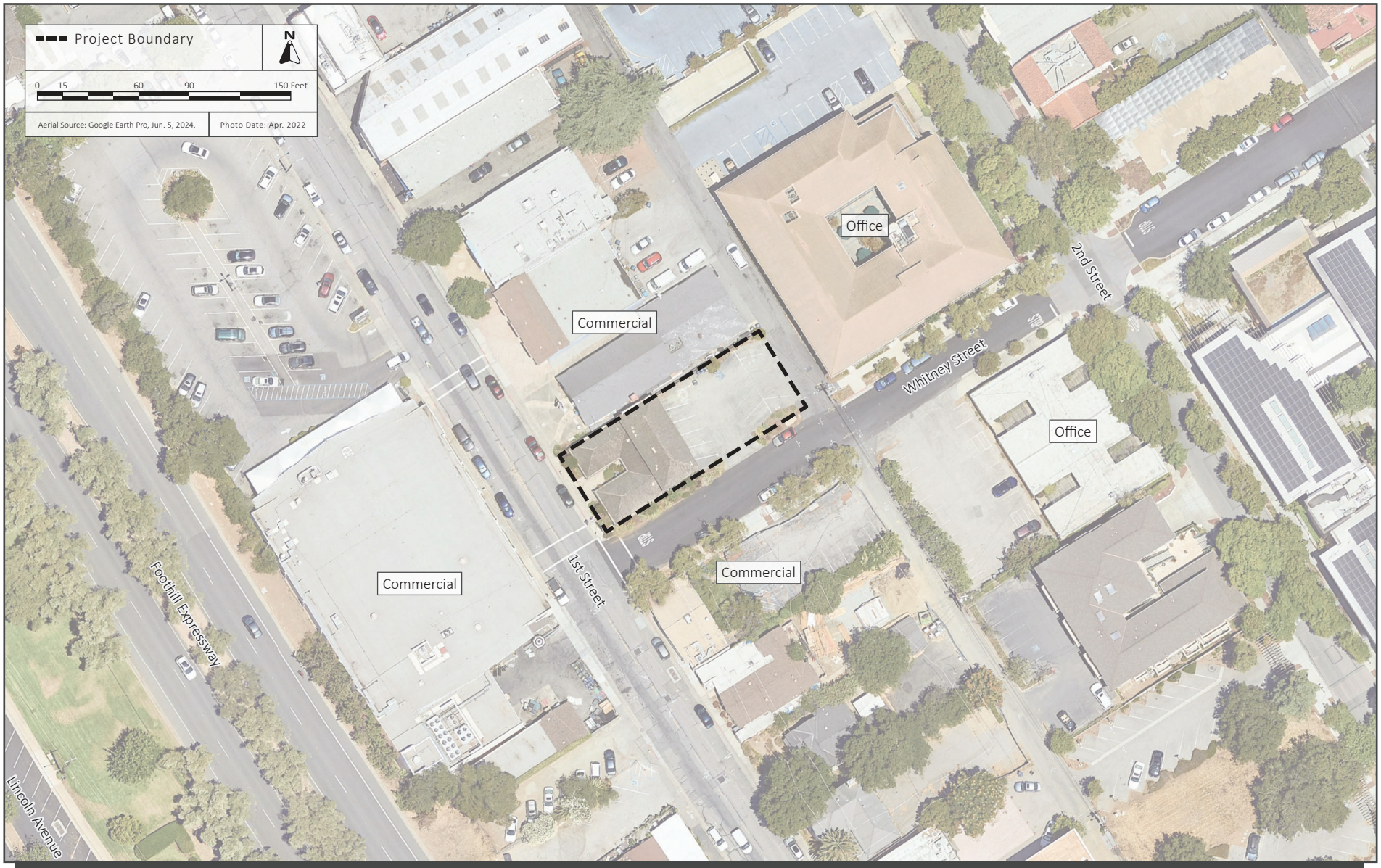


AERIAL PHOTOGRAPH AND SURROUNDING LAND USES | FIGURE 1

RESIDENT CAR PARKING: **PROVIDED**

• FOR STUDIO (4 UNITS)	0
• FOR 2-BEDROOM (9 UNITS)	11
• FOR 3-BEDROOM (6 UNITS)	12
TOTAL	23

GUEST CAR PARKING:

• SURFACE (1 PER 4 UNITS)	0
TOTAL	0

PARKING TYPE:

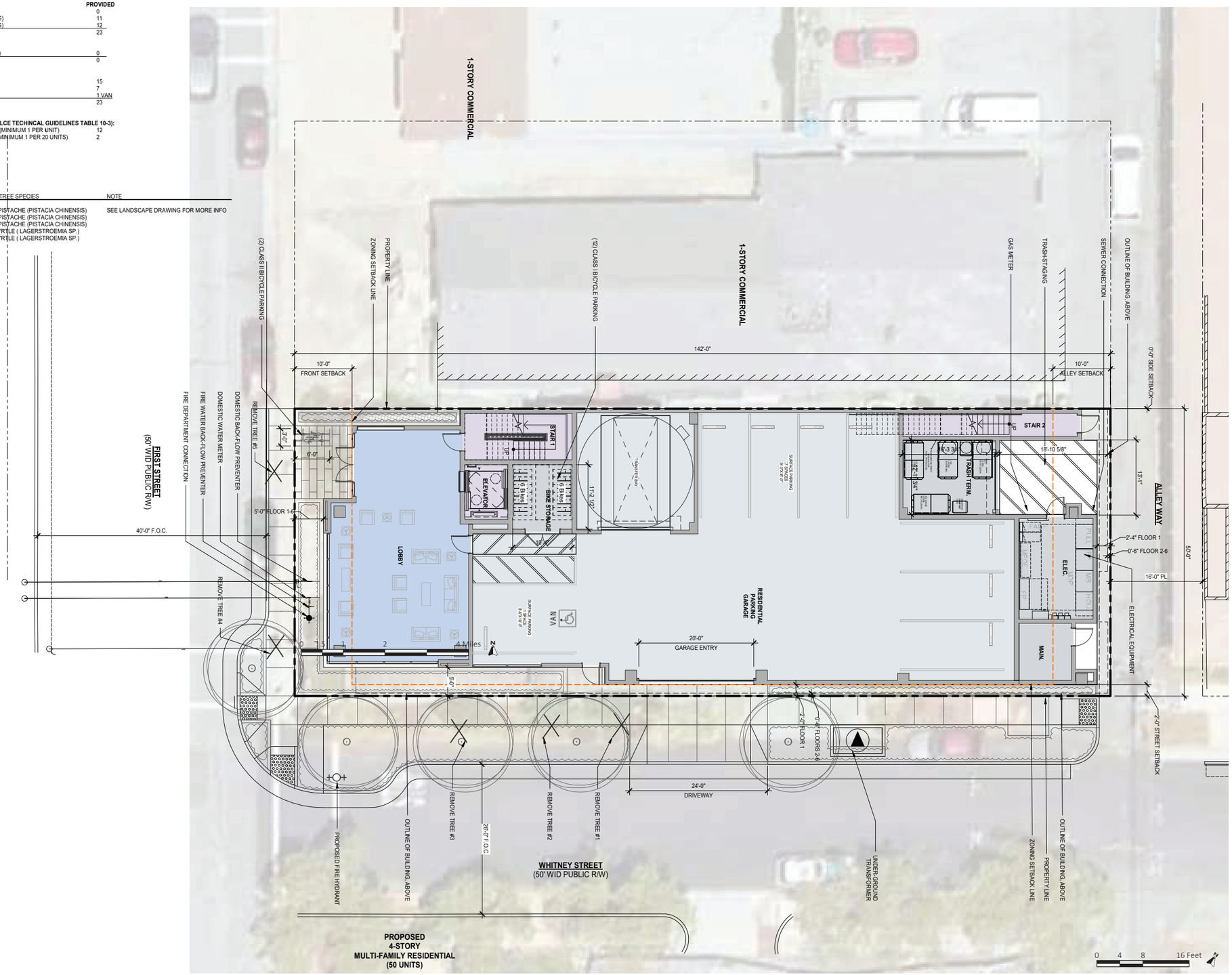
• EVCS (MECHANICAL)	15
• EVCS (SURFACE)	7
• EVCS ACCESSIBLE (2%)	1 VAN
TOTAL	23

BICYCLE PARKING (VTA BICYLCE TECHINCAL GUIDELINES TABLE 10-3):

• RECOMMENDED CLASS I (MINIMUM 1 PER UNIT)	12
• RECOMMENED CLASS II (MINIMUM 1 PER 20 UNITS)	2

TREE SCHEDULE

TREE #	EXISTING TREE SPECIES	NOTE
1	CHINESE PISTACHE (PISTACIA CHINENSIS)	SEE LANDSCAPE DRAWING FOR MORE INFO
2	CHINESE PISTACHE (PISTACIA CHINENSIS)	
3	CHINESE PISTACHE (PISTACIA CHINENSIS)	
4	CRAPE MYRTLE (LAGERSTROEMIA SP.)	
5	CRAPE MYRTLE (LAGERSTROEMIA SP.)	



Source: BDE Architecture, May 7, 2026.

SITE PLAN | FIGURE 2

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III. AB 130 Qualification

AB 130 includes specific conditions and requirements that must be met for a project to be exempt from CEQA. The project's conformance with each of the eligibility conditions for housing projects under AB 130 are discussed in detail in Table 1 below. The project's conformance with each requirement under AB 130 are discussed in detail in Table 2 below.

Table 1: Project Qualification with AB 130 Conditions

Statutory Exemption Condition	Does the Project Meet this Condition?			Analysis
	Yes	No	N/A	
1. The project is within the appropriate maximum lot size (i.e., four acres or less for a Builder's Remedy project). [PRC Section 21080.66 (a) (1)]	☒	☐	☐	As noted in Section II, the project site is 0.16 acres in size, which is below the four-acre maximum lot size condition for projects pursued under the Builder's Remedy. Therefore, the project is consistent with this condition.
2. The project is located in an incorporated municipality or urban area. [PRC Section 21080.66 (a) (2)]	☒	☐	☐	The project site is located within the City of Los Altos city limits. Therefore, the project is consistent with this condition.
3. The project site meets the criteria for previous development on- and surrounding the site. [PRC Section 21080.66 (a) (3)]	☒	☐	☐	The project site is a rectangular parcel at the intersection of First and Whitney Streets and is currently developed with an approximately 3,000 square foot commercial building, surface parking, and minimal landscaping. The parcels adjoining the site to the north and east are currently developed with commercial and office uses, respectively. The site is bounded by First Street to the west and Whitney Street to the south. The parcels across each street are currently developed with commercial uses. The project site is located in an area of Los Altos where at least 75 percent of the area within one-quarter mile radius of the site is developed with urban uses. For the reasons discussed above, the project is consistent with this condition.
4. The project is consistent with the existing General Plan or Zoning for the site. [PRC Section 21080.66 (a) (4)]	☒	☐	☐	As noted in Section II, the project site has a General Plan land use designation of Downtown Commercial and is zoned CD/R3. The Downtown Commercial designation allows for a range of commercial, office, civic, and residential uses within the Downtown area, and the Land Use Element identifies CD/R3 as a

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Statutory Exemption Condition	Does the Project Meet this Condition? Yes	No	N/A	Analysis
				corresponding zoning district for the Downtown Commercial designation. The Downtown Commercial designation allows for a maximum FAR of 2.0 for residential uses. The project would result in a FAR of 5.25, exceeding the maximum; however, this would not preclude a consistency finding for purposes of PRC Section 21080.66. The project proposes residential uses and is consistent with the permitted uses of the CD/R3 zoning district, which allows residential-only development. The CD/R3 district allows for a maximum height of four stories or 40 feet for residential buildings; minimum front and rear setbacks of 10 feet; limits roof designs to hipped, gabled, mansard, dormer, or parapet for buildings along First Street; and permits stucco, wood siding (but prohibits aluminum), stone, and brick as primary building materials. The project would comply with setback and roof design requirements but would exceed the CD/R3's height requirement and include aluminum with a wood finish. As discussed in Section II, the project seeks to deviate from various land use and zoning requirements pursuant to the Builder's Remedy. These requested deviations from height, setback, parking and objective design standards, do not preclude a consistency finding for purposes of PRC Section 21080.66. For the reasons discussed above, the project is consistent with this condition.
5. The project includes at least 15 dwelling units per acre. [PRC Section 21080.66 (a) (5)]	☒	☐	☐	As discussed in Section II, the project proposes development of a 19-unit residential building on a 0.16-acre site, which correlates to 118 dwelling units per acre. Therefore, the project meets this condition.
6. The project is not located on a site that is any of the following: an area of the coastal zone; either prime farmland or farmland of statewide importance; wetlands; within a Very High Fire Hazard Severity Zone; a hazardous waste	☒	☐	☐	The project site is located at 349 First Street in Los Altos, approximately 16.3 miles from the Pacific Ocean and 5.2 miles from the San Francisco Bay. The proposed development would not be located in a coastal zone or subject to a certified local coastal program. The site is currently developed with commercial uses. The site is designated as Urban and Built-Up

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Statutory Exemption Condition	Does the Project Meet this Condition? Yes	No	N/A	Analysis
site included on the Cortese list; within a delineated earthquake fault zone; within a special flood hazard area; within a regulatory floodway; lands identified for conservation; habitat for protected species; or lands under a conservation easement. [PRC Section 21080.66 (a)(6)]				Land and is not designated as Prime Farmland or Farmland of Statewide Importance.[2] There are no wetlands on-site.[3] The site is not located within a Very High Fire Hazard Severity Zone.[4, 5] The site is not identified as a hazardous site on the Cortese list.[6, 7, 8, 9] The site is not located within an earthquake fault zone,[10] special flood hazard area,[11] or regulatory floodway.[12] The site is not identified for conservation, nor is it under a conservation easement.[13] The site is fully developed with urban uses and does not contain any sensitive habitat (such as wetlands) that would be habitat for protected species. For the reasons discussed above, the project is consistent with this condition.
7. If demolition is required, the project only involves	☒	☐	☐	The existing building on-site is not listed in the National Register of Historic Places,[14] California

[2] California Department of Conservation. "California Important Farmland Finder." Accessed May 29,2024. https://maps.conservation.ca.gov/DLRP/CIFF/.
[3] United States Fish and Wildlife Service. "National Wetlands Inventory." Accessed September 22, 2025. https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/
[4] City of Los Altos. *General Plan, Safety Element*. April 2025. Figure 11.
[5] CAL FIRE. Santa Clara County State Responsibility Area Fire Hazard Severity Zones. June 15, 2023.
[6] California Department of Toxic Substances Control. "EnviroStor Database: Hazardous Waste and Substances Site List." Accessed October 1, 2025. https://www.envirostor.dtsc.ca.gov/public/search?cmd=search&reporttype=CORTESE&site_type=CSITES,FUDS&status=ACT,BKLG,COM&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST+%28CORTESE%29
[7] State Water Board. "Geotracker Database: 349 First Street, Los Altos, CA." Accessed October 1, 2025. https://geotracker.waterboards.ca.gov/map/?myaddress=California&from=header&cqid=1036222159
[8] State Water Board. "Sites Identified with Waste Constituent Above Hazardous Waste Levels Outside the Waste Management Unit." Accessed October 1, 2025. https://calepa.ca.gov/wp-content/uploads/2016/10/SiteCleanup-CorteseList-CurrentList.pdf.
[9] State Water Board. *List of "active" CDO and CAO from Water Board.* Accessed October 1, 2025. https://calepa.ca.gov/sitecleanup/corteselist/
[10] California Department of Conservation. "Earthquake Zones of Required Investigation." Accessed October 1, 2025. https://maps.conservation.ca.gov/cgs/informationwarehouse/eqzapp/
[11] Federal Emergency Management Agency. Flood Insurance Rate Map: Number 06085C0038H, effective May 18, 2009.
[12] Ibid.
[13] County of Santa Clara. "Williamson Act Properties Map." Accessed May 29, 2024. https://experience.arcgis.com/experience/a26ac88b18d7465baf1be31302706f1d#data_s=id%3Awidget_22_output_config_default_geocode_utility_4_0%3A0.
[14] National Parks Service. *National Register of Historic Places*. Accessed July 29, 2025.

Statutory Exemption Condition	Does the Project Meet this Condition?			Analysis
	Yes	No	N/A	
demolition of structure(s) not placed on a national, state, or local historic register. [PRC Section 21080.66 (a) (7)]				Register of Historic Properties,[15] or City of Los Altos Historic Resources Inventory.[16] Therefore, the project is consistent with this condition.
8. The project excludes Transient Lodging. [PRC Section 21080.66 (a) (8)]	☒	☐	☐	As noted in Section I, the proposed project was deemed complete on April 29, 2024. As noted in Section II, the proposed project is the development of a residential building with 19 condominium units. No hotel, motel, bed and breakfast inn, or other transient lodging such as a residential hotel or short-term lodging is proposed on the project site. In addition, pursuant to Chapter 14.30 of the Los Altos Municipal Code, short-term rentals are prohibited in the City of Los Altos.[17] For these reasons, the project is consistent with this condition.

Table 2: Project Conformance with AB 130 Requirements

Statutory Exemption Requirement	Does the Project Meet this Condition?			Analysis
	Yes	No	N/A	
1. Tribal Consultation has been completed. [PRC Section 21080.66 (b) (1)]	☒	☐	☐	An IS/MND was in preparation but had not yet circulated prior to codification of AB 130, and the applicant had not requested to utilize the AB 130 exemption. As part of the IS/MND preparation, on July 17, 2024, the City of Los Altos notified 15 tribal contacts traditionally or culturally affiliated with the project area about the proposed project via certified mail and email. No responses were received and no tribes requested formal consultation. The City notified the same 15 tribes on December 3, 2025, in accordance with newly adopted AB 130. Within 60 days of the notification, the Muwekma Ohlone Tribe and Tamien Nation responded to the City. No other notified tribes

[15] California Department of Parks and Recreation. *California Historical Resources*. Accessed July 29, 2025.
[16] City of Los Altos. *Historic Resources Inventory. October 2012*.
[17] City of Los Altos. *Municipal Code Chapter 14.30 - Short-Term Rental Prohibition*. July 14, 2025.

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Statutory Exemption Requirement	Does the Project Meet this Condition?			Analysis
	Yes	No	N/A	
				responded or requested formal consultation. Consultation with both tribes concluded, and although the Tamien Nation requested and was granted a 15-day extension to provide comments, they failed to submit a response within the extended timeline. Consequently, the Muwekma Ohlone Tribe was the sole tribe to provide conditions of approval, and the following conditions were agreed upon: • **Native American Cultural Monitoring.** A Native American Tribal Cultural Monitor designated by the consulting Tribe shall be present during all ground-disturbing activities associated with the project. Ground-disturbing activities include, but are not limited to: grading, trenching, excavation, drilling, auguring, soil removal or replacement, utility installation, foundation work, or any other activity that disturbs native soils. A Tribal Cultural Monitor shall be provided access to all areas of ground disturbance and shall be allowed to observe grading, excavation, and other ground-disturbing activities to ensure that Tribal Cultural Resources are appropriately identified and protected. The Tribal Cultural Monitor shall coordinate with the project archaeologist and construction personnel during monitoring activities. • **Authority of Tribal Cultural Monitor.** The Tribal Cultural Monitor shall have the authority to halt or redirect ground-disturbing activities if Tribal Cultural Resources are encountered or if such resources are threatened by construction

Statutory Exemption Requirement	Does the Project Meet this Condition?			Analysis
	Yes	No	N/A	
				activities. If a Tribal Cultural Resources is identified: – All ground-disturbing activities within 50-100 feet of the discovery shall cease immediately. – The discovery area shall be clearly flagged and protected. – Construction activities shall not resume within the buffer area until consultation has occurred and appropriate treatment measures have been implemented. Consultation shall occur between the qualified archaeologist, Tribal Cultural Monitor, consulting Tribe, and the lead agency to determine the appropriate course of action. • **Discovery of Tribal Cultural Resources.** If prehistoric or historic-era archaeological resources are encountered during construction activities, all work within 100 feet of the find shall cease immediately and the area shall be flagged for avoidance. The following parties shall be notified immediately: the lead agency, the qualified archaeologist, the Tribal Cultural Monitor, and the consulting Tribe. A qualified archaeologist, and the Tribal Cultural Monitor shall evaluate the discovery. Indigenous archaeological materials may include, but are not limited to: obsidian or chert flaked stone tools, projectile points, knives, or scrapers, lithic debitage (tool-making debris), culturally darkened soil

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Statutory Exemption Requirement	Does the Project Meet this Condition?			Analysis
	Yes	No	N/A	
				(midden), heat-affected rock, shell or faunal remains, milling equipment such as mortars, pestles, hand stones, or milling slabs, and battered stone tools such as hammerstones or pitted stones. Historic-era materials may include building foundations, structural remains, metal, glass, or ceramic deposits, refuse deposits, or other historic features. If the find is determined to be potentially significant, the archaeologist and Tribal Cultural Monitor, in consultation with the consulting Tribe and lead agency, shall develop an appropriate treatment plan. Treatment measures may include avoidance, preservation in place, protective capping, or controlled data recovery if preservation is not feasible. • **Discovery of Human Remains.** If human remains are encountered during ground-disturbing activities, all work within 100 feet shall cease immediately and the remains shall be protected from further disturbance. The following procedures shall be followed in accordance with California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98: – The County Coroner shall be notified immediately. – If the remains are determined to be Native American, the Coroner shall notify the Native American Heritage Commission (NAHC). – The NAHC will designate a Most Likely Descendant (MLD).

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Statutory Exemption Requirement	Does the Project Meet this Condition?			Analysis
	Yes	No	N/A	

- The MLD shall be granted the opportunity to inspect the remains and recommended treatment and disposition.

Construction shall not resume in the area of discovery until the consultation process is complete and all regulatory requirements have been satisfied.

- **Cultural Sensitivity Training.** Prior to the commencement of ground-disturbing activities, the project applicant shall ensure that Cultural Sensitivity Training is provided to construction supervisors and crews.

  The training shall include an overview of the Indigenous history of the region, the importance of Tribal Cultural Resources, identification of potential cultural materials, procedures to follow in the event of a discovery, and the role and authority of the Tribal Cultural Monitor.

  The training shall be developed in coordination with the consulting Tribe and the project archaeologist.

The project would also be required to implement the conditions of approval identified in AB 130 pertaining to tribal cultural resources.

In addition, a Sacred Lands File Search (SLFS) was conducted through the NAHC for the project site in June 2024. The result was negative. A records search was also completed at the Northwest Information Center (NWIC) which confirmed there are no known archaeological or tribal cultural resources on-site. Accordingly, there is a low likelihood for resources to be uncovered.

Statutory Exemption Requirement	Does the Project Meet this Condition?			Analysis
	Yes	No	N/A	
				The project site does not contain habitat and the project does not include habitat restoration efforts; therefore, a condition of approval for the application of tribal ecological knowledge into habitat restoration is not applicable. The project has satisfied the requirements to complete a SLFS and archaeological and tribal cultural records search at the NWIC. Therefore, the project is consistent with this requirement.
2. A Phase I Environmental Assessment has been prepared for the project or required as a condition of approval. [PRC Section 21080.66 (c) (1)]	☒	☐	☐	A Phase I Environmental Site Assessment (Phase I ESA) and Phase II Limited Subsurface Investigation were completed for the proposed project by Silicon Valley Environmental in September 2023 and January 2024, respectively. The Phase I ESA identified two nearby dry cleaning facilities that both have perchloroethylene (PCE) and trichloroethylene (TCE) soil and soil vapor contamination issues beneath them.[18] The Phase II confirmed there are elevated concentrations of PCE and chloroform in the soil vapor on-site due to contamination from two off-site facilities.[19] To address soil contamination, the project applicant would be required to submit a Site Management Plan (SMP) and a Health and Safety Plan (HSP) to the Santa Clara County Department of Environmental Health (SCCDEH) prior to issuance of a grading permit. The SMP and HSP would ensure contaminated soils are properly identified, delineated, and appropriately disposed of prior to project construction. In addition, the applicant must perform indoor and outdoor air testing for volatile organic compounds under SCCDEH oversight. If concentrations exceed residential environmental screening levels, the applicant must prepare and implement a Vapor Intrusion Mitigation Plan with a Vapor Mitigation System. Proof of SCCDEH approval for post-

[18] Silicon Valley Environmental. *Phase I Environmental Site Assessment for 349 First Street.* September 2023.
[19] Silicon Valley Environmental. Limited *Phase II Subsurface Investigation for 349 First Street.* January 2024.

1871 The Alameda, Suite 200 • San José, CA 95126 • Tel: (408) 248-3500 • www.davidjpowers.com

Statutory Exemption Requirement	Does the Project Meet this Condition?			Analysis
	Yes	No	N/A	
				construction testing and a Long-Term Operations, Maintenance, and Monitoring Plan must be provided to the City prior to occupancy. For the reasons discussed above, the project is consistent with this requirement.
3. The project site is located more than 500 feet from a freeway or, if the project is located within 500 feet of a freeway, the project includes the required design measures. [PRC Section 21080.66 (c) (2)]	☐	☐	☒	This section applies to any housing located within 500 feet of a freeway. The nearest freeway to the project site is Interstate 280, which is located approximately 0.90 miles (or 4,765 feet) west of the project site. Therefore, this requirement is not applicable to the project.
4. The project does not contain 100 percent affordable units or, if the project contains 100 percent affordable units or is over 85 feet in height above grade, the project will comply with prevailing wage requirements. [PRC Section 21080.66 (d) (1)]	☐	☐	☒	As noted in Section II, the proposed project would include 20 (not 100) percent affordable residential units, and would reach a maximum of 84 feet, 11.5 inches in height. Therefore, this requirement is not applicable to the project.

IV. Conclusion

As documented in Section III. AB 130 Conformance, with implementation of the identified conditions of approval, the project qualifies for a statutory exemption pursuant to AB 130.

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From:	Jim Wing
To:	Public Comment - PC
Cc:	Sean Gallegos; Stephanie Williams (swilliams@losalosca.gov); Pete Dailey
Subject:	349 First Street Development 8/6/2026 PC Meeting, Agenda Item 2
Date:	Saturday, August 01, 2026 5:46:55 PM

Planning Commission Chair and Distinguished Commission Members
Subject: Planning Commission August 6 2026 Agenda Item 2 Development at 349 First
I have concerns about pedestrian safety at night, size of bulb outs making travel lanes on First and Whitney substandard per California Vehicle Code, Whitney trees being hit by small trucks traveling to Draeger's, and 349 First at grade parking exit is pedestrian safety hazard.

Pedestrian Night Safety: Location of street light is located 33 feet from corner and behind a Whitney street tree. This location does not comply with California Vehicle Code that requires less than 15 feet from where pedestrians stand to cross street. Also, street light location has a Whitney Street tree between it and where pedestrians stand to cross street. Keep in mind that Draeger's is open until 9:00 PM.

Impacted First / Whitney travel lanes: Both Draeger's and First Street housing development on First / Whitney corner have approved pedestrian bulb outs. My notes for when both were approved indicate that First Street and Whitney travel lanes will be substandard. **I recommend that staff require developer add "other side of street" bulb out configuration to determine that travel lanes meet California Vehicle Code.** Keep in mind that First Street is not a "local" street like Whitney and has different travel lane requirements like for emergency access.

Whitney Street Trees Being Hit: Whitney Street trees are very close to travel lane. Packard Foundation street trees are also close and are being hit by trucks going to Draeger's. Many small trucks travel up San Antonio from El Camino / 101 and turn right on Whitney to access Dreager's. **A low- profile bush that does not overhang curb, should be planted along Whitney.**

Parking Exit Pedestrian Safety: Pedestrian's walking along Whitney side of development sidewalk cannot see or be seen by cars exiting grade level parking until cars on sidewalk. Los Altos staff and Developer had this problem with three story Office building at corner of San Antonio and First. Pedestrian safety was mitigated by adding a flashing yellow light cantilevered over sidewalk that flashed when car was about to exit ground level parking.

Thank You for your consideration of pedestrian safety!
Jim Wing Milverton Road, Los Alos

Outlook

august 6 item 2 public comments

From
Date Wed 8/5/2026 7:52 AM
To Public Comment - PC <PCpubliccomment@losaltosca.gov>

It is unfortunate that HCD, by not responding to the City's Housing Element submission in a more timely way, has effectively allowed a developer to construct a project which at best is an ugly testament to Sacramento heavy handedness and developer greed. And it is also unfortunate that the Planning Commission has no alternative but to approve this project which will be standing for decades and likely centuries.

My only comment is with regard the findings. Under design review, item 4 there is a statement that the "exterior materials and finished convey high quality, integrity, permanence and durability". Sorry, but flush vinyl windows are anything but that and ditto for wood look aluminum siding. Sort of like living in a trailer park, but guess the developer thinks people are willing to buy crap. Further the findings go on to state that the "materials and finishes serve to reduce the perceived height, bulk"….They don't. This building sticks out like a sore thumb-or more accurately a middle finger and nothing about it helps address the fact that it is out of place and out of scale with everything around it today and in the future.

While we cannot stop this project, we at least owe it to the community to not justify the design with statements that are not factually accurate.

Jon Baer

Virus-free.www.avg.com

Outlook

[External Sender]public comments re items 2 and 3 for tonight's Planning Commission meeting

From James Lloyd <james@calhdf.org>
Date Thu 8/6/2026 1:51 PM
To Public Comment - PC <PCpubliccomment@losaltosca.gov>
Cc cityattorney@losaltosca.gov <cityattorney@losaltosca.gov>; Gabriel Engeland <gengeland@losaltosca.gov>; Planning Services <planning@losaltosca.gov>; Melissa Thurman <mthurman@losaltosca.gov>

3 attachments (4 MB)
Los Altos - Sherwood and Acacia Avenue - HAA.pdf; Los Altos - 349 First Street - BR HAA.pdf; CalHDF v LCF - compressed.pdf;

Dear Los Altos Planning Commission,

The California Housing Defense Fund (CalHDF) submits the attached public comments regarding items 2 and 3 for tonight's Planning Commission meeting:

- the proposed 33-unit housing development project at 966, 994, and 988 Sherwood Avenue, and 987, 994, and 1005 Acacia Avenue, which includes 1 low income unit and 4 moderate income units; and
- the proposed 19-unit Builder's Remedy project at 349 First Street, which includes four low-income units.

Sincerely,

James M. Lloyd
Director of Planning and Investigations
California Housing Defense Fund
james@calhdf.org
CalHDF is grant & donation funded
Donate today - https://calhdf.org/donate/

Aug 6, 2026

City of Los Altos
1 North San Antonio Road
Los Altos, CA 94022

Re: Proposed Housing Development Project at 349 First Street

To: PCPublicComment@losaltosca.gov;

CC: mthurman@losaltosca.gov; cityattorney@losaltosca.gov; gengeland@losaltosca.gov; planning@losaltosca.gov;

Dear Los Altos Planning Commission,

The California Housing Defense Fund (CalHDF) writes regarding item 2 on the agenda for the August 6, 2026 Planning Commission meeting: design review for a proposed 19-unit housing development project at 349 First Street, which includes four low-income units. We urge the City to approve the project, as is required by the Housing Accountability Act (Gov. Code, § 65589.5; the "HAA").

Under the HAA,[1] a local agency may not disapprove a qualifying affordable housing project (i.e., a housing development project that provides at least a certain percent of the total units to lower income households, as defined by Health and Safety Code Section 50079.5) on the grounds it does not comply with the city's zoning and general plan if the developer submitted either a statutorily defined "preliminary application" or a "complete development application" while the city's housing element was not in substantial compliance with state law. (See Gov. Code, § 65589.5, subds. (d)(5), (h)(5), (o)(1)[2].) This statutory provision temporarily suspends the power of non-compliant local agencies to enforce their zoning rules against qualifying affordable housing projects. (See, e.g., *California Housing Defense Fund v. City of La Cañada Flintridge*, Case Number: 23STCP02614 (attached), for a recent court decision affirming the plain language of the statute in this regard.)

[1] AB 1893, effective January 1, 2025, has amended the "Builder's Remedy" provisions of the HAA. However, the AB 1893 allows for vested Builder's Remedy applications to proceed under the previous version of the law.
[2] These code section numbers correspond to the HAA as it existed when the preliminary application for the project at issue was submitted (i.e. before AB 1893 went into effect).

The City's Housing Element was not in substantial compliance with state law when the preliminary application under SB 330 was submitted. The City must therefore allow the project to be developed as proposed.

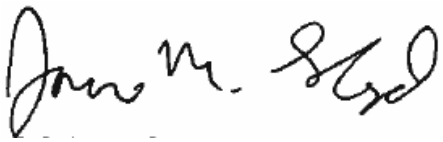
Furthermore, the project is eligible for a statutory exemption from CEQA pursuant to AB 130. (Pub. Res. Code, § 21080.66.) Caselaw from the California Court of Appeal affirms that local governments err, and may be sued, when they improperly refuse to grant a project a CEQA exemption or streamlined CEQA review to which it is entitled. (*Hilltop Group, Inc. v. County of San Diego* (2024) 99 Cal.App.5th 890, 911.)

As you are well aware, California remains in the throes of a statewide crisis-level housing shortage. New housing such as this is a public benefit; it will provide vital affordable housing; it will enhance the City's tax base; it will bring new customers to local businesses; and it will also help cut down on transportation-related greenhouse gas emissions by providing housing in more urban areas as opposed to farther-flung regions in the state (and out of state). While no one project will solve the statewide housing crisis, the proposed development is a step in the right direction. CalHDF urges the City to approve it, consistent with its obligations under state law.

CalHDF is a 501(c)(3) non-profit corporation whose mission includes advocating for increased access to housing for Californians at all income levels, including low-income households. You may learn more about CalHDF at www.calhdf.org.

Sincerely,

Dylan Casey
CalHDF Executive Director



James M. Lloyd
CalHDF Director of Planning and Investigations

[redacted]

FILED
Superior Court of California
County of Los Angeles
MAR 04 2024
David W. Slayton, Executive Officer/Clerk of Court
By: F. Becerra, Deputy

CALIFORNIA HOUSING DEFENSE FUND v. CITY OF LA CAÑADA FLINTRIDGE
Case Number: 23STCP02614 [Related to Case No. 23STPC02575]

Hearing Date: March 1, 2024

ORDER ON PETITIONS FOR WRIT OF MANDATE AND COMPLAINTS FOR DECLARATORY RELIEF

Under the Housing Accountability Act (HAA), Government Code[1] section 65589.5, a municipality may not "disapprove" a qualifying affordable housing project on the grounds it does not comply with the municipality's zoning and general plan if the developer submitted either a statutorily defined "preliminary application" or a "complete development application" while the city's housing element was not in substantial compliance with state law. (See § 65589.5, subds. (d)(5), (h)(5), (o)(1).) This statutory provision, colloquially known as the "Builder's Remedy," incentivizes compliance with the Housing Element Law by temporarily suspending the power of non-compliant municipalities to enforce their zoning rules against qualifying affordable housing projects.

Respondents, the City of La Cañada Flintridge, the City of La Cañada Flintridge Community Development Department, and the City of La Cañada Flintridge City Council (collectively, Respondents or the City) determined Petitioner 600 Foothill Owner, L.P.'s (600 Foothill) proposed mixed-use development did not qualify for the Builder's Remedy. Petitioner 600 Foothill, Petitioner California Housing Defense Fund (CHDF), and Petitioners-Intervenors the People of the State of California, Ex. Rel. Rob Bonta and the California Department of Housing and Community Development (HCD)(collectively, Intervenors), challenge Respondents' decision.

The petitions are granted. The court orders a writ shall issue directing Respondents to set aside their May 1, 2023 decision finding 600 Foothill's application does not qualify as a Builder's Remedy project and to process the application in accordance with the HAA.

JUDICIAL NOTICE

600 Foothill's Request for Judicial Notice (RJN) filed November 8, 2023 is denied as to Exhibit A and granted as to Exhibits B through F. Respondents' objections to Exhibits B through F are overruled. Respondents' objections 1 and 4 are sustained to the extent they pertain to Exhibit A.

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[1] All further undesignated statutory references are to this code.

Respondents' RJN in support of its opposition to the 600 Foothill petition is granted as to all referenced exhibits except as to Exhibits D-3, V and BB.[2]

600 Foothill's Reply RJN of Exhibit AA is granted.

CHDF's RJN of Exhibits A through D is granted.

Respondents' RJN in support of its opposition to the CHDF petition is granted as to all referenced exhibits except as to Exhibit D-3 and V. Except as to Exhibits D-3 and V, the objections of Intervenors and CHDF are overruled.

For all RJNs, the court does not judicially notice any particular interpretation of the records. Nor does the court judicially notice the truth of hearsay statements within the judicially noticed records.

EVIDENTIARY OBJECTIONS, MOTION *IN LIMINE* AND CODE OF CIVIL PROCEDURE SECTION 1094.5, SUBDIVISION (E)

Preliminarily, the court finds none of the parties' evidentiary objections are material to the disposition of any cause of action or issue. The court nonetheless rules on the objections for completeness. The court notes it is not required to parse through long narratives with generalized objections. The court may overrule an objection if the material objected to contains unobjectionable material. The parties make many objections to multiple sentences where much or some of the material is not objectionable. (See Fibreboard Paper Products Corp. v. East Bay Union of Machinists, Local 1304, United Steelworkers . . . (1964) 227 Cal.App.2d 675, 712.)

600 Foothill's Objections

Declaration of Lynda-Jo Hernandez: All objections are overruled.
Declaration of Kim Bowan: All objections are overruled except 3, 12 and 17.
Declaration of Peter Sheridan: All objections are overruled.
Declaration of Keith Eich: All objections are overruled.
Declaration of Susan Koleda: All objections are overruled.
Declaration of Teresa Walker: All objections are overruled except 3, 11, 17, 26 and 29.
Declaration of Richard Gunter III: All objections are overruled except 5-8 and 14-20.

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[2] Contrary to 600 Foothill's assertion, Respondents did not request judicial notice of Exhibit A to the Koleda declaration. 600 Foothill and Intervenors appear correct—Respondents did not submit Exhibits D-3 or V with the Koleda declaration. Accordingly, the court cannot judicially notice Exhibits D-3 or V.

Respondents' Objections to 600 Foothill's Evidence

Declaration of Melinda Coy: All objections are overruled.
Reply Declaration of Garret Weyand: All objections are overruled except 3, 4, 7 and 8.[3]

Intervenors' Objections

Declaration of Susan Koleda: All objections are overruled.

CHDF's Objections

Declaration of Teresa Walker: All objections are overruled except 2, 4 and 6.
Declaration of Susan Koleda: All objections are overruled.
Declarations of Eich, Bowman, Gunter III and Hernandez are all overruled as discussed *infra*.

Motion *In Limine*

Respondents' Motion *In Limine* to Exclude Issues or Evidence (filed February 5, 2024) is denied. Respondents do not demonstrate 600 Foothill has submitted any evidence concerning "infeasibility" of the project that is *outside* of the administrative record. Respondents do not require discovery to respond to 600 Foothill's infeasibility arguments given such arguments are based entirely on the administrative record. (See § 65589.5, subd. (m)(1); Code Civ. Proc., § 1094.5, subd. (e).)

Code of Civil Procedure section 1094.5, Subdivision (e)

Section 65589.5, subdivision (m)(1) in the HAA specifies "[a]ny action brought to enforce the provisions of this section shall be brought pursuant to Section 1094.5 of the Code of Civil Procedure. . . ." Accordingly, the HAA causes of action are subject to the limitations on extra-record evidence in Code of Civil Procedure section 1094.5, subd. (e). Nonetheless, the HAA causes of action involve questions of substantial compliance with the Housing Element Law, governed, at least in part, by Code of Civil Procedure section 1085. (See e.g., § 65587, subd. (d)(2).) Code of Civil Procedure section 1094.5, subdivision (e) does not apply to a cause of action governed by Code of Civil Procedure section 1085.

The parties have neglected to suggest which parts of their declarations are subject to Code of Civil Procedure sections 1094.5, 1085 or both. The parties also have not moved to augment the administrative record pursuant to Code of Civil Procedure section 1094.5, subdivision (e). Under the circumstances, the court will admit and consider the parties' declarations despite the court

[3] The declaration is properly submitted to respond to the defense of unclean hands and allegations of "manipulation of the HCD approval process" discussed in Respondents' opposition brief.

having made no order to augment the record.[4] The court notes, however, even if the court excluded all the extra-record evidence submitted, including the lengthy Koleda declarations, the result here would not change.

BACKGROUND

The Housing Element Law[5]

"In 1980, the Legislature enacted the Housing Element Law, 'a separate, comprehensive statutory scheme that substantially strengthened the requirements of the housing element component of local general plans.' " (*Martinez v. City of Clovis* (2023) 90 Cal.App.5th 193, 221-222 [*Martinez*].)

A housing element within a general plan must include certain components, including, but not limited to: an assessment of housing needs and the resources available and constraints to meeting those needs; an inventory of sites available to meet the locality's housing needs at different income levels, including the Regional Housing Needs Allocation (RHNA); a statement of goals, quantified objectives, and policies to affirmatively further fair housing; and a schedule of actions to address the housing element's goals and objectives. (§ 65583, subds. (a), (b), (c).)

"A municipality must review its housing element for the appropriateness of its housing goals, objectives, and policies and must revise the housing element in accordance with a statutory schedule. (§ 65588, subds. (a), (b).) The interval between the due dates for the revised housing element is referred to as a planning period or cycle, which usually is eight years." (*Martinez, supra,* 90 Cal.App.5th at 221-222.)

"Before revising its housing element, a local government must make a draft available for public comment and, after comments are received, submit the draft, as revised to address the comments, to the Department of Housing and Community Development (HCD). (§ 65585, subd. (b)(1); see § 65588 [review and revision of housing element by local government].) After a draft is submitted, the HCD must review it, consider any written comments from any public agency, group, or person, and make written findings as to whether the draft substantially complies with the Housing Element Law. (§ 65585, subds. (b)(3), (c), (d); . . . .) [¶] If the HCD finds the draft does not substantially comply with the Housing Element Law, the local government must either (1) change the draft to substantially comply or (2) adopt the draft without changes along with a resolution containing findings that explain its belief that the draft substantially complies with the law. (§ 65585, subd. (f).)" (*Martinez, supra,* 90 Cal.App.5th at 221-222.)

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[4] At the conclusion of the hearing, the parties agreed the court could consider all of the evidence before it without regard to Code of Civil Procedure section 1094.5, subdivision (e).

[5] See section 65580, *et seq.*

The City's October 2021 and October 2022 Draft Housing Elements, and HCD's Findings the City Had Not Attained Substantial Compliance with the Housing Element Law

Under the Housing Element Law, the City had a statutory deadl ne of October 15, 2021 to adopt a substantially compliant 6th cycle housing element. (AR 443.) The City submitted its draft housing element to HCD on that day. (AR 443.)

On December 3, 2021, HCD informed the City while the draft "addresses many statutory requirements," to comply with the Housing Element Law, signif cant revisions were required. (AR 443, 445-453.) HCD identified fourteen areas within the first version of the City's draft housing element that required specific programmatic revisions, organized into three broad categories—housing needs, resources, and constraints; housing programs; and public participation. (AR 445-453.) As examples, HCD found the draft housing element lacked a sufficient site inventory analysis identifying potential sites for housing development distributed in a manner to affirmatively further fair housing, or an inadequate site inventory of the City's vacant and underutilized sites to meet the City's RHNA determination. (AR 445-447.)

Ten months later, on October 4, 2022, the City adopted its 2021-2029 housing element (October 2022 Housing Element). (AR 4504-4508, 4509 [Housing Element].) The City thereafter submitted its adopted Housing Element to HCD for review. (AR 5263.)

On December 6, 2022, HCD informed the City "[t]he adopted housing element addresses most statutory requirements described in HCD's [prior] review; however, additional revisions are necessary to fully comply with State Housing Element Law." (AR 5263 [referencing a May 26, 2021 review].) HCD's findings of non-compliance for the October 2022 Housing Element are discussed further in the Analysis section *infra*.

600 Foothill's Preliminary Application

On November 10, 2022—after the City's adoption of the October 2022 Housing Element but before HCD's December 6, 2022 review—600 Foothill submitted the Preliminary Application seeking the City's approval to construct a mixed-used project on a site located at 600 Foothill Boulevard, which is currently occupied by two vacant church buildings and a surface parking lot. (AR 5241.) 600 Foothill proposed to build 80 apartments on the site, 16 of which (or 20 percent) would be reserved for persons earning less than sixty percent of the area median income (the Project). (AR 5243.) 600 Foothill's Preliminary Application explained "given that the City continues to have a Housing Element that is out of compliance with state law," 600 Foothill proposed the Project as a Builder's Remedy project pursuant to section 65589.5, subdivision (d)(5) meaning the Project was not required to account for the City's zoning ordinance or general plan land use designation. (AR 5235.)

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The City Staff Acknowledge Changes to the October 2022 Housing Element Are Necessary to Comply with HCD's Findings

The City's Director of Community Development, Susan Koleda, acknowledged on January 11, 2023 in an email communication that "[a]ll additional changes to the Housing Element have yet to be determined but will likely require additional [Planning Commission/City Council] approval." (AR 12894.) At the City's January 12, 2023 Planning Commission meeting, City staff acknowledged revisions were required for "the Housing Element to be in conformance" with applicable law. (AR 5274-5275.) Director Koleda also stated in a February 9, 2023 email communication that "additional clarifications were required" to the October 2022 Housing Element, and "[t]he additional information will be incorporated into a revised Housing Element, scheduled to be adopted by the City Council on February 21, 2023. It will then be submitted to HCD for review as a third submittal." (AR 13011.)

The City Adopts a February 2023 Housing Element, Fails to Rezone, and "Certifies" Its Substantial Compliance with the Housing Element Law

On February 21, 2023, the City adopted its third revised housing element which addressed the deficiencies to the October 2022 Housing Element identified by HCD. (AR 6274-6279.) In its resolution adopting the revised housing element, the City Council stated it "certifies that the City's Housing Element was in substantial compliance with State Housing Element law as of the October 4, 2022 Housing Element adopted by the City Council. . . ." (AR 6274.) Despite use of the word "certifies" in the City's resolution, Director Koleda opined at the February 21, 2023 council meeting that the "consensus" from the City Attorney, the City's consultants, and HCD was that "self-certification" of the City's housing element "is not an option." (AR 6207-6208; see also Opposition to Intervenors 19:18-21:7 ["wrongly accuse . . . of 'back-dating' and 'self-certifying' "].)

At the time the City adopted its third revised housing element on February 21, 2023, it had not completed the rezoning required by the Housing Element Law. Accordingly, on April 24, 2023, HCD found, although the February 2023 housing element addressed the previously identified deficiencies in the October 2022 Housing Element, and met "most of the statutory requirements of State Housing Law," the City was not in substantial compliance with the Housing Element Law because the City adopted the February 2023 housing element more than one year past the statutory due date of October 15, 2021 and the City had not completed its statutorily required rezoning. (AR 6297-6300; see also AR 7170-7171.) As a result, HCD found the City could not be deemed in substantial compliance with state law *until* it completed all required rezones. (AR 6297-6300; see § 65588, subd. (e)(4)(C)(iii). ["A jurisdiction that adopts a housing element more than one year after the statutory deadline . . . shall not be found in substantial compliance with this article until it has completed the rezoning required by" the Housing Element Law].)

In its April 24, 2023 letter, HCD also opined that "a local jurisdiction cannot 'backdate' compliance to the date of adoption of a housing element," and the City was not in substantial

compliance with the Housing Element Law as of October 4, 2022, notwithstanding its "certification" in the City's February 21, 2023 resolution. (AR 6297-6298.)

The City Determines 600 Foothill's Preliminary Application Could Not Rely on the Builder's Remedy and the City Council Affirms the Decision

On February 10, 2023, in response to 600 Foothill's Preliminary Application, the City issued an incompleteness determination (the First Incompleteness Determination) requesting additional detail on several issues. The First Incompleteness Determination did not allege any inconsistencies between the Project and the City's zoning ordinance and general plan. (AR 5276-5279.) Petitioner supplemented its application materials in response to the First Incompleteness Determination on April 28, 2023. (See AR 6305, 7095-7096, 7152-7153, 7169, 7166, 8050-8060.)

On March 1, 2023, the City issued a second incompleteness determination (the Second Incompleteness Determination). The Second Incompleteness Determination advised 600 Foothill the Builder's Remedy did not apply to the Project making the Preliminary Application incomplete for its failure to comply with the City's general plan zoning laws and residential density limitations. (AR 6280-6281; see AR 7176.)

On March 9, 2023, 600 Foothill appealed the Second Incompleteness Determination. (See § 65943, subd. (c); AR 6282-6287, AR 12926.) In support of its appeal, 600 Foothill provided a letter from its attorney explaining 600 Foothill's position the City Council's failure to grant the appeal would constitute a violation of the HAA. (AR 6304-6462, 6317 ["flouts the law"].)

The City Council heard 600 Foothill's appeal on May 1, 2023. The City Council voted unanimously to adopt Resolution No. 23-14, denying the appeal and upholding the Second Incompleteness Determination (the May 1, 2023 Decision). (AR 7151-7160, AR 7161-7168.)

On June 8, 2023, HCD sent the City a Notice of Violation advising the City it violated the HAA and Housing Element Law by denying 600 Foothill's appeal. (AR 7170-7175.) HCD summarized the alleged violations:

> The City cannot 'backdate' its housing element compliance date to an earlier date so as to avoid approving a Builder's Remedy application. In short, the October 4, 2022 Adopted Housing Element did not substantially comply with State Housing Element Law, regardless of any declaration by the City. Therefore, the Builder's Remedy applies, and the City's denial of the Project application based on inconsistency with zoning and land use designation is a violation of the HAA. (AR 7170.)

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The City Determines the Application is Complete and the Project is Inconsistent with City's Zoning Code and General Plan

On May 26, 2023, the City informed 600 Foothill that its Project application was complete. (AR 7169.) On June 24, 2023, the City advised 600 Foothill:

> [I]t remains the City's position (as affirmed by City Council on May 1, 2023) that the 2021-2029 Housing Element was in substantial compliance with state law as of October 4, 2022. Based on that, staff reviewed the project for consistency with the General Plan, applicable provisions of the Downtown Village Specific Plan (DVSP), the Zoning Code, and the density proposed within the 2021-2029 Housing Element. In accordance with [] § 65589.5(j)(2)(A), this letter serves as an explanation of the reasons that the City considers the proposed project to be inconsistent, not in compliance, or not in conformity with these aforementioned guiding documents. (AR 7176.)

The City Completes Rezoning and HCD Certifies the City's Substantial Compliance with the Housing Element Law

On September 12, 2023, the City adopted a resolution completing its rezoning commitments set forth in its housing element. HCD reviewed the materials and, on November 17, 2023, sent a letter to the City finding the City had "completed actions to address requirements described in HCD's April 24, 2023 review letter." (Coy Decl. ¶ 12, Exh. D.)

Writ Proceedings

On July 21, 2023, 600 Foothill filed its verified petition for writ of mandate and complaint for declaratory and injunctive relief against Respondents. On July 25, 2023, CHDF filed its verified petition for writ of mandate and complaint for declaratory relief. The court has related the two actions and coordinated them for trial and legal briefing. The court denied Respondents' motion to consolidate the two actions.

On December 20, 2023, pursuant to a stipulation, Intervenors filed their petition for writ of mandate and complaint for declaratory relief in the CHDF proceeding.

For this proceeding, the court has considered 600 Foothill's Opening Brief, CHDF's Opening Brief, Intervenors' Opening Brief, Respondents' three opposition briefs, 600 Foothill's Reply Brief, CHDF's Reply Brief, Intervenors' Reply Brief, the administrative record, the joint appendix, all requests for judicial notice, and all declarations (including exhibits).[6]

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[6] The court accounted for its evidentiary rulings as to the evidence.

STANDARD OF REVIEW

Pursuant to the Los Angeles County Court Rules (Local Rules), "[t]he opening and opposition briefs must state the parties' respective positions on whether the petitioner is seeking traditional or administrative mandamus, or both." (Local Rules, Rule 3.231, subd. (i)(1).) The parties must also provide their position on the standard of review in their briefing. (See Local Rule, Rule 3.231, subd. (i)(3).)

600 Foothill, CHDF and Respondents do not suggest the standard of review that applies to the causes of action. Intervenors argue Code of Civil Procedure section 1085, not Code of Civil Procedure section 1094.5, applies to their petition.

Under Code of Civil Procedure section 1094.5, subdivision (b), the relevant issues are whether (1) the respondent has proceeded without jurisdiction, (2) there was a fair trial, and (3) there was a prejudicial abuse of discretion. An abuse of discretion is established if the agency has not proceeded in the manner required by law, the decision is not supported by the findings, or the findings are not supported by the evidence. (Code Civ. Proc., § 1094.5, subd. (b).)

In administrative mandate proceedings not affecting a fundamental vested right, the trial court reviews administrative findings for substantial evidence. Substantial evidence is relevant evidence that a reasonable mind might accept as adequate to support a conclusion (*California Youth Authority v. State Personnel Board* (2002) 104 Cal.App.4th 575, 584-85), or evidence of ponderable legal significance which is reasonable in nature, credible and of solid value. (*Mohilef v. Janovici* (1996) 51 Cal.App.4th 267, 305 n. 28.) Under the substantial evidence test, "[c]ourts may reverse an [administrative] decision only if, based on the evidence . . ., a reasonable person could not reach the conclusion reached by the agency." (*Sierra Club v. California Coastal Com.* (1993) 12 Cal.App.4th 602, 610.) The court does "not weigh the evidence, consider the credibility of witnesses, or resolve conflicts in the evidence or in the reasonable inferences that may be drawn from it." (*Doe v. Regents of University of California* (2016) 5 Cal.App.5th 1055, 1073.)

To obtain a traditional writ of mandate under Code of Civil Procedure section 1085, there are two essential findings. First, there must be a clear, present, and ministerial duty on the part of the respondent. Second, a petitioner must have a clear, present, and beneficial right to the performance of that duty. (*California Ass'n for Health Services at Home v. Department of Health Services* (2007) 148 Cal.App.4th 696, 704.) "Generally, mandamus is available to compel a public agency's performance or to correct an agency's abuse of discretion when the action being compelled or corrected is ministerial." (*AIDS Healthcare Foundation v. Los Angeles County Dept. of Public Health* (2011) 197 Cal.App.4th 693, 700.)

An agency is presumed to have regularly performed its official duties. (Evid. Code, § 664.) Under Code of Civil Procedure section 1094.5, the "trial court must afford a strong presumption of correctness concerning the administrative findings." (*Fukuda v. City of Angels* (1999) 20 Cal.4th 805, 817.) A petitioner seeking administrative mandamus has the burden of proof and must cite

the administrative record to support its contentions. (See *Alford v. Pierno* (1972) 27 Cal.App.3d 682, 691.) Similarly, a petitioner "bears the burden of proof in a mandate proceeding brought under Code of Civil Procedure section 1085." (*California Correctional Peace Officers Assn. v. State Personnel Bd.* (1995) 10 Cal.4th 1133, 1154.) A reviewing court "will not act as counsel for either party to a [challenge to an administrative decision] and will not assume the task of initiating and prosecuting a search of the record for any purpose of discovering errors not pointed out in the briefs." (*Fox v. Erickson* (1950) 99 Cal.App.2d 740, 742 [context of civil appeal.)

" 'On questions of law arising in mandate proceedings, [the court] exercise[s] independent judgment.' . . . . Interpretation of a statute or regulation is a question of law subject to independent review." (*Christensen v. Lightbourne* (2017) 15 Cal.App.5th 1239, 1251.)

ANALYSIS

Petition for Writ of Mandate – Violations of the HAA

600 Foothill, CHDF, and Intervenors seek a writ of mandate to enforce the requirements of the HAA against the City. Among other relief, they seek a writ directing Respondents to set aside the City Council's "decision, on May 1, 2023, to disapprove an application for a housing development project at 600 Foothill Boulevard, and compelling Respondent to approve the application or, in the alternative, to process it in accordance with the law." (CHDF Pet. Prayer ¶ 1; see also 600 Foothill Pet. Prayer ¶¶ 3-5 and Intervenors Pet. Prayer ¶¶ 1-3.)[7]

Standard of Review

As noted, the HAA at section 65589.5, subdivision (m)(1) specifies "[a]ny action brought to enforce the provisions of this section shall be brought pursuant to Section 1094.5 of the Code of Civil Procedure. . . ." Nonetheless, Intervenors argue Code of Civil Procedure section 1085, not Code of Civil Procedure section 1094.5, applies because Respondents have a "ministerial duty under the HAA to process the Foothill Owner's Builder's Remedy application." (Intervenors' Opening Brief 10:27; see *Sunset Drive Corp. v. City of Redlands* (1999) 73 Cal.App.4th 215, 221-222. ["A writ of mandate may be issued by a court to compel the performance of a duty imposed by law."])

While there is a colorable argument Code of Civil Procedure section 1085 applies to parts of the HAA claims involving the Housing Element Law, given the Legislature's clear instructions in section 65589.5, subdivision (m)(1), the court concludes Petitioners' writ petitions to enforce the HAA are all governed by Code of Civil Procedure section 1094.5.

[7] 600 Foothill's writ claims under the HAA are alleged in its third through fifth causes of action while CHDF's and Intervenors' are alleged in their first causes of action.

The court's task "is therefore to determine whether the City 'proceeded in the manner required by law,' with a decision supported by the findings, and findings supported by the evidence; if not, the City abused its discretion." (*California Renters Legal Advocacy and Education Fund v. City of San Mateo* (2021) 68 Cal.App.5th 820, 837.) The City "bear[s] the burden of proof that its decision has conformed to all of the conditions specified in Section 65589.5." (§ 65589.6.)

As noted, based on the circumstances, the court reaches the same result in its analysis even if the petitions, or parts thereof, are governed by Code of Civil Procedure section 1085. (See e.g., § 65587, subd. (d)(2) [action to compel compliance with Housing Element Law "shall" be brought pursuant to Code of Civil Procedure section 1085].) The HAA claims raise legal questions of statutory construction and concerns about Respondents' substantial compliance with the Housing Element Law. The court decides such issues independently, regardless of whether Code of Civil Procedure section 1094.5 or 1085 governs. (See e.g. *Martinez, supra,* 90 Cal.App.5th at 237.)

The City "Disapproved" the Builder's Remedy Project

600 Foothill contends the City "disapproved" the Project, as the term is defined in the HAA, because the City "determined that the Project could not proceed because it believed the Builder's Remedy was inapplicable." (600 Foothill Opening Brief 7:11-12.) CHDF and Intervenors make the same argument. (CHDF Opening Brief 21:25-28; Intervenors' Opening Brief 15:27-16:3.)

The Builder's Remedy, at section 65589.5, subdivision (d)(5) provides in pertinent part:

> (d) A local agency **shall not disapprove** a housing development project . . . for very low, low-, or moderate-income households . . . unless it makes written findings, based upon a preponderance of the evidence in the record, as to one of the following:
>
> . . . .
>
> (5) The housing development project . . . is inconsistent with both the jurisdiction's zoning ordinance and general plan land use designation as specified in any element of the general plan as it existed on the date the application was deemed complete, **and** the jurisdiction has adopted a revised housing element in accordance with Section 65588 that is in substantial compliance with this article. (Emphasis added.)

Thus, to prove their claim under the HAA and to proceed with the Project as a Builder's Remedy, Petitioners must show the City "disapprove[d] a housing development project."

(§ 65589.5, subd. (d).)[8] Section 65589.5, subdivision (h)(6) provides to " 'disapprove the housing development project' **includes** any instance in which a local agency does any of the following: (A) Votes on a proposed housing development project application and the application is disapproved, **including any required land use approvals or entitlements necessary for the issuance of a building permit** . . . ." (Emphasis added.)

Here, on May 1, 2023, the City Council denied Petitioner's appeal of the Second Incompleteness Determination stating:

> [T]he City Council of the City of La Cañada Flintridge hereby denies the appeal and upholds the Planning Division's March 1, 2023, incompleteness determination for the mixed use project at 600 Foothill Boulevard, on the basis that the 'builder's remedy' under the Housing Accountability Act does not apply and is not available for the project, and that the project did not 'vest' as a 'builder's remedy' project as alleged in the project's SB 330 Preliminary Application submission dated November 14, 2022, because the City's Housing Element was, as of October 4, 2022, in substantial compliance with the Housing Element law. (AR 7167.)

Notably, Director Koleda informed the City Council, prior to its vote on the appeal, that "if the appeal is denied, the project will be processed accordingly as a standard, nonbuilder's remedy project." (AR 7103.) Thus, the City Council "voted" on a proposed housing development project application and determined the Project could not proceed as a Builder's Remedy project—that is, the Project would be subject to the City's discretionary approvals.

The Legislature has expressed its intent that the HAA "be interpreted and implemented in a manner to afford the fullest possible weight to the interest of, and the approval and provision of, housing." (§ 65589.5, subd. (a)(2)(L); *California Renters Legal Advocacy & Education Fund. v. City of San Mateo*, *supra*, 68 Cal.App.5th at 854.) In addition, "[a]s a basic principle of statutory construction, 'include' is generally used as a word of enlargement and not of limitation. . . . Thus, where the word 'include' is used to refer to specified items, it may be expanded to cover other items." (*Rea v. Blue Shield of California* (2014) 226 Cal.App.4th 1209, 1227.) Applying these canons of statutory construction, the court finds section 65589.5, subdivision (h)(6) should be given a broad construction. Because the City Council made clear any required land use approvals or entitlements would not be issued for the Project, **as a Builder's Remedy project**, the City Council's May 1, 2023 decision falls within the HAA's broad definition of "disapprove."

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[8] It is undisputed the Project constitutes a "housing development project . . . for very low, low-, or moderate-income households" within the meaning of the HAA. HCD advised the City on June 8, 2023: "The Project is proposed as an 80-unit mixed-use project where 20 percent of the units (16 units) will be affordable to lower-income households. The residential portion equates to approximately 89 percent of the Project; therefore, the Project qualifies as a 'housing development project' under the HAA (Gov. Code, § 65589.5, subd. (h)(2)(B))." (AR 7171.) Respondents develop no argument to the contrary.

Respondents contend:

> 600 Foothill defined the "approvals" and "entitlements" it sought in its application – namely, a Conditional Use Permit (USE-2023-0016), Tentative Tract Map 83375 (LAND-2023-0001), and Tree Removal Permit (DEV-2023-0003). (AR 5285.) There was no vote on May 1, 2023, on any of these "required land use approvals" or "entitlements" and, thus, . . . the "vote" needed under the HAA has not occurred. (Opposition to 600 Foothill 19:22-26 [emphasis in original].)

Respondents' narrow interpretation of the statute is unpersuasive. (See § 65589.5, subd. (a)(2)(L).) While the City Council may not have voted to deny the conditional use permit, tentative tract map, and tree removal permit, the City Council voted on May 1, 2023 and determined the Project could not proceed as the project proposed—a Builder's Remedy project. Because the Project was proposed as a Builder's Remedy, the City Council's May 1, 2023 vote on the project application was a "disapproval" within the meaning of the HAA.

Respondents also contend "[t]he City cannot as a matter of law approve or disapprove a development project, including a project under the Builder's Remedy, prior to conducting environmental review under CEQA . . . ."[9] (Opposition to 600 Foothill 16:15-16.) Respondents argue the HAA does not authorize the court "to order the City to accommodate CEQA review after a possible finding by the Court of a violation of the HAA." (Opposition to 600 Foothill 16:25-26 [emphasis in original].)

Again, Respondents' arguments are unpersuasive—a city can disapprove a project without having undertaken CEQA review. Nothing requires a city to undertake CEQA review *before deciding to disapprove a project*. CEQA does not apply to "[p]rojects which a public agency rejects or disapproves." (Pub. Res. Code, § 21080, subd. (b)(5).) "[I]f an agency at any time decides not to proceed with a project, CEQA is inapplicable from that time forward." (*Las Lomas Land Co., LLC v. City of Los Angeles* (2009) 177 Cal.App.4th 837, 850.) Respondents do not cite any language from the HAA that supports their position.[10]

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[9] CEQA refers to the California Environmental Quality Act at Public Resources Code section 21000, *et seq*.

[10] During argument, the City emphasized its reliance on section 65589.5, subdivision (m)(1) its language concerning finality—an action cannot be brought to enforce the HAA's provisions until there is a "final action on a housing development project" and the City did not take final action on the Project—it merely determined the Project could not be built as a Builder's Remedy project and would be subject to discretionary approvals. As noted by 600 Foothill, an action to enforce the HAA may be initiated after a municipality imposes conditions upon, disapproves **or** takes final action on a housing project. The City made clear in its May 1, 2023 Decision that the Project could not proceed as proposed as a Builder's Remedy project.

While CEQA review is preserved by the HAA[11] nothing suggests a disapproval under the HAA can occur only after CEQA review or that a court lacks authority to issue a writ to *compel compliance with the HAA*, even if a Builder's Remedy project is subject to CEQA compliance. Notably, a suit to enforce the HAA must be filed "no later than 90 days from" project disapproval. (§ 65589.5, subd. (m)(1).) Further, the HAA must "be interpreted and implemented in a manner to afford the fullest possible weight to the interest of, and the approval and provision of, housing." (§ 65589.5, subd. (a)(2)(L).) Respondents' interpretation of the HAA, under which a disapproval cannot occur prior to CEQA review, would hinder the approval and provision of housing. Accordingly, an agency may "disapprove" a project under the HAA before conducting any environmental review under CEQA, and a petitioner's claim to enforce the HAA may be ripe for consideration even if CEQA review has not been performed or completed.

Respondents' reliance on *Schellinger Brothers v. City of Sebastopol* (2009) 179 Cal.App.4th 1245, 1262 [*Schellinger*] is misplaced. *Schellenger* involved a request **to compel** the certification of an environmental impact report. *Schellinger* did not hold that all claims under the HAA or other housing laws are unripe or cannot be filed until CEQA review is completed. The case did not address CEQA in the context of a claim to enforce the Builder's Remedy provision in the HAA. The case also did not suggest a trial court lacks discretion to structure a writ issued pursuant to the HAA in a manner that allows for CEQA review to be completed. "An opinion is not authority for propositions not considered." (*People v. Knoller* (2007) 41 Cal.4th 139, 154-55.)

The court acknowledges *Schellinger* advised the HAA "specifically pegs its applicability to the approval, denial or conditional approval of a 'housing development project' . . . which, as previously noted, can occur *only after the EIR is certified.* (CEQA Guidelines, § 15090(a).)" (*Schellinger, supra,* 179 Cal.App.4th at 1262.) Nonetheless, the court's statement must be interpreted in the context of the issues before that Court. Because the agency there had not disapproved the project at issue, the Court's reference to the "denial" of a housing development project was a dictum. In any event, as discussed, *Schellinger* did not decide the legal question presented here—whether the City "disapproved" a Project when it determined, through a vote of its City Council, the Builder's Remedy Project did not qualify for the Builder's Remedy under the HAA.[12]

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[11] See section 65589.5, subdivisions (e) and (o)(6).

[12] Respondents indicate the City took action to pay for CEQA review of the Project starting in September 2023. (Opposition to 600 Foothill 18:11-14 [citing Sheridan Decl. Exh. JJ].) By that time, however, the City Council had already determined the Project could not proceed as proposed pursuant to the Builder's Remedy. (AR 7167; see also AR 7176.) Respondents do not explain the purpose of CEQA review for a project the City Council has determined could not be approved consistent with the law. This evidence does not support Respondents' position the City Council's May 1, 2023 Decision did not constitute a "disapproval" under the HAA.

Based on the foregoing, Petitioners have demonstrated the City Council "disapproved" the Project with its May 1, 2023 Decision within the meaning of the HAA. Respondents do not show the petitions are "unripe" because CEQA review has not been completed, or that CEQA review is a prerequisite to the "disapproval" of a Project under the HAA. In light of the court's conclusion, the court need not reach the parties' contentions regarding *California Renters v. City San Mateo* (2021) 60 Cal.App.5th 820 and appellate briefing from that case. (See Opposition to 600 Foothill 17:10-28 [citing Sheridan Decl. Exh. EE and FF].)

"Vesting" of the Builder's Remedy and the Date the Pro ect Application was Deemed Complete

Respondents assert the filing of a SB 330 preliminary applicatio⁊ does not "vest" the Builder's Remedy because "when a city is determining whether it can make the finding in subsection (d)(5), it considers the status of its Housing Element *as of the date the finding is made*." (Opposition to 600 Foothill 23:11-13 [emphasis in original].)

The HAA defines "deemed complete" to mean that "the applicant has submitted a *preliminary application* pursuant to Section 65941.1." (§ 65589.5, subd. (h)(5) [emphasis added].) Section 65589.5, subdivision (o)(1) states "a housing development project shall be subject only to the ordinances, policies, and standards adopted and in effect when a preliminary application including all of the information required by subdivision (a) of Section 65941.1 was submitted." Construing these statutory provisions, along with section 65589.5, subdivision (d), the court concludes a Builder's Remedy "vests" if the local agency does not have a substantially compliant housing element at the time a complete preliminary application pursuant to section 65941.1 is submitted and "deemed complete."

Respondents have not developed any argument the Preliminary Application, submitted in November 2022, lacked the information required by section 65941.1 or was otherwise incomplete within the meaning of the HAA. (See AR 5234-5246.)[13] Thus, if the City's housing element did not substantially comply with the Housing Element Law at that time (see analysis *infra*), the Builder's Remedy "vested" when 600 Foothill submitted its Preliminary Application in November 2022.[14]

Respondents' reliance on subdivision (o) of the HAA is misplacec. Section 65589.5, subdivision (o)(4) provides " 'ordinances, policies, and standards' includes **general plan**, community plan, specific plan, zoning, design review standards and criteria, subdivision standards and criteria, and any other rules, regulations, requirements, and policies of a local agency." (Empasis added.)

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[13] 600 Foothill's Preliminary Application used the form generated by the City. 600 Foothill completed the form and included necessary attachments.

[14] 600 Foothill's Preliminary Application was "deemed complete," within the meaning of the HAA, when 600 Foothill submitted its application in November 2022. (See AR 5241-5246, 7171; see also Gov. Code §§ 65589.5, subdivision (h)(5) and 65941.1.) During argument, Respondents appeared to conflate the Preliminary Application with a formal project application.

The housing element is a mandatory element of the general plan. (§ 65582, subd. (f).) Section 65589.5, subdivision (o)(1) precludes Respondents from retroactively applying a housing element to a Builder's Remedy project that "vested" before certification of the housing element.

Respondents' vesting argument is also inconsistent with the HAA's policy of promoting housing. (§ 65589.5, subd. (a)(2)(L).) If Respondents' position was correct, as a practical matter "no housing developer would ever submit a builder's remedy application because of the uncertainty about whether the project would remain eligible long enough to be approved." (CHDF Reply 19:8-9.)

600 Foothill's Preliminary Application was "deemed complete," for purposes of the HAA, in November 2022 when 600 Foothill submitted its Preliminary Application. If the Builder's Remedy applies (see *infra*), it therefore "vested" in November 2022.[15]

The City Could Not Be in Substantial Compliance with the Housing Element Law until it Completed Rezoning

Petitioners contend the City's housing element was not in substantial compliance with the Housing Element Law when 600 Foothill filed its Preliminary Application because the City had not completed the rezoning required by sections 65583, subdivision (c)(1)(A) and section 65583.2, subdivision (c). (See 600 Foothill Opening Brief 12:21-23.) Petitioners are correct.

Section 65588, subdivision (e)(4)(C)(i) states:

> For the adoption of the sixth revision and each subsequent revision, a local government that does not adopt a housing element that the department has found to be in substantial compliance with this article within 120 days of the applicable deadline described in subparagraph (A) or (C) of paragraph (3) shall comply with subparagraph (A) of paragraph (1) of subdivision (c) of Section 65583 and subdivision (c) of Section 65583.2 within one year of the statutory deadline to revise the housing element.

Section 65588, subdivision (e)(4)(C)(iii) states:

> A jurisdiction that adopts a housing element more than one year after the statutory deadline described in subparagraph (A) or (C) of paragraph (3) **shall not be found in substantial compliance with this article until it has completed the**

[15] However, the court reaches the same result in its analysis below even if the application was deemed complete or "vested" anytime up to May 1, 2023, the date of City Council's decision. The City did not complete its required rezoning until September 12, 2023. (See § 65588, subd. (e)(4)(C)(iii).)

rezoning required by subparagraph (A) of paragraph (1) of subdivision (c) of Section 65583 and subdivision (c) of Section 65583.2. (Emphasis added.)[16]

Thus, the statute mandates the jurisdiction "shall not be found in substantial compliance" until completing the rezoning. (*Ibid.*)[17] The plain language of the statutory prohibition is not limited to HCD; the prohibition therefore applies to the courts.

As applied here, the City's statutory deadline to adopt a substantially compliant 6th cycle housing element was October 15, 2021. (AR 443.) The City submitted its draft housing element to HCD on October 15, 2021. (AR 443.) Because the City failed to secure certification of its 6th cycle housing element within 120 days of its statutory deadline of October 15, 2021 (see AR 443-447), October 15, 2022 served as the City's deadline to complete its required rezoning. (§ 65583, subd. (c)(1)(A).) It is undisputed the City did not complete the required rezoning until September through November 2023.

Pursuant to the plain language of section 65588, subdivision (e)(4)(C)(iii), the City "shall not be found" in substantial compliance with the Housing Element Law until the City completed its rezoning in September through November 2023. As a result, the City did not have a substantially compliant housing element when 600 Foothill submitted its Preliminary Application to the City in November 2022; the Builder's Remedy therefore applies to the Project.

Respondents do not challenge the plain language interpretation of section 65588, subdivision (e)(4)(C)(iii).[18] Thus, they concede where an agency has failed to adopt a substantially compliant housing element by more than a year after the statutory deadline to do so, the agency cannot be found in substantial compliance with the Housing Element Law by HCD or a court until it

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[16] During argument, Respondents objected to the court's consideration of legislative history referenced in the court's tentative order distributed prior to the hearing. The court relied 600 Foothill's RJN, Exh. D at 82 and Exh. E at 149. Respondents correctly argued resort to legislative history here is inappropriate given the plain language of the statute and lack of ambiguity. (See *River Garden Retirement Home v. Franchise Tax Bd.* (2010) 186 Cal.App.4th 922, 942.) While the parties later agreed the court could rely on all of the evidence that had been submitted by the parties, the court nonetheless revised its decision to eliminate the discussion of legislative history. Given Respondents' argument, there can be no claim the statute is unclear. "If there is no ambiguity, we presume the Legislature meant what is said and the plain meaning of the language controls." (*Ibid.*)

[17] In any event, as discussed *infra*, the court concludes the City did not adopt a substantially compliant housing element until after 600 Foothill submitted its complete Preliminary Application. Accordingly, even if the statutory bar of section 65588, subdivision (e)(4)(C)(iii) does not apply to the courts, the court still concludes the Builder's Remedy applies to the Project.

[18] As noted *supra* in footnote 16, Respondents agree there is no ambiguity in the statute.

completes its required rezoning. (*Sehulster Tunnels/Pre-Con v. Traylor Brothers, Inc.* (2003) 111 Cal.App.4th 1328, 1345, fn. 16 [failure to address point is "equivalent to a concession"].)

Respondents contend the "City could not rezone until it had a General Plan Housing Element under Section 65860(c), HCD did not promulgate draft [Affirmatively Further Fair Housing] requirements for the 6th Cycle housing element until April 23, 2020, and did not promulgate the final version until April 2021, only six months before the then-existing deadline (within SCAG) for submitting a 6th RHNA Cycle Housing Element." (Opposition to CHDF 8: 11-15.)

Respondents' evidence does not demonstrate actions or omissions of HCD or the Southern California Association of Governments (SCAG) precluded the City from adopting a substantially compliant housing element or the required rezoning. Director Koleda advises the final affirmatively further fair housing requirements were available by April 2021, and the City's RHNA increased by only two dwelling units between March 22, 2021 and July 1, 2021. (Koleda Decl. ¶¶ 20, 36.) As persuasively argued by Intervenors, the City "had sufficient time to accommodate its RHNA allocation, or at the very least, the two additional dwelling units added between March and July 2021." (Intervenors' Reply 16, fn. 8.) Respondents also do not show, with persuasive evidence, the timing of HCD's promulgation of affirmatively further fair housing requirements prevented the City from adopting a substantially compliant housing element.

Respondents also argue section 65588, subdivision (e)(4)(C)(iii)'s rezoning requirement "is illegal, unconstitutional, and unenforceable" because "[t]he Government Code specifically contemplates that rezoning will occur after adoption of an amendment to a General Plan, including Housing Elements, ..." (Opposition to Intervenors 12:19, 14:26-27.) Respondents' statutory argument is not fully developed, lacks sufficient analysis of governing legal principles, and is unpersuasive.

Respondents wholly fail to explain how section 65588, subdivision (e)(4)(C)(iii) is "illegal" or "unconstitutional." At most, Respondents assert section 65588, subdivision (e)(4)(C)(iii) conflicts with other statutes requiring consistency between the zoning ordinances of a general law city and its general plan, and the requirement such zoning ordinances be amended "within a reasonable time" to be consistent with a general plan that is amended. (Opposition to Intervenors 13:13-16 [citing § 65860].)

Respondents do not show a conflict between section 65588, subdivision (e)(4)(C)(iii) and section 65860 or any other statute. Contrary to Respondents' assertion, a city could comply with both statutes. Thus, as argued by 600 Foothill, a city could update its zoning simultaneously with the adoption of its housing element. A city could also adopt a housing element that is provisionally certified by HCD and then subsequently complete the rezoning, which is what occurred here. While section 65588, subdivision (e)(4)(C)(iii) may subject a city to the Builder's Remedy it if does not complete its rezoning at the same time adopts its housing element, Respondents do not show such possibility conflicts with section 65860 or that the

Legislature lacked the authority to impose such measures to encourage the development of housing.[19]

Because the City had not completed its required rezoning, the City's housing element was not in substantial compliance with the Housing Element Law when 600 Foothill filed the Preliminary Application in November 2022. As a result, the City Council prejudicially abused its discretion when it found the Builder's Remedy did not apply to the Project in its May 1, 2023 Decision.

Did the City's October 2022 Housing Element Substantially Comply with the Housing Element Law Without Consideration of Rezoning?

In its May 1, 2023 Decision, the City Council found "the 'builder's remedy' under the Housing Accountability Act does not apply and is not available for the project . . . because the City's Housing Element was, as of October 4, 2022, in substantial compliance with the Housing Element law." (AR 7167.) Petitioners contend the City Council's finding was a prejudicial abuse of discretion. The court agrees. The October 4, 2022 Housing Element was not in substantial compliance with the Housing Element Law.

Standard of Review—Substantial Compliance with Housing Element Law

"In an action to determine whether a housing element complied with the requirements of the Housing Element Law, the court's review 'shall extend to whether the housing element . . . *substantially complies* with the requirements' of the law. (§ 65587, subd. (b), italics added.) Courts have defined substantial compliance as '*actual* compliance in respect to the substance essential to every reasonable objective of the statute,' as distinguished from 'mere technical imperfections of form.' [Citations.] Such a review is limited to whether the housing element satisfies the statutory requirements, 'not to reach the merits of the element or to interfere with the exercise of the locality's discretion in making substantive determinations and conclusions about local housing issues, needs, and concerns.' " (*Martinez, supra,* 90 Cal.App.5th at 237.)

HCD is mandated by statute to determine whether a housing element substantially complies with the Housing Element Law. (See e.g., § 65585, subds. (i)-(j); Health & Saf. Code § 50459, subds. (a), (b).) Given HCD's statutory mandate and its expertise, HCD's determination of substantial compliance with the Housing Element Law, or lack thereof, is entitled to deference from the courts. (See *Hoffmaster v. City of San Diego* (1997) 55 Cal.App.4th 1098, 1113, fn. 13

[19] Further, even assuming a conflict existed, Respondents do not explain why section 65860 would take precedence over section 65588, subdivision (e)(4)(C)(iii) under the specific circumstances presented here (i.e., a statutory bar to attaining substantial compliance with the Housing Element Law until rezoning is complete). (See *State Dept. of Public Health v. Superior Court* (2015) 60 Cal.4th 940, 960-961. ["If conflicting statutes cannot be reconciled, later enactments supersede earlier ones [citation], and more specific provisions take precedence over more general ones."])

["We substantially rely on the Department of Housing and Community Development's interpretation [. . .] regarding compliance with the housing element law . . . ."]; accord *Martinez, supra,* 90 Cal.App.5th at 243 ["courts generally will not depart from the HCD's determination unless 'it is clearly erroneous or unauthorized' "].)

However, "HCD's housing element compliance determinations are not binding on courts." (See Intervenor Reply 10:2; see also 600 Foothill Opening Brief 15:8-9.) The trial and appellate courts "'independently ascertain as a question of law whether the housing element at issue substantially complies with the requirements of the Housing Element Law.' . . ." (*Martinez, supra,* 90 Cal.App.5th at 237.)[20] Thus, to be clear (and as noted during the hearing) the court has not deferred to HCD concerning substantial compliance—the issue is properly subject to the court's independent review as a question of law.

Affirmatively Further Fair Housing

As background, HCD found the City's October 2022 Housing Element did not substantially comply with the City's duties under the Housing Element Law to analyze how the housing element will affirmatively further fair housing. Specifically, HCD wrote:

> While the element now analyzes census tracts and sites with a concentration of affordable units (p. D71-73), it should still discuss whether the distribution of sites improves or exacerbates conditions. This is critical as the sites to accommodate the lower-income households are only located along Foothill Boulevard near the 210 Freeway. If sites exacerbate conditions, the element should include programs to mitigate conditions (e.g., anti-displacement strategies) and promote inclusive communities. (AR 5263-5264.)

HCD also found "the element must include a complete assessment of fair housing. Based on the outcomes of that analysis, the element must add or modify programs." (AR 5264.)

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[20] While *Martinez* advises " '[t]he burden is on the challenger to demonstrate that the housing element . . . is inadequate" (*ibid.*), the HAA provides the City "bear[s] the burden of proof that its decision has conformed to all of the conditions specified in Section 65589.5." (§ 65589.6; see also § 65587, subd. (d)(2) [city has burden of proof in action to compel compliance with requirements of section 65583, subd. (c)(1)-(3)].) The parties do not address the language in *Martinez* or how it should be applied, if at all, in this proceeding. The court concludes based on sections 65589.6 and 65587, subdivision (d)(2) the burden is on Respondents to show the City Council's May 1, 2023 Decision complied with the HAA. Such a showing requires the City to demonstrate it attained substantial compliance with the Housing Element Law before 600 Foothill's submitted its Preliminary Application and it was "deemed complete." The court notes and clarifies, however, it would reach the same result herein even if the initial burden of proof is with Petitioners.

Housing elements must contain "an inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level"—the "sites inventory." (§ 65583, subd. (a)(3).) The sites inventory must be accompanied by "an analysis of the relationship of the sites identified in the land inventory to the jurisdiction's duty to affirmatively further fair housing." (*Ibid.*) In addition, each updated housing element must include "a statement of the community's goals, quantified objectives, and policies relative to affirmatively furthering fair housing" (§ 65583(b)(1)), and must commit to programs that will, among other things, "Affirmatively further fair housing in accordance with [Section 8899.50]." (§ 65583, subd. (c)(10).)[21]

Here, the October 2022 Housing Element discloses the sites identified by the City to accommodate affordable housing are all located near the Foothill Freeway. (AR 5130.) In this context, HCD found the October 2022 Housing Element lacked sufficient analysis of the relationship of the sites identified in the land inventory to the City's duty to affirmatively further fair housing, i.e. whether the site inventory would improve or exacerbate fair housing conditions. (AR 5263-5264.)

Respondents do not cite to any specific analysis in the October 2022 Housing Element addressing the concern raised by HCD. (See Opposition to 600 Foothill 9:14 [citing AR 1741, 5203].) In fact, neither AR 1741 nor 5203 demonstrate the October 2022 Housing Element analyzed how the clustering of affordable housing near the Foothill Freeway would promote or exacerbate fair housing. While Respondents now explain in the context of *this proceeding* why the City clustered all affordable housing near the freeway (See Koleda Decl. ¶¶ 9-16),

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[21] Section 8899.50, subd. (b)(1) provides: "A public agency shall administer its programs and activities relating to housing and community development in a manner to affirmatively further fair housing, and take no action that is materially inconsistent with its obligation to affirmatively further fair housing." Compliance with the obligation is mandatory. (*Id.* at subd. (b)(2).) The statute defines "affirmatively further fair housing" as:

> taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a public agency's activities and programs relating to housing and community development. (*Id.* at subd. (a)(1).)

Respondents were required to include that analysis in the October 2022 Housing Element. (See § 65583, subds. (a)(3), (b)(1), and (c)(10).)[22]

Respondents contend the "City undertook numerous outreach efforts to reach a variety of economic groups, including via two housing workshops with 18 different stakeholder organizations." (Opposition to 600 Foothill 9:10-12 [citing Koleda Decl. ¶¶ 38-50 and AR 3896-3900, 4651].) Respondents do not cite any authority that outreach alone satisfies the City's statutory obligations to include in its housing element "an **analysis** of the relationship of the sites identified in the land inventory to the jurisdiction's duty to affirmatively further fair housing." (§ 65583, subd. (a)(3) [emphasis added].) Exercising its independent judgment on the statutory question, the court concludes outreach alone does not substantially comply with the requirement—outreach does not constitute analysis.

The deficiencies in the October 2022 Housing Element as to the affirmatively further fair housing analysis are demonstrated by changes made by the City in the February 2023 Housing Element.[23] Specifically, the February 2023 Housing Element added analysis—"the sites to accommodate the lower and moderate-income households are concentrated primarily in the western end of the City along the Foothill Boulevard Corridor, and near the 210 Freeway." (AR 6090.) The analysis recognized "adverse air quality conditions have the potential to be exacerbated" based on "close proximity to the freeway[.]" (AR 6090.) In addition, the revised February 2023 Housing Element committed to Program 24 to mitigate these impacts. (AR 6091; See also AR 5577-5578 [adding Program 24, "Mitigation for Housing in Proximity to Freeways" committing to building design measures for new residential development near the freeway].)

Respondents contend "those air quality mitigation measures were adopted in 2013 and the 2023 Housing Element merely added a heading regarding these existing measures." (Opposition to 600 Foothill 9:7-8 [citing Koleda Decl. ¶ 33 and AR 4515].) Respondents cite AQ Policy 1.1.6 from its General Plan Air Quality Element, which states the policy to "Ensure that new developments implement air quality mitigation measures, such as ventilation systems, adequate buffers, and other pollution reduction measures and carbon sequestration sinks, especially those that are located near existing sensitive receptors." (Koleda Decl. ¶ 33.)

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[22] During argument, Respondents suggested the material included in the February 23, 2023 housing element had previously been provided in the October 2022 Housing Element. While it is true Table D-12 can be found in both versions of the housing element (compare AR 6090 p. D22 with AR 5158 p. D22), the February 23, 2023 revisions to the October 2022 Housing Element (AR 6090-6092) included additional narrative material beyond repeating information from Los Angeles County's Department of Public Health. Further, AR 5193-5204, identified by Respondents during the hearing as an analysis of how the clustering of affordable housing near the Foothill Freeway would promote or exacerbate fair housing within the October 2022 Housing Element, does not appear to address the issue. Finally, it does not appear Respondents cited any of this material in their briefs before the court in response to the claims raised by Petitioners. 600 Foothill objected to the argument as new during the hearing.

[23] See *supra* footnote 22.

While Program 24 and AQ Policy 1.1.6 have similarities, they are not the same. Program 24 identifies specific mitigation measures that apply to receptors near the freeways and is enforceable by HCD. (See § 65585, subd. (i) [requiring HCD to investigate a "failure to implement any program actions included in the housing element."].) In contrast, AQ Policy 1.1.6 is a shorter and more general policy that is *not enforceable by HCD* as a housing element program. Contrary to Respondents' assertion, the inclusion of Program 24 in the February 2023 Housing Element supports HCD's findings that the October 2022 Housing Element lacked sufficient analysis of the City's affirmatively further fair housing obligations.

Exercising its independent judgment on the issue, the court concludes the City's October 2022 Housing Element did not substantially comply with the affirmatively further fair housing requirements in section 65583, subdivisions (a)(3), (b)(1), and (c)(10).[24]

Nonvacant Sites Analysis

HCD found the October 2022 Housing Element's analysis of nonvacant sites did not sufficiently analyze "redevelopment potential and evaluate the extent existing uses impede additional development." (AR 5264.) HCD also found "as the element relies on nonvacant sites to accommodate 50 percent or more of the housing needs for lower-income households, the adoption resolution must make findings based on substantial evidence in a complete analysis that existing uses are not an impediment and will likely discontinue in the planning period." (AR 5264.)

For nonvacant sites, the Housing Element Law provides "the city or county shall specify the additional development potential for each site within the planning period and shall provide an explanation of the methodology used to determine the development potential." (§ 65583.2, subd. (g)(1).) In addition, "when a city or county is relying on nonvacant sites . . . to accommodate 50 percent or more of its housing need for lower income households, the methodology used to determine additional development potential shall demonstrate that the existing use . . . does not constitute an impediment to additional residential development during the period covered by the housing element. An existing use shall be presumed to impede additional residential development, absent findings based on substantial evidence that the use is likely to be discontinued during the planning period." (§ 65583.2, subd. (g)(2).)

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[24] In reaching this conclusion, the court has considered Respondents' assertion the City undertook outreach efforts "in the face of 'changing goal posts' and what appeared to be intentional obstructive behavior by HCD." (Opposition to 600 Foothill 9:16-21.) The court finds Respondents' evidence does not prove substantial compliance with the affirmatively further fair housing requirements in section 65583 or an excuse from substantial compliance. (See e.g. Koleda Decl. ¶¶ 49-50.) The court has also considered CHDF's arguments and evidence that the City discriminated on the basis of race and income when it selected sites for rezoning. The court further discusses CHDF's claims of discrimination and bad faith *infra*.

The Court of Appeal explains "there are many types of sites the Legislature has either deemed infeasible to support lower income housing or that require additional evidence of their feasibility or by-right development approvals before being deemed adequate to accommodate such housing [including] . . . when a city relies on over 50 percent of the inventory to be accommodated on nonvacant sites . . . . The goal is not just to identify land, *but to pinpoint sites that are adequate and realistically available* for residential development targets for each income level." (*Martinez, supra,* 90 Cal.App.5th at 244 [emphasis added].)

Here, more than 50 percent of the parcels included in the City's site inventory to accommodate the lower income RHNA are nonvacant. (AR 4506.) Accordingly, the City is required to comply with section 65583.2, subdivision (g)(2). The site inventory in the October 2022 Housing Element does not show substantial compliance with section 65583.2, subdivision (g)(2). (See AR 5124-5129.) The criteria used to describe nearly all of the lower income nonvacant sites are some combination of "underutilized site," "buildings that are older than 30 years," "vacant lot or parking lot with minimal existing site improvements," "property has not been reassessed" in some time, "antiquated commercial uses," or "existing use retained and institution would add residential units." (AR 5124-5129; see also AR 4601-4603 [discussing methodology].) While these factors may be relevant to and inform on the analysis of "additional development potential" required by section 65583.2, subdivision (g)(1), they do not sufficiently address in any substantive way whether the sites are "likely to be discontinued during the planning period," as required by section 65583.2, subdivision (g)(2).

In the resolution adopting the October 2022 Housing Element, the City Council made the following finding:

> Based on general development trends resulting from continuously rising land values, changes in desired land uses, the financial pressures placed on religious institutions that have been impacted by falling congregation numbers, aging structures, and underutilized properties, rising demand for housing, adjacency to public transportation and commercial services, and other factors/analysis as identified in the Section 9.4.1.3 Future Residential Development Potential and Section 9.4.1.4 Overview of Residential Development Potential and Realistic Capacity Assumptions by Zone of the Housing Element, the existing uses on the sites identified in the site inventory to accommodate the lower income RHNA are likely to be discontinued during the planning period, and therefore do not constitute an impediment to additional residential development during the period covered by the housing element. (AR 4506.)

The City Council's generalized statement does not reference any specific evidence to support a finding the existing uses of nonvacant sites, which were identified to accommodate housing need for lower income households, are "likely to be discontinued during the planning period." (§ 65583.2, subd. (g)(2).)

Further, Petitioners cite record evidence that the owners of several of the nonvacant sites included in the October 2022 site inventory, including certain sites identified for lower income households, informed the City they did not intend to redevelop the site or discontinue the existing use during the planning period. (See AR 5114-5116, 2222, 2238, 2206, 5126, 12812, 5233, 5123-5129, 6054-6061.)[25] Significantly, the City subsequently amended the housing element to disclose that some of the identified lower income category sites are "not currently available" and were included in the site inventory "as a buffer site because it may become available further along in the 6th cycle HE planning period." (AR 6054-6061, 6098.) Such a change in characterization is a major substantive change in the site inventory and demonstrates the October 2022 Housing Element did not substantially comply with the Housing Element Law.

The court has also reviewed Director Koleda's summary of changes to the October 2022 Housing Element. The court concludes, on the whole, Director Koleda's summary is consistent with Petitioners' arguments the October 2022 Housing Element was not substantially compliant and required significant changes. (See Koleda Decl. ¶ 56 and Exh. A.) As Intervenors argue, the substantial changes to the October 2022 Housing Element show the City did not substantially comply with section 65583.2, subdivision (g)(2) until *after* it adopted the October 2022 Housing Element.

Respondents assert the City "adopted a Site Inventory using both a data-driven model endorsed by HCD . . . and along with that gathered 'substantial evidence' by sending TWO mailings to each commercial and religious property owner in the City to determine potential inclusion on the Site Inventory." (Opposition to 600 Foothill 11:9-12 [citing Koleda Decl. ¶¶ 29, 54-56].) However, Respondents do not dispute it included multiple nonvacant sites in the October 2022 Site Inventory for which the City lacked substantial evidence, *in October 2022*, that the existing uses were "likely to be discontinued during the planning period." (§ 65583.2, subd. (g)(2).) Notably, Respondents do not cite any written communications with the nonvacant site owners, prior to the adoption of the October 2022 Housing Element, as evidence the uses were "likely to be discontinued during the planning period." (§ 65583.2, subd. (g)(2).)

Respondents assert their methodology should be sufficient. During the hearing, they followed HCD guidance and should not be penalized for doing so. Respondents also argue for purposes of section 65583.2, subdivision (g)(2), they should not be required to knock on owners' doors and undertake an active investigation for its sites inventory.

The court cannot find on this record the City followed HCD guidance on the section 65583.2, subdivision (g)(2) issue. While the City's reliance on methodology alone may be consistent with

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[25] For example, a representative of a restaurant (Panda Express) wrote "we have NO intention of discontinuing the current use of this property during the next eight-year housing planning period." (AR 5115.) The owner of sites 86-89 on the October 2022 site inventory (identified in the lower income category) similarly informed the City that the premises are leased to retail store (Big Lots) under a 20-year lease with two 10-year extension options, and it had no intention of discontinuing the current use during the planning period. (AR 5116.)

HCD's section 65583.2, subdivision (g)(1) compliance guidance, that is not the case for section 65583.2, subdivision (g)(2).

As discussed during the hearing, HCD guidance specifies at Step 3 how to prepare a nonvacant sites inventory when a municipality has relied on "nonvacant sites to accommodate more than 50 percent of the RHNA for lower income households." (Koleda Decl., Exh. Q p. 26.) Consistent with section 65583.2, subdivision (g)(2), the guidance makes clear:

> If a housing element relies on nonvacant sites to accommodate 50 percent or more of its RHNA for lower income households, the nonvacant site's existing use is presumed to impede additional residential development, unless the housing element describes findings based on substantial evidence that the use will likely be discontinued during the planning period. (*Id.* at 27.)

"The goal is not just to identify land, *but to pinpoint sites that are adequate and realistically available* for residential development targets . . . ." (*Martinez, supra,* 90 Cal.App.5th at 244 [emphasis added].) Accordingly, HCD guidance also explains the "housing element should describe the findings and include a description of the substantial evidence they are based on," and a housing element "should describe the findings and include a description of the substantial evidence they are based on." (Koleda Decl., Exh. Q at 27.)
(*Ibid.*)

HCD further advised substantial evidence "includes facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts." (*Ibid.*) HCD provides specific examples of what constitutes substantial evidence "that an existing use will likely be discontinued in the current planning period . . . ." (*Ibid.*) Those examples include:

> [1] The lease for the existing use expires early within the planning period,
> [2] The building is dilapidated, and the structure is likely to be removed, or a demolition permit has been issued for the existing uses,
> [3] There is a development agreement that exists to develop the site within the planning period,
> [4] The entity operating the existing use has agreed to move to another location early enough within the planning period to allow residential development within the planning period.
> [5] The property owner provides a letter stating its intention to develop the property with residences during the planning period. (*Ibid.*)

Of the 21 nonvacant sites identified by the City as "sites that are adequate and realistically available for residential development targets" for lower income persons (*Martinez, supra,* 90 Cal.App.5th at 244), 19 percent or only four (sites 74, 91, 95 and 96) provide any site-specific evidence to support the City's inclusion of the site in its sites inventory. (AR 5124-5128.) For the four sites, the owner indicated some interest in redevelopment. (AR 5126, 5128.) The

remaining sites rely on the City's generalized methodology to meet their obligations under section 65583.2, subdivision (g)(2).

Respondents argue 600 Foothill's principal "actively manipulated" certain sites that were later deemed "buffer sites." (Opposition to 600 Foothill 10:22.) Respondents also blame deficiencies in their October 2022 site inventory on "dilatory guidance" of HCD and dilatory actions of SCAG. (Opposition to 600 Foothill 12:9-10.) Having considered the evidence cited by Respondents, the court finds Respondents' arguments unpersuasive. As discussed *infra* with Respondents' unclean hands defense, Respondents do not demonstrate 600 Foothill or its principals have engaged in any inequitable or wrongful conduct related to these proceedings, including the City's adoption of its housing element. Respondents also do not prove deficiencies in the site inventory of the October 2022 Housing Element resulted from actions or omissions of 600 Foothill, SCAG or HCD. Nor do Respondents cite any authority suggesting a city or county may be excused from substantial compliance with the Housing Element Law based on actions or omissions of SCAG, HCD or a project applicant.

Respondents contend the City was permitted "to rely upon letters with site owners and between itself and HCD not included specifically in its Housing Element" and the City "made reasonable inferences" from the information it received from site owners. (Opposition to 600 Foothill 12:15-19.) Respondents rely on *Martinez* to support their claims. (See *Martinez, supra,* 90 Cal.App.5th at 248.)

Martinez addressed the City of Clovis' nonvacant site analysis under section 65583.2, subdivision (g)(1); the Court did not analyze the heightened requirements of section 65583.2, subdivision (g)(2). (See *Martinez, supra,* 90 Cal.App.5th at 248-250.) While *Martinez* held the substantive material required by section 65583.2, subdivision (g)(1), need not appear in the Housing Element itself, the Court did not suggest nonvacant sites may be included in a site inventory if the agency lacks substantial evidence, or has not sufficiently investigated or analyzed, whether the sites are "likely to be discontinued during the planning period." (§ 65583.2, subdivision (g)(2).)

Here, Respondents have not cited substantial evidence to support the City's position multiple nonvacant sites listed in the October 2022 inventory could realistically be developed in a manner to satisfy the City's RHNA obligations. In addition, that Respondents made substantive revisions to the site inventory **after** October 2022 also supports a reasonable inference the City did not complete the analysis and attain the evidence required by section 65583.2, subdivision (g)(2), for many of the sites on its site inventory, **before** it adopted the October 2022 Housing Element. (Compare AR 5124-5129 with 6054-6061.)

Exercising its independent judgment, the court concludes the City's October 2022 Housing Element did not include a nonvacant site analysis that substantially complied with the Housing Element Law, including section 65583.2, subdivision (g)(2).

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Realistic Assessment of Development Capacity

The Housing Element Law requires that municipalities "specify for each site [in its inventory] the number of units that can realistically be accommodated on that site." (§ 65583.2, subd. (c).) The law provides "the number of units calculated" for each site "shall be adjusted" to account for "the land use controls and site improvements requirement identified in paragraph (5) of subdivision (a) of Section 65583, the realistic development capacity for the site, typical densities of existing or approved residential developments at a similar affordability level in that jurisdiction, and on the current or planned availability and accessibility of sufficient water, sewer, and dry utilities." (*Id.* at subd. (c)(2).)

CHDF contends the October 2022 Housing Element did not substantially comply with these statutory provisions because it failed to apply a "downward adjustment on the number of units projected on each site to account for, among other constraints, the City's maximum floor-area ratio of 1.5 (AR 4607), its 80-percent maximum lot-coverage requirement (AR 4566), its 35-foot height limit (AR 4567), and significant parking requirements (AR 4572) for sites in mixed-use zones." (CHDF Opening Brief 20:4-7.)

Respondents did not address or rebut CHDF's argument. (*Sehulster Tunnels/Pre-Con v. Traylor Brothers, Inc., supra,* 111 Cal.App.4th at 1345, fn. 16 [failure to address point is "equivalent to a concession"].) The court concludes the City's October 2022 Housing Element did not substantially comply with Housing Element Law because the City failed to adjust the development capacity for each site based on the factors set forth in section 65583.2, subdivision (c)(2).[26]

Government Code Section 65583.2, Subdivision (h)

CHDF argues fewer than 50 percent of the October 2022 Housing Element's low-income sites were zoned exclusively for residential use, and the City did not include analysis showing it would "accommodate all of the very low and low-income housing need on sites designated for mixed use [and] allow 100 percent residential use and require that residential use occupy 50 percent of the total floor area of a mixed-use project." (CHDF Opening Brief 20:21-23 [citing § 65583.2, subd. (h)].) CHDF supports its assertion with citations to the administrative record. (CHDF Opening Brief 21:1-4 [citing AR 5124-5129, 4607-4610]; see also AR 4612.) Based on the

[26] During argument, the court engaged CHDF and Respondents at length on this issue. While Respondents provide an explanation that their rezoning included the required adjustments, the court finds Respondents conceded the issue by not addressing it in their brief. (Compare CHDF Opening Brief 19:20-20:15 with Opposition to CHDF 10:10-11:20.) Respondents' analysis of development constraints is not entirely clear and undeveloped in their brief. (See AR 4565-4570.)

evidence, CHDF argues the October 2022 Housing Element did not substantially comply with section 65583.2, subdivision (h).[27]

Respondents do not squarely address CHDF's position, and they do not show, with citation to the administrative record, the October 2022 Housing Element substantially complied with section 65583.2, subdivision (h). (Opposition to CHDF 12:4-9.) Accordingly, the court concludes the October 2022 Housing Element did not substantially comply with the Housing Element Law for this reason as well.

Based on the foregoing, the court concludes the October 2022 Housing Element did not substantially comply with the Housing Element Law. Accordingly, the City Council prejudicially abused its discretion when it found in its May 1, 2023 Decision the Builder's Remedy did not apply to the Project.

Respondents' Defenses to the HAA Causes of Action

Respondents raise a defense of unclean hands to the HAA causes of action asserted by 600 Foothill. Respondents also raise defenses of ripeness, exhaustion of administrative remedies, and claim the petitions violate rules designed to prevent piecemeal litigation.

Unclean Hands

A party seeking equitable relief must have "clean hands" and inequitable conduct by the party seeking relief is a complete defense. (*Dickson, Carlson & Campillo v. Pole* (2000) 83 Cal.App.4th 436, 446; *Salas v. Sierra Chem. Co.* (2014) 59 Cal.4th 407, 432.) The plaintiff must "come into court with clean hands, and keep them clean," or the plaintiff "will be denied relief, regardless of the merits of his claim." (*Kendall-Jackson Winery, Ltd. v. Superior Court* (1999) 76 Cal.App.4th 970, 978.) For the doctrine to apply, "there must be a direct relationship between the misconduct and the claimed injuries." (*Mattco Forge, Inc. v. Arthur Young & Co.* (1997) 52 Cal.App.4th 820, 846, citation omitted.)

Respondents contend "the only reasonable inference to draw [from the opposition evidence] is that on the eve of final review and approval of the Housing Element containing the Site Inventory, 600 Foothill's principal was running around town attempting to manipulate owners to 'decline' inclusion on the inventory and derail the process." (Opposition to 600 Foothill 14:2-5.) The court has reviewed all of the evidence cited by Respondents. (Koleda Decl. ¶¶ 46-51; Hernandez Decl. ¶¶ 4, 5; AR 7081-7085, 5233; Sheridan Decl. Exh. DD.) Respondents' assertion

[27] Section 65583.2, subdivision (h) provides in pertinent part: "At least 50 percent of the very low and low-income housing need shall be accommodated on sites designated for residential use and for which nonresidential uses or mixed uses are not permitted, except that a city or county may accommodate all of the very low and low-income housing need on sites designated for mixed use if those sites allow 100 percent residential use and require that residential use occupy 50 percent of the total floor area of a mixed-use project."

that Garret Weyand, one of 600 Foothill's principals, engaged in "deliberate attempts to manipulate the Site Inventory" is speculative and not supported by the evidence. (Opposition to 600 Foothill 10:22.) To the contrary, the court finds Weyand's public advocacy in support of the Project is not evidence of inequitable conduct. (See Reply Weyand Decl.) Respondents have not demonstrated, by a preponderance of the evidence, 600 Foothill or any of its principals, including Weyand and Jon Curtis, engaged in inequitable conduct that has a direct relationship to any cause of action in 600 Foothill's petition. Respondents failed to meet their burden of demonstrating unclean hands and their entitlement to the defense.[28]

Ripeness, Exhaustion, and Piecemeal Litigation

" 'A decision attains the requisite administrative finality when the agency has exhausted its jurisdiction and possesses 'no further power to reconsider or rehear the claim.' . . . Until a public agency makes a 'final' decision, the matter is not ripe for judicial review." (*California Water Impact Network v. Newhall County Water Dist.* (2008) 161 Cal.App.4th 1464, 1485.) Relatedly, "[t]he exhaustion doctrine precludes review of an intermediate or interlocutory action of an administrative agency. A party must proceed through the full administrative process 'to a final decision on the merits.' " (*Id.* at 1489.) There are exceptions to the exhaustion requirement, including "when the aggrieved party can positively state what the administrative agency's decision in his particular case would be." (*Edgren v. Regents of University of California* (1984) 158 Cal.App.3d 515, 520.)

Respondents do not show any lack of finality or any further administrative remedy to exhaust as to the May 1, 2023 Decision. The May 1, 2023 Decision of the City Council is final because there is no further avenue for administrative appeal. As discussed, the City disapproved (within the meaning of the HAA) the Project. Nothing in the HAA requires Petitioners to complete CEQA review before suing to enforce the HAA.

Respondents argue 600 Foothill did not sufficiently raise issues pursued in this proceeding, including that the City failed to rezone, the housing element does not meet its affirmatively further fair housing obligation, as well as the site inventory issues. The court concludes Petitioners sufficiently raised and preserved their contentions during the administrative proceedings. (See AR 6284-6286, 6307-6317.) Many of the issues in these petitions were also raised by HCD in letters to the City at the administrative level, including a notice of violation. (AR 7170-7175.)

Respondents argue "[n]o express 'disapproval' of the entire project occurred here . . . ." (Opposition to CHDF 16:25.) While not entirely clear, Respondents seemingly suggest 600 Foothill should *redesign the Project* to avoid reliance on the Builder's Remedy. Respondents do not develop an argument 600 Foothill has any legal obligation, under the circumstances here, to redesign the Project "as a standard, nonbuilder's remedy project." (AR 7103.). Respondents

[28] This defense only applies to 600 Foothill. Respondents do not develop any argument the HAA claims of CHDF or Intervenors are subject to the defense.

also do not show that any further administrative action, including appeal of the City's June 24, 2023 letter describing inconsistency between the Project and the City's general plan and zoning ordinances (see AR 7176), could remedy the harm suffered by 600 Foothill when the City Council determined the Builder's Remedy does not apply to the Project.

Moreover, Petitioners can positively state what the City's decision is with respect to 600 Foothill's application to develop the Builder's Remedy Project. In its May 1, 2023 Decision, the City Council made clear any required land use approvals or entitlements would not be issued for the Project as a Builder's Remedy project. Based on its review of the administrative record and the parties' declarations, the court finds no reasonable possibility Respondents, including the City Council, will change their position and process 600 Foothill's Project as a Builder's Remedy under the HAA. Accordingly, even if some additional appeal or administrative process were available, the futility exception to exhaustion applies under these facts. (See, e.g., *Felkay v. City of Santa Barbara* (2021) 62 Cal.App.5th 30, 40-41 [futility exception, which is a question of fact, applied where city "made plain" it would not permit the proposed development]; *Ogo Associates v. City of Torrance* (1974) 37 Cal.App.3d 830, 832-34 [futility exception applied where it was "inconceivable the city council would grant a variance for the very project whose prospective existence brought about the enactment of the rezoning" that necessitated the variance in the first place].)

Respondents do not demonstrate (1) the HAA claims in the petitions are unripe, (2) Petitioners failed to exhaust their administrative remedies, or (3) Petitioners have violated rules designed to prevent piecemeal litigation. Further, even if Petitioners have additional administrative remedies (such as an appeal of the June 24, 2023 inconsistency letter), the court finds exhaustion of such remedies is futile under the circumstances presented here.

CHDF's Claims of Bad Faith and Discrimination Based on Race and Income

CHDF contends:

> La Cañada Flintridge officials *clearly* acquiesced to the biases and prejudices of city residents when they revised the draft Housing Element's sites inventory and rezoning program to eliminate multiple 'low-income' sites south of Foothill Boulevard. This was a blatant violation of California and Federal fair housing laws alike. (See Gov. Code, § 65008, subd. (b)(1)(C) . . . ; Cal. Code Regs, tit. 2, § 12161, subd. (c) . . . ; *Mhany Management, Inc., supra*, 819 F.3d 581 . . . .) (CHDF Opening Brief 17:13-21.)

As acknowledged in reply, CHDF did not plead a cause of action in its petition alleging the City violated the Fair Housing Act or state or federal discrimination laws. (CHDF Reply 10:15-20.) CHDF also did not move to amend its petition or request leave to amend its petition. (See *Simmons v. Ware* (2013) 213 Cal.App.4th 1035, 1048. ["The pleadings are supposed to define the issues to be tried."])

In reply, CHDF argues the "City's discriminatory site-selection practices demonstrates the City did not substantially comply with the Housing Element Law's requirements to affirmatively further fair housing." (CHDF Reply 10:18-19.) However, CHDF failed to plead that claim in its petition. (See CHDF Reply 10:20-21 [citing CHDF Pet. ¶¶ 22, 26, 29-30 (generalized allegations the City "did not affirmatively further fair housing or provide an assessment of fair housing")].)

On the merits of CHDF's claim, even if the affirmatively further fair housing allegations in the petition are interpreted to encompass CHDF's arguments about race and income discrimination (a difficult task), the court finds Respondents' opposition persuasive. (Opposition to CHDF 13:5-15:21.) There is insufficient evidence the City Council "acquiesced" to or acted based on public comments at the August and September 2022 public hearings highlighted in CHDF's briefs. (See e.g., AR 2602-2603 ["different value system and much more high crime . . . the value system is different than people that move here"], 3491-3494 [similar comments from same individual at AR 2602-2603], 3539-3541, 3543-3545 ["dust off my shotgun" "likelihood of being some bad apples"], 3493 [additional similar comments from commenter at AR 2602-2603 and AR 3491-3494], 5107-5110 [crime and will become dangerous community], 5112 ["fear poor or homeless people will move into La Canada and bring crime"].)

While some of the public comments were quite unfortunate, CHDF cites statements of councilmembers out of context and does not show those councilmembers "agreed" with the public comments highlighted by Petitioners. (CHDF Opening Brief 10:13-11:6.) Even if the councilmembers could have stated their disagreement with certain public comments, but did not, there is insufficient evidence to support an inference the City Council took any action on the housing element based on the unfortunate public comments and discrimination.[29]

Other Contentions Related to the HAA Causes of Action

Several other contentions are not necessary to the court's ruling on the HAA claims. For completeness, the court briefly addresses them.

The court agrees with Intervenors that the City did not have authority under the HAA or Housing Element Law to backdate its housing element and "self-certify" or declare its housing element to be in substantial compliance with state law as of October 2022. (Intervenors Opening Brief 14:3-15:24.) Respondents appear to concede the point. (See Opposition to Intervenors 19:18-21:7 [asserting City did not back date or self-certify].)

[29] During argument, 600 Foothill provided a series of acts undertaken by Respondents that it believed demonstrated bad faith. Many of those acts, however, flowed from the City's belief it properly adopted the October 2022 Housing Element or the City's violation of the Permit Streamlining Act (PSA) discussed *infra*. Based on all of the evidence before the court, the evidence is insufficient to establish the City acted with bad faith and "will continue to use all means to obstruct" as suggested by CDHF during argument.

As argued by 600 Foothill, when HCD found the October 2022 Housing Element did not substantially comply with the law, section 65585, subdivision (f) required City to take "one" of the following actions: "(1) Change the draft element or draft amendment to substantially comply with this article; [or] (2) Adopt the draft element or draft amendment without changes [, but with] written findings which explain the reasons the legislative body believes that the draft . . . substantially complies with this article despite the findings of the department." (600 Foothill Opening Brief 14:16-19.) The court agrees the "City unlawfully blended these approaches by making some changes in response to HCD's comments, adopting the February 2023 Housing Element with written findings explaining why the October 2022 Housing Element was sufficient, and then resubmitting its revised draft to HCD." (600 Foothill Opening Brief 14:19-22.)

If the City believed its October 2022 Housing Element substantially complied with the Housing Element Law, it should have taken the action set forth in section 65585, subdivision (f)(2). Thereafter, the City could have sued for a judicial declaration that its October 2022 Housing Element substantially complied with state law. The City did not do so here.

The court finds 600 Foothill's arguments based on section 65589.5, subdivisions (j) and (o) are not ripe at this time. Once ripe, the claims are subject to exhaustion. (See 600 Foothill Opening Brief 9:12-10:21; Pet. ¶¶ 134-162.) Upon the remand ordered here, the City is required to process the application as a Builder's Remedy project and in accordance with the HAA, including sections 65589.5, subdivisions (j) and (o). Thus, it is premature to adjudicate today whether the City has complied with those provisions of the HAA.

Relatedly, since the court concludes the City is required by law to process the application pursuant to the Builder's Remedy provision of the HAA, the court need not address the financial infeasibility of a redesigned project. (600 Foothill Opening Brief 8:21-9:3 and 10, fn. 6.)

Summary of HAA Causes of Action and Scope of Writ Relief

The court finds the City Council prejudicially abused its discretion with its finding in its May 1, 2023 Decision that the Builder's Remedy does not apply to the Project. As a remedy, the court grants 600 Foothill's petition and will issue a writ directing Respondents to set aside the May 1, 2023 City Council decision finding 600 Foothill's Project does not qualify as Builder's Remedy and compelling the City to process the application in accordance with the HAA and state law. That remedy is consistent with section 65589.5, subdivision (k)(1)(A)(ii) of the HAA (compliance required in 60 days) and Code of Civil Procedure section 1094.5, subdivision (f).

CHDF argues the court should order the Project "approved" due to the City's alleged bad faith and unlawful discrimination. (CHDF Opening Brief 23:18-24:24.) For the reasons discussed, the court finds evidence the City Council "acquiesced" to or acted based on the public comments from the August and September 2022 public hearings highlighted in CHDF's briefs insufficient. (See e.g., AR 2602-2603, 3491-3494, 3539-3541, 3543-3545, 3493, 5107-5110, 5112.) CHDF has

not met its burden of demonstrating Respondents acted in bad faith in connection with those public comments.

CHDF also argues "[w]hen 600 Foothill subsequently proposed a project under the HAA's builder's remedy, the City Council concocted a bizarre scheme to evade judicial review of their decision to disapprove that project, ..." (CHDF Opening Brief 24:15-18.) 600 Foothill contends the court should order Respondents to approve the Project on similar grounds. (600 Foothill Reply 18:13-19:8.) While the court finds the City prejudicially abused its discretion with its May 1, 2023 Decision finding the Builder's Remedy inapplicable to the Project, the court does not find sufficient evidence to conclude the City Council acted in bad faith when it made its legally incorrect decision.

Further, even if it could be argued the City Council lacked a good faith reason to find the Project did not qualify as a Builder's Remedy, Petitioners do not show it would be equitable for the court to compel the City to approve the Project. Among other reasons, CEQA review is specifically preserved by the HAA. (See § 65589.5, subds. (e) and (o)(6); *Schellinger, supra,* 179 Cal.App.4th at 1245.) In the exercise of the court's discretion, the court finds a writ compelling Respondents to approve the Project, without CEQA review, would not be an equitable or proportionate remedy for the violations of the HAA at issue. Respondents should be permitted on remand to process 600 Foothill's application, as a Builder's Remedy, in conformance with state law, including the HAA and CEQA.

Based on the foregoing, the HAA causes of action are GRANTED IN PART.

<u>600 Foothill's First Cause of Action – Violation of Housing Element Law</u>

600 Foothill prays for a writ of mandate "compelling Respondents to adopt a revised housing element pursuant to Government Code Section 65754. 2" and "to complete the required rezoning consistent with an HCD-approved housing element." (Pet. Prayer ¶¶ 1-2.) 600 Foothill filed its petition on July 21, 2023. The petition alleged the City had not substantially complied with the Housing Element Law at that time. (Pet. ¶ 91.)

As discussed, the City completed the required rezoning in September through November 2023, after 600 Foothill filed its petition. On November 17, 2023, HCD sent a letter to the City finding the City had "completed actions to address requirements described in HCD's April 24, 2023 review letter" and was in substantial compliance with the Housing Element Law. (See Coy Decl. ¶ 12, Exh. D.)

600 Foothill has not pleaded in the petition, or argued in its briefing, there is any deficiency in the February 2023 Housing Element that HCD found to be substantially compliant with the Housing Element Law in November 2023, after the City completed its rezoning. Accordingly, the first cause of action is moot. (*Wilson & Wilson v. City Council of Redwood City* (2011) 191 Cal.App.4th 1559, 1573 ["A case is considered moot when 'the question addressed was at one time a live issue in the case,' but has been deprived of life 'because of events occurring after

the judicial process was initiated.' . . . . 'The pivotal question in determining if a case is moot is therefore whether the court can grant the plaintiff any effectual relief.'"])

600 Foothill's first cause of action is DENIED as moot.

600 Foothill's Second Cause of Action – Affirmatively Furthering Fair Housing

600 Foothill prays for a writ "compelling Respondents to comply with their statutory obligation to Affirmatively Further Fair Housing." (Pet. Prayer ¶ 9.) 600 Foothill's writ briefing, however, only challenges the City's compliance with affirmatively further fair housing obligations as to the October 2022 Housing Element and required rezoning. (See 600 Foothill Opening Brief 21:10-12; Pet. ¶¶ 106-108.) 600 Foothill does not develop any argument the City's February 2023 housing element, after completion of the required rezoning, does not comply with the City's affirmatively further fair housing obligations. Accordingly, the second cause of action is moot. (*Wilson & Wilson, supra,* 191 Cal.App.4th at 1573.) Alternatively, to the extent 600 Foothill contends in the petition the City remains out of compliance with its affirmatively further fair housing obligations (see Pet. ¶ 105), 600 Foothill has not sufficiently supported its position with evidence and legal analysis.

600 Foothill's second cause of action is DENIED as moot.

600 Foothill's Sixth Cause of Action – Violation of the PSA

600 Foothill contends the City violated the PSA in several ways with its incompleteness determinations and the City Council's May 1, 2023 Decision. (600 Foothill Opening Brief 19:14-20-25; Pet. ¶¶ 163-175.) 600 Foothill prays for a writ "compelling Respondents review and process applications pursuant to the Permit Streamlining Act's provisions, including refraining from refusing to process development applications based on erroneous assertions of incompleteness." (Pet. Prayer ¶ 4.)

600 Foothill has demonstrated Respondents violated the PSA in at least two respects. Specifically, section 65943, subdivision (a) provides "[i]f the application is determined to be incomplete, the lead agency shall provide the applicant with **an exhaustive list** of items that were not complete." (Emphasis added.) In addition, the list "**shall** be limited to those items actually required on the lead agency's submittal requirement checklist." (*Ibid.* [Emphasis added].) "**In any subsequent review** of the application determined to be incomplete, the local agency shall not request the applicant to provide any new information **that was not stated in the initial list of items that were not complete**." (*Ibid.* [Emphasis added].)

While neither party has cited any published authority interpreting these provisions, the plain language of section 65943, subdivision (a) is clear. The PSA required the City to provide 600 Foothill with an "exhaustive list" of incomplete items in its First Incompleteness Determination; incomplete items are limited to items on the City's "submittal requirement checklist"; and the City could not later request new information it omitted from the initial list. Respondents

provide no alternative interpretation of the statutory language. (Opposition to 600 Foothill 20:5-21:8.) Director Koleda reports "it is **a common practice** for the City to provide information to a developer in the early stages of the application review regarding ways that the development does not meet applicable development standards." (Koleda Decl. ¶ 42 [emphasis added].) Even if true, the City's common practice does not supersede the statutory requirements of the PSA.

In violation of these provisions of the PSA, the Second Incompleteness Determination found the Project was inconsistent with City's zoning and general plan standards because the Project did not qualify as a Builder's Remedy. (AR 6280-6281.) However, that issue was not raised in the First Incomplete Determination and was also not included on the City's submittal requirement checklist. (See AR 5276-5279, 6280-6281; see also Koleda Decl. ¶ 42.) Accordingly, the City violated section 65943, subdivision (a).[30]

Respondents suggest 600 Foothill was not prejudiced by the violations of the PSA because the application was deemed complete on May 26, 2023. (Oppo. to 600 Foothill 22:19-21 [citing AR 7169].) Respondents do not cite any authority for the proposition that PSA violations are excused by a purported lack of prejudice. Moreover, 600 Foothill was prejudiced when Respondents made a legally unauthorized incompleteness determination.

600 Foothill does not cite a statute or published authority suggesting the appropriate remedy for these types of violations of the PSA is an order compelling the City to approve the project. As discussed for the HAA causes of action, the court will grant a writ directing Respondents to set aside the City Council's May 1, 2023 Decision and process 600 Foothill's application in accordance with the HAA. The violations of the PSA proven by 600 Foothill provide additional support for that remedy. 600 Foothill does not demonstrate any additional relief is justified under the PSA.

To the extent 600 Foothill prays for a writ directing the City to comply with the PSA in the future or with respect to development applications of non-parties (see Prayer ¶ 4), 600 Foothill

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[30] 600 Foothill also contends "Respondents' Second Incompleteness Determination was issued on March 1, 2023 (AR 6280-81) more than 30 days after Petitioner submitted the Project application on January 13, 2023." (600 Foothill Opening Brief 20:22-24.) 600 Foothill did not pay the fees for the application until January 31, 2023, which was less 30 days before March 1, 2023. (AR 7161-7162.) When submitting its application, the City advised 600 Foothill "the 30-day time limit to determine completeness of a development application per Government Code Section 65943 does not begin until all invoiced fees have been paid." (AR 7161-7162) Section 65943 is ambiguous as to whether the 30-day period begins running when the application is submitted/received or when the fees are paid. While 600 Foothill has a colorable argument the 30-day period began when City "received" the application on January 13, 2023, Respondents' alternative interpretation is also reasonable. 600 Foothill has not submitted any legislative history to support its interpretation. Accordingly, the court is not persuaded 600 Foothill met its burden as to it complaint about timeliness under the PSA.

does not sufficiently support such a prayer in its briefing. Specifically, 600 Foothill does not explain how it has standing to enforce the PSA on behalf of non-parties, or how any claim with respect to the City's future compliance with the PSA is ripe for judicial review.

600 Foothill's sixth cause of action is GRANTED IN PART. The court finds the City violated the PSA in the manner it processed 600 Foothill's application. As a remedy, the May 1, 2023 Decision finding that the application was incomplete because the Project does not qualify as a Builder's Remedy must be set aside. In all others respect, the sixth cause of action is DENIED.

600 Foothill's Seventh and Eighth Causes of Action – State Density Bonus Law and Subdivision Map Act

600 Foothill argues the City Council's May 1, 2023 Decision effectively denied 600 Foothill's requests for a density bonus and concessions or incentives under the State Density Bonus Law, and "necessarily constituted a disapproval" under the Subdivision Map Act. (600 Foothill Opening Brief 21:25-22:12; see Pet. ¶¶ 176-197.)

The court's analysis of the seventh and eighth causes of action is similar to that set forth earlier with 600 Foothill's claims under section 65589.5, subdivisions (j) and (o). Upon remand, the City will be required to process 600 Foothill's application as a Builder's Remedy and in accordance with the HAA and other state housing laws, including the State Density Bonus Law and the Subdivision Map Act. It is premature at this time to adjudicate whether the City has complied with those statutes. 600 Foothill has been informed that the City's review process under the State Density Bonus Law and the Subdivision Map Act is ongoing. (See AR 7176-7178, 7169.) Accordingly, 600 Foothill does not prove its seventh and eighth causes of action are ripe for judicial review or that the issues have been exhausted. Further, to the extent 600 Foothill seeks a writ directing the City to "approve" the Project in full, it does not demonstrate it is entitled to that remedy, as discussed earlier.

600 Foothill's seventh and eighth causes of action are DENIED.

600 Foothill's Ninth Cause of Action is Stayed

Respondents specially moved to strike 600 Foothill's ninth cause of action (right to fair hearing) pursuant to Code of Civil Procedure section 425.16. The court denied the motion, and Respondents appealed. Given the appeal, the ninth cause of action is stayed. (See Code Civ. Proc., §§ 425.16, subd. (i), 916, subd. (a); *Varian Medical Systems, Inc. v. Delfino* (2005) 35 Cal.4th 180, 195.)[31]

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[31] Respondents conceded at the time the court heard the special motion to strike that an appeal would stay only the ninth cause of action.

Causes of Action for Declaratory Relief by All Petitioners

Issuance of a declaratory judgment is discretionary. (Code Civ. Proc., § 1060.) Further, "it is settled that declaratory relief is not an appropriate method for judicial review of administrative decisions." (*Selby Realty Co. v. City of San Buenaventura* (1973) 10 Cal.3d 110, 127; accord *Sheetz v. County of El Dorado* (2022) 84 Cal.App.5th 394, 414 ["administrative mandamus is 'the proper and sole remedy' to challenge a local agency's application of the law (e.g., application of a zoning ordinance to a particular property)"].)

Although the petitions include various requests for declaratory relief, all such requests pertain to the validity of City Council's May 1, 2023 Decision, including the City Council's determination the October 2022 Housing Element substantially complied with state law and the Project did not qualify as a Builder's Remedy. None of the Petitioners have developed a legal argument that declaratory relief is an appropriate, *or necessary*, form of judicial review of the administrative decisions at issue. Accordingly, Petitioners have not demonstrated they are entitled to declaratory relief.

600 Foothill's eleventh cause of action for declaratory relief, CHDF's second cause of action for declaratory relief, and Intervenors' second cause of action for declaratory relief are DENIED as unnecessary given the court's decision on the HAA causes of action.

Retention of Jurisdiction

The court found Respondents, "in violation of subdivision (d), disapproved a housing development project . . . without making findings supported by a preponderance of the evidence."[32] (§ 65589.5, subd. (k)(1)(A)(i).) Accordingly, the court is required to "retain jurisdiction to ensure that its . . . judgment is carried out . . . ." (*Id.* at subd. (k)(1)(A)(ii).)

CONCLUSION

The petitions of 600 Foothill, CHDF, and Intervenors to enforce the HAA are GRANTED IN PART. The court finds the City Council prejudicially abused its discretion when it found in its May 1, 2023 Decision that the Builder's Remedy does not apply to the Project. The court will grant a writ directing Respondents to set aside the City Council's decision, dated May 1, 2023, finding 600 Foothill's application does not qualify as a Builder's Remedy and to process the application in accordance with the HAA and state law. The HAA claims are denied in all other respects. 600 Foothill's first, second, seventh, and eighth causes of action are DENIED.

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[32] The City's finding its October 2022 Housing Element was in substantial compliance with the Housing Element Law was not supported by substantial evidence. As discussed *supra*, HCD had advised the City why the October 2022 Housing Element was not in substantial compliance. Moreover, Director Koleda on January 11, 12 and February 9, 2023 appeared to accept HCD's evaluation that the City could not achieve substantial compliance with the Housing Element Law without "additional changes" and "clarifications." (AR 12894, 13011.)

600 Foothill's sixth cause of action is GRANTED IN PART. The court finds the City violated the PSA in the manner it processed 600 Foothill's application and, as a remedy, the May 1, 2023 Decision finding the application was incomplete because the Project does not qualify as a Builder's Remedy must be set aside. In all others respect, the sixth cause of action is DENIED.

600 Foothill's ninth cause of action is stayed pending Respondents' appeal of denial of its anti-SLAPP motion. (See Code Civ. Proc. §§ 425.16, subd. (i), 916, subd. (a).)

600 Foothill's eleventh cause of action for declaratory relief, CHDF's second cause of action for declaratory relief, and Intervenors' second cause of action for declaratory relief are DENIED.

As to Case No. 23STCP02614 brought by CDHF, the court will enter judgment on the first cause of action in favor of CDHF and Intervenors on the first cause of action.

As to Case No. 23STPC02575 brought by 600 Foothill, the court does not enter judgment at this time given the pending appeal on 600 Foothill's ninth cause of action and Respondents' special motion to strike. The matter is continued to December 4, 2024 at 9:30 a.m. for a hearing on the status of Respondents' appeal.

The court will retain jurisdiction over this matter (in both cases) as required by section 65589.5, subd. (k)(1)(A)(ii).

IT IS SO ORDERED.

March 4, 2024

Hon. Mitchell Beckloff
Judge of the Superior Court

PLANNING COMMISSION
STAFF REPORT

Meeting Date: August 6, 2026

Subject: 33 Unit Multi-Family Residential Project – Sherwood and Acacia Avenue

Prepared by: Brittany Whitehill, Senior Planner

Initiated by: Jia Li on behalf of Urbanscape Development, Applicant

Attachments:
1. Draft Resolution – Design Review
2. Draft Resolution – Vesting Tentative Map
3. Project Plans
4. Density Bonus Report
5. Transportation Analysis
6. AB130 Statutory Exemption Memorandum

Recommendation

1. Adopt a Resolution approving Design Review (Application No. D25-0005) for the construction of a three-story, 33-unit townhome development utilizing State Density Bonus with waivers and concession at 966, 994, and 988 Sherwood Avenue, and 987, 994, and 1005 Acacia Avenue, per the recommended findings and conditions of approval; and find the project is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code (PRC) Section 21080.66 (Attachment 1).

2. Recommend the City Council adopt a Resolution approving a Vesting Tentative Map for condominium purposes (Application No. TM25-0001) for the creation of thirty-three (33) condominium units at 966, 994, and 988 Sherwood Avenue, and 987, 994, and 1005 Acacia Avenue, per the recommended findings and conditions of approval; and find the project is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code (PRC) Section 21080.66 (Attachment 2).

Background

Property Description

The approximately 1.4-acre project site consists of six noncontiguous lots located on both sides of Acacia Avenue. The western portion of the site consists of 994 Acacia Avenue, located on the west side of Acacia Avenue between Sherwood Avenue and the public alley. The eastern portion includes 987 and 1005 Acacia Avenue, as well as 966, 988, and 994 Sherwood Avenue, generally bounded by Acacia Avenue, Sherwood Avenue, a private roadway, and a public alley, as shown on the location map below.

Figure 1 – Location Map

Surrounding land uses include a mix of residential and commercial uses and existing land uses on the project site include:

- 987 Acacia Avenue: Vacant/abandoned single-family residence
- 966 Sherwood Avenue: Vacant/abandoned single-family residence
- 994 Acacia Avenue: One-story, approximately 1,800-square-foot office building (originally constructed as a single-family residence) with a detached garage
- 1005 Acacia Avenue: Surface parking lot
- 988 Sherwood Avenue: Surface parking lot
- 994 Sherwood Avenue: Surface parking lot

Preliminary Project Review

The applicant submitted an SB 330 Preliminary Application on May 28, 2025. Pursuant to the Housing Crisis Act of 2019 (SB 330), submittal of a preliminary application allows an applicant to "freeze" applicable fees and development standards as of the preliminary application date, provided a formal application is submitted within 180 days and the project remains substantially consistent with the preliminary application. The applicant subsequently submitted a formal project application on September 15, 2025, which was within the required 180-day period. Because the formal application maintained a substantially consistent project scope, the applicable City standards are those in effect on May 28, 2025 (referred to in this staff report as the "Effective Zoning Standards"). Accordingly, the analysis in this staff report is based on the standards in effect as of that date.

The project site is currently designated Thoroughfare Commercial (TC) in the General Plan and zoned Commercial Thoroughfare (CT). At the time of the preliminary application submittal, the property was zoned Commercial Neighborhood (CN) under the Sherwood Specific Plan. Subsequently, the City repealed the Sherwood Specific Plan and rezoned the site (and surrounding properties) from CN to CT. Accordingly, the project has been reviewed and evaluated for consistency with the former CN zoning regulations rather than under the current CT zoning designation.

Project Overview

The proposed project includes the demolition of all existing structures and site improvements and development of seven, three-story residential townhome buildings containing a total of 33 units and associated site improvements and landscaping. The proposed project mix consists of four (4) three-bedroom units, twenty-seven (27) four-bedroom units, and two (2) five-bedroom units (see Attachment 3 – Project Plans).

Site and streetscape improvements include new sidewalks, street trees, landscaped areas, mail kiosk areas, and ADA-accessible curb ramps, enhancing pedestrian connectivity and the interface between the development and the surrounding public streets. Mechanical equipment will be located at grade and screened from public view through integrated fencing and landscaping. Trash and recycling carts will be stored within individual unit garages.

Each townhouse is served by a private one-or two-car garage. In addition, the project provides two surface guest parking spaces, resulting in a total of 64 on-site vehicle parking spaces. Class I (long -term) bicycle parking is provided in each unit's garage for a total of 50 bicycle parking spaces and four (4) Class II (short-term) bicycle parking spaces are provided outdoors on the eastern portion of the site near Acacia Avenue, offering convenient short-term bicycle parking for residents and visitors.

The project features a neo-eclectic architectural design with articulated building forms, varied rooflines, and a mix of stucco, wood siding, and composite trim. Architectural elements such as material changes, wall plane offsets, balconies, canopies, and recessed entries reduce perceived massing and provide visual interest. Clearly defined individual entrances and residential-scale design features reinforce the appearance of individual units, while the varied materials and façade treatments ensure compatibility with the surrounding neighborhood.

Figure 2 – Perspective from Sherwood Avenue

The project proposes to remove 15 protected trees, including one tree in the public right-of-way, to accommodate the proposed building footprints, grading, circulation improvements, and site infrastructure improvements. The landscape plan includes replacement trees, along with additional landscaping throughout the site which will enhance site aesthetics and improve the overall pedestrian and residential environment. The proposed landscaping includes a mix of trees, shrubs, groundcover, and other plantings distributed throughout common areas, building frontages, walkways, and other open space areas. Together, these landscape improvements will help provide shade, soften the built environment, contribute to overall site greenery, enhance visual interest, and create a more attractive and cohesive development.

Analysis

General Plan Consistency

The project is consistent with the General Plan's Thoroughfare Commercial Land Use Designation, which supports higher-density residential uses and affordable housing. The designation is intended to promote walkability, support local businesses, and provide opportunities for housing near services and transit. By providing a multi-family residential development including affordable units utilizing State Density Bonus law, the project aligns with these objectives and contributes to a vibrant, pedestrian-oriented corridor and serves as an appropriate transition between El Camino Real and the lower density residential neighborhoods to the south.

The project will contribute towards the City's Regional Housing Needs Assessment (RHNA) obligation and is aligned with the City's recently adopted 6th Cycle Housing Element by adding thirty-three (33) units to the City's housing stock, including one (1) low-income unit and four (4) moderate income units. Portions of the project site are included as housing sites in the Housing Element and are being developed consistent with the stated density.

Zoning Consistency

The project complies with the Effective Zoning Standards of the CN Zoning District, except as modified by State Density Bonus law, as shown in the table below:

CN Zoning District Zoning Standards			
	Requirement	**Proposal**	**Project Compliance**
Nonresidential floor area	20-33% of the floor area shall be for non-residential uses	None proposed	Waiver requested; additional information provided under "Density Bonus Request" section
Front Setback	0	Varies; 15'+	Project Complies
Side Setback	0	Varies; 4'+	Project Complies
Rear Setback	20'	Minimum 5'	Waiver requested; additional information provided under "Density Bonus Request" section
Height	45' and 4 stories	36.5' and 3 stories	Project Complies
Floor Area Ratio	No maximum	1.5	Project Complies
Vehicle and Bicycle Parking Zoning Standards			
Vehicle Spaces	0 Spaces. Gov. Code Section 65585., enacted by AB 2097 eliminates	64 spaces, including 29 full-size garage spaces, 33 compact	Project Complies

	minimum parking requirements for projects within one-half mile of a major transit stop; the site is located within this distance and therefore qualifies for the exemption.	garage spaces, and 2 surface spaces	
Bicycle Spaces	Short-term (Class-II) bicycle parking: 2 spaces Long-term (Class-I) bicycle parking: 50 spaces	Short-term (Class-II) bicycle parking: 4 spaces Long-term (Class-I) bicycle parking: 50 spaces (in garages)	Project Complies

The project is subject to the Objective Design Control Standards in LAMC Sections 14.40.150 (CN District) and 14.66.280 (Multiple-Family and Mixed-Use Development). Except for the requested Density Bonus waivers discussed in the Density Bonus Request section of this report, the project complies with all applicable Objective Design Control Standards.

Additionally, the project complies with the City's Inclusionary Housing Requirements by designating fifteen (15%) percent of total ownership units (5 out of 33 units) as affordable. It should also be noted that the affordable housing units provided to comply with the City's Inclusionary Housing Requirements may also be used to satisfy the requirements of State Density Bonus Law.

Density Bonus Request

The applicant requests a Density Bonus pursuant to California Government Code Section 65915 and LAMC Chapter 14.28. Because the TC General Plan designation and CN zoning district do not establish a maximum residential density, the applicant prepared a Density Bonus Report (Attachment 4) and included Base Density Plan Sheets in the project plans demonstrating that the site could accommodate 31 dwelling units while complying with applicable development standards and required commercial floor area. The Density Bonus Report and Base Density Plan Sheets were reviewed by Planning staff and demonstrate that the site can accommodate the base density independent of the requested density bonus incentives and concessions.

The project includes 33 for-sale townhomes, including five affordable ownership units (four moderate-income and one low-income unit), representing approximately 16 percent of the base density. Because the project exceeds the 15 percent affordable ownership threshold required by LAMC Section 14.28.020(B)(2), it is eligible for a seven percent density bonus, which would allow up to three additional units above the 31-unit base density. However, the applicant has elected to utilize only two density bonus units, resulting in a total of 33 dwelling units. Staff finds the project is eligible for the requested density bonus and is also entitled to one concession and unlimited waivers necessary to physically accommodate the project at the permitted density.

Concession

Government Code Section 65915(d) requires the City to grant concessions that provide identifiable and actual cost reductions necessary to facilitate affordable housing. The applicant requests a concession to satisfy the affordable housing requirement with four three-bedroom units and one four-bedroom unit, rather than providing affordable units with a bedroom distribution proportional to the market-rate units. The Density Bonus Report demonstrates that requiring larger affordable units reduces project revenue due to restricted sales prices. Therefore, staff find that the requested concession provides an identifiable cost reduction that supports delivering the affordable units. Pursuant to Government Code Section 65915(l), the City may require sufficient information to evaluate a concession request but may not require additional financial studies beyond those authorized by State Density Bonus Law. No evidence has been presented that would support denial of the concession under the statutory findings in Section 65915(d)(1).

Waivers

Government Code Section 65915(e) further provides that a qualifying density bonus project is entitled to unlimited waivers of development standards when those standards would physically preclude construction of the project at the permitted density or with authorized concessions/incentives. The project requests the following waivers:

1. **Commercial Space Requirement**: LAMC Section 14.40.030 requires mixed-use projects to provide a minimum of 20 percent and a maximum of 33 percent nonresidential floor area. The applicant demonstrates that compliance would eliminate approximately 30 dwelling units.

2. **Rear Setback**: LAMC Section 14.40.100 requires a 20-foot rear setback. The applicant requests a five-foot setback and demonstrates that compliance would result in the loss of approximately seven dwelling units.

3. **Upper-Story Step-back**: LAMC Section 14.40.150 requires third stories to be stepped back five feet from the ground floor. The applicant proposes no third-floor step-back and demonstrates that compliance would reduce building area by approximately 2,200 square feet and eliminate up to 20 bedrooms.

4. **Façade Articulation/Recess Requirement**: LAMC Section 14.40.150(B)(3) requires building façades exceeding 75 feet in length to be divided into primary and secondary façade bays, including recesses at least three feet deep and ten feet wide. The applicant demonstrates that compliance would reduce building area by approximately 500 square feet and eliminate up to eight bedrooms.

5. **Ground-Level Open Space Requirement**: LAMC Section 14.40.150(F) requires ground-level open space within setbacks of 10 feet or greater. The applicant demonstrates that compliance would necessitate relocation of required site features and result in the loss of approximately 10 dwelling units.

6. **Ground-Floor Height Requirement**: LAMC Section 14.40.150(E) requires the ground floor to be 12 inches taller than upper floors. The applicant demonstrates that compliance would reduce upper-floor living area and result in the loss of approximately 16 dwelling units.

7. **Window Recess Requirement**: LAMC Section 14.66.280(C)(4) requires windows to be recessed a minimum of three inches from the exterior wall surface. The applicant estimates that compliance would reduce building area by approximately 1,500 square feet.

8. **Primary Entrance Orientation Requirement**: LAMC Section 14.14.150(C)(2)(b) requires primary entrances to face a public street. The applicant demonstrates that compliance would require an internal vehicular alley within Lot 1, resulting in the loss of at least three dwelling units.

9. **Loading Zone Requirement**: LAMC Section 14.75.130 requires loading facilities for housing developments containing 10 or more units. The applicant demonstrates that compliance would require removal of at least one dwelling unit.

10. **Pedestrian-Scaled Entrance Features**: LAMC Section 14.14.150(C)(2)(a) requires building entrances to incorporate pedestrian-scale features such as stoops, dooryards, galleries, arcades, or forecourts that meet the specific design standards and dimensional requirements established in the Municipal Code. While the project incorporates these features at some entrances, the applicant demonstrates that requiring them at every entrance within the 2-unit, 4-unit, and 7-unit buildings would reduce available living area.

Based on the Density Bonus Report and supporting project plans, staff find that compliance with the identified development standards would physically preclude construction of the project at the density authorized under Government Code Section 65915. The applicant has demonstrated that the standards would substantially reduce building area, bedroom count, or housing yield, thereby preventing realization of the approved density bonus. Staff further find that none of the requested waivers would result in a specific adverse impact on public health or safety, cause an unavoidable environmental impact, or result in the demolition of a historic resource. Accordingly, the project is entitled to the requested waivers pursuant to Government Code Section 65915(e).

Tree Removal and Replacement

The project site contains 30 onsite trees, of which 14 qualify as protected trees pursuant to LAMC Chapter 11.08, as well as one protected street tree adjacent to the site. The project proposes removal of the existing onsite trees and the adjacent street tree. Based on the arborist report prepared by Kielty Arborist Services and reviewed by a certified arborist, the proposed removal of the protected trees is supported by the criteria set forth in LAMC Chapter 11.08.100.

LAMC Section 11.08.100(A)(1): The tree is dead, in poor health (as defined in the most recent edition of the Guide for Plant Appraisal), or has a risk rating of moderate, high, or extreme which cannot be mitigated through sound arboricultural practices to a low-risk rating.

The following trees exhibit decline, decay, structural deficiencies, drought stress, or other conditions affecting their long-term viability and meet the above criteria for removal:

- Tree No. 3 – Silver Dollar Gum (decay)
- Tree No. 4 – Chinese Elm (decline; leaning toward the street)
- Tree No. 7 – Catalina Cherry (poor health and structure)

- Tree No. 12 – Catalina Cherry (poor health and structure)
- Tree No. 19 – Catalina Cherry (poor structure with a cavity at the base)
- Tree No. 20 – Redwood (severe drought stress and decline)
- Tree No. 21 – Redwood (severe drought stress and decline)
- Tree No. 22 – Deodar Cedar (history of limb loss)

LAMC Section 11.08.100(A)(5): Preservation of the tree will impede the use of real property and no reasonable or feasible alternative (as determined by the development services director) exists to preserve the tree in the current location.

The following trees conflict with the proposed building footprint, frontage improvements, circulation, or other required site improvements:

- Tree No. 2 – Coast Live Oak
- Tree No. 6 – Coast Live Oak
- Tree No. 14 – Coast Live Oak
- Tree No. 15 – Coast Live Oak (also exhibits trunk decay)
- Tree No. 17 – Pepper Tree (also contains a cavity at the base)
- Tree No. 30 – Sweet Bay
- Tree No. 31 (street tree) – California Pepper Tree

Tree No. 31 is located on the opposite side of the private road north of the project site. The tree is contained within a bulb-out and has grown into the adjacent roadway. Its removal is required to provide adequate fire truck access to the site in accordance with Santa Clara County Fire Department requirements.

Pursuant to Chapter 11.08 of the Municipal Code, removal of the 15 protected trees generates a replacement obligation equivalent to 29 new 24-inch box trees. The replacement requirement is based on the size and species of the removed trees and is calculated using the City's canopy-replacement standards, which require replacement with trees providing an equivalent mature canopy spread on a one-to-one basis, or with smaller-canopy trees at a two-to-one ratio. Because several of the trees proposed for removal have large canopies, the resulting replacement requirement exceeds the number of trees removed.

Staff and the applicant evaluated opportunities to maximize on-site tree replacement; however, planting areas are constrained by the building footprint, circulation improvements, grading, utility infrastructure, and required stormwater treatment facilities associated with this urban infill site. Accordingly, the applicant proposes a mitigation strategy that includes 14 on-site replacement trees of varying canopy sizes, including two large-canopy London plane trees, with the remaining replacement obligation satisfied through payment of an in-lieu fee. Staff find the proposed tree removals satisfy the required findings under LAMC Section 11.08.100 and that the proposed combination of on-site replacement trees and in-lieu mitigation adequately addresses the project's tree replacement requirements.

Subdivision

The project includes a Vesting Tentative Map for condominium purposes. The subdivision will divide the site into thirty-three (33) individual residential condominium units and two common lots, which will be bisected by Acacia Avenue. The subdivision conforms to the General Plan, Subdivision Ordinance, and provisions of the Subdivision Map Act as substantiated in the Draft Resolution recommending approval of the Vesting Tentative Map (Attachment 2).

Transportation Analysis

The City retains the existing level-of-service policy in the General Plan and continues to require development projects to conduct non-CEQA transportation analyses to evaluate and manage a project's potential adverse effects on local roadways through operational improvements, as appropriate, during the project review and permitting phases. Under the adopted City policy, a Local Transportation Analysis (LTA) is required for projects that add 50 or more net new daily trips. The proposed project is estimated to generate 204 net new daily trips, including 14 net new AM peak hour trips and 15 net new PM peak hour trips. Accordingly, an LTA was prepared by Hexagon Transportation Consultants, Inc. to evaluate the project in accordance with the City's LTA requirements. Based on the project design and the detailed analysis conducted, the LTA determined that the project would not result in significant impacts on traffic operations under established traffic engineering standards, and no transportation improvements are required (Attachment 5)

Legal Context

While not exhaustive, the following State laws and court cases are important to understanding the legal framework that applies to review of the proposed housing development project and should be considered by the Planning Commission in its decision-making.

Housing Accountability Act

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

The proposed project is protected under the HAA as it creates additional housing stock within the City of Los Altos. Additionally, the proposed project meets all applicable objective design standards, except as modified by Density Bonus law.

Bankers Hill 150 v. City of San Diego and Schreiber v. City of Los Angeles

In *Bankers Hill 150 v. City of San Diego*, the court held that density bonus waivers must be granted where application of a development standard would physically preclude construction of the project at the permitted density, even if the project could theoretically be redesigned to comply with the

standard. Similarly, in *Schreiber v. City of Los Angeles*, the court confirmed that local agencies may not deny waivers or impose additional evidentiary burdens based on alternative design preferences.

These court cases confirm that a city may only refuse a waiver or reduction of development standards for the limited statutory reasons (specific adverse impacts on health/safety/environment, impacts on historic resources, or conflict with state/federal law) and not based on optional design considerations or the idea that the project could be redesigned without waivers. In other words, the City cannot deny a waiver simply because another design might avoid it, as that would impose an extra evidentiary/design burden not authorized under the State Density Bonus Law.

Environmental Review

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

The City's environmental consultant David J. Powers & Associates evaluated the project against statutory requirements and concludes that the project qualifies for exemption, subject to the project conditions of approval (see Attachment 6). The 1.4-acre project site is infill, surrounded by urban uses, previously developed, and contains no sensitive habitat or historic resources. The project is consistent with the General Plan and Commercial Neighborhood (CN) zoning as modified through the State Density Bonus Law and is not located in any environmentally sensitive area identified in PRC Section 21080.66(a)(6). Tribal consultation has been completed, environmental site assessments are prepared, and any required remediation will be completed.

Public Notification

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

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

Next Steps

The Planning Commission's decision on the Design Review is final unless appealed. The Planning Commission's recommendation regarding the Vesting Tentative Map application will be forwarded to Council for consideration at a future meeting and will be noticed separately.

RESOLUTION NO. PC 2026-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALTOS APPROVING A DESIGN REVIEW APPLICATION FOR THE CONSTRUCTION OF A THREE-STORY, 33-UNIT MULTIFAMILY DEVELOPMENT WITH A STATE DENSITY BONUS WITH A CONCESSION AND WAIVERS AT 966, 994, AND 988 SHERWOOD AVENUE, AND 987, 994, AND 1005 ACACIA AVENUE

WHEREAS, the City of Los Altos received an application from Jia Li, on behalf of Urbanscape Development (Applicant), for Design Review Application No. D25-0005 to construct a thirty-three-unit townhome development at 966, 988, and 994 Sherwood Avenue and 987, 994, and 1005 Acacia Avenue (Project); and

WHEREAS, the Applicant submitted a Preliminary Application pursuant to the Housing Crisis Act of 2019 (SB 330) prior to the effective date of the City's rezoning of the property from Commercial Neighborhood (CN) to Commercial Thoroughfare (CT), and therefore the Project is subject to the development standards in effect at the time of submittal; and

WHEREAS, the Thoroughfare Commercial (TC) General Plan designation supports retail, service, office, and high-density residential uses along major corridors such as El Camino Real and encourages mixed-use development that enhances walkability, supports nearby businesses, and provides opportunities for housing near services and transit; and

WHEREAS, the Thoroughfare Commercial (TC) General Plan designation and the applicable Commercial Neighborhood (CN) zoning district applicable to the Project do not establish a fixed residential density standard, and pursuant to Los Altos Municipal Code Chapter 14.28, the applicant prepared a Base Density Study demonstrating a base density of thirty-one (31) dwelling units. The Project includes four moderate-income ownership units and one low-income ownership unit, qualifying it for a five percent density bonus under Government Code Section 65915, resulting in a total of thirty-three (33) dwelling units, and supporting the City's Housing Element and housing production objectives; and

WHEREAS, the applicant proposes five (5) affordable ownership units, consisting of four (4) moderate-income units and one (1) low-income unit, representing approximately 16.1 percent of the base density of thirty-one (31) units, which qualifies the Project for a five percent density bonus pursuant to Government Code Section 65915(f) and Los Altos Municipal Code Chapter 14.28, resulting in two (2) additional dwelling units and a total of thirty-three (33) dwelling units; and

WHEREAS, the applicant has requested ten (10) waivers of development standards pursuant to Government Code Section 65915(e) to allow deviations from the City's development standards that would otherwise physically preclude construction of the Project at the density authorized under State Density Bonus Law, including requirements related to commercial floor area, rear setbacks, third-story step-backs, façade articulation and recesses, ground-level open

space, ground-floor height, window recesses, primary entrance orientation, loading facilities, and pedestrian-scaled entrance features; and

WHEREAS, the Applicant has requested one concession related to the bedroom distribution of the affordable units and ten waivers from development standards that would otherwise physically preclude the Project from achieving the density authorized under State Density Bonus Law; and

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

WHEREAS, the Planning Commission held a duly noticed public hearing to consider the Project on August 6, 2026, and 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, the Planning Commission held a duly noticed public hearing on August 6, 2026, at which time all interested persons had the opportunity to be heard and present evidence regarding the Project; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Los Altos hereby approves Design Review Permit (Application No. D25-0005) for a 33 unit multifamily residential development based on the findings attached hereto as “Exhibit A” and conditions of approval attached hereto as “Exhibit B” and incorporated by this reference.

EXHIBIT A

FINDINGS

With regard to the Design Review (Application No. D25-0005), the Planning Commission finds the following pursuant to Section 14.77.070 of the Los Altos Municipal Code:

A. The proposal meets the goals, policies, and objectives of the General Plan and the applicable objective design standards and ordinances governing the Commercial Neighborhood (CN) zoning district. The Project provides thirty-three ownership townhome units, including five affordable ownership units, supports the City's housing production goals, and is consistent with the General Plan's policies encouraging housing opportunities, affordable housing, and pedestrian-oriented development. The Project complies with the applicable CN zoning and objective design standards, except where modified by one concession and ten waivers granted pursuant to the State Density Bonus Law.

B. The proposed structures have been designed to follow the natural contours of the site with minimal grading, minimal impervious cover, and maximum erosion protection. The Project redevelops an existing urbanized infill site that is relatively flat and therefore requires limited alteration of existing site grades. The Project incorporates required stormwater treatment facilities, landscaping, and erosion-control measures consistent with City standards. In addition, the absence of basement or subterranean parking levels minimizes excavation and grading, allowing the development to be accommodated with limited disturbance to existing site conditions.

C. Building mass incorporates articulated architectural elements and features that relate to the human scale both horizontally and vertically. The buildings include varied rooflines, changes in wall planes, balconies, canopies, recessed entries, and material transitions that provide variation and depth and avoid large blank wall surfaces. The Project incorporates identifiable unit entrances, balconies, and other residential features that clearly signal habitation and reinforce the residential character of the development.

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. The Project incorporates a combination of stucco, wood siding, composite trim, and complementary architectural detailing to define building elements and provide visual interest. Materials, finishes, and colors are used in a manner that reduces the perceived appearance of height, bulk, and mass and provides compatibility with surrounding development.

E. The design and layout of the Project result in well-designed vehicle and pedestrian access, circulation, and parking. Pedestrian access is provided through a network of internal sidewalks connecting to Acacia Avenue, Sherwood Avenue, and the private roadway serving the site. Vehicular access is provided through driveways and internal circulation aisles serving individual garages and guest parking spaces. Although the Project is exempt from minimum vehicle parking

requirements pursuant to Government Code Section 65863.2, enacted by AB 2097, due to its proximity to a major transit stop, the applicant voluntarily provides 64 on-site vehicle parking spaces, in addition to short- and long-term bicycle parking. The Project's circulation system and site improvements facilitate safe and efficient pedestrian and vehicular movement throughout the development.

F. The general landscape design ensures visual relief, complements the proposed structures, provides an attractive environment, and is consistent with applicable landscaping requirements. The landscaping plan includes fourteen replacement trees, additional canopy trees, shrubs, and groundcovers throughout the site and along the Sherwood Avenue and Acacia Avenue frontages. The Project proposes removal of seventeen protected trees, generating a replacement obligation equivalent to twenty-two 24-inch box trees. Consistent with Chapter 11.08 of the Los Altos Municipal Code, the applicant proposes a combination mitigation strategy consisting of fourteen on-site replacement trees, including two large-canopy London plane trees, and payment of an in-lieu fee to satisfy the remaining replacement obligation. The proposed landscaping provides shade, visual interest, and an attractive setting that complements the architecture of the development.

G. Signage when proposed or required is designed to complement the building architecture in terms of style, materials, colors, proportions, and serves as identification of the building or business(es) only. No signage is proposed as part of the project, therefore this finding is not applicable.

H. Mechanical equipment is fully screened from public view, and the screening is designed to be consistent with the project architecture in form, material, and detailing and will comply with Chapter 11.14 of the Los Altos Municipal Code. Mechanical equipment will be located at grade and screened through a combination of fencing and landscaping integrated into the site design.

I. Service and trash areas are fully screened from public view or enclosed within structures consistent with the project architecture in materials and detailing. Trash and recycling storage is provided within individual garages, and utility facilities will be screened in accordance with City requirements.

J. The Project includes a Vesting Tentative Map for condominium purposes creating 33 residential condominium units. The associated subdivision improvements and conditions are consistent with the General Plan, Title 13 of the Los Altos Municipal Code, and the Subdivision Map Act.

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

EXHIBIT B

CONDITIONS OF APPROVAL

PLANNING DIVISION

1. **Approved Plans:** The project shall be developed in substantial compliance with the design plans, support materials, and technical reports approved as part of Los Altos planning application D25-0005 except as modified by these conditions as specified below.

2. **Expiration:** This Permit is valid for a period of two years and will expire on August 6, 2028, unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to the procedures and timeline for extensions in the Zoning Code.

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 agree to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project. The City may withhold final maps and/or permits, including temporary or final occupancy permits, for failure to pay all costs and expenses, including attorney's fees, incurred by the City in connection with the City's defense of its actions.

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

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

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

   a. The site plan shall be revised to clearly dimensions and label all proposed setbacks.
   b. All civil plan sheets shall be updated to demonstrate compliance with Sant Clara County Fire Department emergency access and turning radii requirements. The updated civil plans shall incorporate all necessary site and frontage modifications, including but not limited to the removal of Tree #31 and the removal or modification of the existing bulb-out located at the northwest corner of Sherwood Avenue and the private road abutting the project site. All civil sheet modifications required for Fire compliance shall be subject to review and approval by the Development Services Director, City Engineer, and Santa Clara County Fire Department prior to building permit issuance.

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

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

11. **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.

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

13. **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.

14. **Windows:** Manufacturer type, design, material, and installation details for all windows within the project shall be specified for each unit in the building permit drawings for review

and approval by the Development Services Director or their designee prior to the issuance of building permits.

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

16. **Rooftop Equipment Screen:** All rooftop equipment must be concealed behind opaque (solid) screening designed to complement the building design such that rooftop equipment is not visible from any elevation. Details of the rooftop equipment and roof screens shall be included in the building permit drawings and shall be equal to, or taller than the equipment it is intended to screen.

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

18. **Fences and Walls:** All fencing and walls are to be shown on building plan drawings, including details on height, location, and material finish. The design and location must be approved by the Development Services Director or their designee and comply with all setback and traffic visibility area requirements prior to building permit issuance.

19. **Lighting Plan:** A detailed lighting plan shall be included in building permit drawings demonstrating compliance with Chapter 14.91 (Lighting Performance Standards) of the Los Altos Municipal Code. This plan should include photometric contours, manufacturer's specifications on the fixtures, and mounting heights. The design and location of outdoor lighting fixtures shall ensure there will be no light spillover to surrounding properties, which is demonstrated with photometric contours extending beyond the project property lines. The lighting plan submitted with building permit drawings must be approved by the Development Services Director or their designee prior to building permit issuance.

20. **Landscaping:** Detailed landscape plans encompassing on- and off-site plantable areas out to the street curb must be included in building permit drawings. Minimum plant sizes are flats or one-gallon containers for ground cover, five-gallon for shrubs, and 24" box for trees. The drawings must be approved by the Development Services Director or their designee prior to building permit issuance and implemented prior to occupancy. All plans should be prepared by a licensed Landscape Architect and shall comply with the City's 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.

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

22. **Arborist Report:** A qualified arborist shall provide written instructions for the care of the existing tree(s) to remain on-site before, during, and after construction. The report shall also include a detailed plan showing installation of chain link fencing around the dripline to protect these trees and installation of an irrigation drip system and water tie-in for supplemental water during construction. Arborist's reports shall be received by the Planning Division and must be approved prior to issuance of building permits. Prior to occupancy, the arborist shall certify in writing that all tree preservation measures have been implemented. Approved measures from the report shall be included in the building permit drawings.

23. **Protected Trees:** Trees No. 31 shall be protected under this application and cannot be removed without a Tree Removal Permit from the Development Services Director.

24. **Tree Removal Approved:** Trees No. 2, 3, 4, 6, 7, 12, 14, 15, 17, 19, 20, 21, 22, and 30 shown to be removed on plan Sheets L-2, L-3, L-4, L-5, and L-6 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 upon submission of written justification.

25. **Removal of Tree in the Public Right-of-Way:** Prior to issuance of the demolition or building permit (whichever occurs first), the applicant shall obtain a permit from the Parks Maintenance Division for the removal of Tree No. 31 located within the public right-of-way. Tree removal shall not occur until a building permit is submitted and shall only occur after the issuance of a demolition permit or building permit. Exceptions to this condition may be granted by the Development Services Director upon submitting written justification.

26. **Replacement Trees:** Pursuant to Chapter 11.08 of the Los Altos Municipal Code, the removal of protected trees associated with this project generates a replacement obligation equivalent to twenty-nine (29) 24-inch box trees. The applicant shall provide fourteen (14) replacement trees on-site, as shown on the approved landscape plans. All replacement trees shall be identified on the landscape plans and installed prior to final occupancy, unless otherwise approved by the Development Services Director.

27. **Replacement Tree In-Lieu Fee:** In addition to the installation of fourteen (14) on-site replacement trees, the remaining obligation equivalent to fifteen (15) replacement trees shall be satisfied through payment of the City's tree replacement in-lieu fee in accordance with Chapter 11.08 of the Los Altos Municipal Code. The fee shall be paid prior to issuance of a building permit.

28. **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.

29. **Street Tree Protection:** All designated City street trees are to be protected throughout construction activity with protection measures shown on building permit plans.

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

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

32. **Parking and Loading/Delivery Management Plan:** Prior to building permit issuance, the applicant shall develop a parking and loading/delivery management plan describing parking allocation for residents, guests, and specifying measures to manage deliveries and loading for the project, subject to administrative approval by the Development Services Director or their designee.

33. **Bike Parking Facilities:** The applicant shall provide the following bike parking on the project site, which must be shown on building permit drawings:

    a. 4 short-term bike parking spaces for visitors.
    b. 50 long-term bike parking spaces for residents.

34. **Site-Specific Building Acoustical Analysis:** A qualified acoustical consultant will review final site plans, building elevations, and floor plans prior to construction to calculate expected interior noise levels as required by State noise regulations. Project-specific acoustical analyses are required by the California Building Code to confirm that the design results in interior noise levels were reduced to 45 dB(A)L_{dn} or lower. The specific determination of what noise insulation treatments are necessary will be completed on a unit-by-unit basis. Results of the analysis, including the description of the necessary noise control treatments, will be submitted to the City along with the building plans and approved prior to issuance of a building permit. Building sound insulation requirements will include the provision of forced-air mechanical ventilation for all residential units as recommended by the qualified acoustical consultant, so that windows can be kept closed at the occupant's discretion to control noise. Special building techniques (e.g., sound-rated windows and building facade

treatments) will be implemented as recommended by the qualified acoustical consultant to maintain interior noise levels at or below acceptable levels. These treatments will include, but are not limited to, sound-rated windows and doors, sound-rated wall construction, acoustical caulking, protected ventilation openings, etc.

35. **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.

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

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

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

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

40. **Basic Air Quality Construction Measures:** The applicant shall require all construction contractors to implement the basic construction mitigation measures recommended by the Bay Area Air Quality Management District (BAAQMD) to reduce fugitive dust emissions. Emission reduction measures will include, at a minimum, the following measures: (a) all

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

41. **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.

42. **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.

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

44. **Discovery of Human Remains:** In the event that human remains are discovered during any phase of the project, all work shall immediately cease in the immediate vicinity of the discovery, the area shall be secured and protected, and the applicant shall immediately contact the Santa Clara County Coroner, the City of Los Altos Development Services Department, and the consulting Tribe(s) (including the Tribe's Tribal Historic Preservation Officer, Chairperson, and/or Cultural Resources Director). The following procedures shall be followed in accordance with California Health and Safety Code section 7050.5, California Public Resources Code section 5097.98, and CEQA Guidelines section 15064.5(e):

a. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains shall occur until the county coroner has been contacted and has made the determination required by Health and Safety Code section 7050.5.
b. If the coroner determines that the remains are, or are believed to be, Native American, the coroner shall notify the Native American Heritage Commission (NAHC) within 24 hours of that determination, as required by Health and Safety Code section 7050.5(c).
c. Pursuant to Public Resources Code section 5097.98, the NAHC shall immediately notify and designate the Most Likely Descendant (MLD) of the deceased Native American.
d. The MLD may, within 48 hours of being granted access to the site by the landowner or its authorized representative, inspect the site of the discovery and recommend to the landowner or the person responsible for the excavation the means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods and funerary objects.
e. The landowner or its authorized representative shall ensure the discovery and its immediate vicinity are protected from further disturbance until conferral has occurred and shall discuss and confer in good faith — meaning meaningful and timely discussion and careful consideration of the MLD's views — regarding all reasonable treatment options, including nondestructive removal and analysis, preservation in place, and relinquishment to the MLD. The landowner shall not remove, possess, or dispose of the remains or associated items except as the MLD recommends or, failing agreement, as provided in subsection (f).
f. If there is no identified MLD, the MLD fails to make a recommendation within the time allowed, or the landowner rejects the MLD's recommendation, the landowner shall participate in good faith in mediation by the NAHC under Public Resources Code section 5097.94(k) before taking any disposition action. Only if such mediation is invoked and fails to produce acceptable measures may the landowner reinter the remains and associated items, with appropriate dignity, on the property in a location not subject to further or future subsurface disturbance, and the landowner shall further protect the site by recording it with the NAHC or the Information Center, placing an open-space or conservation easement, and/or recording a "Notice of Reinterment of Native American Remains" with the county. In no event shall remains or associated items be obtained, possessed, sold, or disposed of in violation of Public Resources Code section 5097.99.
g. The consulting Tribe(s)' preference for reinterment of ancestral remains and their associated belongings on or near the site, in a location protected from further disturbance, shall be honored to the maximum extent feasible.
h. Where the project is on or affects lands subject to the California Native American Graves Protection and Repatriation Act (CalNAGPRA, Health and Safety Code sections 8010 et seq.), disposition shall additionally be carried out consistent with that Act.

i. The term "human remains" includes cremated remains, as Tribal traditions periodically necessitated ceremonial burning of the deceased; monitors may make recommendations for the removal of cremations. Associated grave goods, the soil within an area up to two (2) feet in diameter around the burial, and other funerary remnants and ashes shall be treated in the same manner as the human remains.
j. Where the consulting Tribe(s) so recommend, ancestral remains and associated belongings may be reinterred on or near the site or relocated offsite for ceremonial reburial at a site designated by the Tribe(s), in a location safeguarded against future subsurface disturbance. The applicant shall make diligent efforts to accommodate the Tribe(s)' recommendation. Where reburial is on or near the site, the applicant shall, if determined necessary by the City in consultation with the consulting Tribe(s), provide a cultural easement or other legally enforceable protective mechanism to support such reburial in a manner consistent with the Tribe(s)' cultural and ceremonial traditions.
k. The location of any reburial of Native American human remains shall remain confidential and shall not be subject to public disclosure under the California Public Records Act.

45. **Cultural Resources Awareness Training and Pre-Permit Documentation:** Prior to issuance of any grading, demolition, building, encroachment, or other permit authorizing ground-disturbing activity, the applicant shall submit written documentation to the City demonstrating that: (a) a qualified archaeologist meeting or exceeding the Secretary of the Interior's Professional Qualifications Standards for archaeology has been retained as the Project Archaeologist; (b) the consulting Tribe(s) have been provided the opportunity to designate Tribal monitor(s) and any Tribal representative(s) required to assist with preparation of the monitoring and treatment plans; and (c) the applicant has entered into any required Tribal monitoring agreement(s) with the consulting Tribe(s), consistent with the conditions below. No such permit shall be issued until the City has received and accepted the required documentation. Prior to commencement of any ground-disturbing activity, all construction and supervisory personnel involved in ground-disturbing activities shall complete a Worker Environmental Awareness Program (WEAP) presented by the Project Archaeologist and a Tribal Cultural Awareness Training (TCAT) presented by a representative or monitor of the consulting Tribe(s). The training shall address the types of archaeological and tribal cultural resources that may be encountered, discovery and stop-work protocols, legal protections afforded such resources, and the authority of the archaeological and Tribal monitors. The TCAT shall be provided for all workers involved in ground-disturbing activities. A record of all attendees shall be maintained and provided to the consulting Tribe(s) and the City upon request. Any new workers or crews entering the project site shall receive the required training before performing any ground-disturbing work.

46. **Retention of Tribal Monitors:** Each consulting Tribe may designate up to one (1) Tribal monitor. The Tribal monitor(s) shall be retained and compensated by the project applicant/proponent at the Tribe's standard rate for all monitoring, training, meetings, travel, and related activities. In addition, the applicant shall retain and compensate, at the Tribes' standard rate(s), up to one (1) additional representative designated by the consulting Tribe(s) to work alongside the project archaeologist in preparing the monitoring plan and the treatment plan.

47. **Tribal Monitoring Agreement:** The applicant shall enter into a tribal monitoring agreement with each consulting tribe to address monitor compensation, scheduling, secure storage, insurance, and dispute resolution. The applicant shall submit to the Planning Division a copy of each executed agreement between the applicant and each consulting tribe prior to issuance of the first demolition or building permit.

48. **Pre-Construction Coordination Meeting** Prior to ground disturbance, the Project Archaeologist, the Tribal monitor(s), the lead/permitting agency (City of Los Altos), and the construction contractor shall hold a pre-construction coordination meeting to confirm the monitoring scope, discovery and notification protocols, points of contact, and stop-work procedures.

49. **Monitoring Plan:** The project archaeologist, in collaboration with the consulting Tribe(s), shall develop the monitoring plan for the project. The monitoring plan shall define the scope, methods, locations, and protocols for archaeological and Tribal monitoring, consistent with these Conditions of Approval. The applicant shall provide the monitors with unencumbered access to the project site as reasonably necessary to perform monitoring. Equipment and logistical support for monitoring shall be addressed in the monitoring plan.

50. **Archaeological and Tribal Monitoring:** Up to one (1) Tribal monitor designated by each consulting tribe shall be present to monitor all initial ground-disturbing activities, including but not limited to grading, excavation, trenching, augering, boring, grubbing, and related earthwork, archaeological survey, testing, subsurface investigation, or other cultural resources fieldwork.

51. **Advance Notice and Scheduling of Ground-Disturbing Activities:** The applicant shall keep the consulting Tribe(s) apprised of the scheduling of ground-disturbing activities and shall provide reasonable advance written notice, together with a construction schedule, before commencement of ground-disturbing activities. The consulting Tribe(s) shall be notified directly, in addition to any notice provided to the project archaeologist. Specific notice timeframes and scheduling procedures shall be set forth in the monitoring plan or the tribal monitoring agreement.

52. **Stop Work Authority:** Both the archaeologist and the Tribal monitor shall have independent and co-equal authority to halt or redirect ground-disturbing work in the event of a discovery of, or potential discovery of, an archaeological or tribal cultural resource. Earthmoving shall not proceed unmonitored, and work shall not resume until clearance is given under the protocols below.

53. **Work Stoppage and 100-Foot Buffer:** Upon the discovery of any archaeological or tribal cultural resource, all work shall stop within 100 feet of the find. The find shall be protected and work in that area shall not resume until the resource has been evaluated by both the project archaeologist and the Tribal monitor.

54. **Notification of Consulting Tribes:** Upon any discovery, the consulting Tribe(s) shall be notified, and their participation confirmed, within 24 hours of the discovery, so that a Tribal representative may participate in the evaluation and treatment of the resource.

55. **Resource Eligibility Evaluation and Deference:** Upon the event of a discovery, up to one (1) Tribal representative from each consulting Tribe shall be afforded the opportunity to review the resource in coordination with the Project Archaeologist to assist in evaluating whether the resource may qualify as a tribal cultural resource, historical resource, or unique archaeological resource under applicable law. The Project Archaeologist shall document the findings of the evaluation and provide recommendations to the City for consideration. Any determination regarding the significance, eligibility, treatment, or disposition of the resource shall be made by the City in its capacity as lead agency, following consultation with the consulting Tribe(s) and consideration of Tribal recommendations, and in accordance with applicable provisions of CEQA and the Public Resources Code.

56. **Preservation in Place:** Consistent with Public Resources Code Section 21084.3 and CEQA Guidelines Section 15370, avoidance and preservation in place shall be the preferred treatment for tribal cultural resources to the maximum extent feasible, as determined by the Development Services Director. Any preservation, treatment, data recovery, excavation, or testing measures shall be identified in a treatment plan prepared in consultation with the consulting Tribe(s) and approved by the Development Services Director.

57. **Treatment Plan:** If a resource is discovered, a treatment plan shall be developed in coordination with a representative of the consulting Tribe(s) prior to any further disturbance of the resource. The treatment plan shall reflect the Tribe's recommendations regarding significance, avoidance, and disposition. The treatment plan shall govern any testing, data recovery, excavation, or other treatment measures and shall become effective upon approval by the Development Services Director following consultation with the consulting Tribe(s).

58. **Confidentiality of Cultural Resource Information:** Information concerning the location, character, and nature of tribal cultural resources is confidential and exempt from public disclosure pursuant to Government Code sections 6254(r) and 6254.10 (recodified at Government Code sections 7927.000 and 7927.005), Public Resources Code sections 21082.3(c) and 5097.9, and Government Code section 65352.3 (SB 18); and, for federal undertakings, Section 304 of the National Historic Preservation Act (54 U.S.C. § 307103) and Section 9 of the Archaeological Resources Protection Act (16 U.S.C. § 470hh). Such information shall not be released without the consent of the consulting Tribe(s). All workers and personnel shall abide by these confidentiality provisions, including a prohibition on photographing, filming, recording, sketching, mapping, posting to social media, or otherwise disclosing any tribal cultural resource or its location, except as authorized in writing by the consulting Tribe(s). The consulting Tribe(s) shall be made aware of any audio or video recording devices present on the job site, including portable and vehicle-mounted equipment. Upon any discovery, all audio and video recording shall cease immediately in the area of the discovery and for the duration of the discovery during operating hours; this does not restrict authorized after-hours security surveillance. An exception applies to the designated Tribal monitor, who is responsible for documenting the findings as part of their official duties.

59. **Report Preparation, Tribal Review and Distribution:** Upon completion of monitoring and any treatment, the project archaeologist shall prepare the monitoring and/or survey report for filing with the Northwest Information Center (NWIC) of the California Historical Resources Information System. The monitoring Tribe shall be afforded the opportunity to review and provide input on the report prior to its submittal to the NWIC. A copy of the final report shall be provided to all consulting Tribes. The consulting Tribe(s) do not release their monitoring records to the lead/permitting agency, the applicant, or any third party, and no such record shall be required of or disclosed by the Tribe. As records of a sovereign tribal government, they are not public records subject to the California Public Records Act. Mitigation monitoring and reporting under Public Resources Code section 21081.6 shall be satisfied by the archaeologist's report under TCR-17.

60. **Return, Reparation and Transfer of Tribal Cultural Items:** Native American human remains, cremated remains, funerary objects, grave goods, burial-associated materials, and any items subject to Public Resources Code sections 5097.98 or 5097.99 shall be treated and dispositioned solely in accordance with the Discovery of Human Remains condition and applicable law. Consistent with Public Resources Code section 5097.991 and *People v. Van Horn* (1990) 218 Cal.App.3d 1378, such items are not the property of the landowner and shall not be retained, possessed, sold, or curated except as directed by the Most Likely Descendant or otherwise provided by law. For tribal cultural items, cultural belongings, and associated materials that are not subject to the foregoing human remains provisions, the project applicant shall work in good faith with the consulting Tribe(s), the City, and any applicable regulatory agencies to determine the appropriate treatment, disposition, repatriation, reburial, curation, or other management of such materials, consistent with applicable law. Where examination of an item by a party other than the consulting Tribe(s) is reasonably necessary, that party shall return the item in a timely manner following completion of the examination, or within thirty (30) days of recovery unless otherwise agreed to by the consulting Tribe(s). Any temporary curation or repository storage shall require the express written consent of the consulting Tribe(s), and the project applicant shall be responsible for any associated curation or repository fees.

61. **Secure Onsite Storage of Tribal Cultural Resources:** In the event tribal cultural resources requiring temporary on-site storage are discovered, the applicant shall provide, at its own expense, secure, lockable storage with exclusive access for authorized representatives of the consulting Tribe(s), to house the resources until repatriation or other treatment agreed with the Tribe(s) is completed. Storage specifications shall be addressed in the treatment plan or the tribal monitoring agreement. A periodic inventory of all stored tribal cultural resources shall be maintained and provided to the consulting Tribe(s), and shall be updated as items are added, removed, repatriated, or reburied.

62. **Dispute Resolution:** If the Project Archaeologist and Tribal monitor disagree regarding the identification, eligibility, significance, treatment, or disposition of any archaeological resource, tribal cultural resource, or associated material, the matter shall be referred to the City, as lead agency, for review and resolution in consultation with the consulting Tribe(s). The City shall give substantial consideration to the recommendations of the consulting Tribe(s) and the Project Archaeologist when rendering its determination. Until the City issues a determination,

all ground-disturbing work shall remain suspended within the affected area and any required protective buffer, and no further disturbance of the resource or surrounding area shall occur except as authorized by the City in consultation with the consulting Tribe(s).

63. **Disclosure of Hazards and Occupational Safety Compliance:** The applicant shall disclose to the project archaeologist, the Tribal monitor, and the consulting Tribe(s) all known safety and environmental hazards present at the project site, including the type and the level or severity of each hazard (for example, contaminated soils, hazardous materials, or other exposures), prior to any on-site work by the monitors. The applicant shall comply with all applicable occupational safety and health standards, including the California Occupational Safety and Health Act (Labor Code section 6300 et seq.) and its implementing regulations (Title 8 of the California Code of Regulations) administered by Cal/OSHA, and applicable federal OSHA standards (29 CFR), and shall ensure a safe working environment for all monitors and personnel. Where personal protective equipment (PPE) is required, the applicant shall provide it, and Tribal monitors and staff shall have full access to the same areas for donning and decontaminating safety gear as other construction personnel.

64. **Site Security and Access Control During Cultural Resource Treatment:** Where circumstances warrant, including where necessary to protect Tribal monitors, cultural resources, Native American human remains, funerary objects, items of cultural patrimony, or culturally appropriate treatment, ceremony, or reburial activities, the applicant shall, at its sole expense, provide reasonable site security measures as directed by the City in consultation with the consulting Tribe(s). Such measures may include security personnel, temporary screening or fencing, restricted access areas, or removal of unnecessary personnel from the immediate vicinity of the discovery. Unnecessary personnel shall leave the immediate vicinity during excavation, evaluation, treatment, cultural actions or ceremonies, and reburial, except as authorized by the City in consultation with the consulting Tribe(s).

BUILDING DIVISION

65. **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.

66. **Conditions of Approval:** Incorporate the conditions of approval into the Building Permit submittal plans and provide a letter which explains how each condition of approval has been satisfied and/or which sheet of the plans the information can be found.

67. **School Fee Payment:** In accordance with Section 65995 of the California Government Code, and as authorized under Section 17620 of the Education Code, the property owner shall pay the established school fee for each school district the property is located in and provide receipts to the Building Division. Payments shall be made directly to the school districts.

68. **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.

69. **Work Hours/Construction Site Signage:** No work shall commence on the job site prior to 7:00 a.m. nor continue later than 7:00 p.m., Monday through Friday, from 9 a.m. to 6 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.

70. **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.

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

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

73. **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.

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

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

method for backdraining walls to prevent the build-up of hydrostatic pressure; considerations for design of excavation shoring system; excavation monitoring; and seismic design.

PUBLIC WORKS DEPARTMENT

76. **ROW Dedication:** The applicant shall dedicate a 25' radius ROW at the south corner (intersection of Sherwood Ave and Acacia Ave) of the property. A paved pedestrian refuge area shall be provided within the dedicated area.

77. **Public Access Easement Dedication:** The applicant shall dedicate public access easement of 2' along the alley of APN 170-01-047 for the purpose of providing vehicle access.

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

79. **New ADA Ramps and Crosswalks:** The applicant shall provide new ADA ramps and crosswalk striping where applicable per the City standards at all of the following intersections:
    a. One ADA ramp and striping on either side of the two proposed driveways on Acacia Ave.
    b. One ADA ramp and striping across the Alley along Sherwood Ave.
    c. One ADA ramp at the alley where the sidewalk shall end on Acacia Ave.
    d. One ADA ramp at the private road where the sidewalk shall end on Acacia Ave.
    e. One ADA ramp on either side of the cluster of six driveways on Acacia Ave.
    f. Two ADA ramps located within the bulb out at the corner of Sherwood Ave and Acacia Ave to cross both Sherwood Ave and Acacia Ave.
    g. Ensure that the curb ramps meet current ADA standards
    h. Ensure that the proper truncated domes are provided for City requirements per current City Specifications.

80. **Public Infrastructure Repairs:** The applicant shall repair any damaged right-of-way infrastructures and otherwise displaced curb, gutter and/or sidewalks and City's storm drain inlet shall be removed and replaced as directed by the City Engineer or his designee. The applicant is responsible to resurface (grind and overlay) half of the street along the frontage of Sherwood Avenue, Acacia Avenue and resurface (grind and overlay) the full width of the Alley adjacent to the project side if determined to be damaged during construction, as directed by the City Engineer or his designee.

81. **Parking Stall and Red Curb Striping:** The applicant shall install parking stall striping and red curb along the project frontage on Sherwood Avenue, Acacia Avenue, and the proposed flush curbs along the alley and private road. These improvements shall be shown on the building permit plans and shall be subject to review and approval of the City Engineer or his designee prior to issuance of the building permit.

82. **Construction Management Plan:** The applicant shall submit a construction management plan for review and approval. 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 Sherwood Avenue, Acacia Avenue, and the alley way 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.

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

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

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

86. Public Improvements: Install or reconstruct standard public improvements required for the project along the project frontages of Sherwood Ave and Acacia Ave subject to the city standards. These improvements shall be shown on the building permit plans and shall be subject to review and approval of the City Engineer or his designee prior to issuance of the building permit. These improvements include the following:

a. New sidewalk and vertical curb and gutter from property line to property line along the frontage of Acacia Ave and Sherwood Ave. and as required by the City Engineer. The sidewalk shall be 5' in width. The 6-inch curb shown on the site plans shall not be part of the sidewalk. Please incorporate the design into the formal application package.
b. Include tree wells on Sherwood Ave. The tree wells shall be a minimum of 9 square feet with a minimum 3-foot width, placed between two consecutive parallel parking stalls, per city of Los Altos Standard Detail SU-22. Please incorporate these improvements into the site plan.
c. The applicant shall install new street trees along the edge of the sidewalk fronting Sherwood Ave and Acacia Ave from property line to property line, as extensively as possible.
d. The applicant shall install street lights with 1' candles along the frontage of Sherwood Ave and Acacia Ave as all public spaces as part of the development shall be lit. A photometric plan shall be included in the formal design review application package for staff to verify.
e. Ensure ADA compliance and pedestrian safety on the sidewalk along Acacia Ave with the six proposed driveways.
f. The applicant shall install traffic line striping and stop sign striping and signage.
g. The applicant shall install micro-surfacing treatment up to half width of Sherwood Avenue, Acacia Avenue, and full width of the alley along the frontages of the project.

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

88. **Final Map Recordation:** The applicant shall record the final map Prior to the issuance of the building permit. The applicant shall provide a sufficient fee retainer at the time of the first final map review to cover the City's review costs.

89. **Storm Water Management Plan:** The applicant shall submit a Storm Water Management Plan (SWMP) in compliance with the San Francisco Bay Region Municipal Regional Stormwater (MRP) National Pollutant Discharge Elimination System (NPDES) Permit No. CA S612008, Order R2-2022-0018, Provision C.3 dated May 11, 2022.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.

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

91. **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.

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

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

94. **Encroachment Permit:** An encroachment permit shall be obtained from the Engineering Division prior to doing any work within the public right-of-way including the street shoulder. All work within the public street right-of-way shall be in compliance with the City's Shoulder Paving Policy.

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

96. **Cost Estimate and Performance Bonds:** The applicant shall submit a cost estimate for the improvements in the public right-of-way and shall submit a 100 percent performance bond or cash deposit (to be held until acceptance of improvements) and a 50 percent labor and material bond (to be held 6 months after acceptance of improvements) for the work in the public right-of-way.

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

98. **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.

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

100. **Undergrounding Utilities:** The applicant shall underground the existing overhead utilities and remove the pole located on Acacia Avenue along parcel 170-01-047. The undergrounding of utilities shall be incorporated into the civil drawings of the building permit application.

101. **Truck Turnaround:** The applicant shall provide a turning template for a S-BUS-40 to demonstrate sufficient maneuvering capability. The turning template shall be incorporated into the plans. Include a truck turning template from a vehicle turning from Sherwood Avenue (southbound) onto Acacia Avenue (northbound), assuming a symmetrical bulb out on Acacia Avenue.

102. **Sewage Capacity Study:** The applicant shall show sewer connection to the City sewer main and submit calculations showing that the City's existing 8-inch sewer main will not exceed two-thirds full due to the additional sewage capacity from the proposed project. For any segment that is calculated to exceed two-thirds full for average daily flow or for any segment that the flow is surcharged in the main due to peak flow, the applicant shall upgrade the sewer line or pay a fair share contribution for the sewer upgrade to be approved by the City Engineer.

103. Traffic Analysis Report: The applicant shall submit a traffic analysis report prepared by a registered Traffic Engineer for review and approval.

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

105. Road Width: Minimum road width of 11 feet shall be maintained from lip of gutter to center line on both Sherwood Avenue and Acacia Avenue.

106. Sewer Easement: Provide a 10-foot Sewer Easement for the sanitary sewer main that runs through the private road.

107. Ingress/Egress Agreement: Appropriate ingress/egress agreements shall be provided for all utilizing neighboring properties of the private road.

FIRE DEPARTMENT

108. Fire Sprinklers Required: Fire Sprinklers Required: (As Noted on sheet A0) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.18 whichever is the more restrictive. For the purposes of this section, firewalls used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations. NOTE: The owner(s), occupant(s) and any contractor(s) or subcontractor(s) are responsible for consulting with the water purveyor of record in order to determine if any modification or upgrade of the existing water service is required. A State of California licensed (C-16) Fire Protection Contractor shall submit plans, calculations, a completed permit application and appropriate fees to this department for review and approval prior to beginning their work. CFC Sec. 903.2

109. Public/Private Fire Hydrant(s) Required: *(New and existing hydrants shown on sheet C6.1)* Provide a public/private fire hydrant at a final location to be determined jointly by the Fire Department and California Water Company. Maximum distance of 250 feet from the building frontage, 500 ft between hydrants, with a minimum hydrant flow of 1,125 GPM @ 20 psi residual. Fire hydrants shall be provided along required fire apparatus access roads and adjacent public streets. CFC Sec. 507, and Appendix B and associated Tables, and Appendix C.

110. Fire Hydrant Systems Required: *(New and existing hydrants shown on sheet C6.1)* Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, onsite fire hydrants and mains shall be provided where required by the fire code official. Exception: For Group R-3 and Group U occupancies the distance requirement shall be 600 feet. For buildings equipped

throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, the distance requirement shall be not more than 600 feet. [CFC,

111. **Buildings and Facilities Access:** *(As noted on sheet C6.1)* Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or with the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. [CFC, Section 503.1.1].

112. **Ground Ladder Access:** *(As noted on sheet C6.0, Sheet A19, sheet A24 & sheet A25)* Ground-ladder rescue from second and third floor rooms with egress windows, shall be made possible for fire department operations. With the climbing angle of seventy-five degrees maintained, an approximate walkway width along either side of the building shall be no less than seven feet clear. Landscaping shall not be allowed to interfere with the required access. CFC Sec. 503 and 1031.2 NFPA 1932 Sec. 5.1.8 through 5.1.9. Ladder access (one for each emergency egress window) of an all-weather supportive surface along with an approved access walkway leading from the fire apparatus access road to them, shall be provided.

113. **Address identification:** New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 6 inches high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1.

114. **Construction Site Fire Safety:** All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33.

115. **Water Supply Requirements:** Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2025 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.

RESOLUTION NO. 2026-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS APPROVING A VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES FOR THE CREATION OF 33 CONDOMINIUM UNITS AT 966, 994, AND 988 SHERWOOD AVENUE, AND 987, 994, AND 1005 ACACIA AVENUE

WHEREAS, the applicant, Urbanscape Development, submitted an application for a Vesting Tentative Map (TM25-0001) to create thirty-three (33) residential condominium units on an approximately 1.4-acre project site located at 966, 988, and 994 Sherwood Avenue and 987, 994, and 1005 Acacia Avenue; and

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

WHEREAS, on August 6, 2026 the Planning Commission conducted a duly noticed public hearing at which members of the public were afforded an opportunity to comment on the project, and at the conclusion of the meeting, the Planning Commission recommended the City Council approve the Vesting Tentative Map; and

WHEREAS, on August 25, 2026 the City Council held a duly noticed public hearing as prescribed by law and considered public testimony and evidence and recommendations presented by staff in connection with the Project; and

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

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

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

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Los Altos hereby approves the Vesting Tentative Map subject to the findings (Exhibit A) and Conditions of Approval (Exhibit B) attached hereto and incorporated by this reference.

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution passed and adopted by the City Council of the City of Los Altos at a meeting thereof on the ____ day of _____, 2026 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Sally Meadows, MAYOR

Attest:

_____
Melissa Thurman, MMC, CITY CLERK

EXHIBIT A

FINDINGS

With regard to the Vesting Tentative Map (Application No. TM25-0001), the City Council finds the following in accordance with Chapter 4, Article 1, Section 66474 of the Subdivision Map Act of the State of California:

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

This finding cannot be made. The proposed subdivision is consistent with the Los Altos General Plan, including both the Land Use Element and the Housing Element. The project site is designated Thoroughfare Commercial, which allows subdivision for the creation of thirty-three condominium units. The resulting condominium subdivision complies with the land use and density provisions of the General Plan, as modified by State Density Bonus Law, and is consistent with Housing Element policies that promote the development of new housing opportunities. The project site is not located within an area governed by an adopted specific plan.

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

This Finding cannot be made. The design and improvement of the proposed subdivision are consistent with the Los Altos General Plan, including the Land Use Element and the Housing Element. The project site is designated Thoroughfare Commercial, which allows subdivision to create thirty-three condominium units. The resulting lots comply with the land use and density standards established by the General Plan, as modified by State Density Bonus Law, and further support the Housing Element's goals and policies to facilitate the development of housing opportunities. The project site is not located within an area subject to an adopted specific plan.

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

This Finding cannot be made. The project site is physically suitable for the proposed type of development. The subdivision is consistent with the General Plan and complies with all applicable development standards of the applicable CN Zoning District, as modified by State Density Bonus Law. The site is located within an established, urbanized area of the City and is surrounded by similar commercial and residential uses. The size, configuration, and physical characteristics of the site support the proposed development type, and the site is adequately served by existing public infrastructure and services. No physical constraints have been identified that would preclude development of the proposed type at this location.

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

This Finding cannot be made. The project site is physically suitable for the proposed density of development. The subdivision is consistent with the General Plan and complies with all

applicable development standards of the applicable CN Zoning District, as modified by State Density Bonus Law. The site is located within an urbanized area of the City that is served by existing public infrastructure and services and is surrounded by similar development patterns. The size, configuration, and location of the site support the proposed density, and no physical constraints exist that would preclude development at the proposed density.

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

This Finding cannot be made. The design of the subdivision and the proposed improvements will not result in substantial environmental damage, nor will they substantially or avoidably injure fish or wildlife or their habitat. The project site is located within a fully developed, urbanized area of the city and is not situated within or adjacent to any environmentally sensitive habitat areas, riparian corridors, wetlands, or wildlife movement corridors. The proposed subdivision involves development on an infill site with no known biological resources of concern, and the design and improvements are consistent with applicable city policies and development standards intended to avoid or minimize environmental impacts.

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

This Finding cannot be made. The design of the subdivision will not cause serious public health problems because the site is located within an urban context and has access to existing services, including sewer, water, electricity, and public street circulation system. The site is, and will continue to be, served by the Los Altos Police Department and Santa Clara County Fire Department.

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

This Finding cannot be made. The design of the subdivision will not conflict with any easements acquired by the public at large for access through or use of property within the proposed subdivision. No other easements of record or court-established easements have been identified that would be adversely affected by the subdivision.

H. Approval of the project is statutorily exempt from environmental review under Public Resources Code Section 21080.66 as a qualifying housing project on an infill site consistent with the General Plan Thoroughfare Commercial (TC) designation and the applicable Commercial Neighborhood (CN) zoning district, as modified by the State Density Bonus Law. The site is developed, served by utilities, surrounded by urban uses, and not located in any environmentally sensitive area identified in Section 21080.66(a)(6). The property is not a historic resource, tribal consultation

has been completed, required environmental site assessments have been prepared with any remediation to be completed as required, and the site is more than 500-feet from the nearest freeway.

EXHIBIT B

CONDITIONS OF APPROVAL

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 Los Altos planning application TM25-0001, except as modified by these conditions as specified below.

2. **Expiration:** This Permit is valid for a period of two years and will expire on August 25, 2028, unless prior to the date of expiration, the Final Map is recorded, or an extension is granted pursuant to the Los Altos Municipal Code.

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

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 agree to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's 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. **ROW Dedication:** The applicant shall dedicate a 25' radius ROW at the south corner (intersection of Sherwood Ave and Acacia Ave) of the property. A paved pedestrian refuge area shall be provided within the dedicated area.

7. **Public Access Easement Dedication:** The applicant shall dedicate public access easement of 2' along the alley of APN 170-01-047 for the purpose of providing vehicle access.

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

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

10. **New ADA Ramps and Crosswalks:** The applicant shall provide new ADA ramps and crosswalk striping where applicable per the City standards at all of the following intersections:
    a. One ADA ramp and striping on either side of the two proposed driveways on Acacia Ave.
    b. One ADA ramp and striping across the Alley along Sherwood Ave.
    c. One ADA ramp at the alley where the sidewalk shall end on Acacia Ave.
    d. One ADA ramp at the private road where the sidewalk shall end on Acacia Ave.
    e. One ADA ramp on either side of the cluster of six driveways on Acacia Ave.
    f. Two ADA ramps located within the bulb out at the corner of Sherwood Ave and Acacia Ave to cross both Sherwood Ave and Acacia Ave.
    g. Ensure that the curb ramps meet current ADA standards
    h. Ensure that the proper truncated domes are provided for City requirements per current City Specifications.

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

12. **Public Improvements:** Install or reconstruct standard public improvements required for the project along the project frontages of Sherwood Ave and Acacia Ave subject to the city standards. These improvements shall be shown on the building permit plans and shall be subject to review and approval of the City Engineer or his designee prior to issuance of the building permit. These improvements include the following:
    a. New sidewalk and vertical curb and gutter from property line to property line along the frontage of Acacia Ave and Sherwood Ave. and as required by the City Engineer. The sidewalk shall be 5’ in width. The 6-inch curb shown on the site plans shall not be part of the sidewalk. Please incorporate the design into the formal application package.
    b. Include tree wells on Sherwood Ave. The tree wells shall be a minimum of 9 square feet with a minimum 3-foot width, placed between two consecutive parallel parking stalls, per city of Los Altos Standard Detail SU-22. Please incorporate these improvements into the site plan.
    c. The applicant shall install new street trees along the edge of the sidewalk fronting Sherwood Ave and Acacia Ave from property line to property line, as extensively as possible.
    d. The applicant shall install street lights with 1’ candles along the frontage of Sherwood Ave and Acacia Ave as all public spaces as part of the development shall be lit. A photometric plan shall be included in the formal design review application package for staff to verify.
    e. Ensure ADA compliance and pedestrian safety on the sidewalk along Acacia Ave with the six proposed driveways.
    f. The applicant shall install traffic line striping and stop sign striping and signage.
    g. The applicant shall install micro-surfacing treatment up to half width of Sherwood Avenue, Acacia Avenue, and full width of the alley along the frontages of the project.

13. **Final Map Recordation:** The applicant shall record the final map Prior to the issuance of the building permit. The applicant shall provide a sufficient fee retainer at the time of the first final map review to cover the City's review costs.

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

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

16. **Encroachment Permit:** An encroachment permit shall be obtained from the Engineering Division prior to doing any work within the public right-of-way including the street shoulder. All work within the public street right-of-way shall be in compliance with the City's Shoulder Paving Policy.

17. **Cost Estimate and Performance Bonds:** The applicant shall submit a cost estimate for the improvements in the public right-of-way and shall submit a 100 percent performance bond or cash deposit (to be held until acceptance of improvements) and a 50 percent labor and material bond (to be held 6 months after acceptance of improvements) for the work in the public right-of-way.

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

19. **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.

20. **Undergrounding Utilities:** The applicant shall underground the existing overhead utilities and remove the pole located on Acacia Avenue along parcel 170-01-047. The undergrounding of utilities shall be incorporated into the civil drawings of the building permit application.

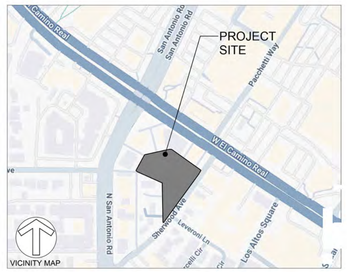
21. **Sewage Capacity Study:** The applicant shall show sewer connection to the City sewer main and submit calculations showing that the City's existing 8-inch sewer main will not exceed two-thirds full due to the additional sewage capacity from the proposed project. For any segment that is calculated to exceed two-thirds full for average daily flow or for any segment that the flow is surcharged in the main due to peak flow, the applicant shall upgrade the sewer line or pay a fair share contribution for the sewer upgrade to be approved by the City Engineer.

22. **Sewer Easement:** Provide a 10-foot Sewer Easement for the sanitary sewer main that runs through the private road.

23. Ingress/Egress Agreement: Appropriate ingress/egress agreements shall be provided for all utilizing neighboring properties of the private road.

AX SHERWOOD TRIANGLE PROPERTIES

LOS ALTOS, CA | JUNE 17, 2026



PROJECT TEAM

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A0.4	RENDERING
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C1.0	EXISTING CONDITIONS & TREE DISPOSITION PLAN
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SP-01	ELECTRICAL SITE PHOTOMETRICS PLAN
SP-02	LIGHTING FIXTURE CUTSHEETS

399.287
Sherwood Triangle Properties
Los Altos, CA
June 17, 2026

TITLE SHEET
A0

AlphaX RE Capital
97 Boston Avenue, San Jose, CA 95128
740-818-7377

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

PROJECT DESCRIPTION

THE SHERWOOD AVENUE PROJECT IS A 33 UNIT TOWNHOME PROJECT COMPRISED OF 6 LOTS IN THE SHERWOOD TRIANGLE. THERE ARE CURRENTLY THREE ABANDONED SINGLE FAMILY RESIDENCES ON THE OVERALL SITE. THE SITE IS DESIGNED SO THAT FRONT DOORS FACE OUT TO SHERWOOD AVENUE AND THE GARAGES ARE ACCESSED OFF OF THE ALLIES. THE ELEVATIONS ARE DESIGNED IN A MODERN VERNACULAR WITH PREDOMINANTLY HIPPED ROOFS FOR FIRE ACCESS. FOUR OF THE TOWNHOME UNITS CONTAIN ONE-CAR GARAGES AND THE OTHER 29 UNITS HAVE A TWO-CAR GARAGES.

THE FOLLOWING TABLE SUMMARIZES THE PROJECT:

SETBACKS:	EXISTING	PROPOSED	REQUIRED / ALLOWED
FRONT	A-17' B-26'	10'	0'
REAR	A-21' B-12'	5'	20'
RIGHT SIDE	A-92' B-45'	4'	0'
LEFT SIDE	A-9' B-56'	2'	0'
HEIGHT:	+/- 16' - 28'	36'-6"	45' (4 STORIES)
NON-RESIDENTIAL	20% MIN - 33% MAX		

AFFORDABLE HOUSING / DENSITY BONUS

AFFORDABLE HOUSING

BASE DENSITY: 31 UNITS (BASED ON DENSITY STUDY)
CALCULATION: 31 UNITS x 15% B.M.R. = 4.65 = 5
AFFORDABLE UNITS: 5 B.M.R. PROVIDED (1 LOW / 4 MODERATE)

DENSITY BONUS

4/31 = 12.0 = 12% MODERATE UNITS --> 7% DENSITY BONUS
7% X 31 UNITS = 2.17 --> 3 ADDITIONAL UNITS PERMITTED
SEE CALIFORNIA GOVERNMENT CODE 65925.(f)(2)

INCENTIVES	STANDARD	INCENTIVE
1. AFFORDABLE UNIT TYPE	MATCH AVERAGE	NONE

WAIVERS	STANDARD	WAIVER
1. COMMERCIAL SPACE	20%	NONE
2. SET BACK	20' REAR	5' MIN.
3. STEP BACK	5' AT THIRD FLOOR	NONE
4. RECESS	3' DEEP X 10' WIDE	NONE
5. OPEN SPACE	LANDSCAPE @ 10' SETBACK	NO 10' SETBACKS
6. FIRST FLOOR HEIGHT	12" TALLER THAN ABOVE	NONE
7. WINDOW RECESS	3" WINDOW RECESS	NONE
8. FRONTAGE	UNITS FRONT ALLEY	NONE
9. LOADING ZONE	1 SPACE REQURIED	NONE
10. ENTRIES	MATCH ODS	SEE DIAGRAMS

PROJECT DATA TABLE

ADDRESS: 966, 994, 988 SHERWOOD AVE
987, 994, 1005 ACACIA AVE
LOS ALTOS, CA 94022

APN: 170-01-042
170-01-043
170-01-044
170-01-045
170-01-047
170-01-086

GENERAL PLAN: (TC) THOROUGHFARE COMMERCIAL
ZONING: (CT) COMMERCIAL THOROUGHFARE
THE PROJECT PARCELS HAD A ZONING DESIGNATION OF COMMERCIAL NEIGHBORHOOD (CN) AT THE TIME THE COMPLETE SB330 PRELIMINARY APPLICATION WAS SUBMITTED. THEREFORE, THE PROJECT IS SUBJECT TO CN ZONING STANDARDS.
GROSS SITE AREA: LOT 1: 13,517 S.F. (+/- 0.31 ACRES)
LOT 2: 33,912 S.F. (+/- 0.78 ACRES)
TOTAL: 47,429 S.F. (1.08 ACRES)
NET SITE AREA: LOT 1: 13,517 S.F. (+/- 0.31 ACRES)
LOT 2: 33,713 S.F. (+/- 0.77 ACRES)
TOTAL: 47,230 S.F. (1.08 ACRES)
BASE DENSITY: 31 (SEE SHEET A0.7)
PROPOSED DENSITY: 33 UNITS (30 du / ac)
BUILDING CODE: 2025 C.R.C.
OCCUPANCY: R3 / U
CONSTRUCTION: TYPE VA
FIRE SPRINKLERS: INCLUDED PER C.B.C. 903.2

PARKING STANDARDS

PARKING STANDARDS (PER CALIFORNIA CODE, GOV. 65863.2)
REQUIRED SPACES
ZERO SPACES REQUIRED DUE TO PROXIMITY TO MAJOR TRANSIT STOP

PARKING PROVIDED

COMPACT CAR GARAGE SPACES:	29 SPACES
FULL SIZE CAR GARAGE SPACES:	33 SPACES
SURFACE SPACES:	2 SPACES
TOTAL PROVIDED:	64 SPACES

BICYCLE PARKING STANDARDS

REQUIRED SPACES (LMCA)

SHORT TERM SPACES:	1 / 20 UNITS	2 SPACES
LONG TERM SPACES:	1.5 / UNIT	50 SPACES

PROVIDED SPACES

SHORT TERM SPACES:	4 SPACES
LONG TERM SPACES:	50 SPACES (IN GARAGES)

Unit Count & Square Footages

Unit Name	Description	# Units	%	Unit Net SF	Garage SF	Unit Gross SF	Total Unit Net SF	Total Unit Gross SF	Garage Standard Parking	Garage Compact Parking	Garage Bike Space
Unit 1	3 Bedroom + 3 Full Bath 1 Half Bath	4	12.1%	1,344	244	1,588	5,376	6,352	1	0	0
Unit 2	4 Bedroom + 4 Bath	4	12.1%	2,205	371	2,576	8,820	10,304	1	1	0
Unit 3	5 Bedroom + 4 Bath	1	3.0%	1,816	457	2,273	1,816	2,273	1	1	2
Unit 4	5 Bedroom + 4 Bath	1	3.0%	2,450	399	2,849	2,450	2,849	1	1	2
Unit 5	4 Bedroom + 4 Bath	12	36.4%	1,606	389	1,995	19,272	23,940	1	1	2
Unit 5A	4 Bedroom + 4 Bath	3	9.1%	1,837	438	2,275	5,511	6,825	1	1	2
Unit 6	4 Bedroom + 3 Full Bath 1 Half Bath	8	24.2%	1,843	397	2,240	14,744	17,920	1	1	2
Unit Totals		**33**	**100.0%**				**57,989**	**70,463**	**33**	**29**	**50**

Building Count & Square Footages

Building Type	Unit Mix	Unit SF per Bldg	Garage SF per Bldg	Gross SF per Bldg	# Bldgs	Unit Gross SF	Garage Gross SF	Total Gross SF	Floor Area For F.A.R	Total Floor Area For F.A.R
2-Unit	4-3	4,266	856	5,122	1	4,266	856	5,122	5,172	5,172
3-Unit	6-5A-6	5,523	1,232	6,755	1	5,523	1,232	6,755	6,860	6,860
4-Unit	2-1-5-6	6,998	1,401	8,399	2	13,996	2,802	16,798	8,463	16,926
6-Unit	6-5-5-5A-5A-6	10,572	2,448	13,020	1	10,572	2,448	13,020	13,154	13,154
7-Unit	2-1-5-5-5-5-6	11,816	2,568	14,384	2	23,632	5,136	28,768	14,478	28,956
Building Totals					**7**	**57,989**	**12,474**	**70,463**	**48,127**	**71,068**

399.287
Sherwood Triangle Properties
Los Altos, CA
June 17, 2026

PROJECT DATA SHEET
A0.1

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399.287 Sherwood Triangle Properties
Los Altos, CA
June 17, 2026

RENDERING
A0.2

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Sherwood Triangle Properties

Los Altos, CA

June 17, 2026

RENDERING

A0.3

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June 17, 2026

RENDERING
A0.4

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399.287 Sherwood Triangle Properties
Los Altos, CA
June 17, 2026

RENDERING
A0.5

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399.287 Sherwood Triangle Properties
Los Altos, CA
June 17, 2026

ARCHITECTURAL SITE PLAN
A0.6

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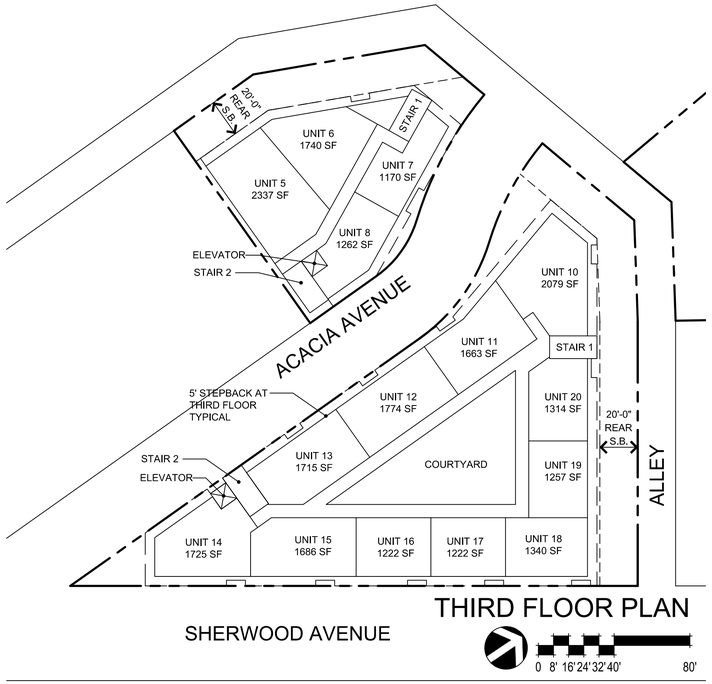
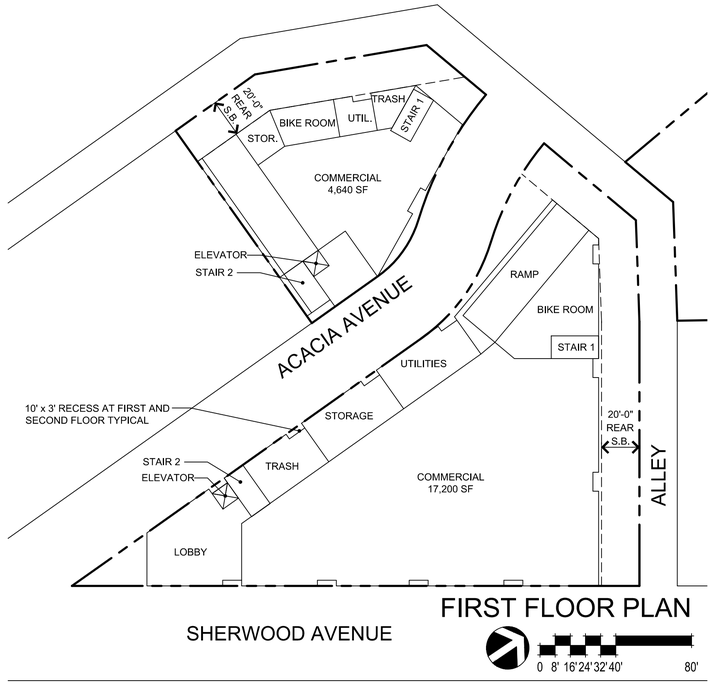
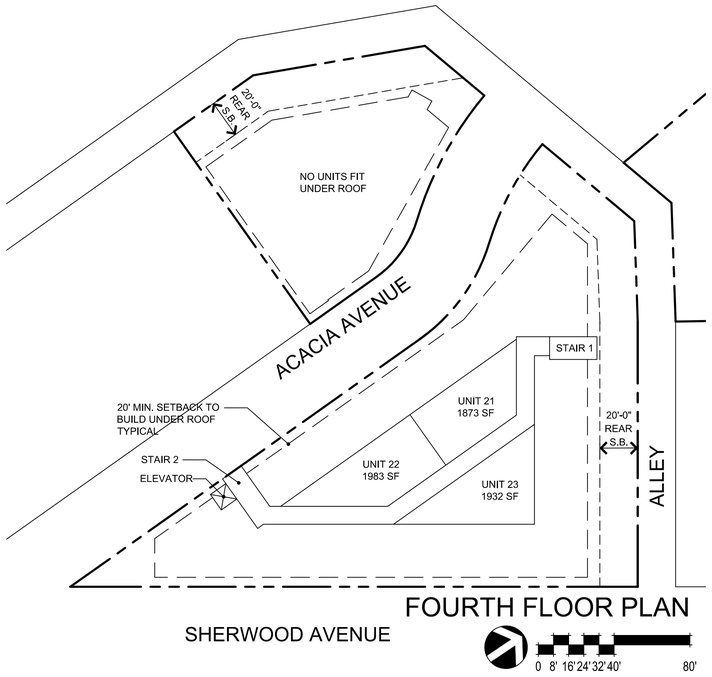


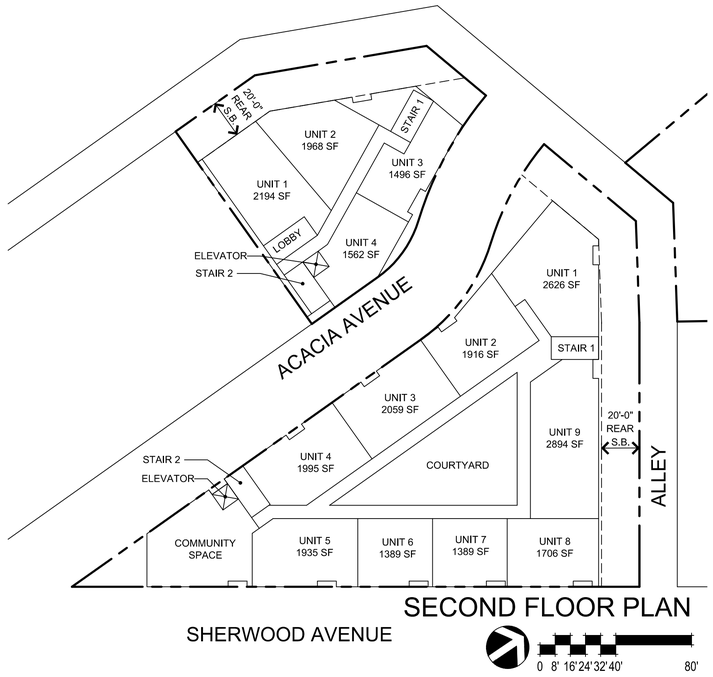
THIRD FLOOR PLAN



FIRST FLOOR PLAN



FOURTH FLOOR PLAN



SECOND FLOOR PLAN

SITE DATA

ADDRESS:	966, 994, 988 SHERWOOD AVE 987, 994, 1005 ACACIA AVE LOS ALTOS, CA 94022
APN:	170-01-042 170-01-043 170-01-044 170-01-045 170-01-047 170-01-086
GENERAL PLAN:	(TC) THOROUGHFARE COMMERCIAL
ZONING:	(CT) COMMERCIAL THOROUGHFARE

THE PROJECT PARCELS HAD A ZONING DESIGNATION OF COMMERCIAL NEIGHBORHOOD (CN) AT THE TIME THE COMPLETE SB330 PRELIMINARY APPLICATION WAS SUBMITTED. THEREFORE, THE PROJECT IS SUBJECT TO CN ZONING STANDARDS.

GROSS SITE AREA:	47,429 S.F. (1.08 ACRES)
NET SITE AREA:	47,230 S.F. (1.08 ACRES)
SETBACKS	
FRONT	0'
SIDE	0'
REAR	20'
MAX BUILDING HEIGHT	45' (4 STORIES)
NON-RESIDENTIAL	20% MIN - 33% MAX

BUILDING DATA

BUILDING AREA

BUILDING 1:	79,865 SF
BUILDING 2:	32,790 SF
TOTAL:	112,655 SF

NON-RESIDENTIAL AREA (COMMERCIAL + 1/2 UTILITY)

BUILDING 1:	17,200 SF +7,260 SF / 2 = 20,835 SF
BUILDING 2:	4,640 SF +1,720 SF / 2 = 5,500 SF
TOTAL:	26,335 SF

NON-RESIDENTIAL AREA: 26,335 SF / 112,655 SF = 23%

BASE DENSITY = 31 UNITS

BUILDING 1	TOTAL SF
UNIT 1	2626
UNIT 2	1916
UNIT 3	2059
UNIT 4	1995
UNIT 5	1935
UNIT 6	1389
UNIT 7	1389
UNIT 8	1706
UNIT 9	2894
UNIT 10	2079
UNIT 11	1663
UNIT 12	1774
UNIT 13	1715
UNIT 14	1725
UNIT 15	1686
UNIT 16	1222
UNIT 17	1222
UNIT 18	1340
UNIT 19	1257
UNIT 20	1314
UNIT 21	1873
UNIT 22	1983
UNIT 23	1932
TOTAL	**40,694**
AVERAGE	**1,769**

BUILDING 2	TOTAL SF
UNIT 1	2194
UNIT 2	1968
UNIT 3	1496
UNIT 4	1562
UNIT 5	2337
UNIT 6	1740
UNIT 7	1170
UNIT 8	1262
TOTAL	**13,729**
AVERAGE	**1,716**

COMBINED (31 UNITS)	TOTAL SF
TOTAL	**54,423**
AVERAGE	**1,756**

399.287 Sherwood Triangle Properties
Los Altos, CA
June 17, 2026

BASE DENSITY STUDY - TOWNHOMES

A0.7

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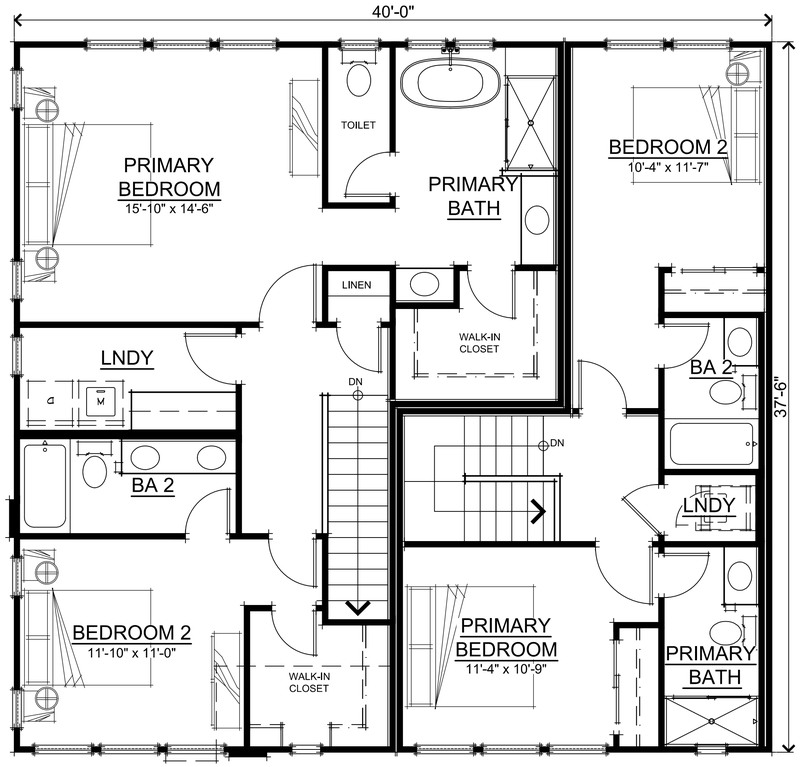
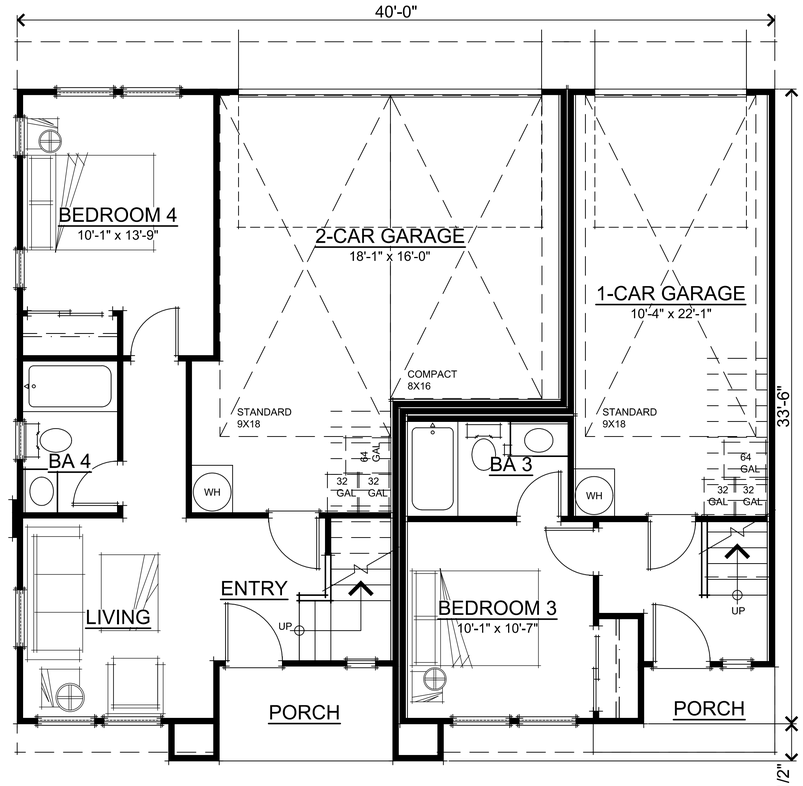


THIRD FLOOR PLANS

SECOND FLOOR PLANS



FIRST FLOOR PLANS

UNIT 2 SQUARE FOOTAGES	
FIRST FLOOR	421 SQ. FT.
SECOND FLOOR	881 SQ. FT.
THIRD FLOOR	903 SQ. FT.
TOTAL LIVING	2205 SQ. FT.
2-CAR GARAGE	371 SQ. FT.
PORCH	45 SQ. FT.
DECK	48 SQ. FT.

UNIT 1 SQUARE FOOTAGES	
FIRST FLOOR	256 SQ. FT.
SECOND FLOOR	566 SQ. FT.
THIRD FLOOR	522 SQ. FT.
TOTAL LIVING	1344 SQ. FT.
1-CAR GARAGE	244 SQ. FT.
PORCH	35 SQ. FT.

0 1' 2' 3' 4' 8'

399.287

Sherwood Triangle Properties
Los Altos, CA
June 17, 2026

UNIT 1 & 2 FLOOR PLANS
A1

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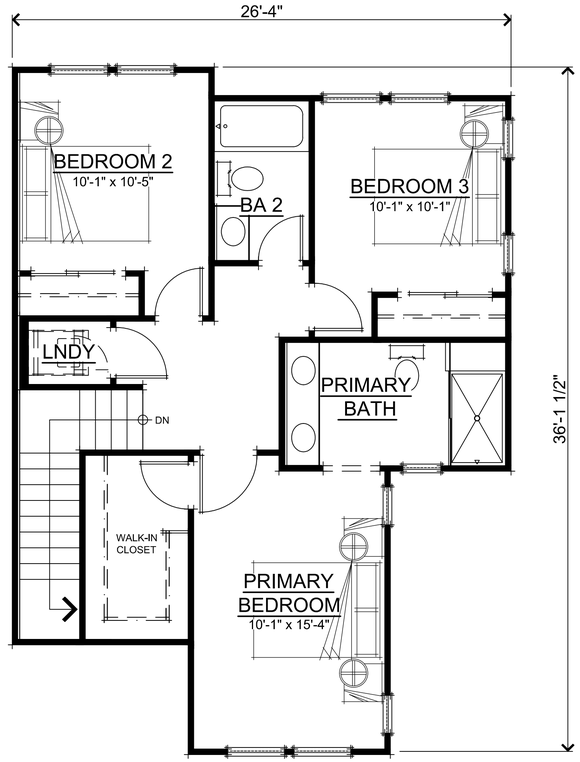
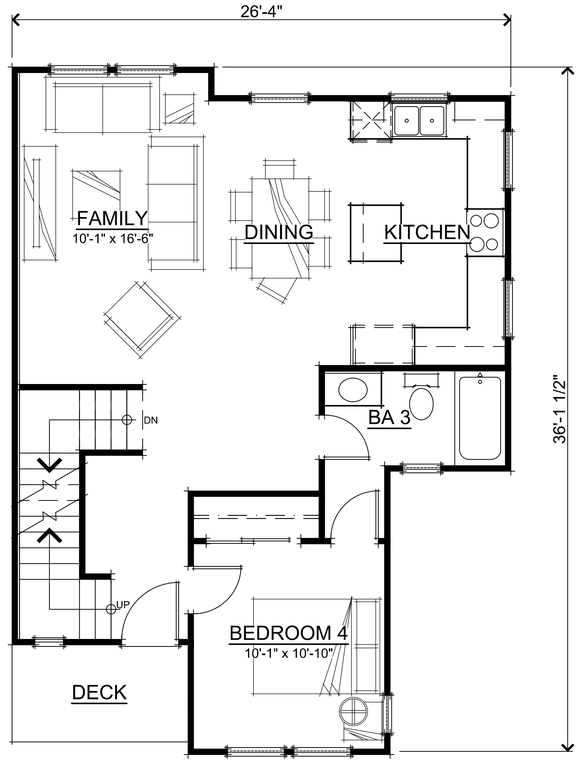
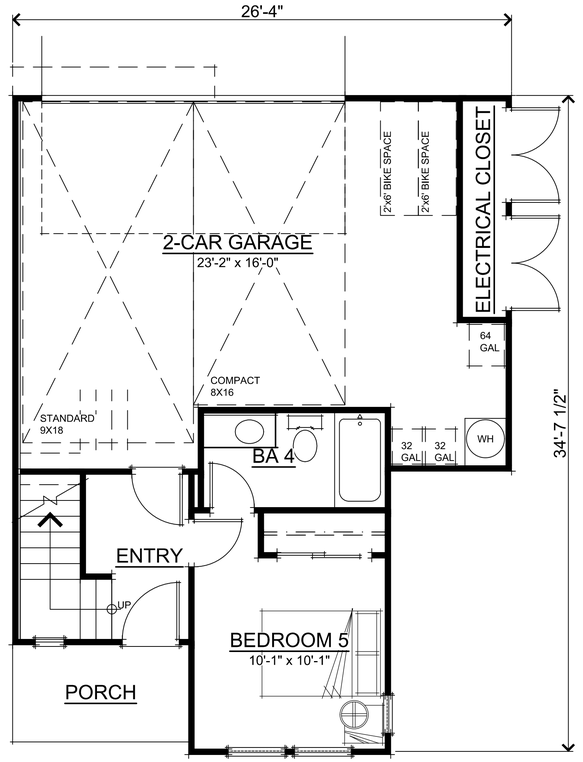


THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

SQUARE FOOTAGES	
FIRST FLOOR	281 SQ. FT.
SECOND FLOOR	784 SQ. FT.
THIRD FLOOR	751 SQ. FT.
TOTAL LIVING	1816 SQ. FT.
2-CAR GARAGE	457 SQ. FT.
PORCH	48 SQ. FT.
DECK	48 SQ. FT.

0 1' 2' 3' 4' 8'

399.287 Sherwood Triangle Properties
Los Altos, CA
June 17, 2026

UNIT 3 FLOOR PLANS
A2

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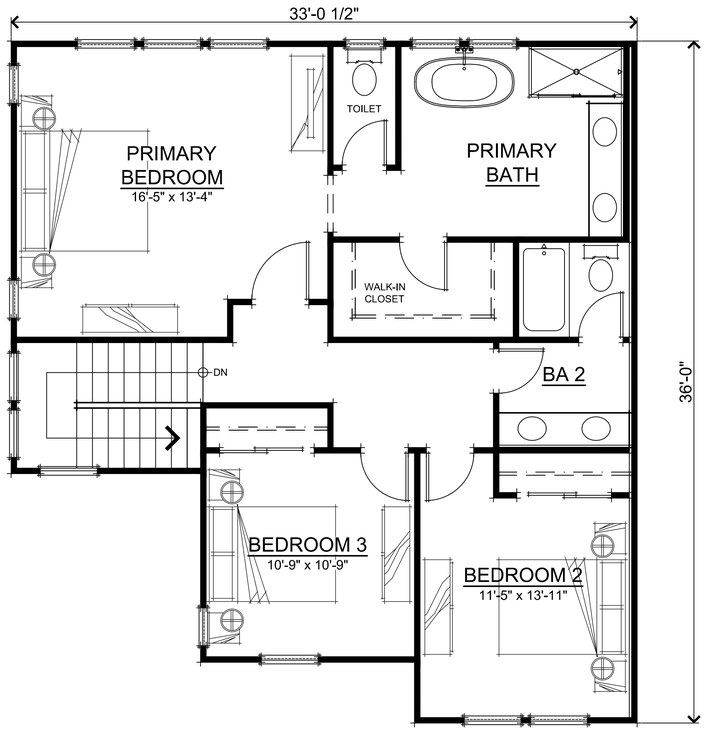
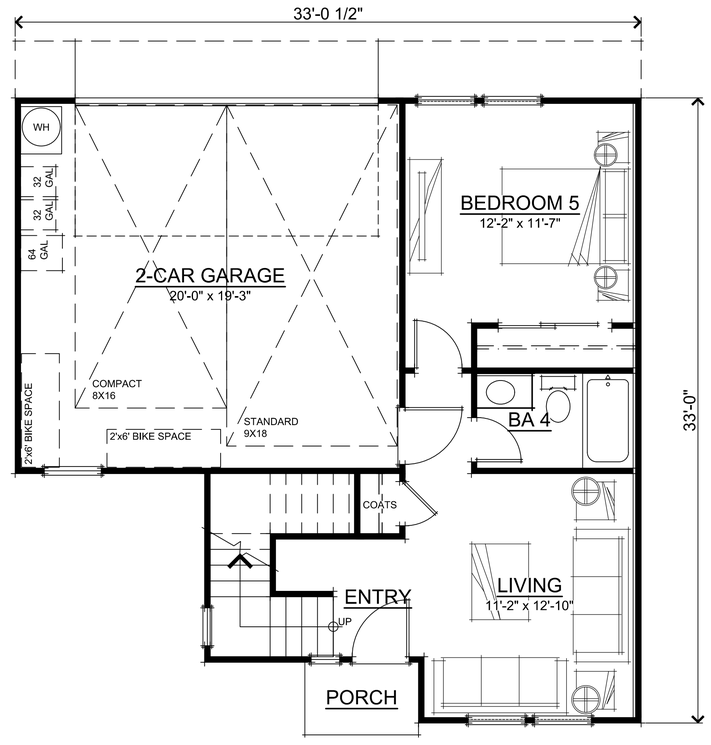


THIRD FLOOR PLAN

SECOND FLOOR PLAN



FIRST FLOOR PLAN

SQUARE FOOTAGES	
FIRST FLOOR	524 SQ. FT.
SECOND FLOOR	972 SQ. FT.
THIRD FLOOR	954 SQ. FT.
TOTAL LIVING	2450 SQ. FT.
2-CAR GARAGE	399 SQ. FT.
PORCH	23 SQ. FT.
DECK	23 SQ. FT.

0 1' 2' 3' 4' 8'

399.287 Sherwood Triangle Properties
Los Altos, CA
June 17, 2026

UNIT 4 FLOOR PLANS
A3

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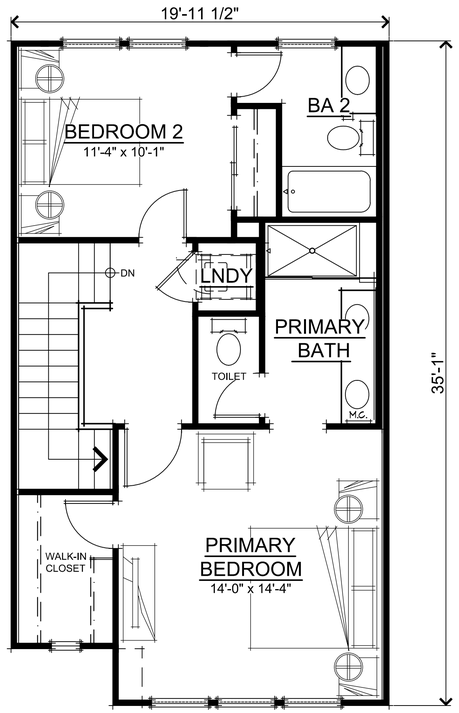
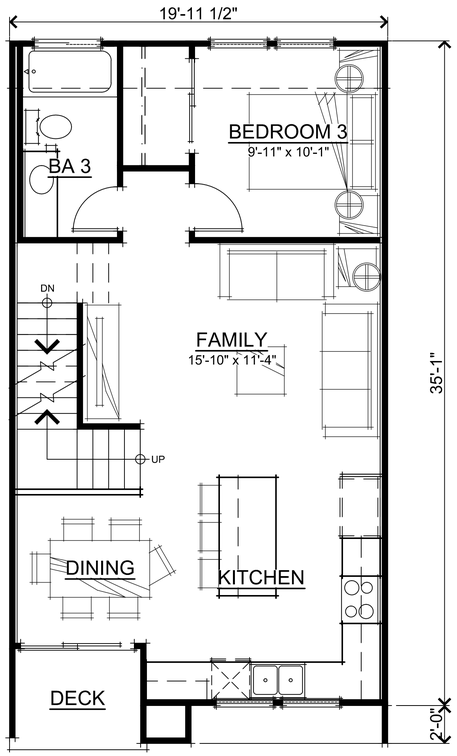
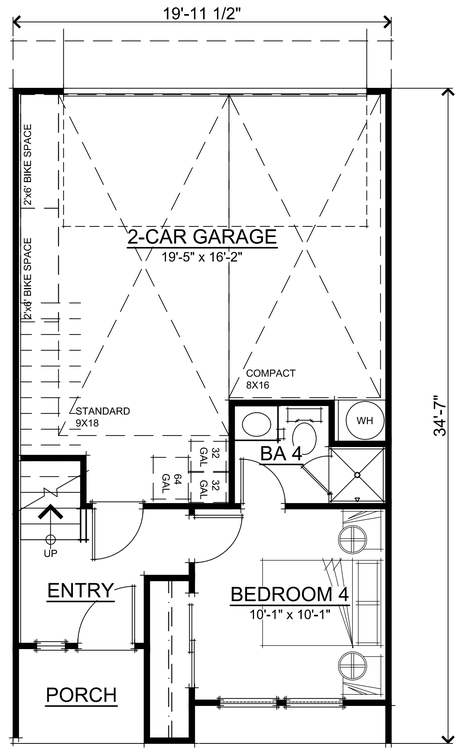


THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

SQUARE FOOTAGES	
FIRST FLOOR	249 SQ. FT.
SECOND FLOOR	682 SQ. FT.
THIRD FLOOR	675 SQ. FT.
TOTAL LIVING	1606 SQ. FT.
2-CAR GARAGE	389 SQ. FT.
PORCH	33 SQ. FT.
DECK	36 SQ. FT.

0 1' 2' 3' 4' 8'

399.287 Sherwood Triangle Properties
Los Altos, CA
June 17, 2026

UNIT 5 FLOOR PLANS
A4

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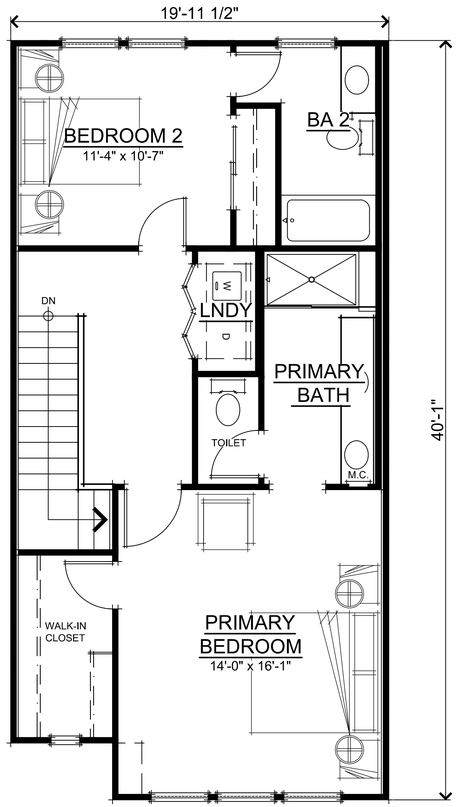
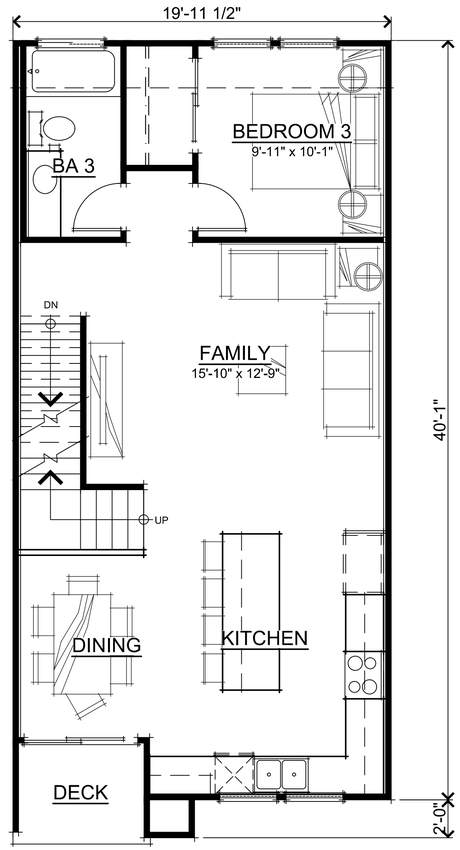
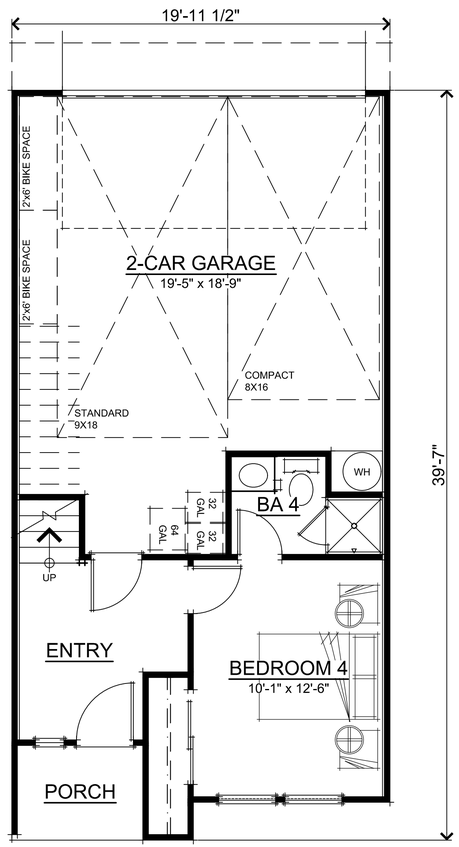


THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

SQUARE FOOTAGES	
FIRST FLOOR	300 SQ. FT.
SECOND FLOOR	782 SQ. FT.
THIRD FLOOR	755 SQ. FT.
TOTAL LIVING	1837 SQ. FT.
2-CAR GARAGE	438 SQ. FT.
PORCH	33 SQ. FT.
DECK	36 SQ. FT.

0 1' 2' 3' 4' 8'

399.287 Sherwood Triangle Properties
Los Altos, CA
June 17, 2026

UNIT 5A FLOOR PLANS
A5

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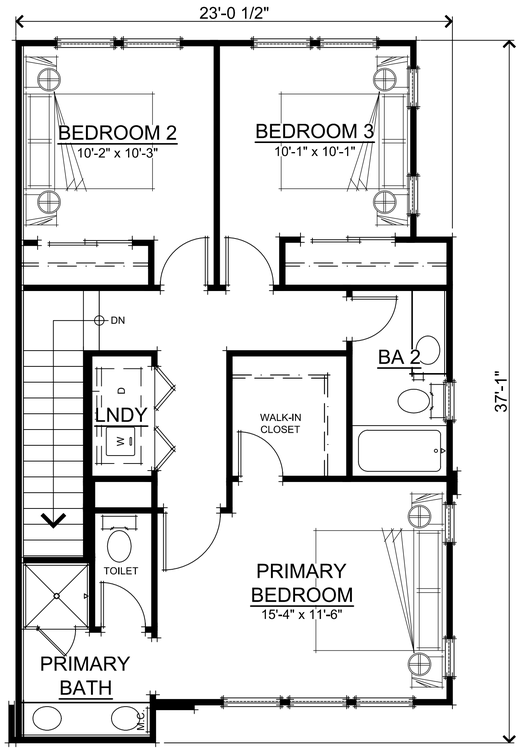
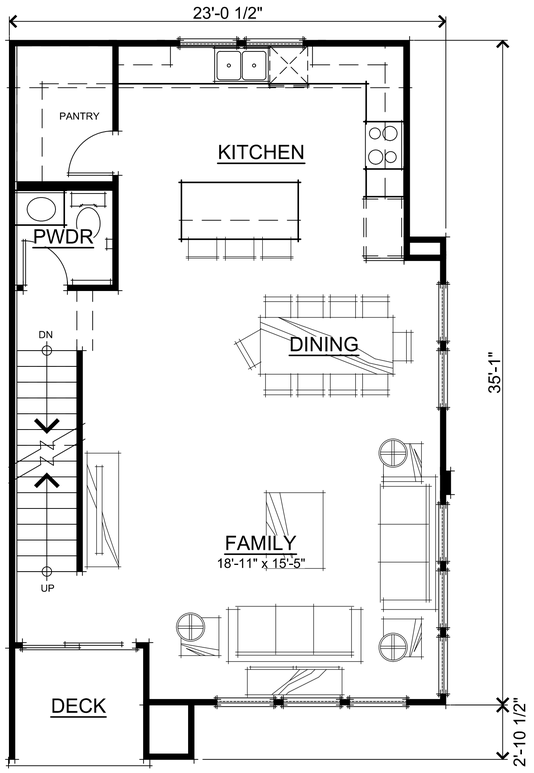
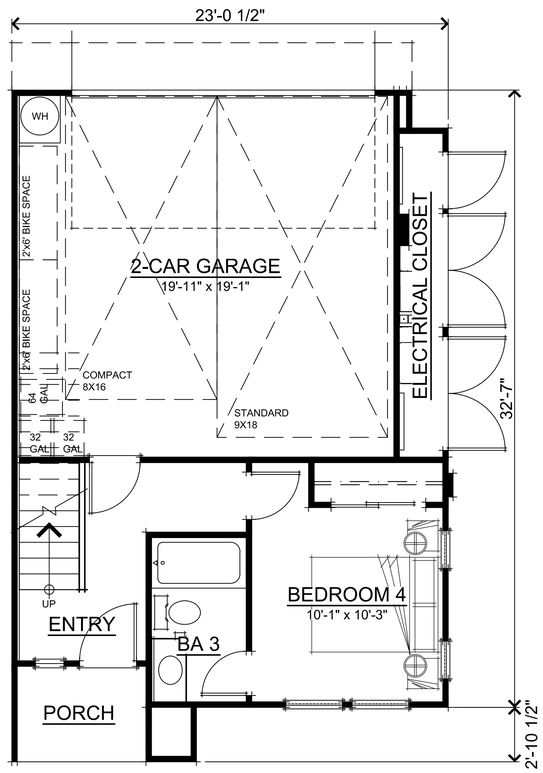


THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

SQUARE FOOTAGES	
FIRST FLOOR	289 SQ. FT.
SECOND FLOOR	769 SQ. FT.
THIRD FLOOR	785 SQ. FT.
TOTAL LIVING	1843 SQ. FT.
2-CAR GARAGE	397 SQ. FT.
PORCH	34 SQ. FT.
DECK	42 SQ. FT.

0 1' 2' 3' 4' 8'

399.287 Sherwood Triangle Properties
Los Altos, CA
June 17, 2026

UNIT 6 FLOOR PLANS
A6

AlphaX RE Capital
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740-818-7377

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Brentwood, CA 94513
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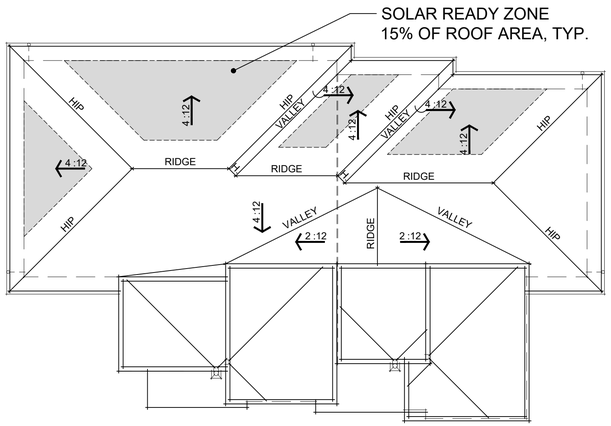
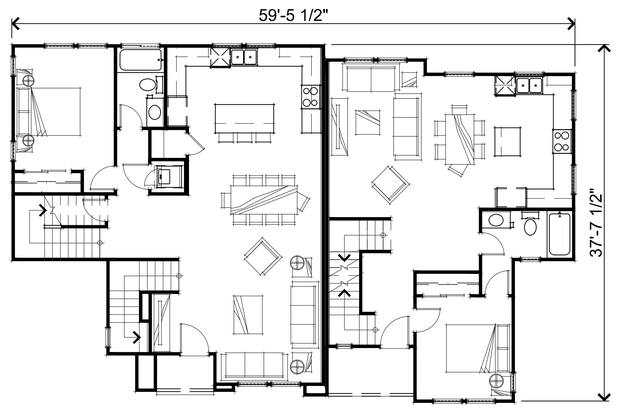
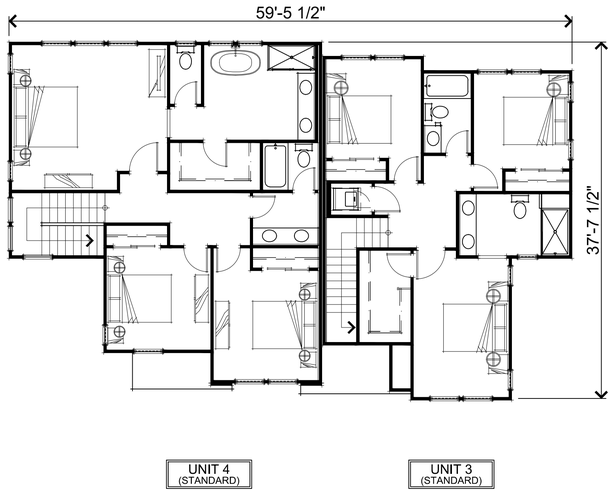


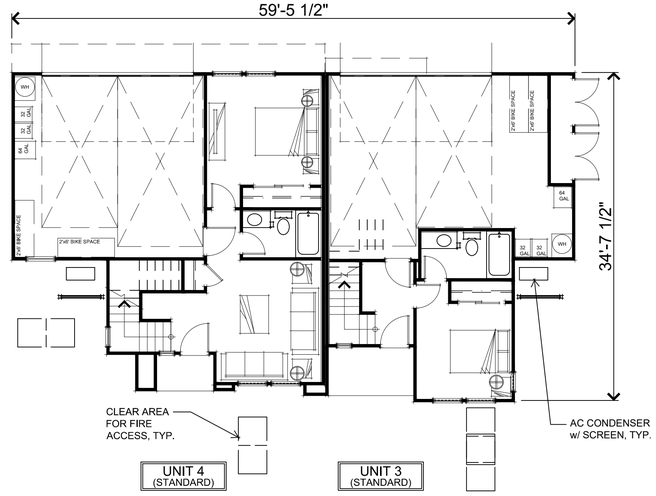
ROOF PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



FIRST FLOOR PLAN

0 2' 4' 6' 8' 16'

399.287 Sherwood Triangle Properties
Los Altos, CA
June 17, 2026

2 UNIT BUILDING FLOOR & ROOF PLANS
A7

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LEFT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

FRONT ELEVATION

0 2' 4' 6' 8' 16'

399.287 Sherwood Triangle Properties
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2 UNIT BUILDING ELEVATIONS
A8

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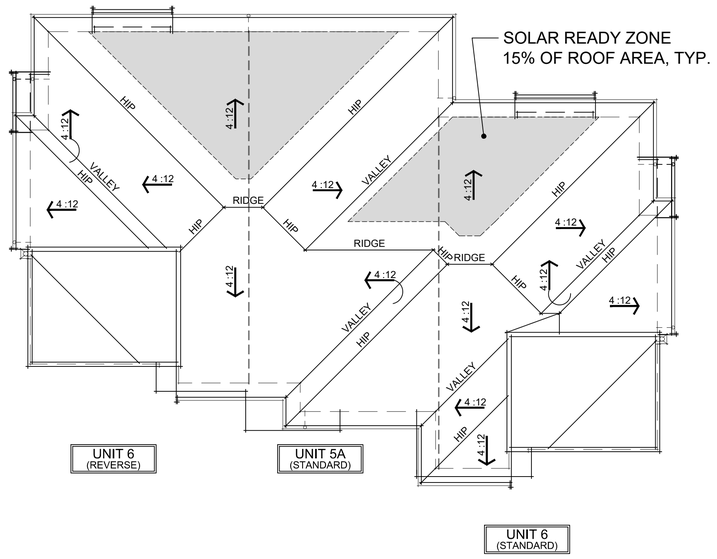
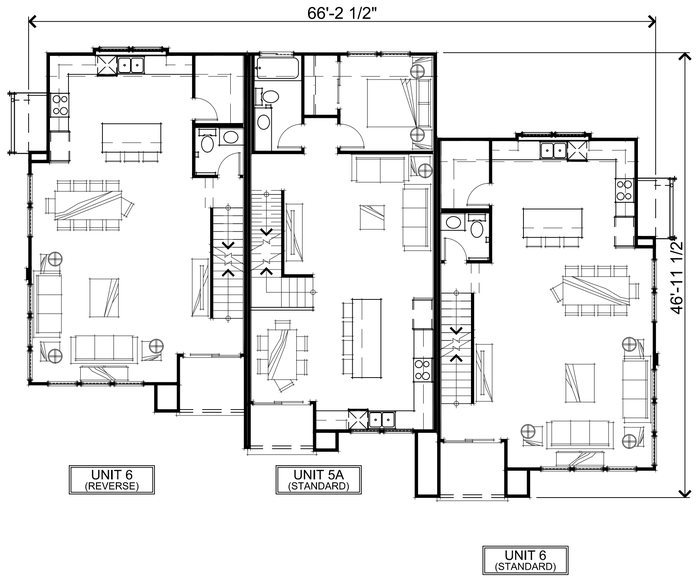
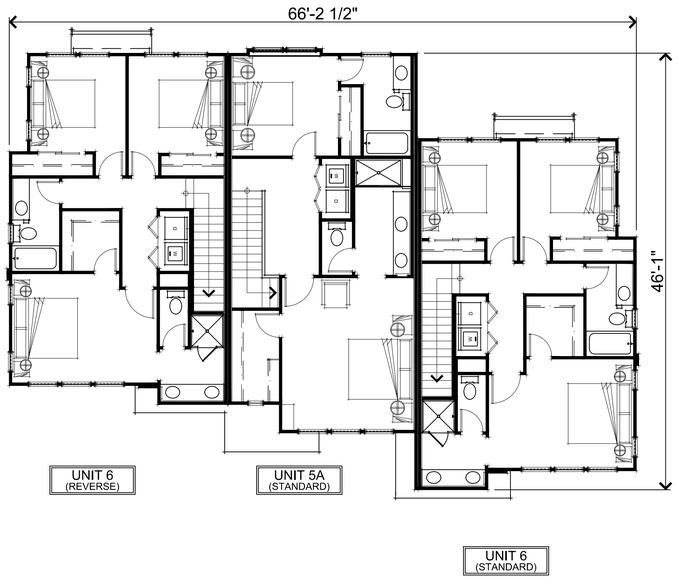


ROOF PLAN



SECOND FLOOR PLAN



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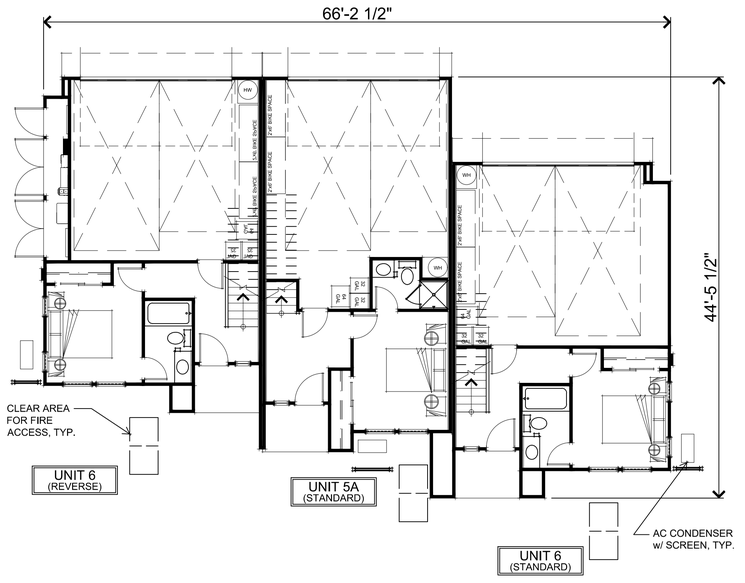

FIRST FLOOR PLAN

0 2' 4' 6' 8' 16'

399.287 Sherwood Triangle Properties
Los Altos, CA
June 17, 2026

3 UNIT BUILDING FLOOR & ROOF PLANS

A9

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RIGHT ELEVATION

LEFT ELEVATION

FRONT ELEVATION

REAR ELEVATION

0 2' 4' 6' 8' 16'

399.287 Sherwood Triangle Properties
Los Altos, CA
June 17, 2026

3 UNIT BUILDING ELEVATIONS
A10

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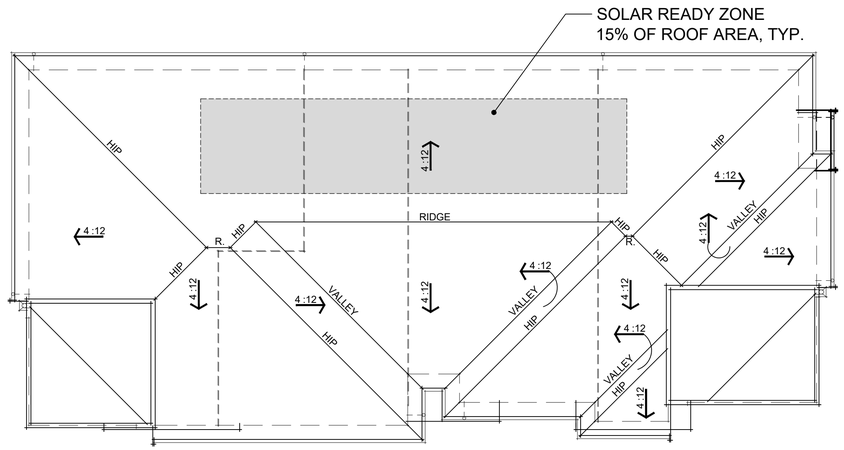
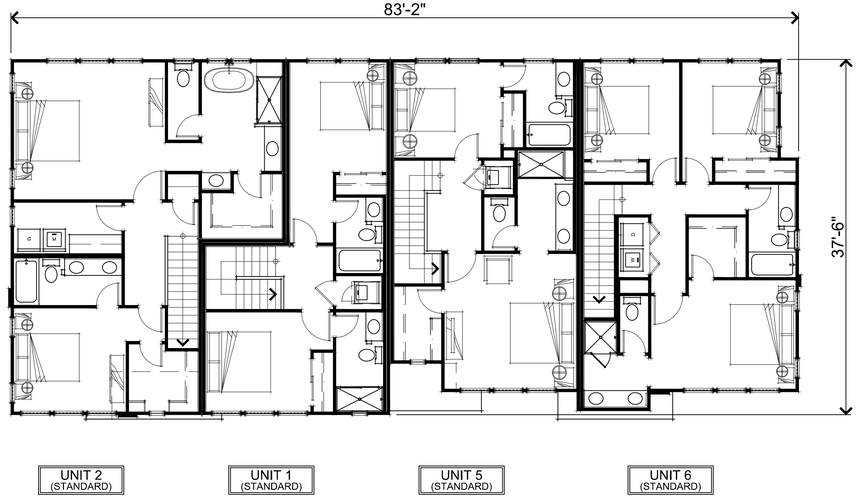
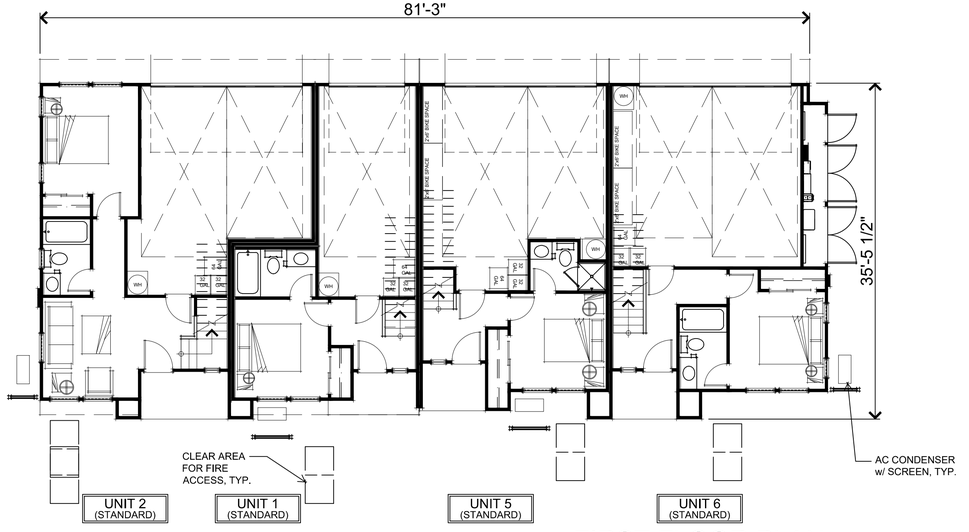


ROOF PLAN

SECOND FLOOR PLAN



THIRD FLOOR PLAN



FIRST FLOOR PLAN

0 2' 4' 6' 8' 16'

399.287 Sherwood Triangle Properties
Los Altos, CA
June 17, 2026

4 UNIT BUILDING FLOOR & ROOF PLANS
A11

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LEFT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

FRONT ELEVATION

0 2' 4' 6' 8' 16'

399.287 Sherwood Triangle Properties
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June 17, 2026

4 UNIT BUILDING ELEVATIONS
A12

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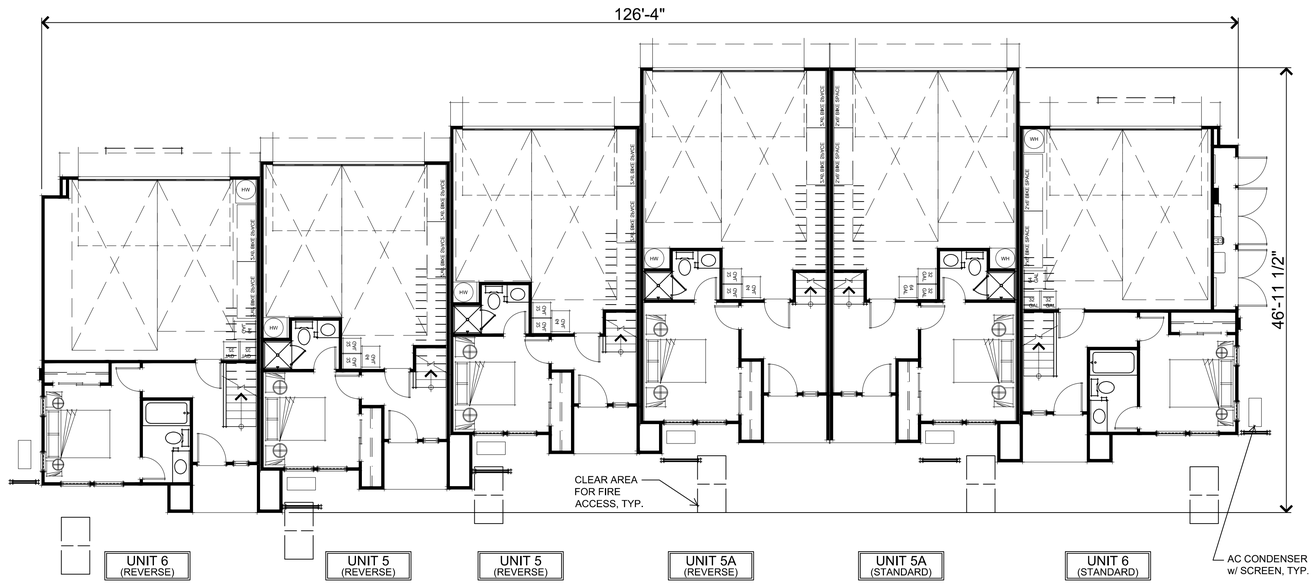
SECOND FLOOR PLAN



FIRST FLOOR PLAN

0 2' 4' 6' 8' 16'

399.287 Sherwood Triangle Properties
Los Altos, CA
June 17, 2026

6 UNIT BUILDING FIRST & SECOND FLOOR PLANS

A13

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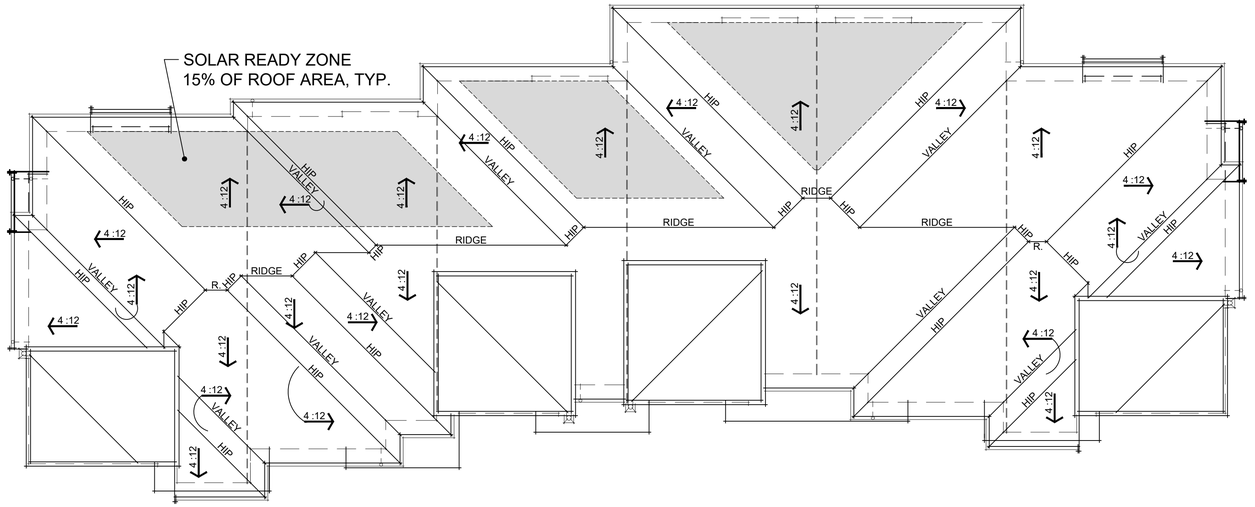

ROOF PLAN

THIRD FLOOR PLAN

0 2' 4' 6' 8' 16'

399.287

Sherwood Triangle Properties
Los Altos, CA
June 17, 2026

6 UNIT BUILDING THIRD FLOOR & ROOF PLANS
A14

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RIGHT ELEVATION

LEFT ELEVATION

FRONT ELEVATION

REAR ELEVATION

0 2' 4' 6' 8' 16'

6 UNIT BUILDING ELEVATIONS

A15

399.287 Sherwood Triangle Properties
Los Altos, CA
June 17, 2026

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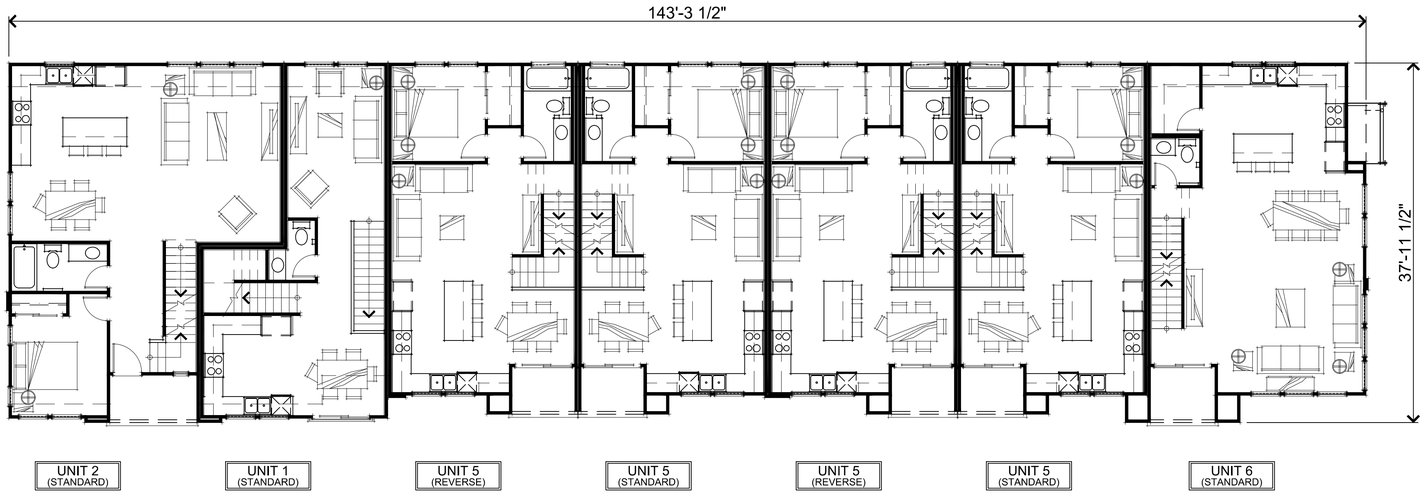
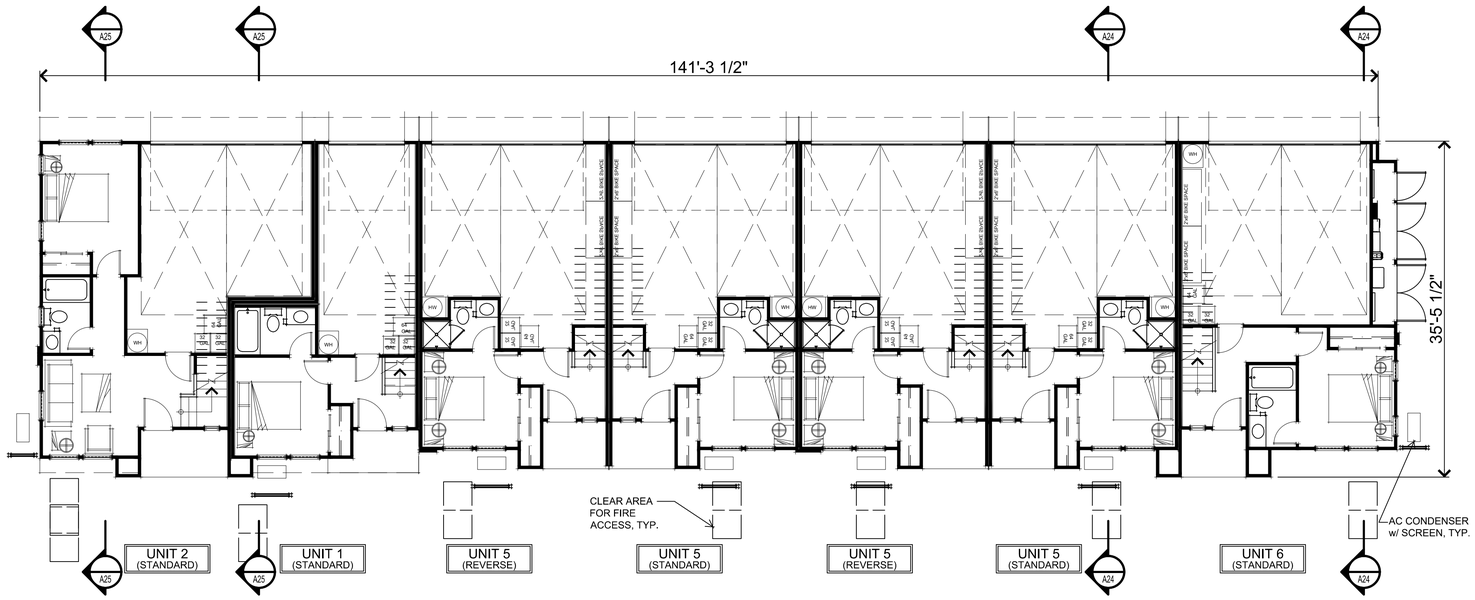


SECOND FLOOR PLAN



FIRST FLOOR PLAN

0 2' 4' 6' 8' 16'

399.287 Sherwood Triangle Properties
Los Altos, CA
June 17, 2026

7 UNIT BUILDING FIRST & SECOND FLOOR PLANS
A16

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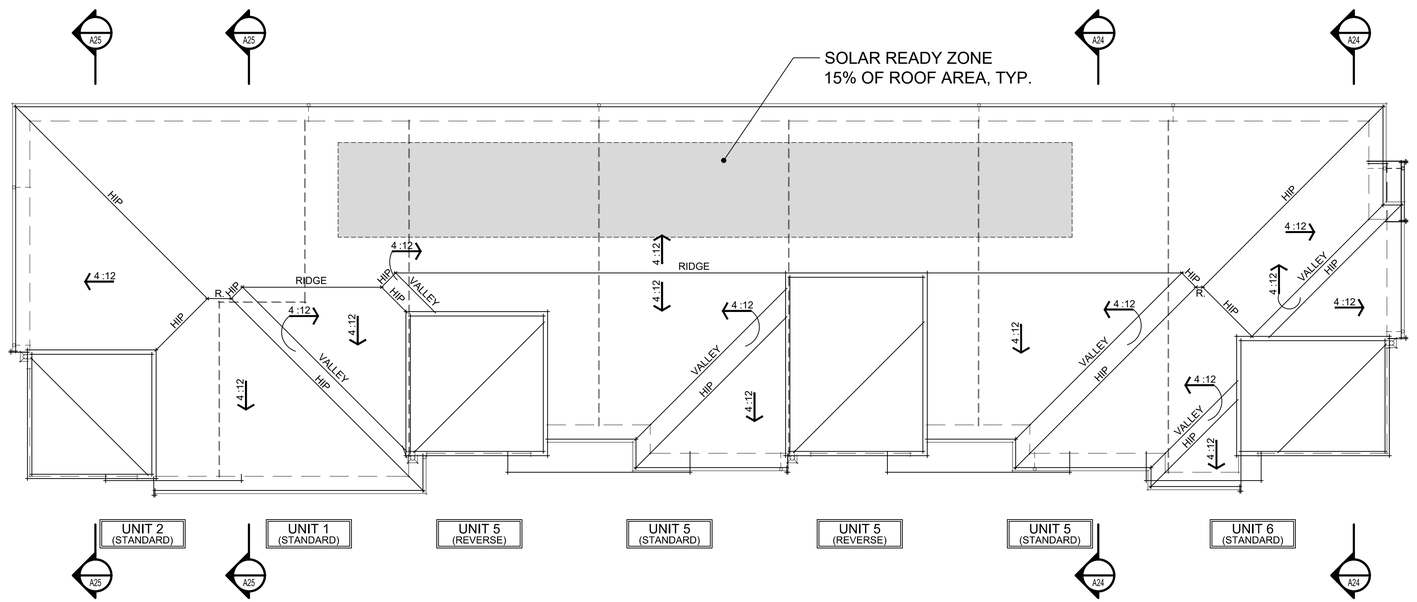
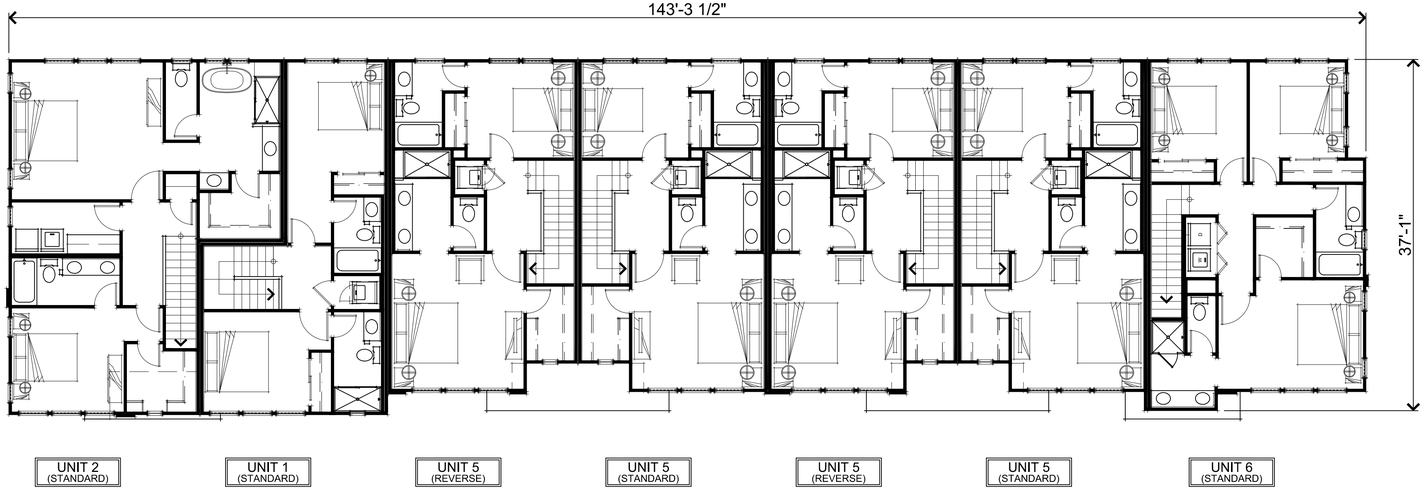


ROOF PLAN



THIRD FLOOR PLAN

0 2' 4' 6' 8' 16'

399.287 Sherwood Triangle Properties
Los Altos, CA
June 17, 2026

7 UNIT BUILDING THIRD FLOOR & ROOF PLANS
A17

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LEFT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

FRONT ELEVATION

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Los Altos, CA
June 17, 2026

7 UNIT BUILDING ELEVATIONS
A18

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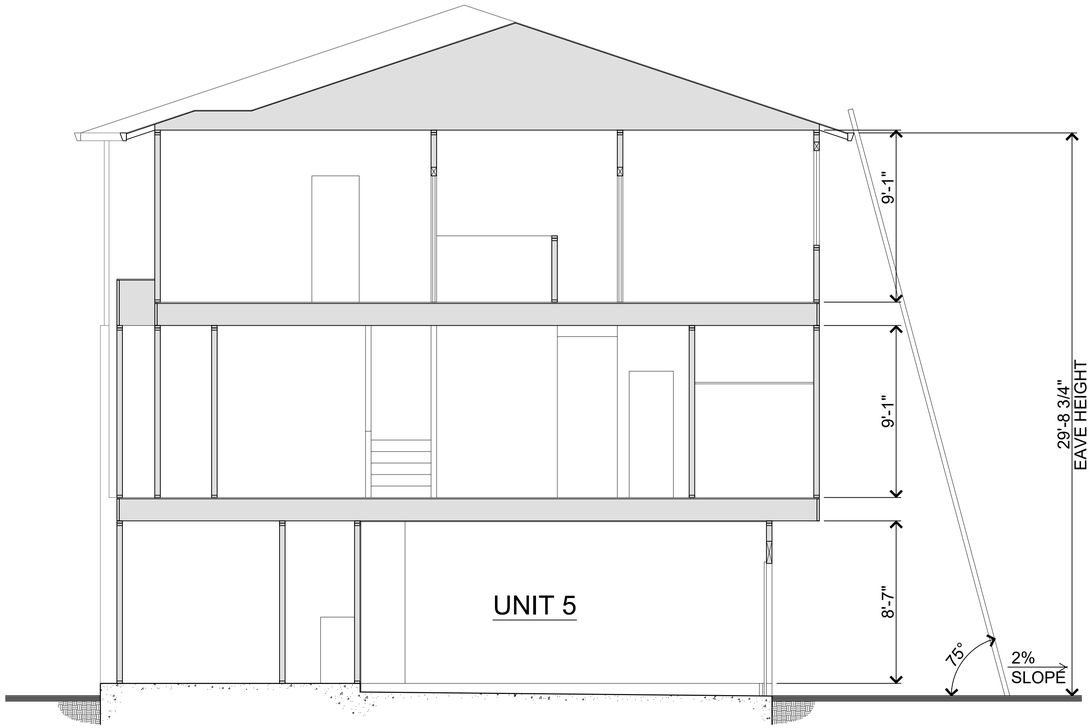

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0 2' 4' 6' 8' 16'

TYPICAL SECTION
A19

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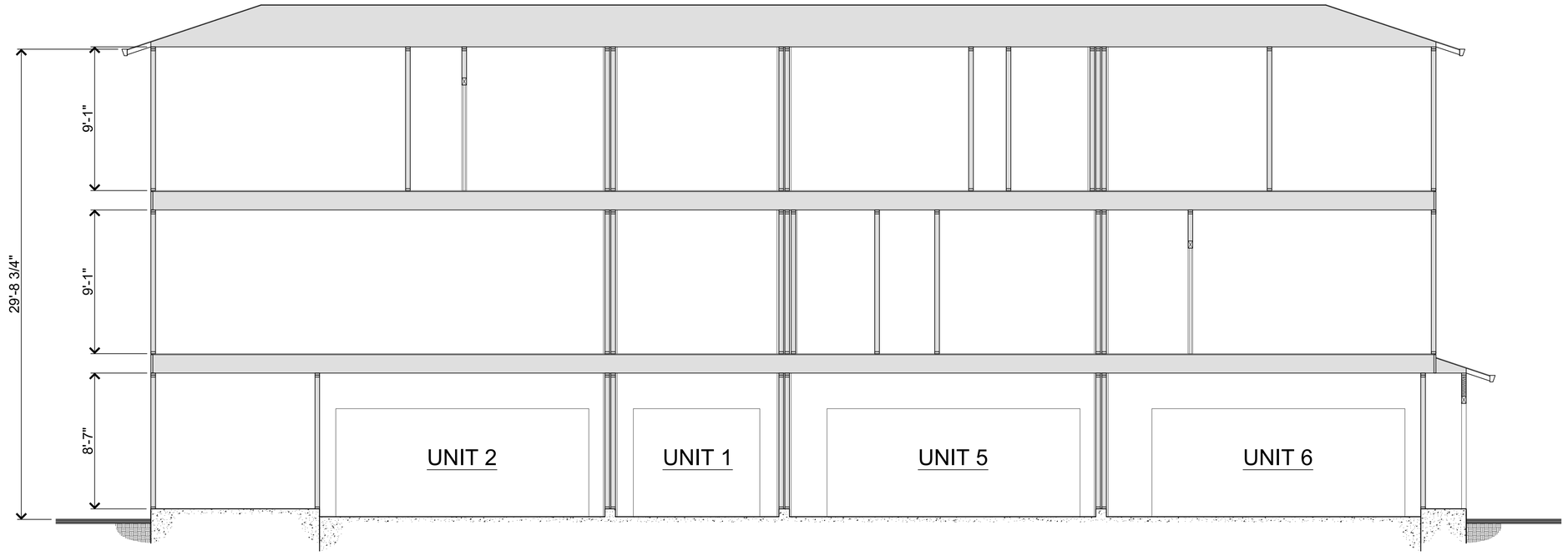

399.287 Sherwood Triangle Properties
Los Altos, CA
June 17, 2026

0 2' 4' 6' 8' 16'

TYPICAL SECTION
A20

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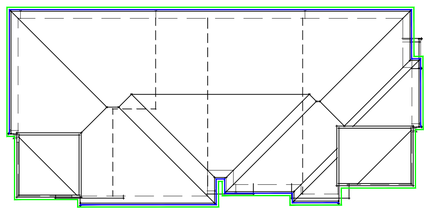
4 UNIT BUILDINGS

TOTAL ROOF PERIMETER: 266'-0"
FIRE ACCESS (>30' EAVE): 202'-11 3/4"
FIRE ACCESS PERCENTAGE: 76.3%



ROOF PLAN

FRONT ELEVATION

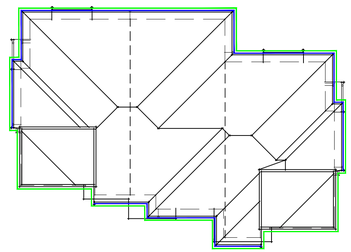
RIGHT ELEVATION

REAR ELEVATION

LEFT ELEVATION

3 UNIT BUILDING

TOTAL ROOF PERIMETER: 239'-3"
FIRE ACCESS (>30' EAVE): 172'-10 1/2"
FIRE ACCESS PERCENTAGE: 72.3%



ROOF PLAN

REAR ELEVATION

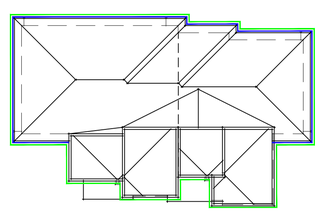
LEFT ELEVATION

FRONT ELEVATION

RIGHT ELEVATION

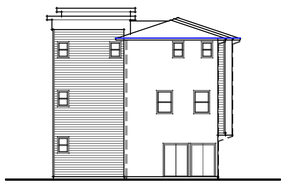
2 UNIT BUILDING

TOTAL ROOF PERIMETER: 214'-2"
FIRE ACCESS (>30' EAVE): 136'-4 1/2"
FIRE ACCESS PERCENTAGE: 63.6%



ROOF PLAN

FRONT ELEVATION



RIGHT ELEVATION

REAR ELEVATION

LEFT ELEVATION

399.287 Sherwood Triangle Properties
Los Altos, CA
June 17, 2026

FIRE ACCESS
A21.1

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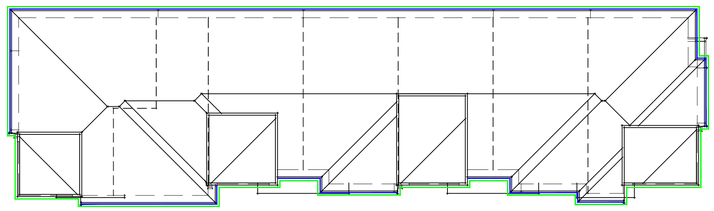
7 UNIT BUILDINGS

TOTAL ROOF PERIMETER: 392'-3"
FIRE ACCESS (>30' EAVE): 297'-3 1/4"
FIRE ACCESS PERCENTAGE: 75.8%



ROOF PLAN

FRONT ELEVATION

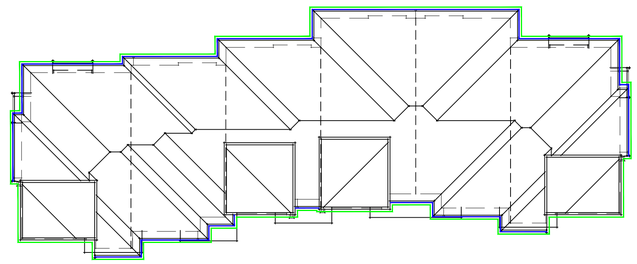
RIGHT ELEVATION

REAR ELEVATION

LEFT ELEVATION

6 UNIT BUILDING

TOTAL ROOF PERIMETER: 377'-4"
FIRE ACCESS (>30' EAVE): 280'-1"
FIRE ACCESS PERCENTAGE: 74.2%



ROOF PLAN

REAR ELEVATION

LEFT ELEVATION

FRONT ELEVATION

RIGHT ELEVATION

0 2' 4' 6' 8' 16'

FIRE ACCESS
A21.2

399.287 Sherwood Triangle Properties
Los Altos, CA
June 17, 2026

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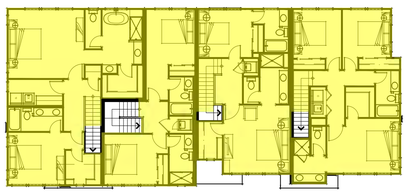
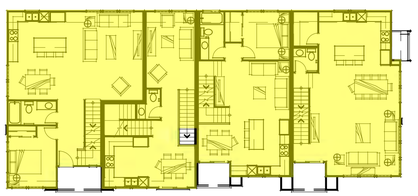
4 UNIT BUILDINGS

FLOOR AREA = 8,463 SF



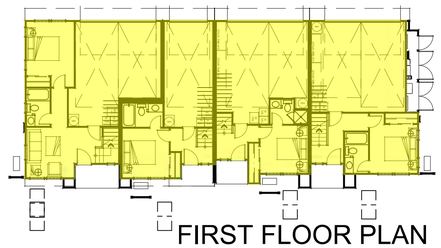
THIRD FLOOR PLAN

2,905 SF



SECOND FLOOR PLAN

2,920 SF

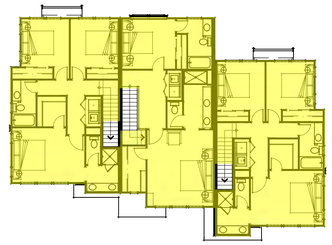


FIRST FLOOR PLAN

2,638 SF

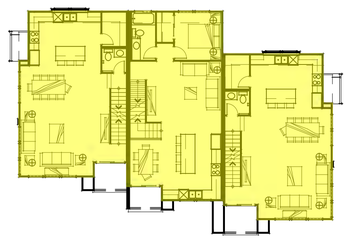
3 UNIT BUILDING

FLOOR AREA = 6,860 SF



THIRD FLOOR PLAN

2,344 SF



SECOND FLOOR PLAN

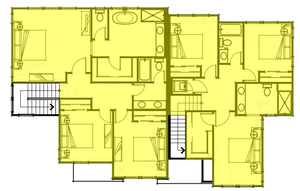
2,340 SF

FIRST FLOOR PLAN

2,176 SF

2 UNIT BUILDING

FLOOR AREA = 5,172 SF

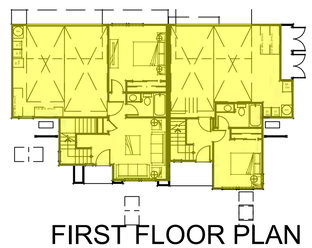


THIRD FLOOR PLAN

1,721 SF

SECOND FLOOR PLAN

1,773 SF



FIRST FLOOR PLAN

1,678 SF

AFFIDAVIT: THE SHADED AREA ON THE FLOOR PLANS INDICATE THE AREAS INCLUDED IN THE FAR CALCULATION IS MEASURED TO THE EXTERIOR FACE OF BUILDING WALL. SDG ARCHITECTS INC CERTIFIES THAT THOSE AREAS ARE ACCURATE AS NOTED AND DEPICTED.

399.287 Sherwood Triangle Properties
Los Altos, CA
June 17, 2026

0 2' 4' 6' 8' 16'

FAR DIAGRAM
A22.1

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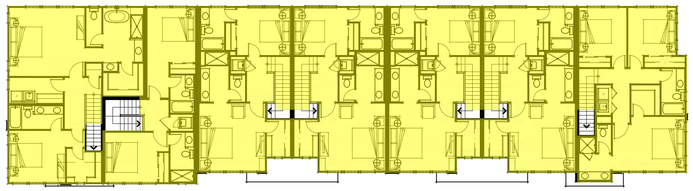
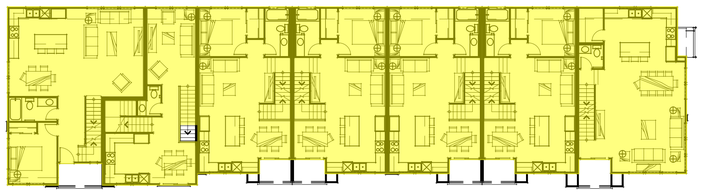
7 UNIT BUILDINGS

FLOOR AREA = 14,478 SF



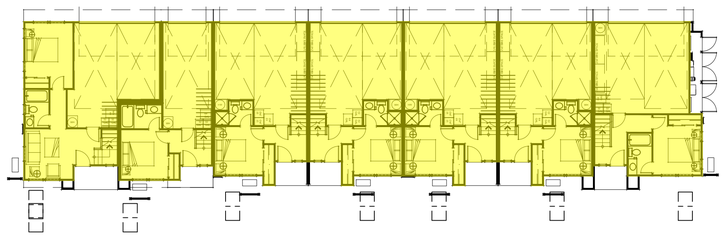
THIRD FLOOR PLAN

4,939 SF



SECOND FLOOR PLAN

4,978 SF

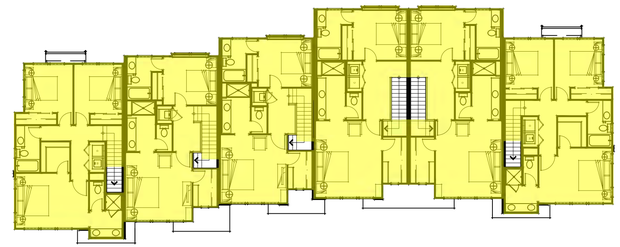


FIRST FLOOR PLAN

4,561 SF

6 UNIT BUILDING

FLOOR AREA = 13,154 SF

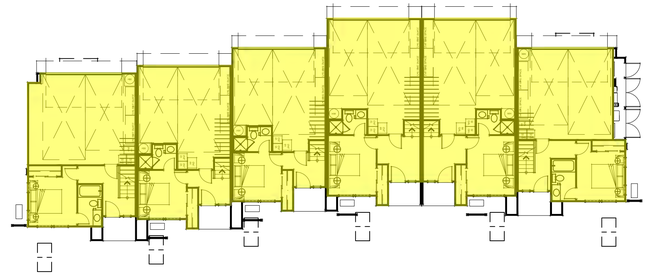


THIRD FLOOR PLAN

4,459 SF

SECOND FLOOR PLAN

4,496 SF



FIRST FLOOR PLAN

4,199 SF

AFFIDAVIT: THE SHADED AREA ON THE FLOOR PLANS INDICATE THE AREAS INCLUDED IN THE FAR CALCULATION IS MEASURED TO THE EXTERIOR FACE OF BUILDING WALL. SDG ARCHITECTS INC CERTIFIES THAT THOSE AREAS ARE ACCURATE AS NOTED AND DEPICTED.

LICENSED ARCHITECT
JEFFREY J. POTTS
No. C-28934
REN. 02/28/2027
STATE OF CALIFORNIA

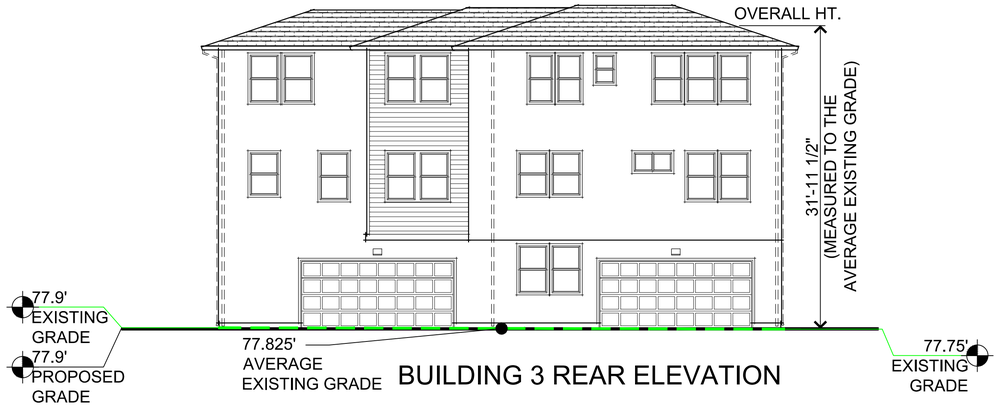
399.287 Sherwood Triangle Properties
Los Altos, CA
June 17, 2026

0 2' 4' 6' 8' 16'

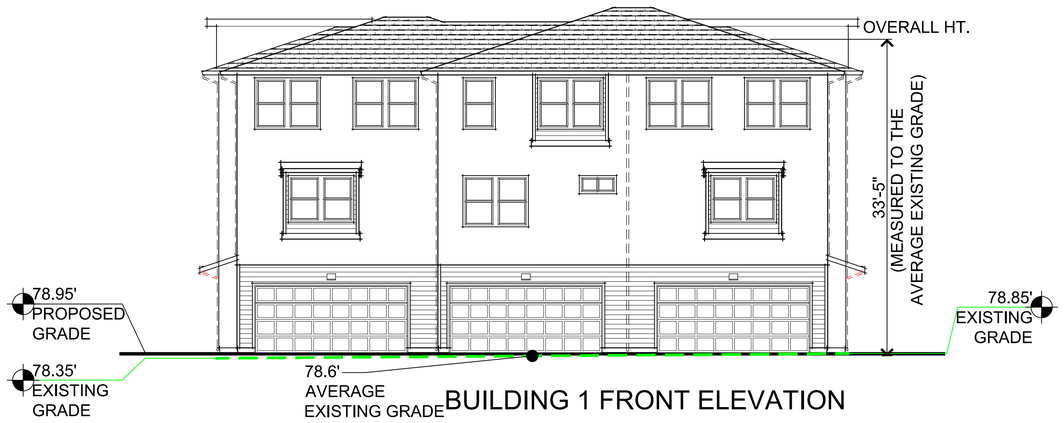
FAR DIAGRAM
A22.2

AlphaX RE Capital
97 Boston Avenue, San Jose, CA 95128
740-818-7377

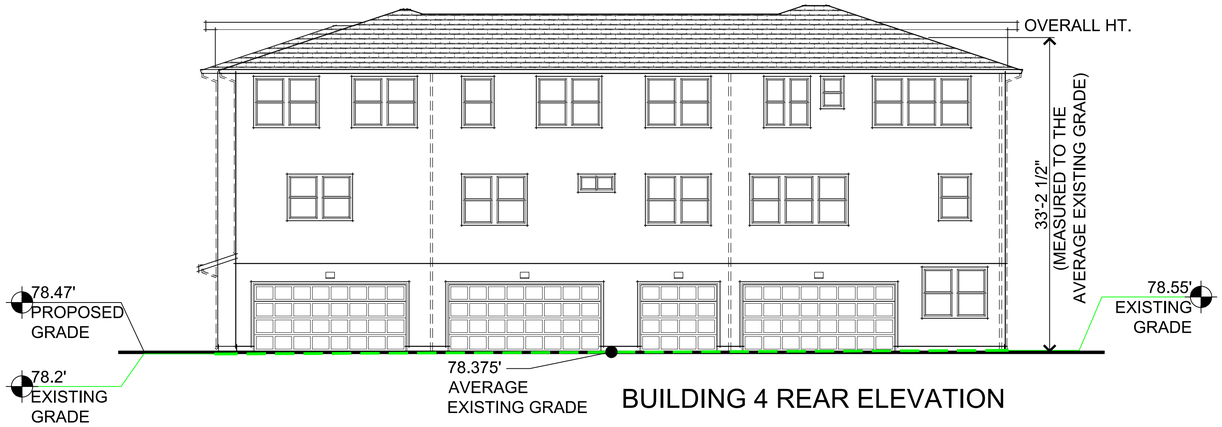
SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com



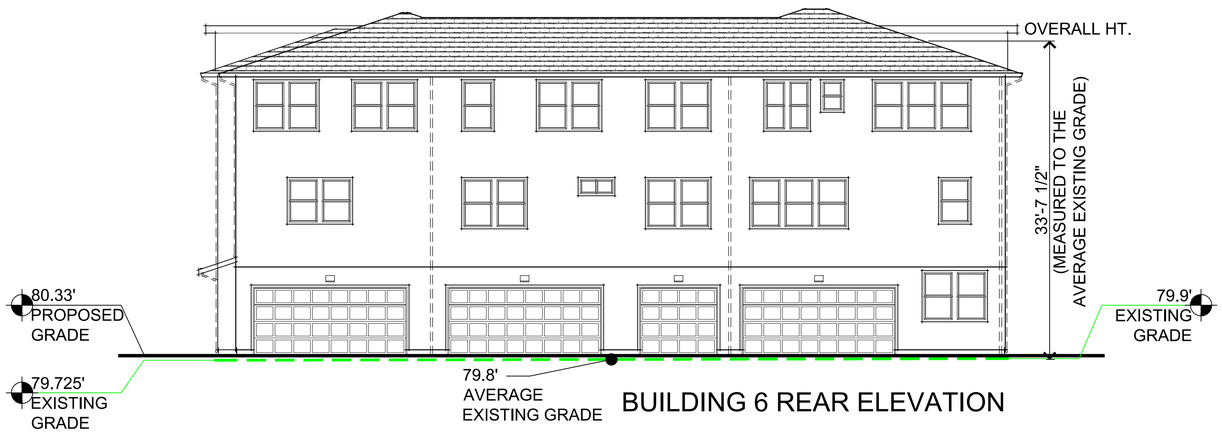
BUILDING 3 REAR ELEVATION



BUILDING 1 FRONT ELEVATION



BUILDING 4 REAR ELEVATION



BUILDING 6 REAR ELEVATION

0 2' 4' 6' 8' 16'

399.287 Sherwood Triangle Properties
Los Altos, CA
June 17, 2026

BUILDING GRADING
A23.1

AlphaX RE Capital
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740-818-7377

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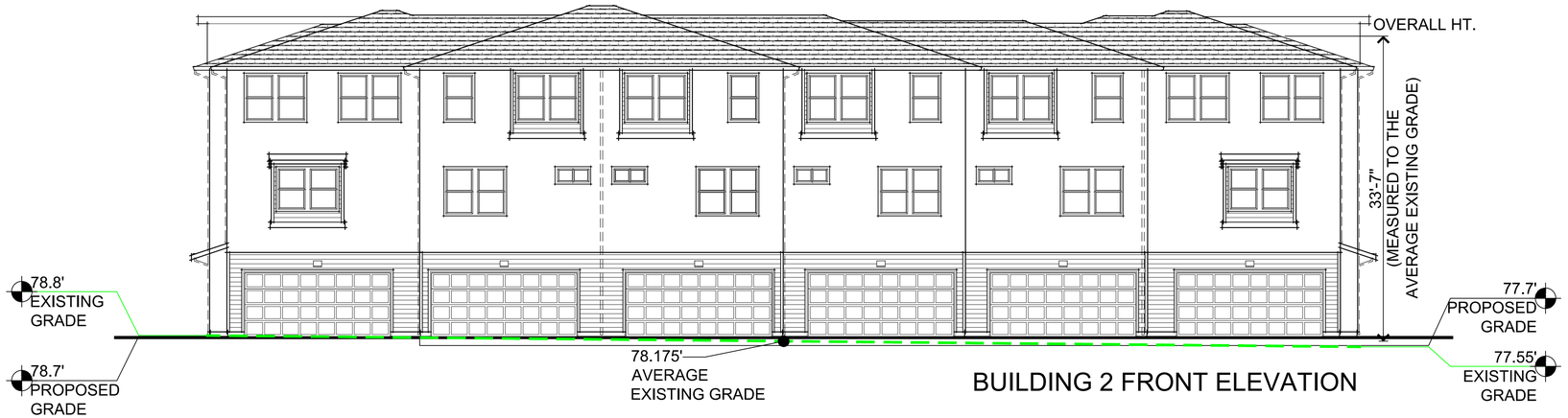
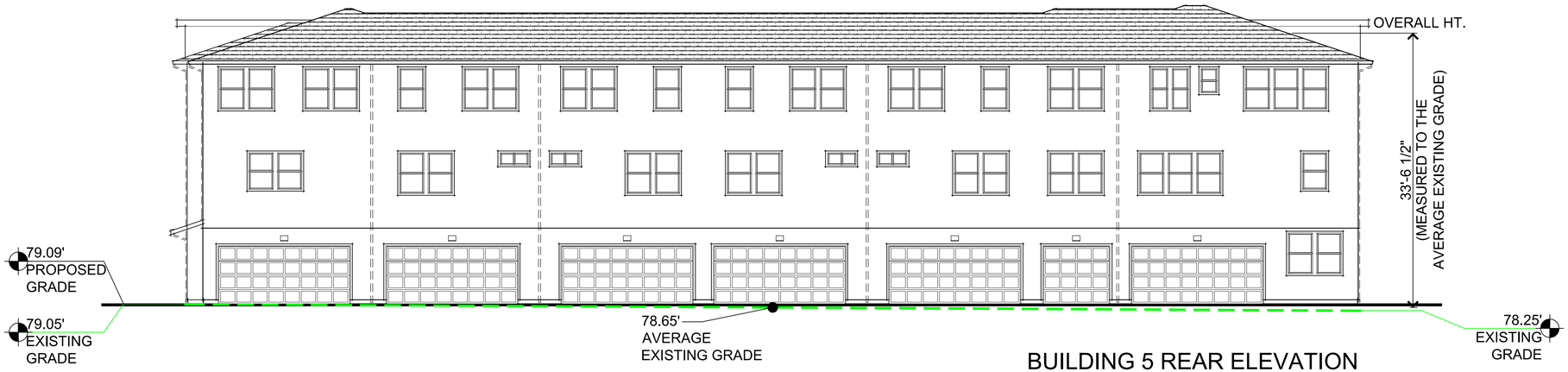
925.634.7000 | sdgarchitectsinc.com



BUILDING 2 FRONT ELEVATION



BUILDING 5 REAR ELEVATION

BUILDING 7 REAR ELEVATION

0 2' 4' 6' 8' 16'

399.287 Sherwood Triangle Properties
Los Altos, CA
June 17, 2026

BUILDING GRADING
A23.2

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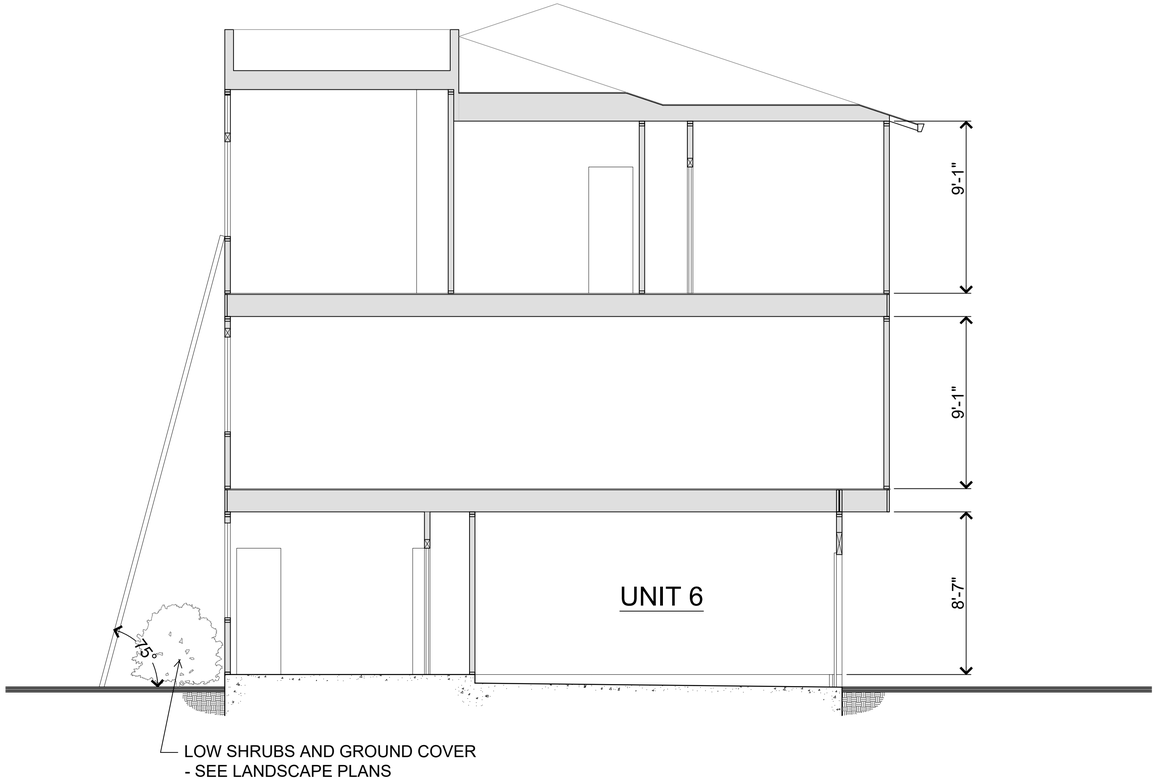

399.287 Sherwood Triangle Properties
Los Altos, CA
June 17, 2026

0 2' 4' 6' 8' 16'

BUILDING SECTION (GROUND LADDER ACCESS)
A24

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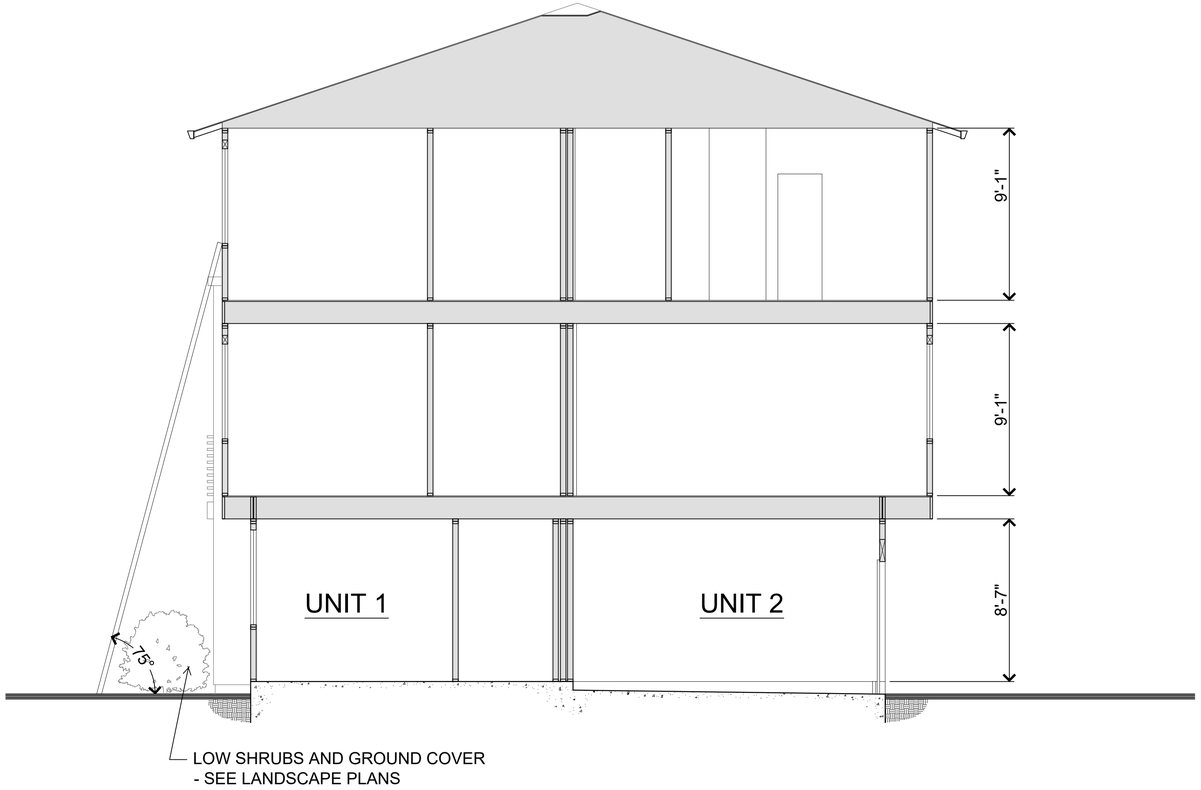
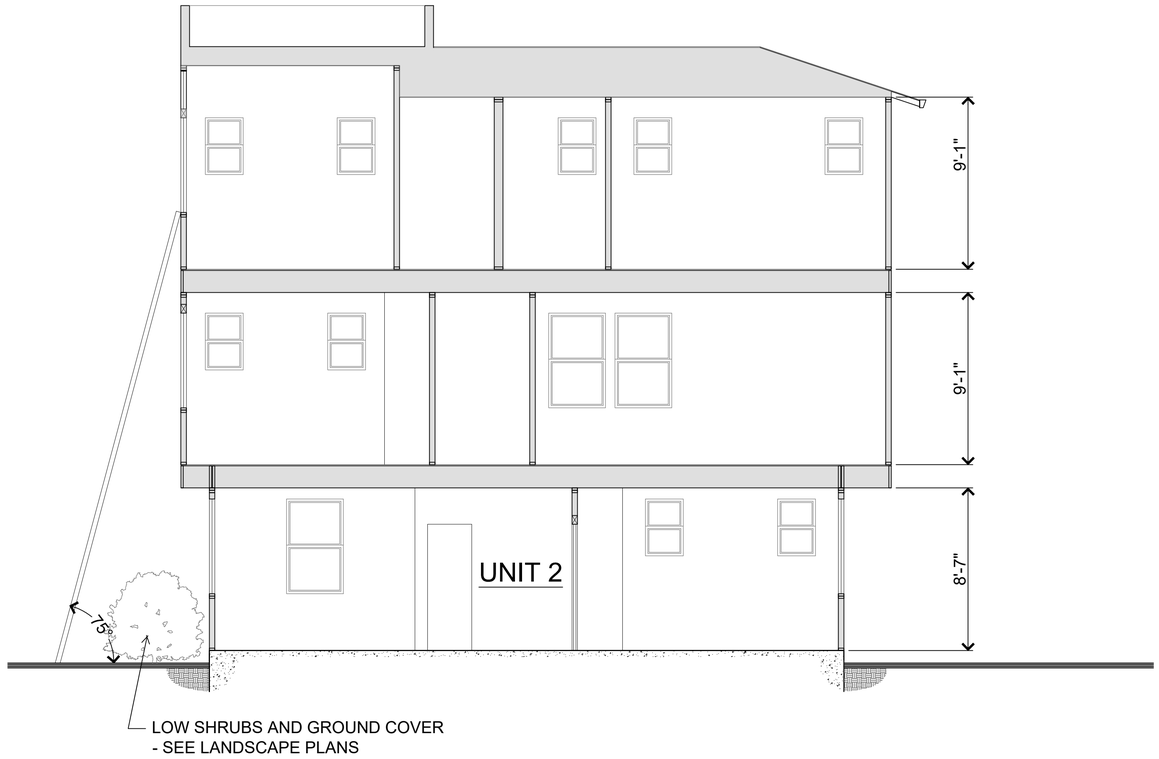
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com





0 2' 4' 6' 8' 16'

399.287 Sherwood Triangle Properties
Los Altos, CA
June 17, 2026

BUILDING SECTION (GROUND LADDER ACCESS)
A25

AlphaX RE Capital
97 Boston Avenue, San Jose, CA 95128
740-818-7377

SDG Architects, Inc.
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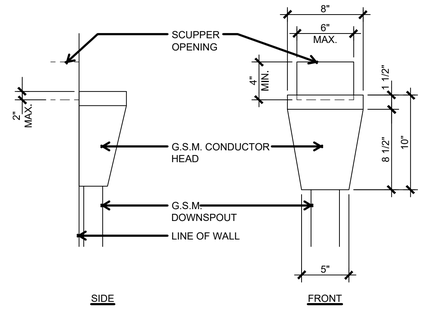
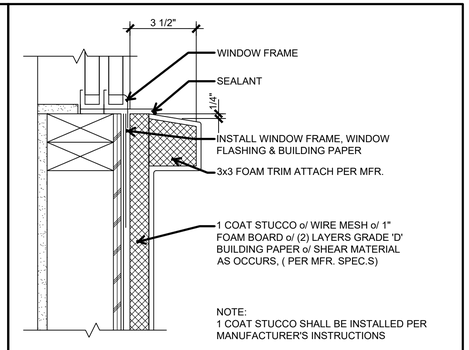
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com



SCALE: 1 1/2"=1'-0"

NEW_399040_001
JSC 06/07/2011

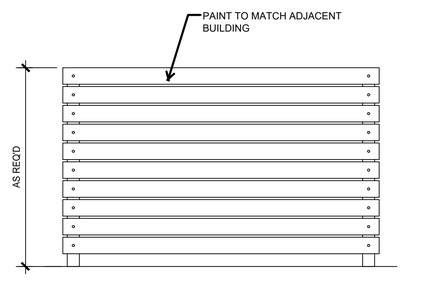
CONDUCTOR BOX



SCALE: 3"=1'-0"

WS_S1_02
PSU 05/15/2023

WINDOW SILL w/ TRIM

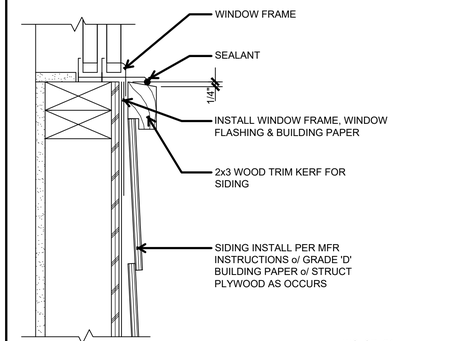


SCALE: 3/4"=1'-0"

ELEVATION

NEW_399287_02
YSI 05/11/26

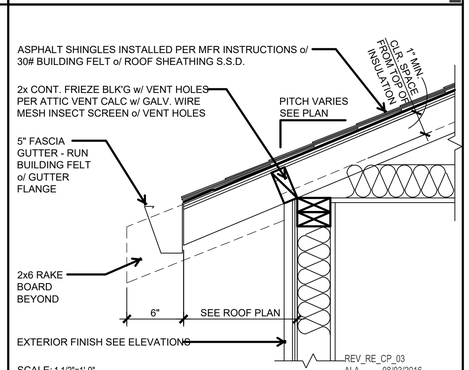
AC SCREEN



SCALE: 3" = 1'-0"

WS_SD_01
JSC 10/17/2023

WINDOW SILL w/ WD. TRIM



SCALE: 1 1/2"=1'-0"

REV_RE_CP_03
ALA 08/03/2016

COMPOSITION EAVE

399.287 Sherwood Triangle Properties
Los Altos, CA
June 17, 2026

AlphaX RE Capital
97 Boston Avenue, San Jose, CA 95128
740-818-7377

ARCHITECTURAL DETAILS
A26

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

TOWNHOMES COLOR SCHEME

Roofing
GAF - Weathered Wood

Stucco 1
SW 7551 Greek Villa (254-C1)

Stucco 2
SW 7043 Worldly Gray (245-C1)

Horizontal Siding

Entry Door / Accent
SW 7069 Iron Ore (251-C7)

Note: *All colors and textures are representative samples only, pending verification of actual material suppliers and manufacturers for this particular project.*

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VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES AX SHERWOOD

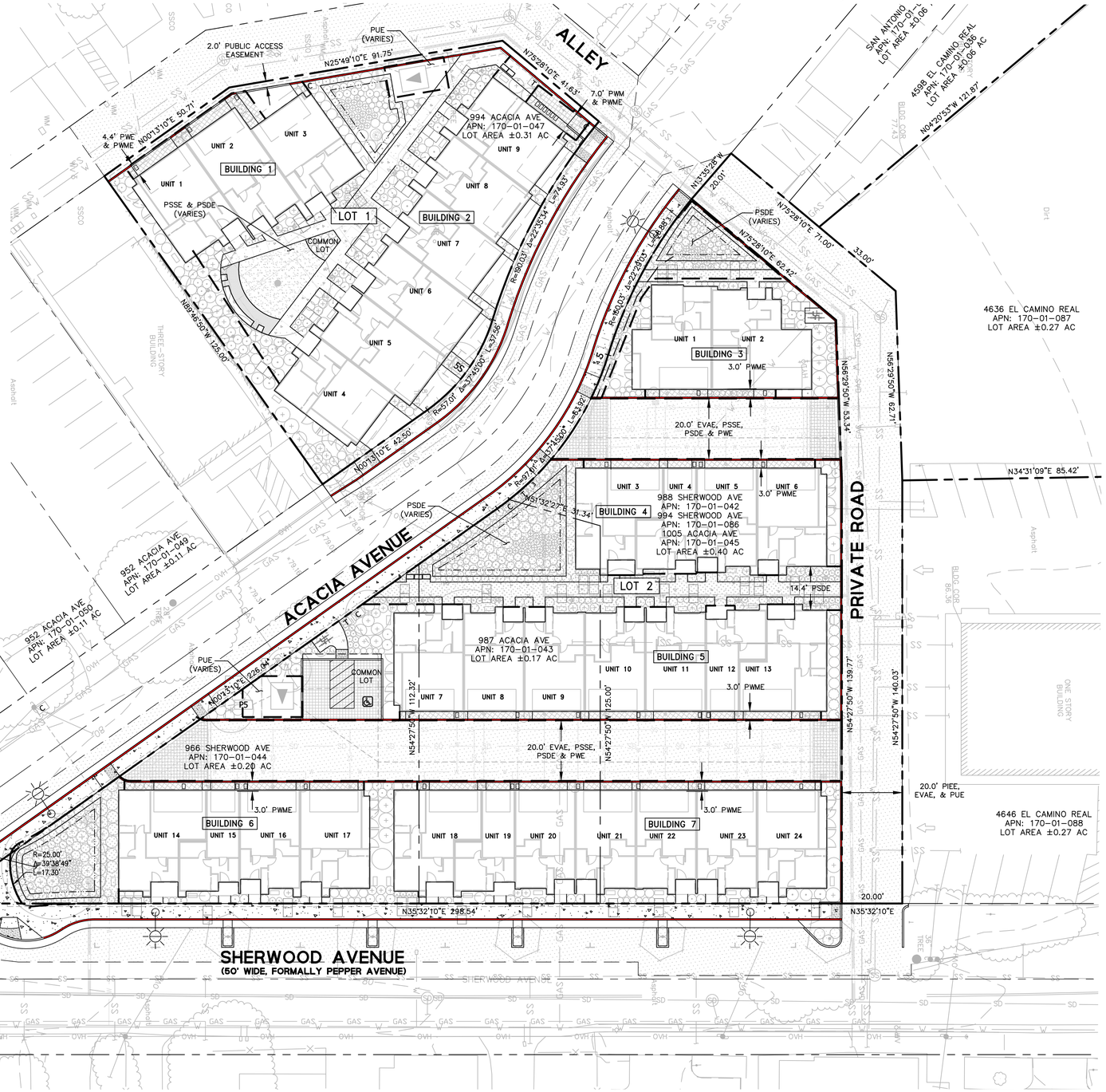
CITY OF LOS ALTOS, SANTA CLARA COUNTY, CA

GENERAL NOTES

1. DEVELOPER: URBANSCAPE DEVELOPMENT, 10050 N. FOOTHILL BLVD., CUPERTINO, CA 95014, CONTACT: JIA LI, PHONE: 650-797-6891
2. CIVIL ENGINEER: BKF ENGINEERS, 1730 N. 1ST STREET SUITE #600, SAN JOSE, CA 95112, CONTACT(S): ISAAC KONTOROVSKY, PHONE: 408-467-9100
3. PROPERTY: A PORTION OF CERTAIN PARCELS RECORDED ON JANUARY 11, 1926 IN MAP ENTITLED "MAP OF SAN ANTONIO VILLA PARK" IN BOOK VOLUME "U", OF MAPS OF OFFICIAL RECORDS, SANTA CLARA COUNTY RECORDS, STATE OF CALIFORNIA, AT PAGES 38 & 39.
4. ASSESSORS PARCEL NO.: 170-01-043, -044, -042, -045, -086, & -047
5. GENERAL PLAN (LAND USE): MIXED-USE/RESIDENTIAL (SHERWOOD GATEWAY SPECIFIC PLAN)
6. EXISTING ZONING: COMMERCIAL NEIGHBORHOOD (CN)
7. PROPOSED ZONING: COMMERCIAL NEIGHBORHOOD (CN)
8. EXISTING USE: MIXED-USE & SINGLE-FAMILY RESIDENTIAL
9. PROPOSED USE: MIXED-USE & MULTI-FAMILY RESIDENTIAL
10. GROSS AREA: LOT 1: 13,517 SF (±0.31 ACRES), LOT 2: 33,912 SF (±0.78 ACRES)
11. NET AREA: LOT 1: 13,151 SF (±0.30 ACRES), LOT 2: 33,713 SF (±0.77 ACRES)
12. NUMBER OF LOTS: 2 LOTS FOR UP TO 33 RESIDENTIAL UNITS (COMBINED) AND 2 NON-DEVELOPABLE COMMON PARCELS
13. UTILITIES:
    - A. WATER: PUBLIC STREETS: CALWATER; PRIVATE STREETS: HOMEOWNERS ASSOCIATION
    - B. SANITARY SEWER: PUBLIC STREETS: CITY OF LOS ALTOS; PRIVATE STREETS: HOMEOWNERS ASSOCIATION
    - C. STORM DRAIN: PUBLIC STREETS: CITY OF LOS ALTOS; PRIVATE STREETS: HOMEOWNERS ASSOCIATION
    - D. GAS/ELECTRIC: PACIFIC GAS & ELECTRIC
    - E. TELEPHONE: VERIZON
    - F. CABLE TV: COMCAST
14. BASIS OF BEARING: THE BEARING AT N 00°15' E ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE 20 FEET ALLEY, AS SHOWN ON THE MAP OF SAN ANTONIO VILLA PARK, BOOK U OF MAPS AT PAGES 38-39, SANTA CLARA COUNTY RECORDS.
15. BENCHMARK: CITY OF LOS ALTOS BENCHMARK #02, MORE DESCRIBED AS, A 3.5" BRASS DISK ON THE TOP OF CURB AT THE SOUTHEAST RETURN OF EL CAMINO REAL AND SHERWOOD AVENUE, ABOUT HALFWAY BETWEEN THE TOP OF HANDICAP RAMP AND A CATCH BASIN. ELEVATION = 77.06 FEET (NAVD 88)
16. TOPOGRAPHY: INFORMATION SHOWN IS BASED ON A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY STERLING CONSULTANTS DATED NOVEMBER 14, 2023.
17. FLOOD ZONE: THIS PROPERTY IS LOCATED WITHIN ZONE X AS SHOWN IN FLOOR INSURANCE RATE MAP COMMONLY PANEL NO.06085C0038H
18. LOT SIZES: LOT 1: 13,151 SF, LOT 2: 33,713 SF

ABBREVIATIONS

EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PSDE	PRIVATE STORMDRAIN EASEMENT
PWE	PRIVATE WATER EASEMENT
PWME	PRIVATE WATER METER EASEMENT
PIEE	PRIVATE INGRESS-EGRESS EASEMENT
WME	PUBLIC WATER METER EASEMENT



LEGEND

- PROJECT BOUNDARY
- ADJACENT LOT LINE
- INTERIOR LOT LINE
- STREET CENTER LINE
- VERTICAL CURB
- VERTICAL CURB & GUTTER
- CITY STD DRIVEWAY
- AC DEEP LIFT
- AC PAVEMENT
- CONCRETE
- PUBLIC UTILITY EASEMENT
- PUBLIC WATER METER EASEMENT (WME)
- STREET EASEMENT
- BIORETENTION BASIN
- TRANSFORMER FOR REFERENCE ONLY. SIZE AND LOCATION TO BE COORDINATED WITH PROJECT PLANNER AND JT CONSULTANT

NOTES

1. THE TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 3, ARTICLE 2, SECTION 66452 OF THE SUBDIVISION MAP ACT AND CONFORMS TO THE REQUIREMENTS OF CHAPTER 13.12 OF THE LOS ALTOS MUNICIPAL CODE.

SHEET INDEX

SHEET NO.	SHEET TITLE
TM1.0	VESTING TENTATIVE MAP
C1.0	EXISTING CONDITIONS & TREE DISPOSITION PLAN
C2.0	PRELIMINARY SITE PLAN
C3.0	PRELIMINARY GRADING AND DRAINAGE PLAN
C3.1	PRELIMINARY SECTIONS
C4.0	PRELIMINARY UTILITY PLAN
C5.0	PRELIMINARY STORMWATER MANAGEMENT PLAN
C6.0-C6.1	PRELIMINARY TRUCK CIRCULATION PLAN
C7.0	BEST MANAGEMENT PRACTICES

GRAPHIC SCALE 20 0 20 40 (1" = 20')

NOT FOR CONSTRUCTION

BKF ENGINEERS
150 CALIFORNIA STREET
SUITE 600
SAN FRANCISCO, CA 94111
(415) 930-7900
www.bkf.com

AX SHERWOOD LOS ALTOS
VESTING TENTATIVE MAP
SANTA CLARA CA
LOS ALTOS

Revisions	No.

Date 06/19/26
Scale AS SHOWN
Design RM
Drawn MG
Approved IB
Job No 20242112

Drawing Number: TM1.0
1 OF 10

DRAWING NAME: C:\Box\Projects - BKF\BKF-SJ\2024\242112_AX_Sherwood_Los Altos\ENG-L\Sheets\PLANNING\0.0_AX SHERWOOD_TM.dwg
PLOT DATE: 06-22-26 PLOTTED BY: mgarcia

LEGEND

- PROJECT BOUNDARY
- ADJACENT LOT LINE
- ROAD CENTER LINE
- STORMDRAIN LINE — SD
- SANITARY SEWER LINE — SS
- WATER LINE — W
- GAS LINE — GAS
- OVERHEAD LINE — OVH
- UNDERGROUND LINE — FO
- TREE TO BE REMOVED

1" =20'

GRAPHIC SCALE
20 0 20 40

1031 N. SAN ANTONIO ROAD
APN: 170-01-032

106' SAN ANTONIO ROAD
APN: 170-01-033
LOT AREA ±0.12 AC

SAN ANTONIO ROAD
APN: 170-01-035
LOT AREA ±0.06 AC

4598 EL CAMINO REAL
APN: 170-01-036
LOT AREA ±0.06 AC

994 ACACIA AVE
APN: 170-01-047
LOT AREA ±0.31 AC

4636 EL CAMINO REAL
APN: 170-01-087
LOT AREA ±0.27 AC

988 SHERWOOD AVE
APN: 170-01-042
994 SHERWOOD AVE
APN: 170-01-086
1005 ACACIA AVE
APN: 170-01-045
LOT AREA ±0.40 AC

952 ACACIA AVE
APN: 170-01-049
LOT AREA ±0.11 AC

952 ACACIA AVE
APN: 170-01-050
LOT AREA ±0.11 AC

942 ACACIA AVE
APN: 170-01-051
LOT AREA ±0.22 AC

966 SHERWOOD AVE
APN: 170-01-044
LOT AREA ±0.20 AC

987 ACACIA AVE
APN: 170-01-043
LOT AREA ±0.17 AC

4646 EL CAMINO REAL
APN: 170-01-088
LOT AREA ±0.27 AC

ALLEY

ACACIA AVENUE

PRIVATE ROAD

SHERWOOD AVENUE
(50' WIDE, FORMALLY PEPPER AVENUE)

N25°49'10"E 91.75'
N00°13'10"E 50.71'
N75°28'10"E 41.63'
N75°28'10"E 20.30'
N33°33'28"W 20.01'
N75°28'10"E 71.00'
N75°28'10"E 82.42'
N55°57'41"W 147.50'
N34°31'09"E 85.42'
N89°46'50"W 125.00'
N00°13'10"E 42.50'
N51°32'27"E 31.34'
N00°13'10"E 226.04'
N54°27'50"W 112.82'
N54°27'50"W 125.00'
N54°27'50"W 139.77'
N54°27'50"W 140.03'
N35°32'10"E 298.54'
N35°32'10"E 20.00'

R=860.03' Δ=22°35'34" L=74.93'
R=860.03' Δ=22°28'03" L=58.88'
R=57.01' Δ=37°45'00" L=37.56'
R=97.01' Δ=37°45'00" L=63.92'

SSMH
RIM 77.46
INV 70.26 8" (S)
INV 70.21 8" (NE)

SSMH
RIM 78.41
INV 71.31 8" (S)
INV 71.29 8" (NE)

SSMH
RIM 77.77
INV 72.27 4" (N)
INV 64.47 8" (E)
INV 64.42 8" (SW)

SSMH
RIM 78.57
INV 65.42 8" (N)
INV 65.42 6" (S)
INV 65.37 8" (W)

SSMH
RIM 81.10
INV 71.40 6" (E)
INV 71.20 6" (S)
INV 71.15 6" (N)

SDMH
RIM 80.08
INV 74.78 12" (SE)
INV 73.73 12" (S)
INV 73.68 12" (N)

SDMH
RIM 79.23
INV 75.13 6" (E)
INV 72.43 12" (N)
INV 72.43 12" (S)

SSMH
RIM 76.91
INV 65.81 8" (S)

6" SS (S=2.1% NORTH)
8" SS (S=1.07% NE)
8" SS (S=2.28% WEST)
8" SS (S=0.41% NW)
8" SS (S=0.38% SOUTH)
12"SD (S=3.01%-N)
12" SD (S=1.32%-N)
12" SD (S=1.78%-N)
SS PIPE PER BLOCK MAP
0.75" GAS SERVICE PER BLOCK MAP
1.25" GAS SERVICE PER BLOCK MAP
8" AC PER BLOCK MAP (CALWATER)
4" F.S. PER BLOCK MAP (CALWATER)

ONE STORY BUILDING
THREE-STORY BUILDING
BLDG COR 79.17
BLDG COR 80.34
BLDG COR 84.87
BLDG COR 80.45

BKF ENGINEERS
150 CALIFORNIA STREET
SUITE 600
SAN FRANCISCO, CA 94111
(415) 930-7900
www.bkf.com

AX SHERWOOD LOS ALTOS
EXISTING CONDITIONS & TREE DISPOSITION PLAN
LOS ALTOS CA SANTA CLARA

SURVEYOR'S STATEMENT
THIS TOPOGRAPHIC SURVEY WAS PREPARED BY ME OR UNDER MY DIRECTION, AT THE REQUEST OF JIA LI OF URBANSCAPE DEVELOPMENT, LLC, ON NOVEMBER 17, 2025.

JOHN KOROYAN
P.L.S. NO. 8883

NOVEMBER 17, 2025
DATED

LICENSED LAND SURVEYOR
JOHN KOROYAN
No. 8883
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

Revisions	No.

Date 06/19/26
Scale AS SHOWN
Design RM
Drawn MG
Approved IB
Job No 20242112

Drawing Number:
C1.0
2 OF 10

DRAWING NAME: C:\Box\Projects - BKF\BKF-SJ\2024\242112_AX_Sherwood_Los Altos\ENG-L\Sheets\PLANNING\1.0_AX SHERWOOD_EC.dwg
PLOT DATE: 06-22-26 PLOTTED BY: mgarcia

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LEGEND

- PROJECT BOUNDARY
- ADJACENT LOT LINE
- INTERIOR LOT LINE
- STREET CENTER LINE
- VERTICAL CURB
- VERTICAL CURB & GUTTER
- CITY STD DRIVEWAY
- AC DEEP LIFT
- AC PAVEMENT SEE DETAIL 1 ON SHEET C2.0
- CONCRETE
- SAWCUT
- EX. TREE TO REMAIN
- TRANSFORMER FOR REFERENCE ONLY. SIZE AND LOCATION TO BE COORDINATED WITH PLANNER AND JT CONSULTANT
- LADDER PAD, S.A.D.

1" = 20'

GRAPHIC SCALE
20 0 20 40

1031 N. SAN ANTONIO ROAD
APN: 170-01-032

1067 SAN ANTONIO ROAD
APN: 170-01-033
LOT AREA ±0.12 AC

EX. VTA BUS STOP

SAN ANTONIO ROAD
APN: 170-01-035
LOT AREA ±0.06 AC

4598 EL CAMINO REAL
APN: 170-01-036
LOT AREA ±0.06 AC

ALLEY
(20' ROW)

2.0' STREET DEDICATION

RED CURB PER CITY STD.

FLUSH CURB

MAIL BOXES

994 ACACIA AVE
APN: 170-01-047
LOT AREA ±0.31 AC

NEW STOP SIGN PER CITY STD.
NEW ADA RAMP PER CALTRANS STD.
NEW CITY STD. 6" ROLLED CURB AND GUTTER

BUILDING 1
BUILDING 2
BUILDING 3
BUILDING 4
BUILDING 5
BUILDING 6
BUILDING 7

4636 EL CAMINO REAL
APN: 170-01-087
LOT AREA ±0.27 AC

PRIVATE ROAD
(20' WIDE)

988 SHERWOOD AVE
APN: 170-01-042
994 SHERWOOD AVE
APN: 170-01-086
1005 ACACIA AVE
APN: 170-01-045
LOT AREA ±0.40 AC

952 ACACIA AVE
APN: 170-01-049
LOT AREA ±0.11 AC

ACACIA AVENUE
(40' ROW)

952 ACACIA AVE
APN: 170-01-050
LOT AREA ±0.11 AC

942 ACACIA AVE
APN: 170-01-051
LOT AREA ±0.22 AC

928 ACACIA AVE
APN: 170-01-052
LOT AREA ±0.11 AC

966 SHERWOOD AVE
APN: 170-01-044
LOT AREA ±0.20 AC

987 ACACIA AVE
APN: 170-01-043
LOT AREA ±0.17 AC

4646 EL CAMINO REAL
APN: 170-01-088
LOT AREA ±0.27 AC

ONE STORY BUILDING

NEW 50-LF STRIPING PER MUTCD STDS
NEW ROW LINE
NEW ADA RAMP PER CALTRANS STD.
ROW DEDICATION
NEW STRIPING FOR STOP SIGN PER MUTCD STDS
12" WHITE STOP BAR PER MUTCD STANDARDS
NEW ADA RAMP PER CALTRANS STD.

SHERWOOD AVENUE
(50' ROW, FORMERLY PEPPER AVENUE)

TREE WELL (TYP.) SEE LANDSCAPE PLAN
NEW DRIVEWAY FLARE

966 SHERWOOD AVE. IMPERVIOUS AREA TABLE

IMPERVIOUS	25,082 SF
PERVIOUS	8,838 SF
TOTAL PROPERTY AREA	33,920 SF

994 ACACIA AVE. IMPERVIOUS AREA TABLE

IMPERVIOUS	8,902 SF
PERVIOUS	4,615 SF
TOTAL PROPERTY AREA	13,517 SF

4" AC
13.5" CL 2 AB
PREPARE SUBGRADE PER GEOTECHNICAL REPORT, TYP

NOTES:
1. THE PAVEMENT SECTION TO BE VERIFIED WITH GEOTECHNICAL ENGINEER.
2. TI=5.5, R-VALUE:5
3. NEW ASPHALTIC CONCRETE SURFACING SHALL RECEIVE AN APPLICATION OF FOG SEAL.
4. CLASS 2 AGGREGATE BASE SHALL BE COMPACTED AT NOT LESS THAN OPTIMUM MOISTURE TO 95% RELATIVE AND PER CALTRANS STANDARDS.
5. PAVEMENT MATERIAL SHALL SUPPORT 75,000 POUNDS AND SHALL COMPLY TO FIRE DEPARTMENT STANDARD DETAILS.

1 **ASPHALT CONCRETE PAVEMENT**
SCALE: NTS

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AX SHERWOOD LOS ALTOS
PRELIMINARY SITE PLAN
SANTA CLARA CA
LOS ALTOS

NOT FOR CONSTRUCTION

Revisions	No.

Date 06/19/26
Scale AS SHOWN
Design RM
Drawn MG
Approved IB
Job No 20242112

Drawing Number:
C2.0
3 OF 10

DRAWING NAME: C:\Box\Projects - BKF\BKF-SJ\2024\242112_AX_Sherwood_Los Altos\ENG-L\Sheets\PLANNING\2.0_AX SHERWOOD_SITE.dwg
PLOT DATE: 06-22-26 PLOTTED BY: mgarcia

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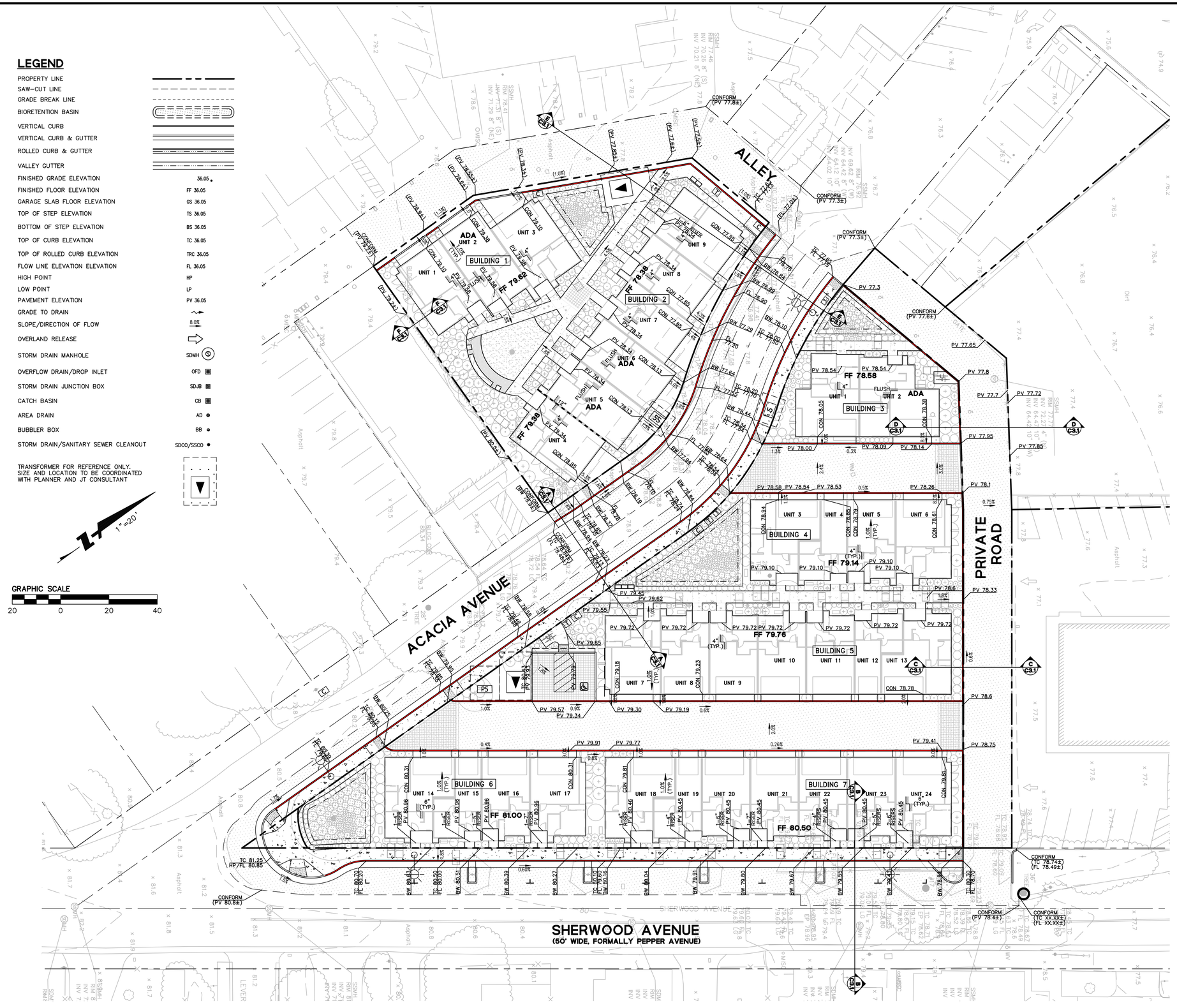
LEGEND

PROPERTY LINE	
SAW-CUT LINE	
GRADE BREAK LINE	
BIORETENTION BASIN	
VERTICAL CURB	
VERTICAL CURB & GUTTER	
ROLLED CURB & GUTTER	
VALLEY GUTTER	
FINISHED GRADE ELEVATION	36.05
FINISHED FLOOR ELEVATION	FF 36.05
GARAGE SLAB FLOOR ELEVATION	GS 36.05
TOP OF STEP ELEVATION	TS 36.05
BOTTOM OF STEP ELEVATION	BS 36.05
TOP OF CURB ELEVATION	TC 36.05
TOP OF ROLLED CURB ELEVATION	TRC 36.05
FLOW LINE ELEVATION ELEVATION	FL 36.05
HIGH POINT	HP
LOW POINT	LP
PAVEMENT ELEVATION	PV 36.05
GRADE TO DRAIN	
SLOPE/DIRECTION OF FLOW	5.0%
OVERLAND RELEASE	
STORM DRAIN MANHOLE	SDMH
OVERFLOW DRAIN/DROP INLET	OFD
STORM DRAIN JUNCTION BOX	SDJB
CATCH BASIN	CB
AREA DRAIN	AD
BUBBLER BOX	BB
STORM DRAIN/SANITARY SEWER CLEANOUT	SDCO/SSCO

TRANSFORMER FOR REFERENCE ONLY.
SIZE AND LOCATION TO BE COORDINATED
WITH PLANNER AND JT CONSULTANT

1" = 20'

GRAPHIC SCALE
20 0 20 40



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AX SHERWOOD LOS ALTOS
PRELIMINARY GRADING AND DRAINAGE PLAN
LOS ALTOS SANTA CLARA CA

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Revisions	No.

Date 06/19/26
Scale AS SHOWN
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Drawn MG
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Job No 20242112

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SECTION A–A (ACACIA AVENUE)
NO SCALE

SECTION B–B (SHERWOOD AVENUE)
NO SCALE

SECTION C–C (PRIVATE ROAD)
NO SCALE

SECTION D–D (PRIVATE ROAD)
NO SCALE

SECTION E–E
NO SCALE

SECTION F–F
NO SCALE

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AX SHERWOOD LOS ALTOS
PRELIMINARY SECTIONS

SANTA CLARA CA

LOS ALTOS

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LEGEND

- PROJECT BOUNDARY
- ADJACENT LOT LINE
- INTERIOR LOT LINE
- STREET CENTER LINE
- PERFORATED PIPE
- BIORETENTION BASIN
- PROPOSED STORM DRAIN (UNTREATED) — SD
- PROPOSED STORM DRAIN (TREATED)
- PROPOSED SANITARY SEWER — SS
- PROPOSED DOMESTIC WATER — W
- PROPOSED RECYCLED WATER — RW
- PROPOSED NATURAL GAS — G
- PROPOSED IRRIGATION — IRR
- PROPOSED FIRE WATER — FW
- EXISTING OVER HEAD LINE — JT
- PROPOSED JOINT TRENCH — JT
- STORM DRAIN MANHOLE — SDMH
- SANITARY SEWER MANHOLE — SSMH
- OVERFLOW DRAIN/DROP INLET — OFD
- STORM DRAIN JUNCTION BOX — SDJB
- CATCH BASIN — CB
- AREA DRAIN — AD
- BUBBLER BOX — BB
- STORM DRAIN/SANITARY SEWER CLEANOUT — SDCO/SSCO
- INVERT ELEVATION — INV 36.05
- RIM ELEVATION — RIM 36.05
- WATER VALVE
- FIRE HYDRANT — FH
- WATER METER — WM
- BACKFLOW PREVENTION — BFP
- REDUCED PRESSURE PRINCIPLE ASSEMBLY — RPPA
- REDUCED PRESSURE DETECTION ASSEMBLY — RPDA

TRANSFORMER FOR REFERENCE ONLY. SIZE AND LOCATION TO BE COORDINATED WITH PG&E AND DRY UTILITY CONSULTANT

LADDER PAD, S.A.D.

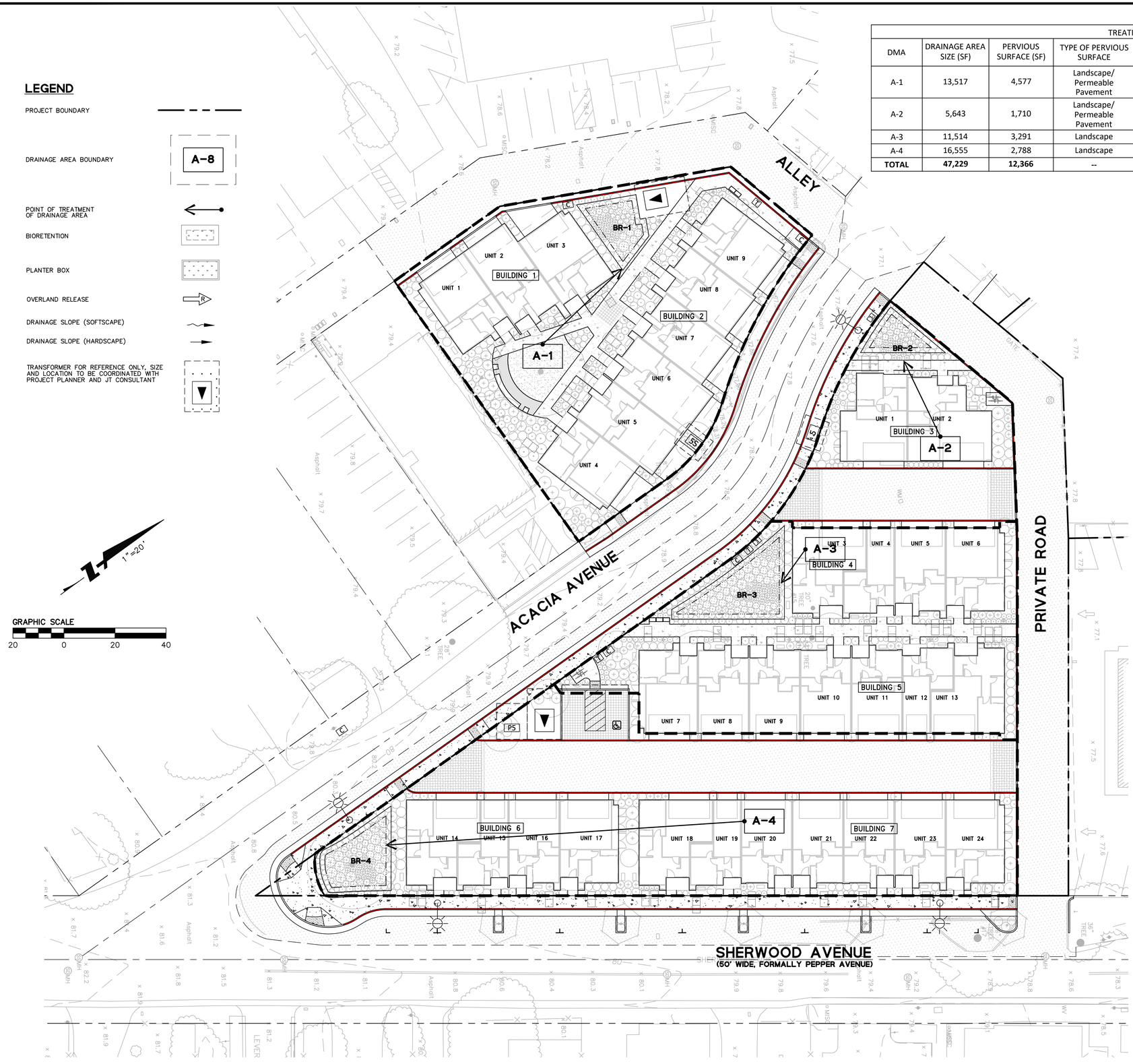
KEYNOTES

P5

ALLEY (20' ROW)
ACACIA AVENUE (40' ROW)
SHERWOOD AVENUE (50' WIDE, FORMALLY PEPPER AVENUE)
SHERWOOD AVENUE (50' ROW, FORMERLY PEPPER AVENUE)
PRIVATE ROAD
BUILDING 1
BUILDING 2
BUILDING 3
BUILDING 4
BUILDING 5
BUILDING 6
BUILDING 7
UNIT 1
UNIT 2
UNIT 3
UNIT 4
UNIT 5
UNIT 6
UNIT 7
UNIT 8
UNIT 9
UNIT 10
UNIT 11
UNIT 12
UNIT 13
UNIT 14
UNIT 15
UNIT 16
UNIT 17
UNIT 18
UNIT 19
UNIT 20
UNIT 21
UNIT 22
UNIT 23
UNIT 24
OFD RIM 77.85 INV 73.85
SDBB RIM 77.95 INV 73.85
SDJB RIM 77.3 INV 73.5
OFD RIM 77.7 INV 73.3
OFD RIM 78.60 INV 72.92
OFD RIM 80.2± INV 75.4
SSMH RIM 78.41 INV 71.31 8" (S) INV 71.29 8" (NE)
SSMH RIM 77.46 INV 70.26 8" (S) INV 70.21 8" (NE)
SSMH RIM 76.92 INV 64.18 8" (W) INV 64.12 8" (W) INV 64.02 8" (E)
SSMH RIM 77.77 INV 72.27 4" (N) INV 64.47 8" (E) INV 64.42 8" (SW)
SSMH RIM 78.07 INV 65.42 (N) INV 65.42 (E) W 65.37
SSMH RIM 80.08 INV 74.78 (SE) INV 73.73 12" (S) INV 73.68 12" (N)
SSMH RIM 71.40 6" (E) INV 71.20 6" (S) INV 71.15 6" (N)
SSMH RIM 75.13 6" (E) INV 72.43 12" (S) INV 72.43 12" (W)
6" SS (S=2.1% NORTH)
6" SS (S=1.9% NORTH)
8" SS (S=0.38% SOUTH)
12"SD (S=1.01%-N)
12"SD (S=1.32%-N)
12"SD (S=1.76%-N)
8" SS (S=0.41% NW)
10", S=2.0%
10", S=0.5%
WYE-CONNECTION INV THRU 75.0±
WYE-CONNECTION INV THRU 72.27±
WYE-CONNECTION INV THRU 71.6±
8" AC PER BLOCK MAP (CALWATER)
1.25" GAS SERVICE PER BLOCK MAP
0.75" GAS SERVICE PER BLOCK MAP
4" P.S. PER BLOCK MAP (CALWATER)
8" SS PIPE PER BLOCK MAP
8" SS PIPE (S=EAST) PER BLOCK MAP
1.25" GAS SERVICE PER BLOCK MAP (CALWATER)
1.25" GAS SERVICE PER BLOCK MAP (S=0.41% WEST)
1.25" GAS SERVICE PER BLOCK MAP (S=0.5% NW)
1.25" GAS SERVICE PER BLOCK MAP (S=1.0% NORTH)
8" SS (S=1.07% NE)
8" SS (S=1.29% NORTH)
8" SS (S=1.29% SOUTH)
8" SS (S=1.29% NORTH)
8" SS (S=1.29% NW)
8" SS (S=1.29% SE)
8" SS (S=1.29% NE)
8" SS (S=1.29% SW)
8" SS (S=1.29% W)
8" SS (S=1.29% E)
8" SS (S=1.29% S)
8" SS (S=1.29% N

LEGEND

- PROJECT BOUNDARY
- DRAINAGE AREA BOUNDARY (A-8)
- POINT OF TREATMENT OF DRAINAGE AREA
- BIORETENTION
- PLANTER BOX
- OVERLAND RELEASE
- DRAINAGE SLOPE (SOFTSCAPE)
- DRAINAGE SLOPE (HARDSCAPE)
- TRANSFORMER FOR REFERENCE ONLY, SIZE AND LOCATION TO BE COORDINATED WITH PROJECT PLANNER AND JT CONSULTANT



TREATMENT CONTROL MEASURE SUMMARY								
DMA	DRAINAGE AREA SIZE (SF)	PERVIOUS SURFACE (SF)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS SURFACE (SF)	TYPE OF IMPERVIOUS SURFACE	WATER QUANTITY		PROPOSED TREATMENT CONTROLS
						REQUIRED (SF)	PROVIDED (SF)	
A-1	13,517	4,577	Landscape/ Permeable Pavement	8,940	HARDSCAPE / ROOF	358	365	BR-1
A-2	5,643	1,710	Landscape/ Permeable Pavement	3,933	HARDSCAPE / ROOF	157	185	BR-2
A-3	11,514	3,291	Landscape	8,223	HARDSCAPE / ROOF	329	581	BR-3
A-4	16,555	2,788	Landscape	13,767	HARDSCAPE / ROOF	551	567	BR-4
TOTAL	**47,229**	**12,366**	--	**34,863**	--	**1,395**	**1,698**	--

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AX SHERWOOD LOS ALTOS
PRELIMINARY STORMWATER CONTROL PLAN

LOS ALTOS SANTA CLARA CA

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Revisions	No.

Date 06/19/26
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Drawn MG
Approved IB
Job No 20242112

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PLOT DATE: 06-22-26 PLOTTED BY: mgarcia

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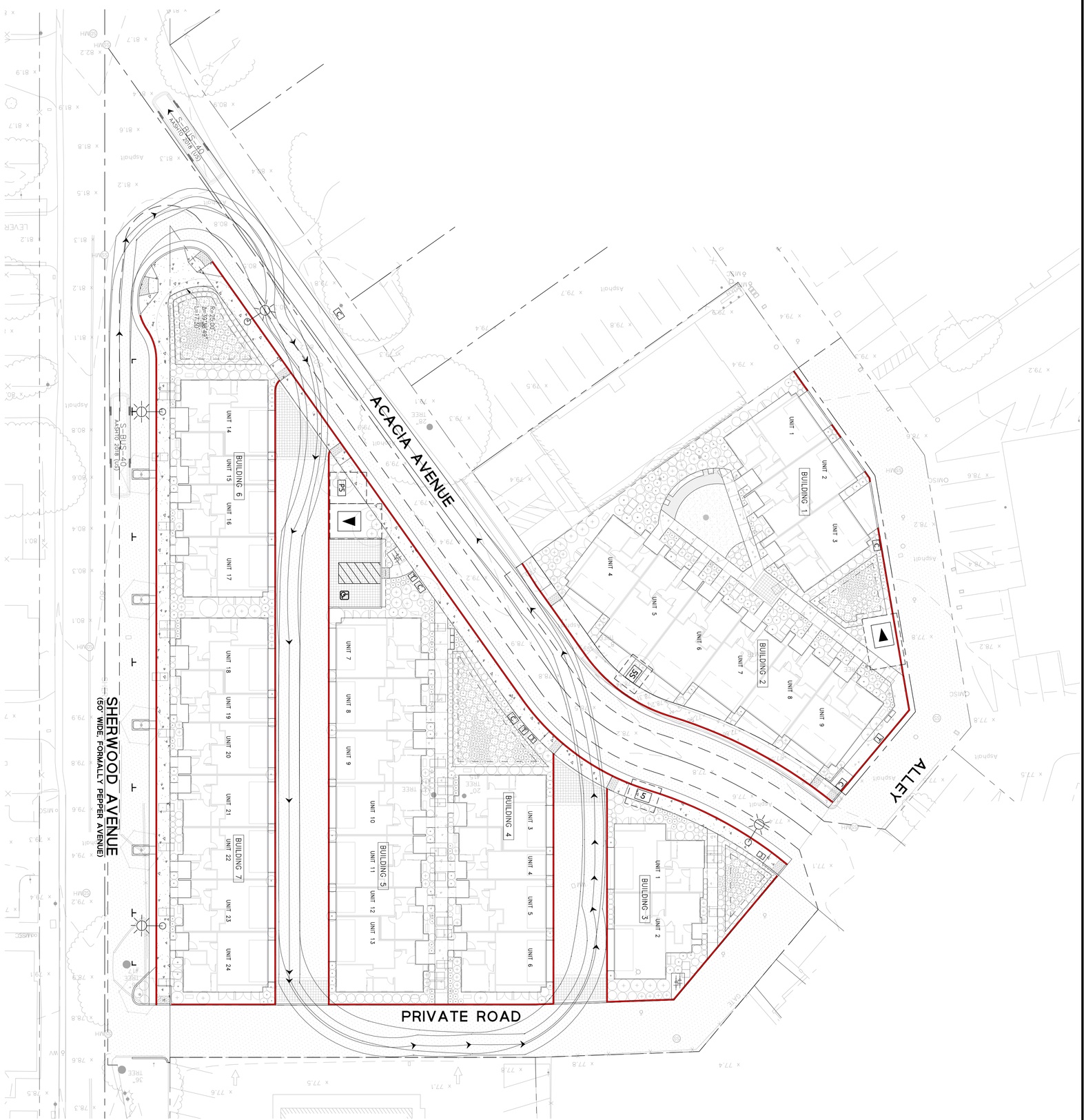

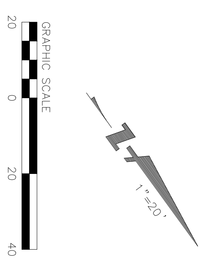

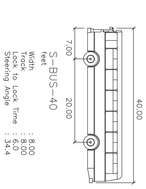

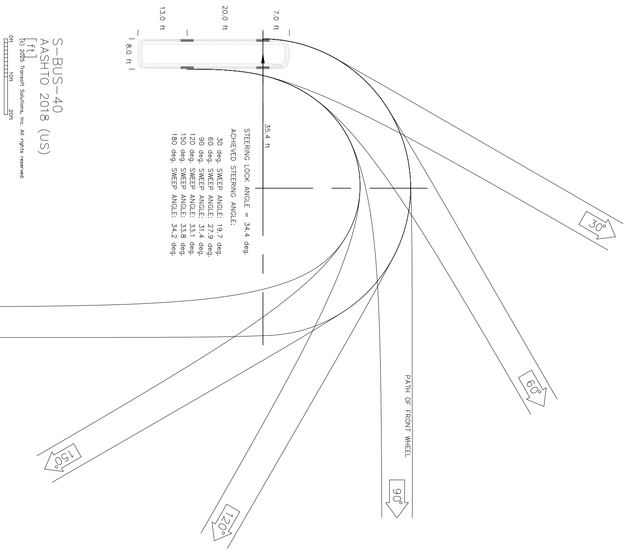

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Design	RM		
Drawn	MG		
Approved	JB		
Job No	20242112		

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AX SHERWOOD LOS ALTOS
PRELIMINARY TRUCK CIRCULATION PLAN

LOS ALTOS SANTA CLARA CA

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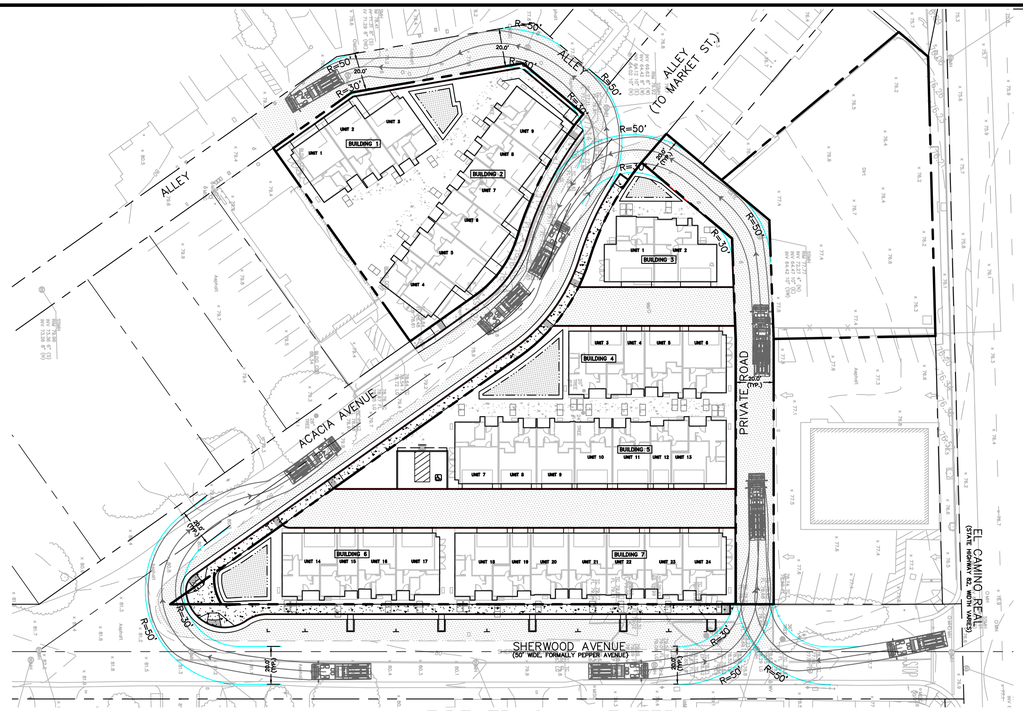
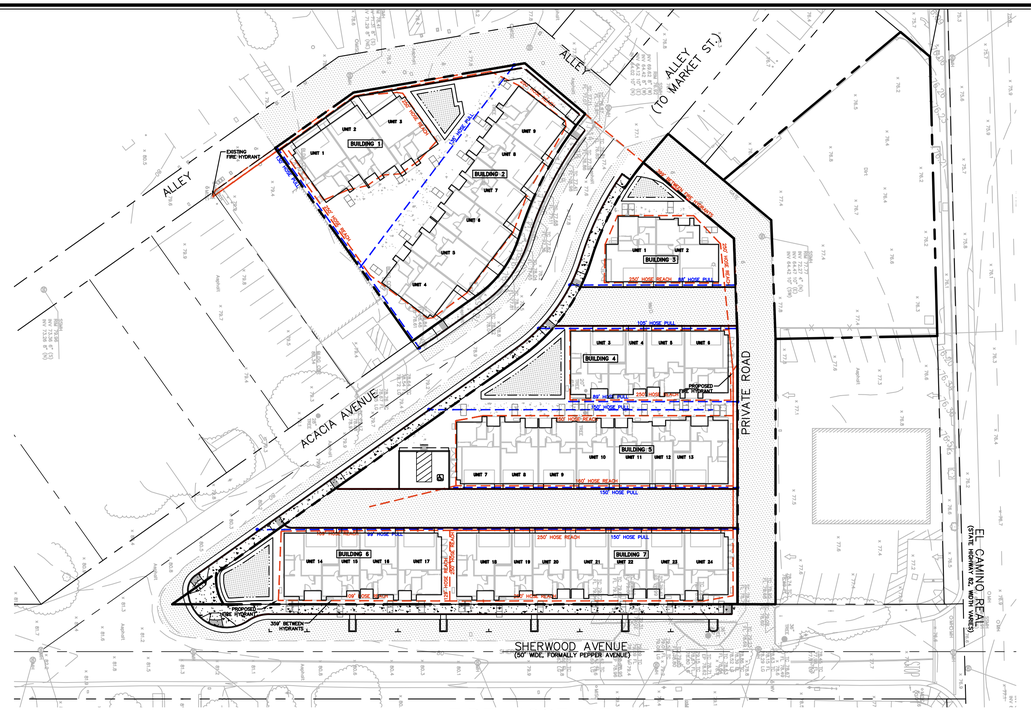
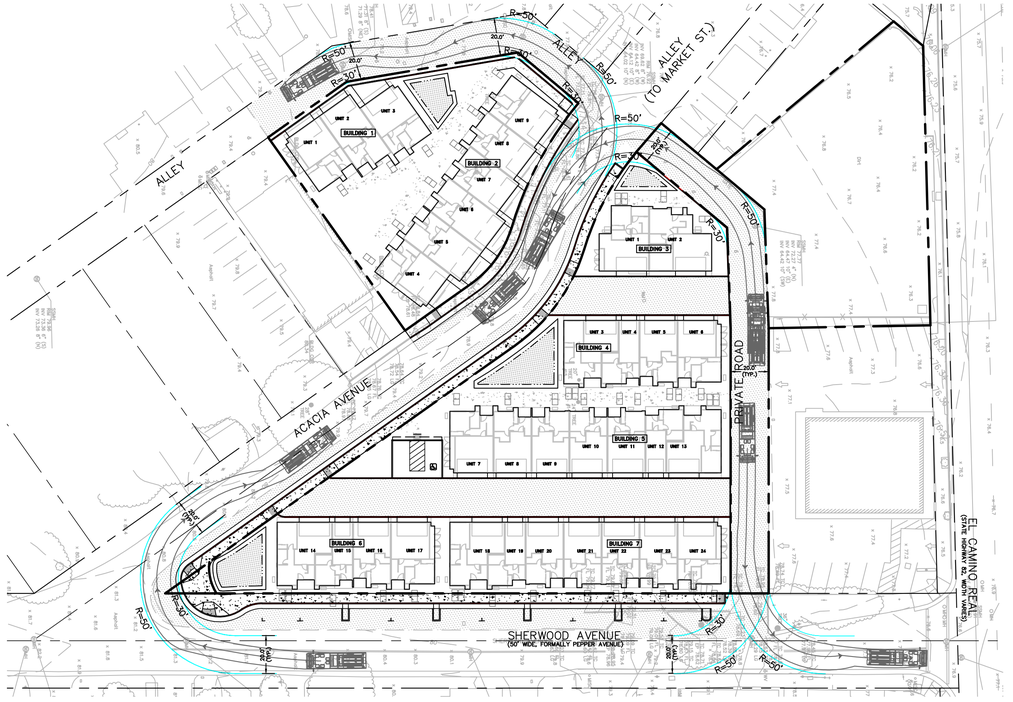


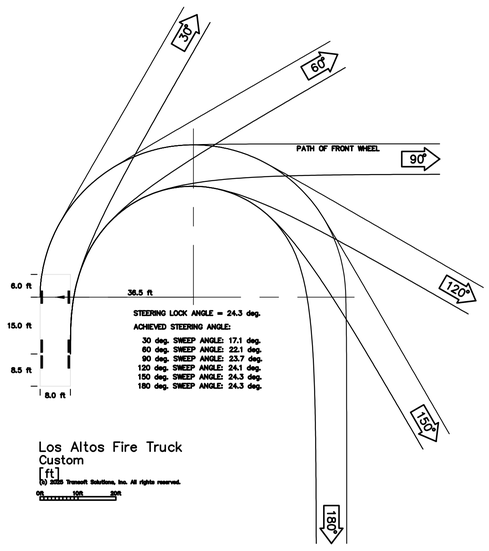
FIRE TRUCK – ENTER
SCALE 1:40



FIRE HOSE REACH
SCALE 1:40



FIRE TRUCK – EXIT
SCALE 1:40



Los Altos Fire Truck
feet

Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 24.3

NOTES

1. THE FINAL LOCATION FOR NEW FIRE HYDRANTS TO BE DETERMINED JOINTLY BY THE FIRE DEPARTMENT AND CALIFORNIA WATER COMPANY.

1"=20'

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AX SHERWOOD LOS ALTOS
PRELIMINARY TRUCK CIRCULATION PLAN
LOS ALTOS SANTA CLARA CA

Revisions	No.

Date 07/09/26
Scale AS SHOWN
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Drawn MG
Approved IB
Job No 20242112

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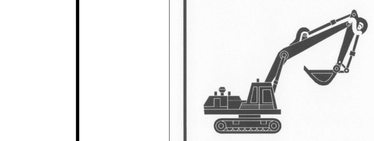
Heavy Equipment Operation

Best Management Practices for the Construction Industry



Best Management Practices for the

- Vehicle and equipment operators
- Site supervisors
- General contractors
- Home builders
- Developers

Doing the Job Right

Site Planning and Preventive Vehicle Maintenance

- ☐ Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks.
- ☐ Perform major maintenance, repair jobs, and vehicle and equipment washing off site where cleanup is easier.
- ☐ If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and properly dispose as hazardous waste (recycle whenever possible).
- ☐ Do not use diesel oil to lubricate equipment parts, or clean equipment. Use only water for any onsite cleaning.
- ☐ Cover exposed fifth wheel hitches and other oily or greasy equipment during rain events.

Storm water Pollution from Heavy Equipment on Construction Sites

Poorly maintained vehicles and heavy equipment that leak fuel, oil, antifreeze or other fluids on the construction site are common sources of storm drain pollution. Prevent spills and leaks by isolating equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible

Spill Cleanup

- ☐ Clean up spills immediately when they happen.
- ☐ Never hose down "dirty" pavement or impermeable surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags) whenever possible and properly dispose of absorbent materials.
- ☐ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- ☐ Use as little water as possible for dust control. Ensure water used doesn't leave silt or discharge to storm drains.
- ☐ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ☐ Report significant spills to the appropriate local spill response agencies immediately.
- ☐ If the spill poses a significant hazard to human health and safety, property or the environment, you must also report it to the State Office of Emergency Services

Roadwork and Paving

Best Management Practices for the Construction Industry

Best Management Practices for the

- Road crews
- Driveway/sidewalk/parking lot construction crews
- Seal coat contractors
- Operators of grading equipment, paving machines, dump trucks, concrete mixers
- Construction inspectors
- General contractors
- Home builders
- Developers

Doing The Job Right

General Business Practices

- ☐ Develop and implement erosion/sediment control plans for roadway embankments.
- ☐ Schedule excavation and grading work during dry weather.
- ☐ Check for and repair leaking equipment.
- ☐ Perform major equipment repairs at designated areas in your maintenance yard, where cleanup is easier. Avoid performing equipment repairs at construction sites.
- ☐ When refueling or when vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- ☐ Do not use diesel oil to lubricate equipment parts or clean equipment.
- ☐ Recycle used oil, concrete, broken asphalt, etc. whenever possible, or dispose of properly.

During Construction

- ☐ Avoid paving and seal coating in wet weather, or when rain is forecast, to prevent fresh materials from contacting stormwater runoff.
- ☐ Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ☐ Protect drainage ways by using earth dikes, sand bags, or other controls to divert or trap and filter runoff.

Storm Drain Pollution from Roadwork

Road paving, surfacing, and pavement removal happen right in the street, where there are numerous opportunities for asphalt, saw-cut slurry, or excavated material to illegally enter storm drains. Extra planning is required to store and dispose of materials properly and guard against pollution of storm drains, creeks, and the Bay.

- ☐ Never wash excess material from exposed- aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt area.
- ☐ Cover stockpiles (asphalt, sand, etc.) and other construction materials with plastic tarps. Protect from rainfall and prevent runoff with temporary roofs or plastic sheets and berms.
- ☐ Park paving machines over drip pans or absorbent material (cloth, rags, etc.) to catch drips when not in use.
- ☐ Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags), or dig up, remove, and properly dispose of contaminated soil.
- ☐ Collect and recycle or appropriately dispose of excess abrasive gravel or sand.
- ☐ Avoid over-application by water trucks for dust control.

Asphalt/Concrete Removal

- ☐ Avoid creating excess dust when breaking asphalt or concrete.
- ☐ After breaking up old pavement, be sure to remove all chunks and pieces. Make sure broken pavement does not come in contact with rainfall or runoff.
- ☐ When making saw cuts, use as little water as possible. Shovel or vacuum saw-cut slurry and remove from the site. Cover or protect storm drain inlets during saw-cutting. Sweep up, and properly dispose of, all residues.
- ☐ Sweep, never hose down streets to clean up tracked dirt. Use a street sweeper or vacuum truck. Do not dump vacuumed liquor in storm drains.

Fresh Concrete and Mortar Application

Best Management Practices for the Construction Industry

Best Management Practices for the

- Masons and bricklayers
- Sidewalk construction crews
- Patio construction workers
- Construction inspectors
- General contractors
- Home builders
- Developers
- Concrete delivery/pumping workers

Doing The Job Right

General Business Practices

- ☐ Wash out concrete mixers only in designated wash-out areas in your yard, away from storm drains and waterways, where the water will flow into a temporary waste pit in a dirt area. Let water percolate through soil and dispose of settled, hardened concrete as garbage. Whenever possible, recycle washout by pumping back into mixers for reuse.
- ☐ Wash out chutes onto dirt areas at site that do not flow to streets or drains.
- ☐ Always store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Protect dry materials from wind.
- ☐ Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from streets, gutters, storm drains, rainfall, and runoff.
- ☐ Do not use diesel fuel as a lubricant on concrete forms, tools, or trailers.

Storm Drain Pollution from Fresh Concrete and Mortar Applications

Fresh concrete and cement-related mortars that wash into lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of these materials to the storm drains or creeks can block storm drains, causes serious problems, and is prohibited by law.

During Construction

- ☐ Don't mix up more fresh concrete or cement than you will use in a two-hour period.
- ☐ Set up and operate small mixers on tarps or heavy plastic drop cloths.
- ☐ When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
- ☐ Protect applications of fresh concrete and mortar from rainfall and runoff until the material has dried.
- ☐ Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) be vacuumed from a catchment created by blocking a storm drain inlet. If necessary, divert runoff with temporary berms. Make sure runoff does not reach gutters or storm drains.
- ☐ When breaking up pavement, be sure to pick up all the pieces and dispose of properly. Recycle large chunks of broken concrete at a landfill.
- ☐ Never bury waste material. Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- ☐ Never dispose of washout into the street, storm drains, drainage ditches, or streams.

Preventing Pollution: It's Up to Us

In the Santa Clara Valley, storm drains transport water directly to local creeks and San Francisco Bay without treatment. Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or bay lands. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; sediment created by erosion; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain.

Thirteen valley municipalities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight storm water pollution. TO comply with this program, contractors most comply with the practices described this drawing sheet.

Spill Response Agencies

DIAL 9-1-1

State Office of Emergency Services Warning Center (24 hours): **800-852-7550**

Santa Clara County Environmental Health Services: (408) 299-6930

Local Pollution Control Agencies

County of Santa Clara Pollution Prevention Program: (408) 441-1195

County of Santa Clara Integrated Waste Management Program: (408) 441-1198

County of Santa Clara District Attorney Environmental Crimes Hotline: (408) 299-TIPS

Santa Clara County Recycling Hotline: 1-800-533-8414

Santa Clara Valley Water District: (408) 265-2600

Santa Clara Valley Water District Pollution Hotline: 1-888-510-5151

Regional Water Quality Control Board San Francisco Bay Region: (510) 622-2300

Palo Alto Regional Water Quality Control Plant: (650) 329-2598
Serving East Palo Alto Sanitary District, Los Altos, Los Altos Hills, Mountain View, Palo Alto, Stanford

City of Los Altos

Building Department: (650) 947-2752

Engineering Department: (650) 947-2780

Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry

Best Management Practices for the

- Landscapers
- Gardeners
- Swimming pool/spa service and repair workers
- General contractors
- Home builders
- Developers
- Homeowners

Doing The Right Job

General Business Practices

- ☐ Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- ☐ Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- ☐ Schedule grading and excavation projects during dry weather.
- ☐ Use temporary check dams or ditches to divert runoff away from storm drains.
- ☐ Protect storm drains with sandbags or other sediment controls.
- ☐ Re-vegetation is an excellent form of erosion control for any site

Landscaping/Garden Maintenance

- ☐ Use pesticides sparingly, according to instructions on the label. Rinse empty containers, and use rinse water as product. Dispose of rinsed, empty containers in the trash. Dispose of unused pesticides as hazardous waste.
- ☐ Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.
- ☐ In communities with curbside pick-up of yard waste, place clippings and pruning waste at the curb in approved bags or containers. Or, take to a landfill that composts yard waste. No curbside pickup of yard waste is available for commercial properties.

Storm Drain Pollution From Landscaping and Swimming Pool Maintenance

Many landscaping activities expose soils and increase the likelihood that earth and garden chemicals will run off into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algaecides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

- ☐ Do not blow or rake leaves, etc. into the street, or place yard waste in gutters or on dirt shoulders, unless you are piling them for recycling (allowed by San Jose and unincorporated County only). Sweep up any leaves, litter or residue in gutters or on street.
- ☐ In San Jose, leave yard waste for curbside recycling pickup in piles in the street, 18 inches from the curb and completely out of the flow line to any storm drain.

Pool/Fountain/Spa Maintenance

Draining Pools Or Spas

When it's time to drain a pool, spa, or fountain, please be sure to call your local wastewater treatment plant before you start for further guidance on flow rate restrictions, backflow prevention, and handling special cleaning waste (such as acid wash). Discharge flows shall not exceed 100 gallon per minute.

- ☐ Never discharge pool or spa water to a street or storm drain; discharge to a sanitary sewer cleanout.
- ☐ If possible, when emptying a pool or spa, let chlorine dissipate for a few days and then recycle/reuse water by draining it gradually onto a landscaped area.
- ☐ Do not use copper-based algaecides. Control algae with chlorine or other alternatives, such as sodium bromide.

Filter Cleaning

- ☐ Never clean a filter in the street or near a storm drain. Rinse cartridge and diatomaceous earth filters onto a dirt area, and spade filter residue into soil. Dispose of diatomaceous earth in the garbage.
- ☐ If there is no suitable dirt area, call your local wastewater treatment plant for instructions on discharging filter backwash or rinse water to the sanitary sewer.

Painting and Application of Solvents and Adhesives

Best Management Practices for the Construction Industry

Best Management Practices for the

- Homeowners
- Painters
- Paperhangers
- Plasterers
- Graphic artists
- Dry wall crews
- Floor covering installers
- General contractors
- Home builders
- Developers

Doing The Job Right

Handling Paint Products

- ☐ **Keep all liquid paint products and wastes away from the gutter, street, and storm drains.** Liquid residues from paints, thinners, solvents, glues, and cleaning fluids are hazardous wastes and must be disposed of at a hazardous waste collection facility (contact your local stormwater program listed on the back of this brochure).
- ☐ When thoroughly dry, empty paint cans, used brushes, rags, and drop cloths may be disposed of as garbage in a sanitary landfill. Empty, dry paint cans also may be recycled as metal.
- ☐ Wash water from painted buildings constructed before 1978 can contain high amounts of lead, even if paint chips are not present. Before you begin stripping paint or cleaning pre-1978 building exteriors with water under high pressure, test paint for lead by taking paint scrapings to a local laboratory. See Yellow Pages for a state-certified laboratory.
- ☐ If there is loose paint on the building, or if the paint tests positive for lead, block storm drains. Check with the wastewater treatment plant to determine whether you may discharge water to the sanitary sewer, or if you must send it offsite for disposal as hazardous waste.

Storm Drain Pollution from Paints, Solvents, and Adhesives

All paints, solvents, and adhesives contain chemicals that are harmful to wildlife in local creeks, San Francisco Bay, and the Pacific Ocean. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. Paint materials and wastes, adhesives and cleaning fluids should be recycled when possible, or disposed of properly to prevent these materials from flowing into storm drains and watercourses.

Painting Cleanup

- ☐ **Never clean brushes or rinse paint containers into a street, gutter, storm drain, French drain, or stream.**
- ☐ For **water-based paints**, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ☐ For **oil-based paints**, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.

Paint Removal

- ☐ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ☐ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury or tributyl tin must be disposed of as hazardous wastes. Lead based paint removal requires a state-certified contractor.
- ☐ When stripping or cleaning building exteriors with high-pressure water, block storm drains. Direct wash water onto a dirt area and spade into soil. Or, check with the local wastewater treatment authority to find out if you can collect (mop or vacuum) building cleaning water and dispose to the sanitary sewer. Sampling of the water may be required to assist the wastewater treatment authority in making its decision.

Recycle/Reuse Leftover Paints Whenever Possible

- ☐ Recycle or donate excess **water-based (latex) paint,** or return to supplier.
- ☐ **Reuse leftover oil-based paint.** Dispose of non-recyclable thinners, sludge and unwanted paint, as hazardous waste.
- ☐ Unopened cans of paint may be able to be returned to the paint vendor. Check with the vendor regarding its "buy-back" policy.

Los Altos Municipal Code Requirements

Los Altos Municipal Code Chapter 10.08.390 Non-storm water discharges

A. Unlawful discharges. It shall be unlawful to discharge any domestic waste or industrial waste into storm drains, gutters, creeks, or San Francisco Bay. Unlawful discharges to storm drains shall include, but not be limited to, discharge from toilets; sinks; industrial processes; cooling systems; boilers; fabric cleaning; equipment cleaning; vehicle cleaning; construction activities, including, but not limited to, painting, paving, concrete placement, saw cutting and grading; swimming pools; spas; and fountains, unless specifically permitted by a discharge permit or unless exempted pursuant to guidelines published by the superintendent.

B. Threatened discharges. It shall be unlawful to cause hazardous materials, domestic waste, or industrial waste to be deposited in such a manner or location as to constitute a threatened discharge into storm drains, gutters, creeks or San Francisco Bay. A "threatened discharge" is a condition creating a substantial probability of harm, when the probability and potential extent of harm make it reasonably necessary to take immediate action to prevent, reduce or mitigate damages to persons, property or natural resources. Domestic or industrial wastes that are no longer contained in a pipe, tank or other container are considered to be threatened discharges unless they are actively being cleaned up.

Los Altos Municipal Code Section 10.08.430 Requirements for construction operations.

A. A spill response plan for hazardous waste, hazardous materials and uncontained construction materials shall be prepared and available at the construction sites for all projects where the proposed construction site is equal to or greater than one acre of disturbed soil and for any other projects for which the city engineer determines is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.

B. A storm water pollution prevention plan shall be prepared and available at the construction sites for all projects greater than one acre of disturbed soil and for any other projects for which the city engineer determines that a storm water management plan is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.

C. Prior approval shall be obtained from the city engineer or designee to discharge water pumped from construction sites to the storm drain. The city engineer or designee may require gravity settling and filtration upon a determination that either or both would improve the water quality of the discharge. Contaminated groundwater or water that exceeds state or federal requirements for discharge to navigable waters may not be discharged to the storm drain. Such water may be discharged to the sewer, provided that the requirements of Section 10.08.240 are met and the approval of the superintendent is obtained prior to discharge.

D. No cleanup of construction debris from the streets shall result in the discharge of water to the storm drain system; nor shall any construction debris be deposited or allowed to be deposited in the storm drain system. (Prior code § 5-5.643)

Criminal and judicial penalties can be assessed for non-compliance.

General Construction And Site Supervision

Best Management Practices For Construction

Best Management Practices for the

- General contractors
- Site supervisors
- Inspectors
- Home builders
- Developers

Storm Drain Pollution from Construction Activities

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter, or street have a direct impact on local creeks and the Bay.

As a contractor, or site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

Doing The Job Right

General Principals

- ☐ Keep an orderly site and ensure good housekeeping practices are used.
- ☐ Maintain equipment properly.
- ☐ Cover materials when they are not in use.
- ☐ Keep materials away from streets, storm drains and drainage channels.
- ☐ Ensure dust control water doesn't leave site or discharge to storm drains.

Advance Planning To Prevent Pollution

- ☐ Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins. Use the *Erosion and Sediment Control Manual*, available from the Regional Water Quality Control Board, as a reference.
- ☐ Control the amount of runoff crossing your site (especially during excavation!) by using berms or temporary or permanent drainage ditches to divert water flow around the site. Reduce storm water runoff velocities by constructing temporary check dams or berms where appropriate.
- ☐ Train your employees and subcontractors. Make these best management practices available to everyone who works on the construction site. Inform subcontractors about the storm water requirements and their own responsibilities.

Good Housekeeping Practices

- ☐ Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, bermed if necessary. Make major repairs off site.
- ☐ Keep materials out of the rain – prevent runoff contamination at the source. Cover exposed piles of soil or construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- ☐ Keep pollutants off exposed surfaces. Place trashcans and recycling receptacles around the site to minimize litter.
- ☐ Clean up leaks, drips and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.
- ☐ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean out a dumpster by hosing it down on the construction site.
- ☐ Set portable toilets away from storm drains. Make sure portable toilets are in good working order. Check frequently for leaks.

Materials/Waste Handling

- ☐ Practice Source Reduction -- minimize waste when you order materials. Order only the amount you need to finish the job.
- ☐ Use recyclable materials whenever possible. Arrange for pick-up of recyclable materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleared vegetation, paper, rock, and vehicle maintenance materials such as used oil, antifreeze, batteries, and tires.
- ☐ Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed.

Permits

- ☐ In addition to local building permits, you will need to obtain coverage under the State's General Construction Activity Storm water Permit if your construction site disturbs one acre or more. Obtain information from the Regional Water Quality Control Board.

Earth-Moving And Dewatering Activities

Best Management Practices for the Construction Industry

Best Management Practices for the

- Bulldozer, back hoe, and grading machine operators
- Dump truck drivers
- Site supervisors
- General contractors
- Home builders
- Developers

Doing The Job Right

General Business Practices

- ☐ Schedule excavation and grading work during dry weather.
- ☐ Perform major equipment repairs away from the job site.
- ☐ When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
- ☐ Do not use diesel oil to lubricate equipment parts, or clean equipment.

Practices During Construction

- ☐ Remove existing vegetation only when absolutely necessary. Plant *temporary* vegetation for erosion control on slopes or where construction is not immediately planned.
- ☐ Protect down slope drainage courses, streams, and storm drains with wattles, or temporary drainage swales. Use check dams or ditches to divert runoff around excavations. Refer to the Regional Water Quality Control Board's *Erosion and Sediment Control Field Manual* for proper erosion and sediment control measures.

Storm Drain Pollution from Earth-Moving Activities and Dewatering

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains when handled improperly. Sediments in runoff can clog storm drains, smother aquatic life, and destroy habitats in creeks and the Bay. Effective erosion control practices reduce the amount of runoff crossing a site *and* slow the flow with check dams or roughened ground surfaces.

Contaminated groundwater is a common problem in the Santa Clara Valley. Depending on soil types and site history, groundwater pumped from construction sites may be contaminated with toxics (such as oil or solvents) or laden with sediments. Any of these pollutants can harm wildlife in creeks or the Bay, or interfere with wastewater treatment plant operation.

Discharging sediment-laden water from a dewatering site into any water of the state without treatment is prohibited.

- ☐ Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

Dewatering Operations

1. Check for Toxic Pollutants

- ☐ Check for odors, discoloration, or an oily sheen on groundwater.
- ☐ Call your local wastewater treatment agency and ask whether the groundwater must be tested.
- ☐ If contamination is suspected, have the water tested by a certified laboratory.
- ☐ Depending on the test results, you may be allowed to discharge pumped groundwater to the storm drain (if no sediments present) or sanitary sewer. OR, you may be required to collect and haul pumped groundwater offsite for treatment and disposal at an appropriate treatment facility.

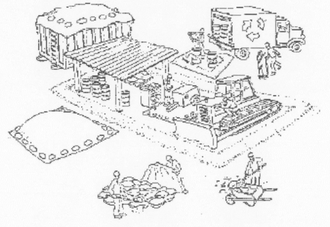
2. Check for Sediment Levels

- ☐ If the water is clear, the pumping time is less than 24 hours, and the flow rate is less than 20 gallons per minute, you may pump water to the street or storm drain.
- ☐ If the pumping time is more than 24 hours and the flow rate greater than 20 gpm, call your local wastewater treatment plant for guidance.
- ☐ If the water is not clear, solids must be filtered or settled out by pumping to a settling tank prior to discharge. Options for filtering include:
  - Pumping through a perforated pipe sunk part way into a small pit filled with gravel;
  - Pumping from a bucket placed below water level using a submersible pump;
  - Pumping through a filtering device such as a swimming pool filter or filter fabric wrapped around end of suction pipe.
- ☐ When discharging to a storm drain, protect the inlet using a barrier of burlap bags filled with drain rock, or cover inlet with filter fabric anchored under the grate. OR pump water through a grassy swale prior to discharge.

Blueprint for a Clean Bay

Remember: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. You may be held responsible for any environmental damage caused by your subcontractors or employees.

Best Management Practices for the Construction Industry



Santa Clara Urban Runoff Pollution Prevention Program

NOT FOR CONSTRUCTION

DESIGNED BY: LARRY LIND	APPROVED BY: CITY OF LOS ALTOS	DATE: OCTOBER, 2003
DRAWN BY: VICTOR CHEN	CITY ENGINEER 48056 R.C.E.	SCALE: N.T.S.
CHECKED BY: JIM GUSTAFSON	SHEET OF SHEETS	DRAWING NO:

Revisions	No.	

Date 06/19/26
Scale AS SHOWN
Design RM
Drawn MG
Approved JB
Job No.20242112

Drawing Number: C7.0
10 OF 10

AX SHERWOOD LOS ALTOS
BEST MANAGEMENT PRACTICES
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DRAWING NAME: C:\Box\Projects - BKF\BKF-SJ\2024\242112_AX_Sherwood_Los Altos\ENG-L\Sheets\PLANNING\7.0_AX SHERWOOD_EROS.dwg
PLOT DATE: 06-22-26 PLOTTED BY: mgarcia

ABBREVIATIONS

AGG	AGGREGATE	HORIZ	HORIZONTAL
AD	AREA DRAIN	HT	HEIGHT
ARCH	ARCHITECTURE	INCL	INCLUDED
BLDG	BUILDING	ID	INSIDE DIAMETER
BOT	BOTTOM	MAX	MAXIMUM
BTH	BROWN TRUNK HEIGHT	MIN	MINIMUM
BW	BOTTOM OF WALL	MISC	MISCELLANEOUS
CFT	CUBIC FOOT	NCN	NO COMMON NAME
CL	CENTER LINE	NIC	NOT INCLUDED
CLR	CLEAR	OC	ON CENTER
CMU	CONCRETE MASONRY UNIT	OD	OUTSIDE DIAMETER
CONC	CONCRETE	PENET	PENETRATION
CONST	CONSTRUCTION	PA	PLANTING AREA
CONT	CONTINUOUS	POB	POINT OF BEGINNING
CJ	CONTROL JOINT	PTDF	PRESSURE TREATED DOUGLAS FIR
CYD	CUBIC YARDS	PL	PROPERTY LINE
DG	DECOMPOSED GRANITE	R	RADIUS
DIA	DIAMETER	RDWD	REDWOOD
DIM	DIMENSIONS	S.A.D.	SEE ARCHITECTURAL DRAWINGS
DFPT	DOUGLAS FIR PRESSURE TREATED	S.C.D.	SEE CIVIL DRAWINGS
DNGS	DRAWINGS	S.E.D.	SEE ELECTRICAL DRAWINGS
EA	EACH	SCH	SCHEDULE
EJ	EXPANSION JOINT	SHT	SHEET
ELEC	ELECTRICAL	SIM	SIMILAR
EQ	EQUAL	SJ	SCORE JOINT
EST	ESTIMATED	SQ	SQUARE
(E)	EXISTING	SYM	SYMMETRICAL
FFE	FINISHED FLOOR ELEVATION	TBD	TO BE DETERMINED
FG	FINISH GRADE	THK	THICK
FIN	FINISH	TC	TOP OF CURB
FOC	FACE OF CURB	TP	TOP OF PAVEMENT
FTG	FOOTING	TW	TOP OF WALL
GAL	GALLON	TYP	TYPICAL
GALV	GALVANIZED	UNO	UNLESS NOTED OTHERWISE
GVL	GRAVEL	UON	UNLESS OTHERWISE NOTED
HDR	HEADER	VERT	VERTICAL
HC	HANDICAP		

MATERIALS SCHEDULE

SYMBOL	DESCRIPTION	DETAIL/SHEET
1	CONCRETE PAVING (PEDESTRIAN) INTEGRAL COLOR: NO COLOR FINISH: MEDIUM BROOM SEE PLANS FOR SCORING & EXPANSION JOINT PATTERN	1 / L-8
2	DECOMPOSED GRANITE W/ METAL HEADER: COLOR: TBD SEE DETAIL	3 / L-8
3	PRECAST CONCRETE PAVERS W/ CONCRETE BAND: PAVER: MANU.: TBD TYPE: TBD COLOR: TBD PATTERN: TBD AVAIL.: TBD CONCRETE BAND: COLOR/FINISH: MATCH ADJACENT PAVING	2 / L-8
4	CLUSTER MAILBOXES & PARCEL BOXES SEE LAYOUT PLAN FOR QUANTITIES, SEE DETAIL FOR UNIT TYPE AND SPEC. M - 16/12/8 UNIT TENANT DOORS P - PARCEL BOXES	7 / L-8
5	BIKE RACK (2 RACKS, 4 BIKES TOTAL) MANU.: FORMS + SURFACES	4 / L-8
6	CONCRETE SEAT WALL COLOR: NO COLOR ADDED FINISH: LIGHT SANDBLAST	6 / L-8
7	CONCRETE SEAT CUBE - 18" SQ. COLOR: NO COLOR ADDED FINISH: LIGHT SANDBLAST	5 / L-8
8	BOLLARD LIGHT: SEE DETAIL	8 / L-8
9	DECORATIVE / SPECIAL ASPHALT PAVING: SEE DETAIL	9 / L-8

NOTES:
1. ALL INTEGRAL COLORS AVAILABLE AT DAVIS COLORS (www.daviscolors.com.) UNLESS OTHERWISE SPECIFIED.
2. ALL CONCRETE COLORS, STAMP PATTERNS, FINISHES, AND SEALERS SHALL BE INSTALLED PER ALL MANUFACTURER'S SPECIFICATIONS AND APPLICATION RATES.
3. PAINT FINISHES TO HAVE 1 COAT OF PRIMER & 2 COATS OF PAINT TYP.

GENERAL NOTES

1. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE PROJECT IS BUILT PER THE MOST CURRENT LANDSCAPE DRAWINGS. BEFORE CONSTRUCTION BEGINS, THE CONTRACTOR MUST COORDINATE W/ THE OWNER & GENERAL CONTRACTOR (IF APPLICABLE) TO CONFIRM THE MOST CURRENT LANDSCAPE DRAWINGS.**

2. CONTRACTOR SHALL VERIFY ALL GRADES, EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO COMMENCING WORK. ALL DISCREPANCIES OR QUESTIONS REGARDING THE PLANS & SPECS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO THE COMMENCEMENT OF WORK.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL EXISTING AND PROPOSED UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COSTS INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.

4. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.

5. ALL GRADING & DRAINAGE INFORMATION SHOWN ON LANDSCAPE PLANS IS BASED ON PLANS SUPPLIED BY THE OWNER. CONTRACTOR SHALL VERIFY EXISTING GRADES PRIOR TO START OF CONSTRUCTION.

6. ALL PAVING AND PLANTING AREAS SHALL HAVE POSITIVE DRAINAGE. CONTRACTOR SHALL REFER TO GRADING AND DRAINAGE PLANS BY OTHERS AND INCORPORATE LANDSCAPE GRADING AND DRAINAGE SCOPE INTO THE LANDSCAPE BID.

7. PROVIDE 2% MIN. SLOPE AT ALL PLANTER AND PAVED AREAS AROUND EXISTING/PROPOSED STRUCTURES TO ENSURE POSITIVE DRAINAGE AWAY FROM STRUCTURES.

8. ALL CROSS SLOPES FOR WALKWAYS AND ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2%.

9. FINISH GRADE OF SOD LAWN AREAS SHALL BE 3/4 INCH BELOW TOP OF ADJACENT CURB AND/OR PAVEMENT. FINISH GRADE OF SEED LAWN AREAS SHALL BE 1/4 INCH BELOW TOP OF ADJACENT CURB AND/OR PAVEMENT. FINISH GRADE FOR SHRUB & GROUNDCOVER AREAS SHALL BE THE DEPTH OF SPECIFIED MULCH BELOW THE TOP OF ADJACENT CURB AND/OR PAVEMENT.

10. SET STRAIGHT LINE GRADES BETWEEN GIVEN ELEVATIONS UNLESS OTHERWISE INDICATED.

11. TRANSITIONS BETWEEN SLOPES AND RELATIVELY FLAT AREAS SHALL BE ROUNDED AND GRADUAL.

12. SWALES SHALL SLOPE AT 2% MINIMUM UNLESS OTHERWISE NOTED.

13. ALL HORIZONTAL CURVES AND ALL TRANSITIONS BETWEEN CURVES AND STRAIGHT EDGES SHALL BE SMOOTH.

14. TRANSITIONS BETWEEN CHANGES IN VERTICAL CURVATURE OF PAVING SHALL BE SMOOTH AND GRADUAL WITH NO SHARP OR ABRUPT CHANGES.

15. DIMENSIONS ARE TO FACE OF WALL, CURB, WALK, OR PAVEMENT UNLESS OTHERWISE NOTED.

16. EXPANSION JOINTS SHALL BE PLACED AT 15 FOOT INTERVALS IN CONCRETE PAVING UNLESS OTHERWISE NOTED.

17. ALL TOPS OF WALLS SHALL BE LEVEL UNLESS OTHERWISE NOTED.

18. ALL CONSTRUCTION MATERIALS TO CONFORM TO GOVERNING CODES AND ORDINANCES. ALL REQUIRED PERMITS TO BE OBTAINED BY THE CONTRACTOR.

19. ALL CONSTRUCTION TO BE PLUMB AND TRUE.

20. CONTRACTOR TO PROVIDE 48" SQ. MOCKUPS OF ALL FLATWORK, PAVING AND STUCCO COLOR/FINISH TO OWNER'S REPRESENTATIVE FOR APPROVAL, PRIOR TO COMMENCING WORK. CONTRACTOR SHALL NOT INCORPORATE MOCKUPS IN FINAL PRODUCT AND IS RESPONSIBLE FOR REMOVAL/DISPOSAL OF ALL MOCKUP MATERIAL. ALL PAVING MOCKUPS ARE TO INCLUDE EXAMPLES OF ALL SPECIFIED EXPANSION JOINT & SCORE JOINT CONSTRUCTION.

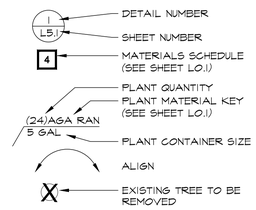
21. CONSTRUCTION MANAGER OR CONTRACTOR SHALL NOTIFY AND ARRANGE FOR SITE OBSERVATIONS WITH THE LANDSCAPE ARCHITECT A MINIMUM OF 72 HOURS BEFORE REQUIRED VISIT. THE FOLLOWING SITE OBSERVATION CHECK POINTS ARE MINIMUM REQUIREMENTS AND MUST OCCUR PRIOR TO THE NOTED INSTALLATION PHASE OR APPROVAL:
   1). COMPLETION OF ALL FLAT WORK/HARDSCAPE FORMING AND HEADER LAYOUT PRIOR TO FINAL POUR OR MASONRY UNIT INSTALL.
   2). COMPLETION OF ALL PLANT MATERIAL LAYOUT AND SPOTTING PRIOR TO PLANT INSTALLATION.
   3). PRIOR TO BEGINNING THE LANDSCAPE MAINTENANCE PERIOD.
   4). AT THE END OF THE MAINTENANCE PERIOD TO APPROVE SUBSTANTIAL COMPLETION.

22. THE CONTRACTOR SHALL CONFIRM THE ORDER LEAD TIME FOR LANDSCAPE PRODUCTS & MATERIALS TO MEET THE PROJECT SCHEDULE. IF IT IS DETERMINED THAT THE ORDER LEAD TIMES MAY CREATE A CONSTRUCTION SCHEDULE CONFLICT THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY.

23. IF IT IS THE CONTRACTORS INTENT TO INSTALL OR CONSTRUCT ANY ELEMENT THAT DIFFERS FROM WHAT IS SPECIFIED, THE CONTRACTOR MUST SUBMIT THE PROPOSED SUBSTITUTION FOR APPROVAL PRIOR TO CONSTRUCTION.

24. REFLECTIVE SUN DAMAGE FROM ENERGY EFFICIENT WINDOWS: THE CONTRACTOR SHALL MONITOR LANDSCAPE INSTALLATIONS DURING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO PLANTING, SYNTHETIC TURF, SITE AMENITIES & HARDSCAPE) FOR POSSIBLE WINDOW REFLECTIVE SUNLIGHT DAMAGE AND NOTIFY THE OWNER & LANDSCAPE ARCHITECT IMMEDIATELY.

GRAPHIC SYMBOL LEGEND



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JOB# 25011.01

L-1
1 of 10

PRELIMINARY GENERAL NOTES & LEGENDS

AX SHERWOOD LOS ALTOS

ACACIA AVE. / SHERWOOD AVE, LOS ALTOS, CA

NOT FOR CONSTRUCTION

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IRRIGATION DESIGN NOTE

1. A FULLY-AUTOMATIC, HYDROZONED IRRIGATION SYSTEM DESIGN, COMPLIANT WITH THE CITY OF LOS ALTOS MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) REQUIREMENTS, SHALL BE PROVIDED DURING THE BUILDING PERMIT APPROVAL PROCESS.

PRELIMINARY IRRIGATION WATER USE CALCULATION

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 40.6

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
Low Water-Use Plants	**0.30**	**Drip**	**0.81**	**0.37**	**8,386**	**3,103**	**78,104**
Moderate Water- Use Plants	**0.50**	**Drip**	**0.81**	**0.62**	**2,796**	**1,734**	**43,636**
Moderate Water- Use Lawn	**0.50**	**Spray**	**0.75**	**0.67**	**438**	**293**	**7,387**
					(A)	**(B)**	
				Totals	**11,620**	**5,130**	**129,127**
Special Landscape Areas							
					(C)	**(D)**	
				Totals	**0**	**0**	
						ETWU Total	**129,127**
				Maximum Allowed Water Allowance (MAWA)[e]			**160,874**

[a] Hydrozone #/Planting Description
E.g
1.) front lawn
2.) low water use plantings
3.) medium water use planting

[b] Irrigation Method
overhead spray
or drip

[c] Irrigation Efficiency
0.75 for spray head
0.81 for drip

*[d] **ETWU** (Annual Gallons Required) = **Eto x 0.62 x ETAF x Area***
where 0.62 is a conversion factor that converts acre- inches per acre per year to gallons per square foot per year.

*[e] **MAWA (Annual Gallons Allowed) =** (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]*
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

Regular Landscape Areas

Total ETAF x Area (B)	5,130
Total Area (A)	11,620
Average ETAF	**0.44**

All Landscape Areas

Total ETAF x Area	(B+D)	5,130
Total Area	(A+C)	11,620
Sitewide ETAF (B+D) ÷ (A+C)		**0.44**

TREE REMOVAL MITIGATION TABLE

TREE TAG #	SPECIES OF REMOVED TREE	PROTECTED TREE	TRUNK DIAMETER	CANOPY SPREAD	NUMBER OF 24" BOX MITIGATION TREES REQ.
#1	ALMOND	NO	7.0"	15'	0
#2	COAST LIVE OAK	YES	28.7"	50'	2
#3	SILVER DOLLAR TREE	YES	30.5"	50'	2
#4	CHINESE ELM	YES	14.0"	30'	2
#5	CATALINA CHERRY	NO	10.0"	20'	0
#6	COAST LIVE OAK	YES	17"	40'	2
#7	CATALINA CHERRY	YES	12"	20'	2
#8	CATALINA CHERRY	NO	8.0"	20'	0
#9	CATALINA CHERRY	NO	8.0"	20'	0
#10	CATALINA CHERRY	NO	11.0"	20'	0
#11	CATALINA CHERRY	NO	8.0"	20'	0
#12	CATALINA CHERRY	YES	12.0"	20'	2
#13	CATALINA CHERRY	NO	9.0"	20'	0
#14	COAST LIVE OAK	YES	21.6"	35'	1
#15	COAST LIVE OAK	YES	17.0"	35'	1
#17	PEPPER TREE	YES	45.6"	35'	2
#18	COMMON HAWTHORN	NO	7.0"	20'	0
#19	CATALINA CHERRY	YES	10.0"	30'	2
#20	REDWOOD	YES	20.0"	15'	2
#21	REDWOOD	YES	20.0"	15'	2
#22	DEODAR CEDAR	YES	26.9"	50'	2
#23	OLIVE TREE	NO	5.0"	12'	0
#24	MONTEREY PINE	NO	3.0"	8'	0
#25	JAPANESE LOQUAT	NO	3.5"	10'	0
#26	ALMOND	NO	3.8"	8'	0
#27	IVY (TREE FORM)	NO	6.5"	12'	0
#28	CRAPE MYRTLE	NO	1"x7	17'	0
#29	SWEET BAY	YES	3"x8, 1"x4	15'	1
#30	SWEET BAY	YES	12"	30'	2
#31	California Pepper Tree	YES	69.5"	40'	2

= PROTECTED TREES REPLACED WITH MITIGATED TREES ON-SITE. OTHER PROTECTED TREES MITIGATED WITH IN LIEU FEES.

TOTAL 24" BOX MITIGATION TREES REQUIRED PER TABLE ABOVE 29

PROPOSED 24" BOX MITIGATION TREES (SEE SHEETS L-6 & L-7) 14

IN LIEU FEES TO BE PAID FOR THE REMAINING REQUIRED 24" BOX MITIGATION TREES (FEE DETERMINED BY THE CITY) 15

NOTES:
1. TREE NUMBERS CORRESPOND TO THE ARBORIST REPORT DATED MARCH 2026 AS PREPARED BY DAVID BECKHAM (#E#10T24A) OF KIELTY ARBORIST SERVICES LLC. REFER TO THE ARBORIST REPORT FOR MEASURES TO MITIGATE CONSTRUCTION IMPACTS TO EXISTING TREES THAT MAY BE AFFECTED BY CONSTRUCTION.
2. REFER TO THE PLANT MATERIAL KEY AND PLANTING PLAN FOR MITIGATION TREE SPECIES AND LOCATIONS.
3. PER CITY OF LOS ALTOS TREE MITIGATION ORDINANCE GUIDELINES SECTION 11.08.120:
   TREES APPROVED FOR REMOVAL (INCLUDING DEAD TREES) SHALL BE REPLACED BASED ON THE NUMBER AND SIZE OF TREES APPROVED FOR REMOVAL AS FOLLOWS:
   - REPLACE THE TREE 1:1 WITH A TREE OF A SIMILAR SIZE CANOPY AT MATURITY.
   - WHERE 1:1 REPLACEMENT IN KIND IS NOT FEASIBLE, REPLACE THE TREE WITH TWO (2) OR MORE TREES, SUCH THAT THE REPLACEMENT TREES (COMBINED) PROVIDE A SIMILAR SIZE CANOPY AT MATURITY.
   - REPLACEMENT TREE SHALL BE A MINIMUM OF 24-INCH BOX SIZE CONTAINER UNLESS A SMALLER CONTAINER IS RECOMMENDED BY THE CERTIFIED ARBORIST BASED ON TREE SPECIES OR PLANTING LOCATION.

PRELIMINARY PLANT MATERIAL KEY

KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS * (1)	CA NATIVE	GROWTH RATE	SIZE @ MATURITY
	TREES (QTY)							**(HT. x SPREAD)**
LAG MUS	Lagerstroemia i. 'Muskogee' (5)	Crape Myrtle	24" BOX-STD.	SEE PLANS	L		MODERATE	25' x 15'
LAG NAT	Lagerstroemia i. 'Natchez' (5)	Crape Myrtle	24" BOX-STD.	SEE PLANS	L		MODERATE	25' x 15'
LAU SAR	Laurus nobilis 'Saratoga' (2)	Saratoga Laurel	24" BOX-STD.	SEE PLANS	L		MODERATE	20' x 15'
PLA COL	Platanus acerifolia 'Columbia' (2)	London Plane Tree	24" BOX-STD.	SEE PLANS	M		MODERATE	45' x 35'
	SHRUBS, GROUNDCOVERS & GRASSES							
*ACH MOO	*Achillea x. 'Moonshine'	Fern Leaf Yarrow	1 GAL	30" O.C.	L	x	FAST	2' x 2'
ANI BIG	Anigozanthos x. 'Big Red'	Red Kangaroo Paw	5 GAL	36" O.C.	L		MODERATE	5' x 3'
ANI YEL	Anigozanthos 'Yellow Gem'	Yellow Kangaroo Paw	5 GAL	36" O.C.	L		MODERATE	5' x 3'
ASP MYE	Asparagus d. 'Myers'	Myers Asparagus Fern	3 GAL	36" O.C.	M		MODERATE	2' x 3'
*ARC POI	*Arctostaphylos uva-ursi 'Point Reyes'	Groundcover Manzanita	1 GAL	48" O.C.	L	X	MODERATE	1.5' x 5'
AZA COR	Azalea 'Coral Bells'	Pink Azalea	5 GAL	36" O.C.	M		MODERATE	4' x 3'
*BAC TWI	*Baccharis pilularis 'Twin Peaks'	Dwarf Coyote Bush	1 GAL	48" O.C.	L	X	FAST	2.5' x 6'
*BOU BLO	*Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	1 GAL	30" O.C.	L	X	FAST	2.5' x 2.5'
*CAR DIV	*Carex divulsa	Berkeley Sedge	1 GAL	24" O.C.	L	X	MODERATE	1.5' x 2'
CAR ELI	Carpenteria californica 'Elizabeth'	Compact Bush Anemone	5 GAL	48" O.C.	L	X	MODERATE	6' x 4'
CEA YAN	Ceanothus g. h. 'Yankee Point'	Wild Lilac	5 GAL	48" O.C.	L	X	FAST	2' x 5'
*CHO TEC	*Chondropetalum tectorum	Small Cape Rush	5 GAL	48" O.C.	L		SLOW	4' x 4'
COR DUS	Correa 'Dusky Bells'	Australian Fuchsia	1 GAL	42" O.C.	L		MODERATE	1.5' x 3'
COR WYN	Correa 'Wynn's Wonder'	Australian Fuchsia	1 GAL	42" O.C.	L		MODERATE	1.5' x 3'
DIE VEG	Dietes vegeta	Fortnight Lily	5 GAL	42" O.C.	L		MODERATE	4' x 3.5'
*EPI CAN	*Epilobium canum	California Fuchsia	1 GAL	36" O.C.	L	X	FAST	1.5' x 3'
*ERI RUB	*Eriogonum grande var. rubescens	Red Flowered Buckwheat	1 GAL	30" O.C.	L	X	FAST	1.5' x 3'
*HEL SEM	*Helictotrichon sempervirens	Blue Oat Grass	5 GAL	36" O.C.	L		FAST	3' x 3'
*JUN ELK	*Juncus patens 'Elk's Blue'	California Blue Rush	1 GAL	24" O.C.	L	X	MODERATE	2' x 2'
JUN SKY	Juniperus s. 'Skyrocket'	Columnar Juniper	5 GAL	36" O.C.	L		FAST	20' x 3'
LAN GOL	Lantana 'Gold Rush'	Yellow Lantana	1 GAL	48" O.C.	L		FAST	1.5' x 4'
LIR MUS	Liriope muscari	Lily Turf	1 GAL	24" O.C.	M		FAST	2' x 2'
LOM BRE	Lomandra longifolia 'Breeze'	Spiny Head Mat Rush	1 GAL	36" O.C.	L		FAST	3' x 3'
*MIM FIE	*Mimulus a. 'Fiesta Marigold'	Sticky Monkey Flower	5 GAL	30" O.C.	VL	X	FAST	2.5' x 2.5'
MUH DUB	Muhlenbergia dubia	Pine Muhly	5 GAL	30" O.C.	L		FAST	3' x 3'
PIT NAN	Pittosporum crassifolium 'Nana'	Dwarf Karo	5 GAL	60" O.C.	M		MODERATE	4' x 5'
PHO BRO	Phormium x. 'Bronze Baby'	Nen Zealand Flax	1 GAL	36" O.C.	L		MODERATE	3' x 3'
PHO DUE	Phormium x. 'Duet'	Var. Nen Zealand Flax	1 GAL	36" O.C.	L		MODERATE	3' x 3'
PHO TON	Phormium x. 'Tony Tiger'	Var. Nen Zealand Flax	1 GAL	24" O.C.	L		MODERATE	2' x 2'
POD MAK	Podocarpus m. 'Maki'	Shrubby Yew Pine	5 GAL	42" O.C.	M		MODERATE	15' x 3.5'
PRU COL	Prunus c. 'Compacta' Column	Compact Column Cherry Laurel	15 GAL	36" O.C.	L		MODERATE	10' x 3'
RHA ALA	Rhamnus alaternus 'John Edwards'	Italian Buckthorn	5 GAL	84" O.C.	L		MODERATE	10' x 7'
RHA MIN	Rhaphiolepis u. 'Minor'	Yeddo Hawthorn	5 GAL	42" O.C.	L		MODERATE	4' x 3.5'
ROS BAR	Rosmarinus 'Barbeaye'	Upright Rosemary	1 GAL	36" O.C.	L		FAST	5' x 3'
SAL WIN	Salvia clevelandii 'Winnifred Gilman'	Cleveland Sage	5 GAL	48" O.C.	L	X	FAST	4' x 4'
TEU CHA	Teucrium chamaedrys 'Prostratum'	Germander	1 GAL	30" O.C.	L		FAST	1' x 3'
WES GRE	Westringia f. 'Grey Box'	Dwarf Coast Rosemary	5 GAL	36" O.C.	L		MODERATE	3' x 3'

NOTES:
1. WUCOLS IV RATING IS AN INDUSTRY STANDARD FOR IRRIGATION WATER NEEDS OF LANDSCAPE PLANTINGS IN SPECIFIC CALIFORNIA REGIONS. THE MAJORITY OF PLANTS FOR THIS REGION ARE VERY LOW (VL) TO Medium (M) WATER REQUIREMENTS AND PLANTED IN SPECIFIC HYDROZONES. ABBREVIATIONS FOR WUCOLS WATER NEEDS ARE: VL - VERY LOW, L - LOW, M - MEDIUM, H - HIGH.
*2. PLANT MATERIAL FOR BIORETENTION STORMWATER TREATMENT FACILITIES PER "SANTA CLARA COUNTY PLANT LIST AND PLANTING GUIDANCE FOR LANDSCAPE BASED STORMWATER MEASURES" C.3 HANDBOOK APPENDIX D. C.3 APPROPRIATE PLANTS PER THIS HANDBOOK HAVE BEEN MARKED WITH AN ASTERISK(*) IN THE TABLE ABOVE.

PLANT IMAGES

SEE SHEET L-10 FOR PLANT IMAGES CORRESPONDING TO THE PLANT MATERIAL KEY ON THIS SHEET

LANDSCAPE AREAS

SOFTSCAPE: 11,620 SF
HARDSCAPE: 2,804 SF
TOTAL AREA: 14,424 SF

OPEN SPACE AREAS

OPEN SPACE: 6,651 SF

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PRELIMINARY PLANT & IRRIGATION INFORMATION

NOT FOR CONSTRUCTION

AX SHERWOOD LOS ALTOS

ACACIA AVE. / SHERWOOD AVE, LOS ALTOS, CA

LICENSED LANDSCAPE ARCHITECT · SCOTT C. FEUER No. 6378 · 08/31/2027 RENEWAL DATE · 07/30/2026 DATE · STATE OF CALIFORNIA

DATE: 07/30/26
JOB# 25011.01

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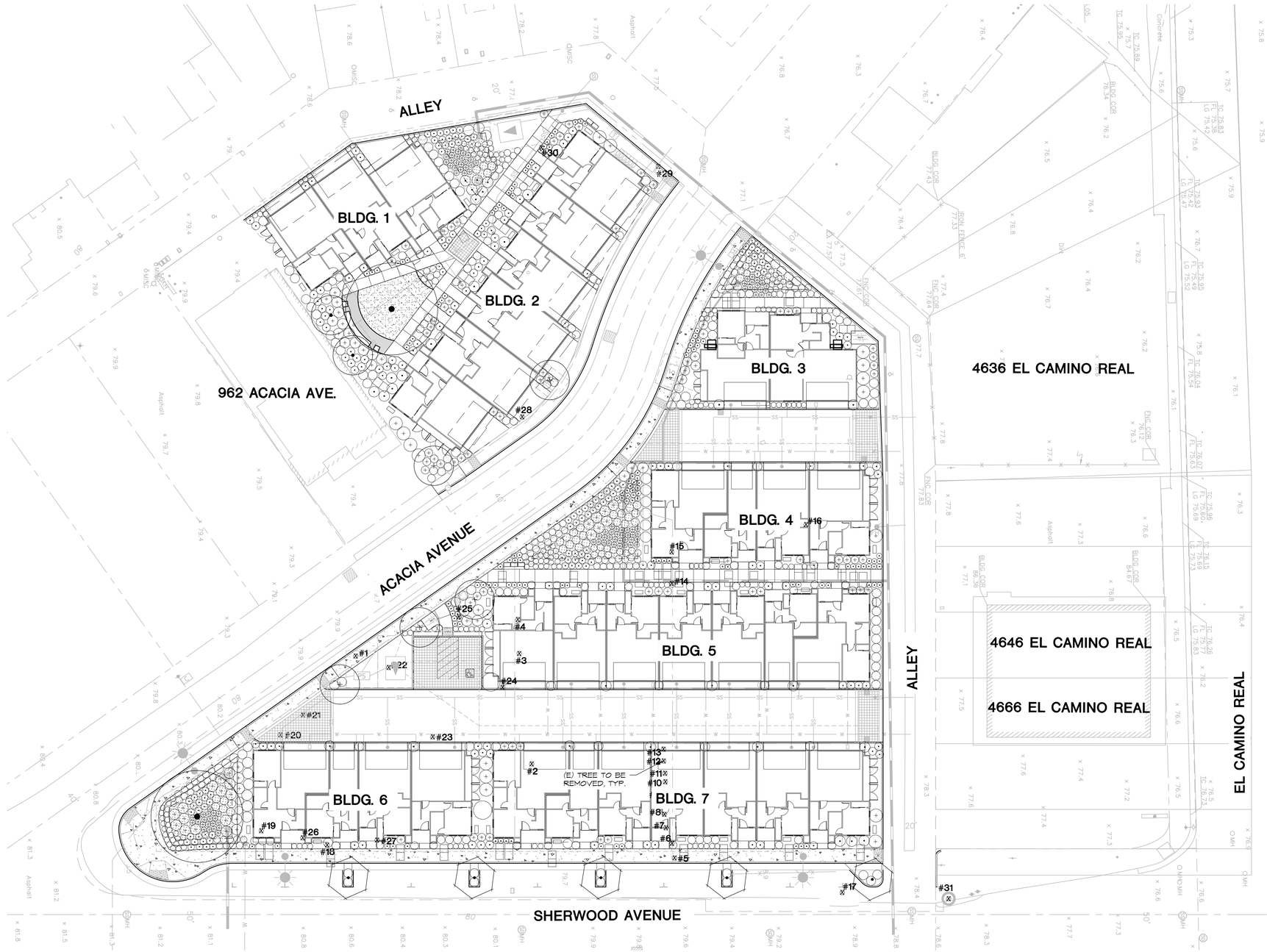

GRAPHIC SYMBOL LEGEND

- L5.1 — DETAIL NUMBER / SHEET NUMBER
- 4 — MATERIALS SCHEDULE (SEE SHEET L0.1)
- (24)AGA RAN / 5 GAL — PLANT QUANTITY / PLANT MATERIAL KEY (SEE SHEET L0.1) / PLANT CONTAINER SIZE
- ALIGN
- X — EXISTING TREE TO BE REMOVED

OVERALL LANDSCAPE PLAN
(WITH EXISTING TREE DISPOSITION)

NOT FOR CONSTRUCTION

AX SHERWOOD LOS ALTOS
ACACIA AVE. / SHERWOOD AVE, LOS ALTOS, CA

LICENSED LANDSCAPE ARCHITECT — SCOTT E. FRUEH No. 4078 — 08/31/2027 — RENEWAL DATE — 07/30/2026 — STATE OF CALIFORNIA

0 10 20 40 FT.

DATE: 07/30/26
JOB# 25011.01

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MATCHLINE SEE SHT. L-5

GRAPHIC SYMBOL LEGEND

- DETAIL NUMBER
- SHEET NUMBER
- MATERIALS SCHEDULE (SEE SHEET LO.I)
- PLANT QUANTITY
- PLANT MATERIAL KEY (SEE SHEET LO.I)
- (24)AGA RAN / 5 GAL — PLANT CONTAINER SIZE
- ALIGN
- EXISTING TREE TO BE REMOVED

ACACIA AVENUE

SHERWOOD AVENUE

ALLEY

BLDG. 4

BLDG. 5

BLDG. 6

BLDG. 7

BIORETENTION BASIN, TYP.

LADDER LANDING PAD AREA, TYP.

A/C CONDENSER, TYP.

DRIVEWAY PAVING, S.C.D., TYP.

P.A., TYP.

P.A.

4'-0" TYP.

(E) TREE TO BE REMOVED, TYP.

FNC.COR 77.83

20'

PRELIMINARY LANDSCAPE LAYOUT PLAN

NOT FOR CONSTRUCTION

AX SHERWOOD LOS ALTOS

ACACIA AVE. / SHERWOOD AVE, LOS ALTOS, CA

LICENSED LANDSCAPE ARCHITECT — SCOTT E. FRUIT — No. 6406 — 08/31/2027 RENEWAL DATE — 07/30/2026 DATE — STATE OF CALIFORNIA

0 5 10 20 FT.

DATE: 07/30/26
JOB# 25011.01

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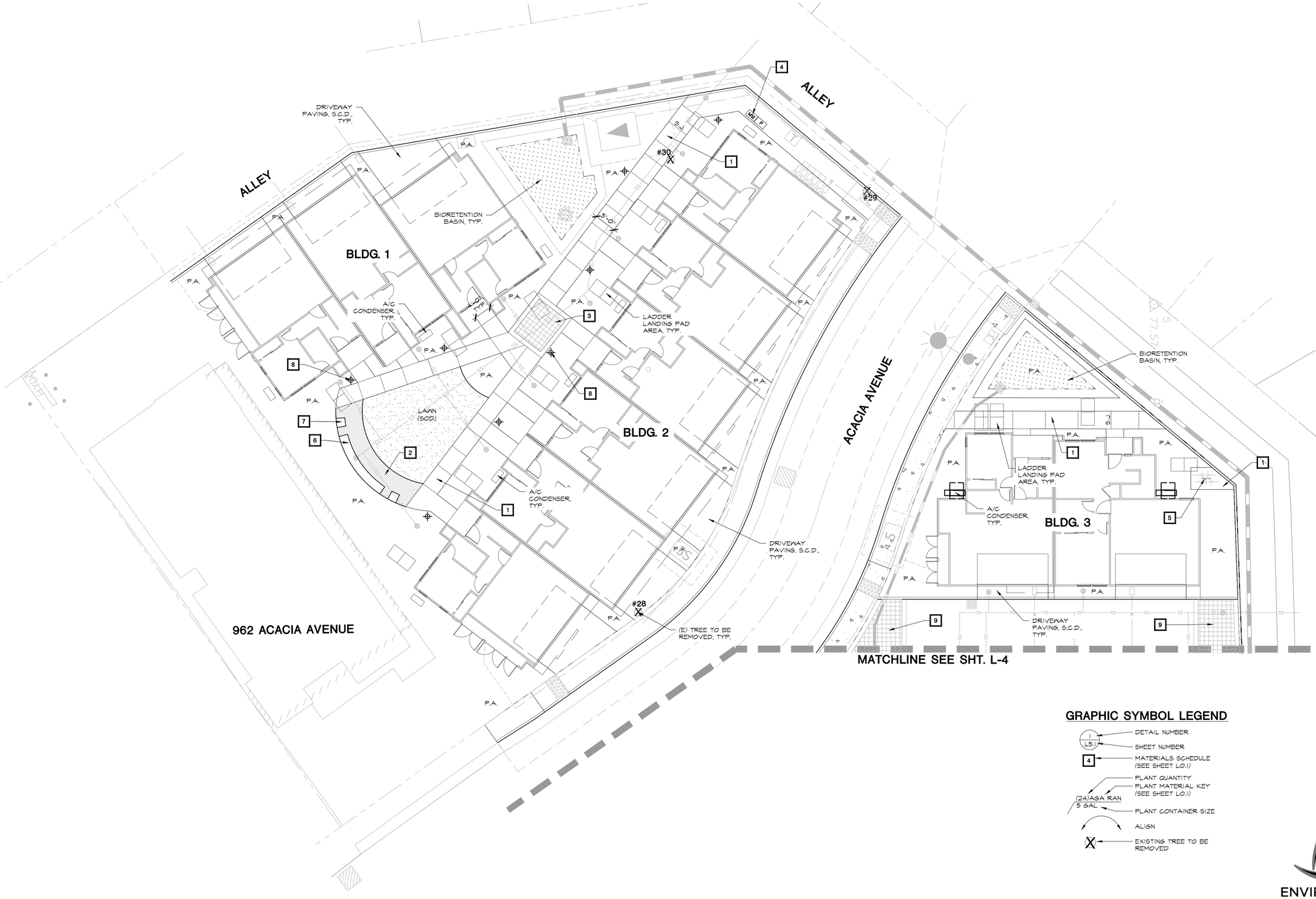

GRAPHIC SYMBOL LEGEND

- DETAIL NUMBER / SHEET NUMBER (L5.1)
- MATERIALS SCHEDULE (SEE SHEET LO.1)
- PLANT QUANTITY / PLANT MATERIAL KEY (SEE SHEET LO.1) — (24)AGA RAN, 5 GAL
- PLANT CONTAINER SIZE
- ALIGN
- EXISTING TREE TO BE REMOVED

PRELIMINARY LANDSCAPE LAYOUT PLAN

NOT FOR CONSTRUCTION

AX SHERWOOD LOS ALTOS

ACACIA AVE. / SHERWOOD AVE, LOS ALTOS, CA

LICENSED LANDSCAPE ARCHITECT — SCOTT C. FEURY No. 4878 — 08/31/2027 — 07/30/2025 — STATE OF CALIFORNIA

0 5 10 20 FT.

DATE: 07/30/26
JOB# 25011.01

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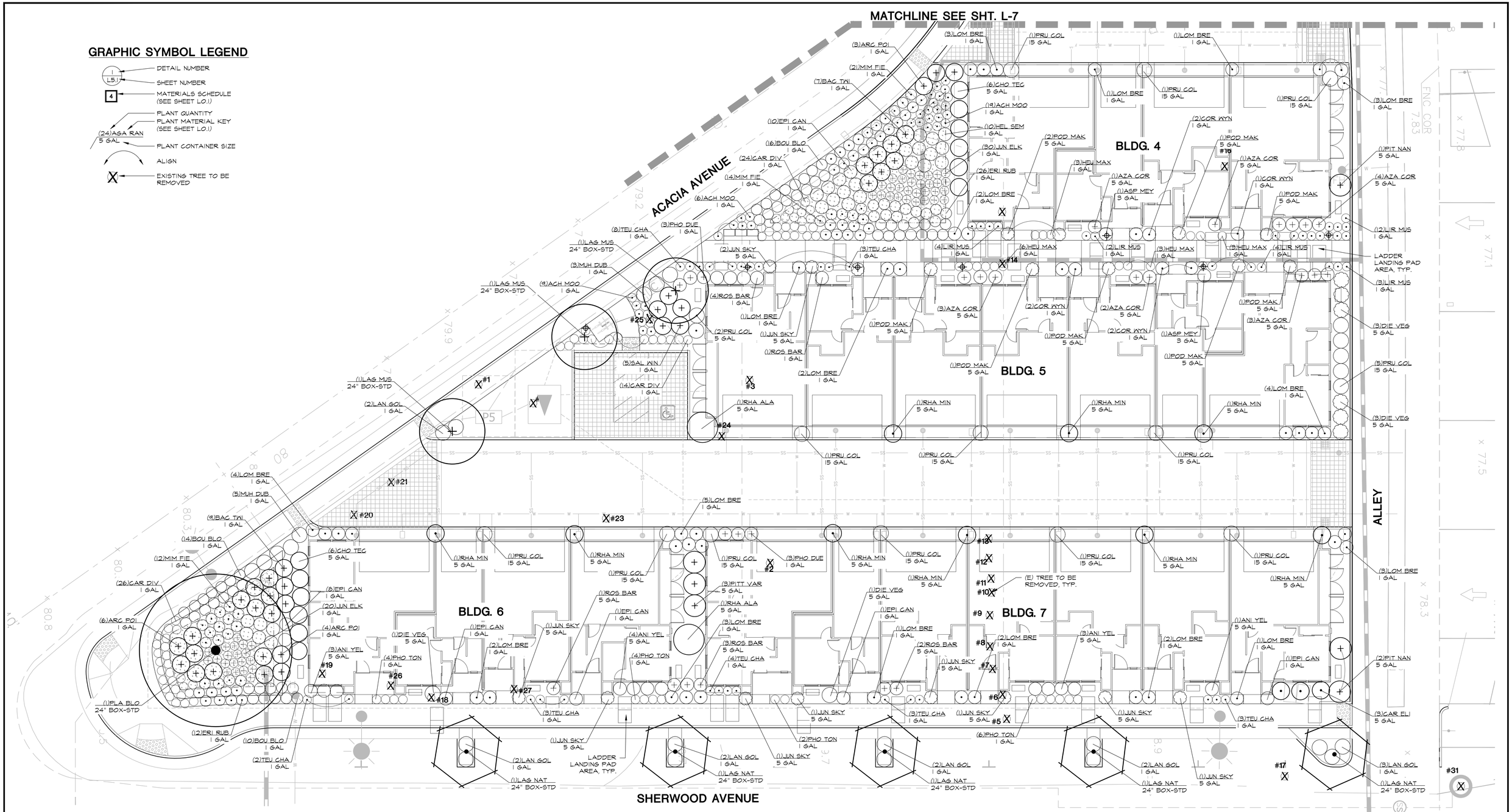
GRAPHIC SYMBOL LEGEND

- DETAIL NUMBER / SHEET NUMBER (e.g. 1 / L5.1)
- 4 — MATERIALS SCHEDULE (SEE SHEET LO.1)
- (24)AGA RAN / 5 GAL — PLANT QUANTITY / PLANT MATERIAL KEY (SEE SHEET LO.1) / PLANT CONTAINER SIZE
- ALIGN
- EXISTING TREE TO BE REMOVED



PRELIMINARY PLANTING PLAN

NOT FOR CONSTRUCTION

AX SHERWOOD LOS ALTOS

ACACIA AVE. / SHERWOOD AVE, LOS ALTOS, CA

LICENSED LANDSCAPE ARCHITECT — SCOTT E. FEUER NO. 6364 — RENEWAL DATE 08/31/2027 — 07/30/2026 — STATE OF CALIFORNIA

0 5 10 20 FT.

DATE: 07/30/26
JOB# 25011.01

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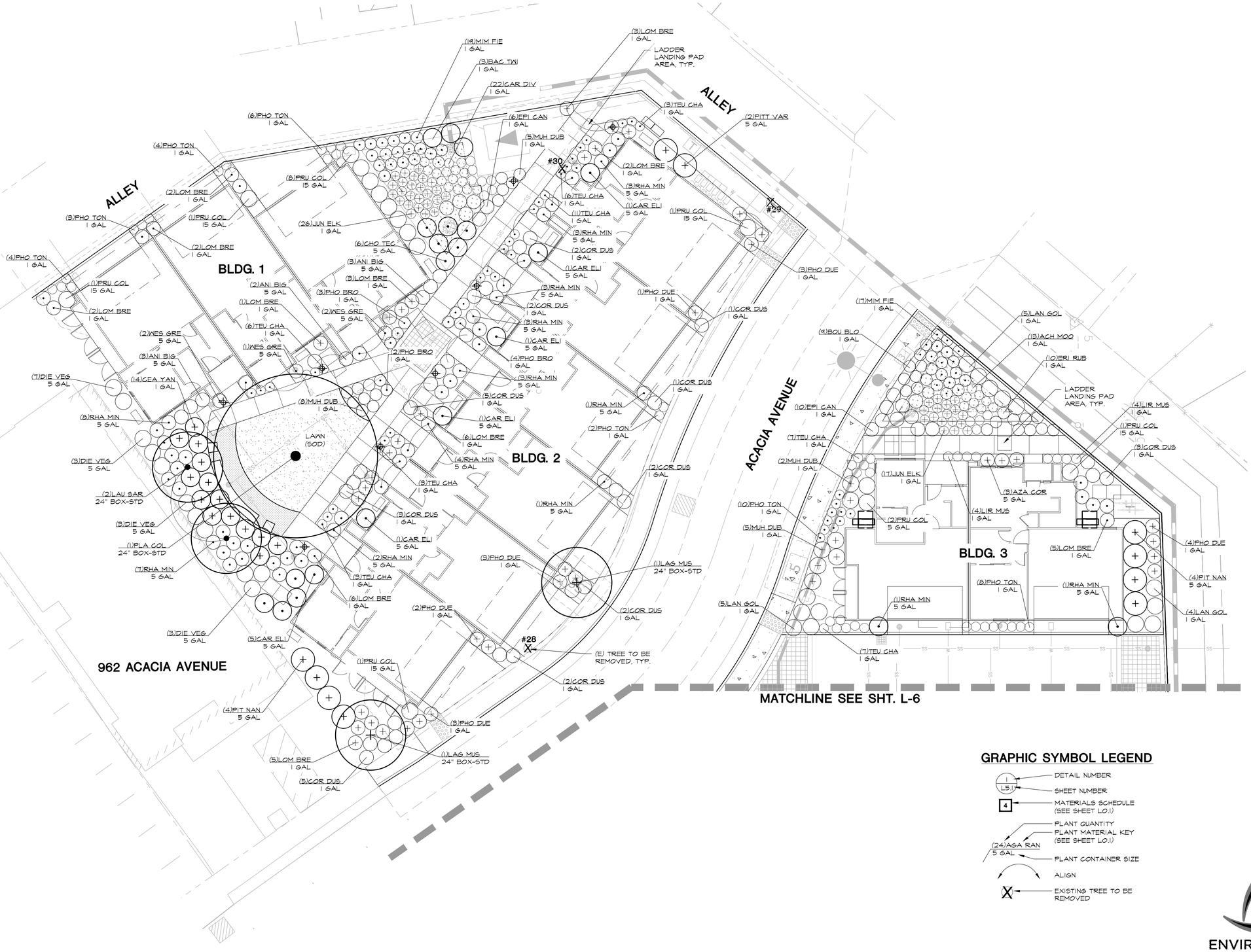

GRAPHIC SYMBOL LEGEND

- DETAIL NUMBER / SHEET NUMBER
- MATERIALS SCHEDULE (SEE SHEET LO.1)
- PLANT QUANTITY / PLANT MATERIAL KEY (SEE SHEET LO.1)
- PLANT CONTAINER SIZE
- ALIGN
- EXISTING TREE TO BE REMOVED

PRELIMINARY PLANTING PLAN

NOT FOR CONSTRUCTION

AX SHERWOOD LOS ALTOS

ACACIA AVE. / SHERWOOD AVE, LOS ALTOS, CA

LICENSED LANDSCAPE ARCHITECT — SCOTT E. FAUST — No. 6362 — 08/31/2027 — 07/30/2026 — STATE OF CALIFORNIA

0 5 10 20 FT.

DATE: 07/30/26
JOB# 25011.01

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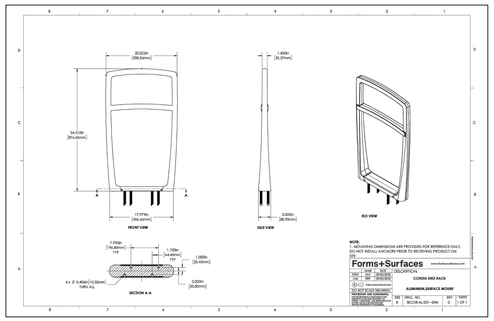
1 BOLLARD LIGHT
MANUF.: BEGA
MODEL: Wide Spread
99 058
SIZE: 39.5" HIGH X 7.5" WIDE
COLOR: TBD
AVAIL.:alr.lighting.specseek.com

NOTES:
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

8 39.5" HT. BOLLARD LIGHT

SCALE: NTS

1/1 DTi-LightBollard02.dwg



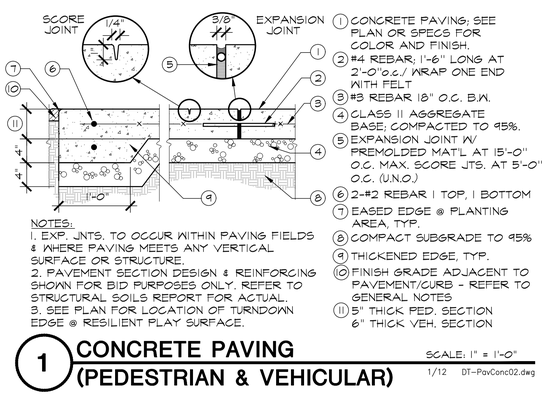
1 BICYCLE RACK (2-BIKES EACH)
MANUF.: FORMS + SURFACES
MODEL: CORDIA BIKE RACK
COLOR: SLATE TEXTURE
MATERIAL: ALUMINUM
AVAIL.:
www.forms-surfaces.com/cordia-bike-rack

NOTES:
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

4 BICYCLE RACK

SCALE: NTS

1/1 DTi-BikeRack09.dwg



NOTES:
1. EXP. JNTS. TO OCCUR WITHIN PAVING FIELDS & WHERE PAVING MEETS ANY VERTICAL SURFACE OR STRUCTURE.
2. PAVEMENT SECTION DESIGN & REINFORCING SHOWN FOR BID PURPOSES ONLY. REFER TO STRUCTURAL SOILS REPORT FOR ACTUAL.
3. SEE PLAN FOR LOCATION OF TURNDOWN EDGE @ RESILIENT PLAY SURFACE.

1 CONCRETE PAVING; SEE PLAN OR SPECS FOR COLOR AND FINISH.
2 #4 REBAR; 1'-6" LONG AT 2'-0"o.c./ WRAP ONE END WITH FELT
3 #3 REBAR 18" O.C. B.W.
4 CLASS II AGGREGATE BASE; COMPACTED TO 95%.
5 EXPANSION JOINT W/ PREMOLDED MAT'L AT 15'-0" O.C. MAX. SCORE JTS. AT 5'-0" O.C. (U.N.O.)
6 2-#2 REBAR 1 TOP, 1 BOTTOM
7 EASED EDGE @ PLANTING AREA, TYP.
8 COMPACT SUBGRADE TO 95%
9 THICKENED EDGE, TYP.
10 FINISH GRADE ADJACENT TO PAVEMENT/CURB - REFER TO GENERAL NOTES
11 5" THICK PED. SECTION
6" THICK VEH. SECTION

1 CONCRETE PAVING (PEDESTRIAN & VEHICULAR)

SCALE: 1" = 1'-0"

1/12 DT-PavConc02.dwg

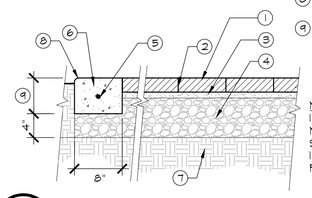
1 CONCRETE SEAT:
POURED-IN PLACE CONCRETE
SIZE: 18" H x 18" L x 18" W
COLOR: NO ADDED COLOR
FINISH: LIGHT SANDBLAST

5 CONCRETE SEAT CUBE

SCALE: NTS

1/1 DTi-Bench08.dwg

1 PRECAST CONCRETE PAVERS; SEE PAVING SCHEDULE. INSTALL FLUSH WITH CONC. BAND SURFACE, TYP.
2 POLYMERIC JOINT SAND @ JOINTS, TYP. MANUF. TECHNISEAL
TYPE/MODEL: RG+ POLYMERIC SAND
AVAILABLE: EWING (916) 396-5712
3 SAND SETTING BED (1" THK. MAX.)
4 CLASS II AGGREGATE BASE; COMPACTED TO 95%
5 #4 REBAR CENTERED, CONT., TYP.
6 CONCRETE EDGE BAND, SEE MATERIALS SCHEDULE
7 SUBGRADE COMPACTED TO 95%
8 EASE BAND EDGES WHR ADJACENT TO PLANTING AREA
9 6" DEPTH TYP., 18" DEPTH WHERE STEEL FENCE OCCURS, SEE LAYOUT PLAN



NOTES:
1. REFER TO PAVER MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION AND APPLICATION PROCEDURES

2 PRECAST CONCRETE PAVERS W/ CONC. EDGE BAND

SCALE: 1" = 1'-0"

1/12 DT-PavPrecast10.dwg

1 CONCRETE SEAT WALL
COLOR: NO ADDED COLOR
FINISH: LIGHT SANDBLAST

6 CONCRETE SEAT WALL

SCALE: NTS

1/1 DTi-SeatWall02.dwg

DECORATIVE ASPHALT PAVING:
TYPE: TBD

9 DECORATIVE ASPHALT PAVING

SCALE: NTS

1/1 DTi-DecorativeAC.dwg

4 DOOR PARCEL LOCKER
(P' ON PLANS)
MODEL: '4 DOOR PARCEL LOCKER'
COLOR: 'BRONZE'
DIMENSIONS: 62"H X 30-1/2"W X 17-7/8" DEEP USPS APPROVED

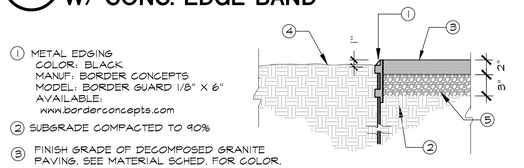
MOUNTING EXPANSION ANCHOR BOLTS PER MANU.:
MANU.: HILTI (AVAIL. www.hilti.com)
TYPE: KWIK BOLT II (GALV.)
SIZE: 1/2" DIA. x 5-1/2" LONG
EMBED.: MIN. 3-1/2"
INSTALL W/ RUBBER PAD BELOW PLATE PER MANU.
MOUNT TO 5" THICK CONCRETE PAD

16 TENANT DOORS & 2 PARCEL LOCKERS ('M' ON PLANS)
MODEL: '16 DOOR FLORENCE CLUSTER MAILBOX CBU'
COLOR: 'BRONZE'
DIMENSIONS: 62"H X 30-1/2"W X 17-7/8" DEEP
USPS APPROVED

NOTES:
1. MOUNT/INSTALL TO CONCRETE PAD PER MANUFACTURER'S SPECIFICATIONS.
2. REFER TO LAYOUT PLANS FOR QUANTITY AND LOCATIONS.
3. CLUSTER MAILBOX UNITS AND PARCEL LOCKER UNITS AVAILABLE AT CUSTOM HOME ACCESSORIES (800) 265-0041 OR www.store.mailboxes.info

7 CLUSTER MAILBOXES & PARCEL BOXES

SCALE: NTS 1/1 DTi-Mailbox-02.dwg



1 METAL EDGING
COLOR: BLACK
MANUF.: BORDER CONCEPTS
MODEL: BORDER GUARD 1/8" X 6"
AVAILABLE:
www.borderconcepts.com
2 SUBGRADE COMPACTED TO 90%
3 FINISH GRADE OF DECOMPOSED GRANITE PAVING. SEE MATERIAL SCHED. FOR COLOR.
STABILIZER:
ADD TO MIX PER MANUF. SPECS.:
MATERIAL/TYPE: 'STABILIZER'
AVAIL.: STABILIZER SOLUTIONS
www.stabilizer.com
ADD 10% DRY CEMENT TO DECOMPOSED GRANITE MIX
CONTRACTOR SHALL FILL ANY LOW SPOTS & RE-COMPACT AS NECESSARY
4 FINISH GRADE OF ADJACENT PLANTING AREA.
5 CLASS II AGGREGATE BASE COMPACTED PER GEOTECH REPORT

NOTES:
1. PRE-BLENDED STABILIZER SHALL BE ADDED PER MANUF. SPECS.:
MATERIAL/TYPE: 'STABILIZER'
AVAIL.: STABILIZER SOLUTIONS
www.stabilizersolutions.com OR (800)336-2468
2. WATER HEAVILY WITH A HOSE TO ENSURE THAT THE WATER GOES THROUGH THE ENTIRE DEPTH OF THE MATERIAL.
3. COMPACT WITH A VIBRATORY PLATE COMPACTOR TO 85% WITHIN 3 TO 48 HOURS.

3 DECOMPOSED GRANITE W/ METAL HEADER

N.T.S. 1/1

DT-PavDG01.dwg

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PRELIMINARY DESIGN DETAILS

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AX SHERWOOD LOS ALTOS

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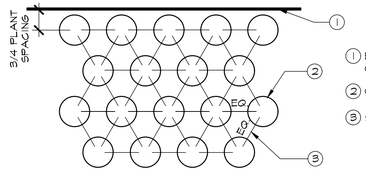


1 BUILDING, CURB, PAVEMENT EDGE OR BUILT ELEMENT

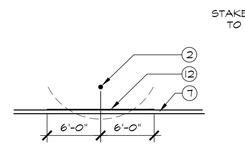
2 GROUNDCOVER OR SHRUB

3 SPACING PER PLANT LEGEND

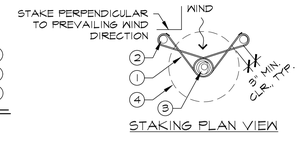
3 GROUNDCOVER SPACING/LAYOUT

SCALE: N.T.S.

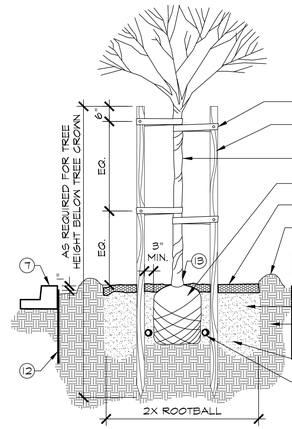
1/1 DT-GrndCov01.dwg



ROOT BARRIER PLAN VIEW



STAKING PLAN VIEW



NOTES:
1. SEE PLANTING NOTES AND/OR SPECIFICATIONS FOR ADDITIONAL INFORMATION.

1 24" CORDED RUBBER TIE-ATTACH TO STAKE W/2 GALVANIZED SCREWS.

2 2" DIA. PRESSURE TREATED LODGE POLE PINE STAKE-INSTALL NO CLOSER THAN 3" MIN. FROM ROOT BALL, 2 REQUIRED.

3 TREE- SEE PLAN FOR SIZE AND TYPE

4 ROOT BALL- SET CROWN OF ROOT BALL 2" ABOVE FINISHED GRADE

5 MULCH LAYER - SEE PLANTING NOTES FOR DEPTH AND PLACEMENT

6 WATERING BASIN (4" MIN.) W/ 3" MULCH PER PLANTING NOTES

7 SIDEWALK, CURB OR WALL

8 BACKFILL MIX- 1/3 NITRIFIED SOIL CONDITIONER, 2/3 SITE SOIL PER PLANTING NOTES

9 SUBGRADE

10 TREE PLANTING PIT-PERCOLATE TEST ALL PITS, SCARIFY SIDES AND BOTTOM PRIOR TO INSTALLING BACKFILL MIX.

11 **MYCO PAKS (MYCORRHIZAL FUNGI) - SEE PLANTING NOTES FOR INSTALLATION, QUALITY AND HANDLING SPECIFICATIONS.**

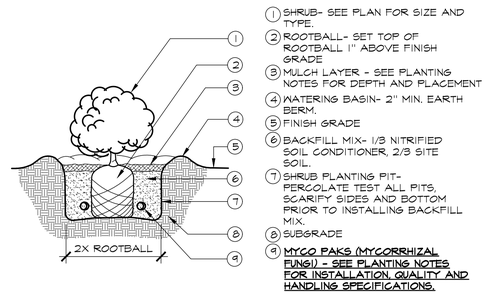
12 ROOT BARRIER-LOCATE AT ALL LOCATIONS WHERE TREE IS PLANTED WITHIN 5' FROM CURBS, SIDEWALKS OR WALLS. LINEAR, MIN. 6' LONG FROM CENTER (12' TOTAL). MANUF.: DEEP ROOT BARRIER 1 (800) 458-7668 MODEL: UB 24-2

13 TREE TRUNK GUARDS AT ALL TREES IN LAWN AREAS.
MANUF.: NDS
MODEL: TP-128, GREY
AVAILABLE: www.ndspro.com

1 TREE PLANTING WITH ROOT BARRIER

SCALE: N.T.S.

1/1 DT-Tree-Green01.dwg



1 SHRUB- SEE PLAN FOR SIZE AND TYPE.

2 ROOTBALL- SET TOP OF ROOTBALL 1" ABOVE FINISH GRADE

3 MULCH LAYER - SEE PLANTING NOTES FOR DEPTH AND PLACEMENT

4 WATERING BASIN- 2" MIN. EARTH BERM.

5 FINISH GRADE

6 BACKFILL MIX- 1/3 NITRIFIED SOIL CONDITIONER, 2/3 SITE SOIL.

7 SHRUB PLANTING PIT-PERCOLATE TEST ALL PITS, SCARIFY SIDES AND BOTTOM PRIOR TO INSTALLING BACKFILL MIX.

8 SUBGRADE

9 **MYCO PAKS (MYCORRHIZAL FUNGI) - SEE PLANTING NOTES FOR INSTALLATION, QUALITY AND HANDLING SPECIFICATIONS.**

2 SHRUB PLANTING

SCALE: N.T.S.

1/1 DT-Shrub-Green01.dwg

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PRELIMINARY PLANTING DETAILS

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Achillea_x_'Moonshine'

Baccharis_p_'Twin Peaks'

Bouteloua_u_'Blonde Ambition'

Carex_divulsa

Chondropetalum_tectorum

Epilobium_canum

Eriogonum_grande_var. rubescens

Grevillea_lanigera_'Coastal Gem'

Helictotrichon_sempervirens

Juncus_patens_'Elk Blue'

Penstemon_m_'BOP'

Anigozanthus_'Big Red'

Arctostaphylos_u_'Point Reyes'

Asparagus_d_'Myers'

Azalea_s_'Fielders White'-1

Carpenteria-californica-'Elizabeth'

Ceanothus_g_h_'Yankee Point'

Coleonema_pulchrum

Correa_'Dusky Bells'

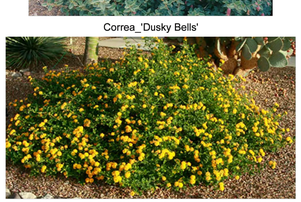
Cotinus-coggygria-'Royal-Purple'

Dietes_i_vegeta

Heucher-maxima

Juniper_s. 'Sky Rocket'

Lagerstoemia_x_'Natchez'

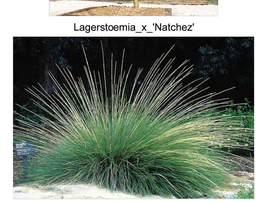

Lantana_'Gold Rush'

Laurus_nobilis_'Saratoga'

Liriope_muscari

Lomandra_l_'Breeze'

Mimulus_Jelly bean_'Fiesta Marigold'


Muhlenbergia_dubia

Nandina_d_'Moon Bay'

Penstemon_m_'BOP'

Phormium_'Bronze Baby'

Phormium_t_'Duet'

Pittosporum_t_'Variegata'

Podocarpus_maki

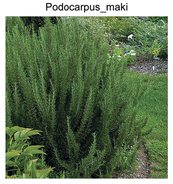
Prunus_c_'Krauter Vesuvius'

Prunus_caroliniana_'Compacta'

Quercus_lobata

Rhamnus_alaternus_'John Edwards'

Rhaphiolepis_umbellata_minor


Rosmarinus_o._'Barbecue'

Salvia_c_'Winnifred Gilman'

Teucrium_chamaedrys

Westringia_fruticosa_'Grey Box'

PRELIMINARY PLANT PALETTE

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ACACIA AVE. / SHERWOOD AVE, LOS ALTOS, CA

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JOB# 25011.01

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ABBREVIATIONS

AGG	AGGREGATE
AD	AREA DRAIN
ARCH	ARCHITECTURE
BLDG	BUILDING
BOT	BOTTOM
BTH	BROWN TRUNK HEIGHT
BW	BOTTOM OF WALL
CFT	CUBIC FOOT
CL	CENTER LINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CJ	CONTROL JOINT
CYD	CUBIC YARDS
DG	DECOMPOSED GRANITE
DIA	DIAMETER
DIM	DIMENSIONS
DFPT	DOUGLAS FIR PRESSURE TREATED
DWGS	DRAWINGS
EA	EACH
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
EQ	EQUAL
EST	ESTIMATED
(E)	EXISTING
FFE	FINISHED FLOOR ELEVATION
FG	FINISH GRADE
FIN	FINISH
FOC	FACE OF CURB
FTG	FOOTING
GAL	GALLON
GALV	GALVANIZED
GVL	GRAVEL
HDR	HEADER
HC	HANDICAP
HORIZ	HORIZONTAL
HT	HEIGHT
INCL	INCLUDED
ID	INSIDE DIAMETER
MAX	MAXIMUM
MIN	MINIMUM
MISC	MISCELLANEOUS
NCN	NO COMMON NAME
NIC	NOT INCLUDED
OC	ON CENTER
OD	OUTSIDE DIAMETER
PENET	PENETRATION
PA	PLANTING AREA
POB	POINT OF BEGINNING
PTDF	PRESSURE TREATED DOUGLAS FIR
PL	PROPERTY LINE
R	RADIUS
RDWD	REDWOOD
S.A.D.	SEE ARCHITECTURAL DRAWINGS
S.C.D.	SEE CIVIL DRAWINGS
S.E.D.	SEE ELECTRICAL DRAWINGS
SCH	SCHEDULE
SHT	SHEET
SIM	SIMILAR
SJ	SCORE JOINT
SQ	SQUARE
SYM	SYMMETRICAL
TBD	TO BE DETERMINED
THK	THICK
TC	TOP OF CURB
TP	TOP OF PAVEMENT
TW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
UON	UNLESS OTHERWISE NOTED
VERT	VERTICAL

MATERIALS SCHEDULE

SYMBOL	DESCRIPTION	DETAIL/SHEET
1	CONCRETE PAVING (PEDESTRIAN) INTEGRAL COLOR: NO COLOR FINISH: MEDIUM BROOM SEE PLANS FOR SCORING & EXPANSION JOINT PATTERN	1 / L-8
2	DECOMPOSED GRANITE W/ METAL HEADER: COLOR: TBD SEE DETAIL	3 / L-8
3	PRECAST CONCRETE PAVERS W/ CONCRETE BAND: PAVER: MANU.: TBD TYPE: TBD COLOR: TBD PATTERN: TBD AVAIL.: TBD CONCRETE BAND: COLOR/FINISH: MATCH ADJACENT PAVING	2 / L-8
4	CLUSTER MAILBOXES & PARCEL BOXES SEE LAYOUT PLAN FOR QUANTITIES, SEE DETAIL FOR UNIT TYPE AND SPEC. M - 16/12/8 UNIT TENANT DOORS P - PARCEL BOXES	7 / L-8
5	BIKE RACK (2 RACKS, 4 BIKES TOTAL) MANU.: FORMS + SURFACES	4 / L-8
6	CONCRETE SEAT WALL COLOR: NO COLOR ADDED FINISH: LIGHT SANDBLAST	6 / L-8
7	CONCRETE SEAT CUBE - 18" SQ. COLOR: NO COLOR ADDED FINISH: LIGHT SANDBLAST	5 / L-8
8	BOLLARD LIGHT: SEE DETAIL	8 / L-8
9	DECORATIVE / SPECIAL ASPHALT PAVING: SEE DETAIL	9 / L-8

NOTES:
1. ALL INTEGRAL COLORS AVAILABLE AT DAVIS COLORS (www.daviscolors.com.) UNLESS OTHERWISE SPECIFIED.
2. ALL CONCRETE COLORS, STAMP PATTERNS, FINISHES, AND SEALERS SHALL BE INSTALLED PER ALL MANUFACTURER'S SPECIFICATIONS AND APPLICATION RATES.
3. PAINT FINISHES TO HAVE 1 COAT OF PRIMER & 2 COATS OF PAINT TYP.

GENERAL NOTES

1. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE PROJECT IS BUILT PER THE MOST CURRENT LANDSCAPE DRAWINGS. BEFORE CONSTRUCTION BEGINS THE CONTRACTOR MUST COORDINATE W/ THE OWNER & GENERAL CONTRACTOR (IF APPLICABLE) TO CONFIRM THE MOST CURRENT LANDSCAPE DRAWINGS.**

2. CONTRACTOR SHALL VERIFY ALL GRADES, EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO COMMENCING WORK. ALL DISCREPANCIES OR QUESTIONS REGARDING THE PLANS & SPECS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO THE COMMENCEMENT OF WORK.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL EXISTING AND PROPOSED UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COSTS INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.

4. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.

5. ALL GRADING & DRAINAGE INFORMATION SHOWN ON LANDSCAPE PLANS IS BASED ON PLANS SUPPLIED BY THE OWNER. CONTRACTOR SHALL VERIFY EXISTING GRADES PRIOR TO START OF CONSTRUCTION.

6. ALL PAVING AND PLANTING AREAS SHALL HAVE POSITIVE DRAINAGE. CONTRACTOR SHALL REFER TO GRADING AND DRAINAGE PLANS BY OTHERS AND INCORPORATE LANDSCAPE GRADING AND DRAINAGE SCOPE INTO THE LANDSCAPE BID.

7. PROVIDE 2% MIN. SLOPE AT ALL PLANTER AND PAVED AREAS AROUND EXISTING/PROPOSED STRUCTURES TO ENSURE POSITIVE DRAINAGE AWAY FROM STRUCTURES.

8. ALL CROSS SLOPES FOR WALKWAYS AND ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2%.

9. FINISH GRADE OF SOD LAWN AREAS SHALL BE 3/4 INCH BELOW TOP OF ADJACENT CURB AND/OR PAVEMENT. FINISH GRADE OF SEED LAWN AREAS SHALL BE 1/4 INCH BELOW TOP OF ADJACENT CURB AND/OR PAVEMENT. FINISH GRADE FOR SHRUB & GROUNDCOVER AREAS SHALL BE THE DEPTH OF SPECIFIED MULCH BELOW THE TOP OF ADJACENT CURB AND/OR PAVEMENT.

10. SET STRAIGHT LINE GRADES BETWEEN GIVEN ELEVATIONS UNLESS OTHERWISE INDICATED.

11. TRANSITIONS BETWEEN SLOPES AND RELATIVELY FLAT AREAS SHALL BE ROUNDED AND GRADUAL.

12. SWALES SHALL SLOPE AT 2% MINIMUM UNLESS OTHERWISE NOTED.

13. ALL HORIZONTAL CURVES AND ALL TRANSITIONS BETWEEN CURVES AND STRAIGHT EDGES SHALL BE SMOOTH.

14. TRANSITIONS BETWEEN CHANGES IN VERTICAL CURVATURE OF PAVING SHALL BE SMOOTH AND GRADUAL WITH NO SHARP OR ABRUPT CHANGES.

15. DIMENSIONS ARE TO FACE OF WALL, CURB, WALK, OR PAVEMENT UNLESS OTHERWISE NOTED.

16. EXPANSION JOINTS SHALL BE PLACED AT 15 FOOT INTERVALS IN CONCRETE PAVING UNLESS OTHERWISE NOTED.

17. ALL TOPS OF WALLS SHALL BE LEVEL UNLESS OTHERWISE NOTED.

18. ALL CONSTRUCTION MATERIALS TO CONFORM TO GOVERNING CODES AND ORDINANCES. ALL REQUIRED PERMITS TO BE OBTAINED BY THE CONTRACTOR.

19. ALL CONSTRUCTION TO BE PLUMB AND TRUE.

20. CONTRACTOR TO PROVIDE 48" SQ. MOCKUPS OF ALL FLATWORK, PAVING AND STUCCO COLOR/FINISH TO OWNER'S REPRESENTATIVE FOR APPROVAL, PRIOR TO COMMENCING WORK. CONTRACTOR SHALL NOT INCORPORATE MOCKUPS IN FINAL PRODUCT AND IS RESPONSIBLE FOR REMOVAL/DISPOSAL OF ALL MOCKUP MATERIAL. ALL PAVING MOCKUPS ARE TO INCLUDE EXAMPLES OF ALL SPECIFIED EXPANSION JOINT & SCORE JOINT CONSTRUCTION.

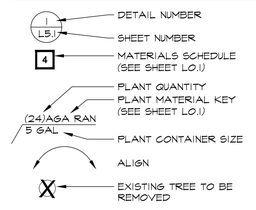
21. CONSTRUCTION MANAGER OR CONTRACTOR SHALL NOTIFY AND ARRANGE FOR SITE OBSERVATIONS WITH THE LANDSCAPE ARCHITECT A MINIMUM OF 72 HOURS BEFORE REQUIRED VISIT. THE FOLLOWING SITE OBSERVATION CHECK POINTS ARE MINIMUM REQUIREMENTS AND MUST OCCUR PRIOR TO THE NOTED INSTALLATION PHASE OR APPROVAL.
   1). COMPLETION OF ALL FLAT WORK/HARDSCAPE FORMING AND HEADER LAYOUT PRIOR TO FINAL POUR OR MASONRY UNIT INSTALL.
   2). COMPLETION OF ALL PLANT MATERIAL LAYOUT AND SPOTTING PRIOR TO PLANT INSTALLATION.
   3). PRIOR TO BEGINNING THE LANDSCAPE MAINTENANCE PERIOD.
   4). AT THE END OF THE MAINTENANCE PERIOD TO APPROVE SUBSTANTIAL COMPLETION.

22. THE CONTRACTOR SHALL CONFIRM THE ORDER LEAD TIME FOR LANDSCAPE PRODUCTS & MATERIALS TO MEET THE PROJECT SCHEDULE. IF IT IS DETERMINED THAT THE ORDER LEAD TIMES MAY CREATE A CONSTRUCTION SCHEDULE CONFLICT THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY.

23. IF IT IS THE CONTRACTORS INTENT TO INSTALL OR CONSTRUCT ANY ELEMENT THAT DIFFERS FROM WHAT IS SPECIFIED, THE CONTRACTOR MUST SUBMIT THE PROPOSED SUBSTITUTION FOR APPROVAL PRIOR TO CONSTRUCTION.

24. REFLECTIVE SUN DAMAGE FROM ENERGY EFFICIENT WINDOWS: THE CONTRACTOR SHALL MONITOR LANDSCAPE INSTALLATIONS DURING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO PLANTING, SYNTHETIC TURF, SITE AMENITIES & HARDSCAPE) FOR POSSIBLE WINDOW REFLECTIVE SUNLIGHT DAMAGE AND NOTIFY THE OWNER & LANDSCAPE ARCHITECT IMMEDIATELY.

GRAPHIC SYMBOL LEGEND



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LICENSED LANDSCAPE ARCHITECT — SCOTT FEUER No. 6478 — STATE OF CALIFORNIA
09/21/2027 RENEWAL DATE
06/19/2026 DATE

DATE: 06/19/26
JOB# 25011.01

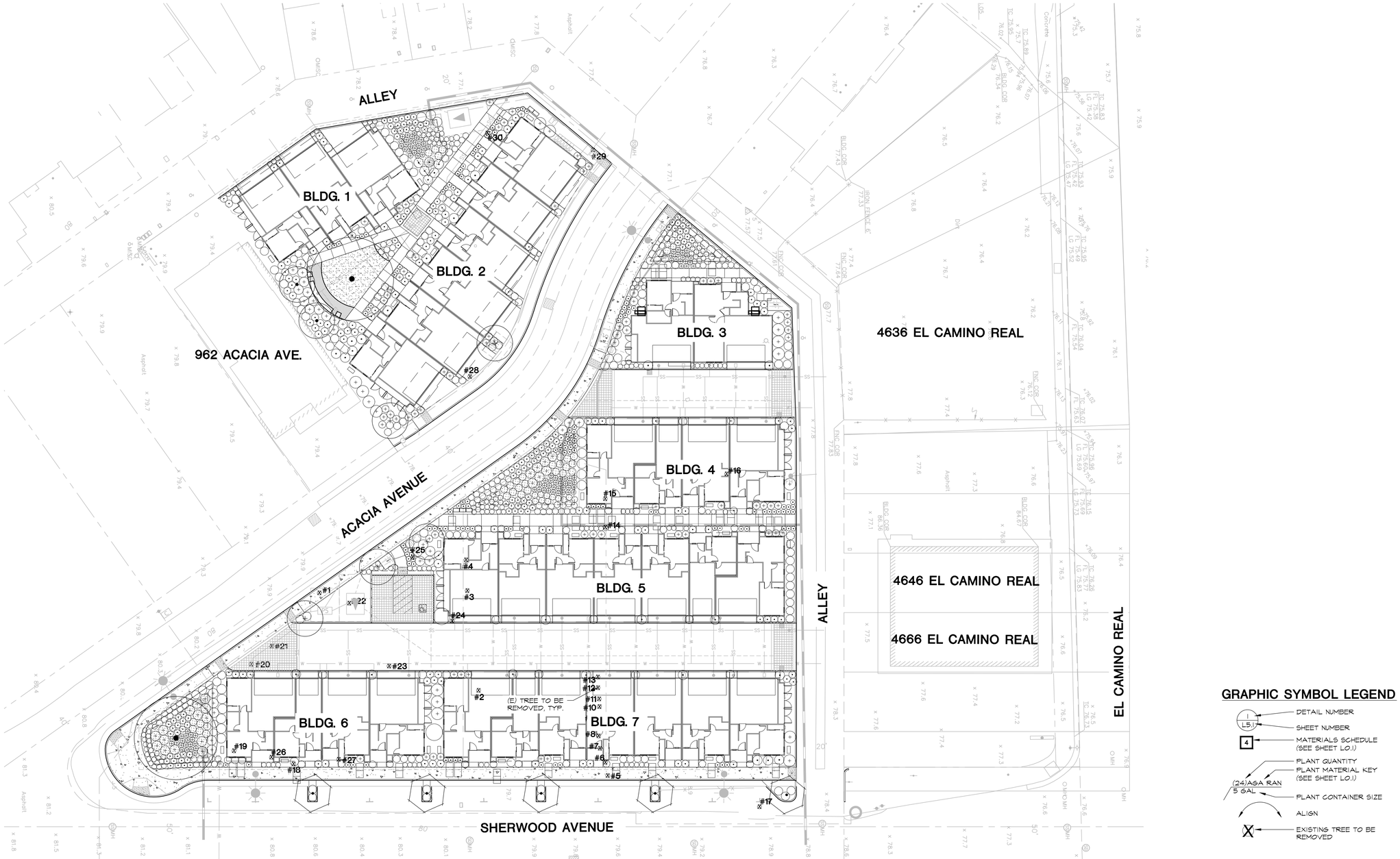
L-1
1 of 10

PRELIMINARY GENERAL NOTES & LEGENDS

AX SHERWOOD LOS ALTOS

ACACIA AVE. / SHERWOOD AVE, LOS ALTOS, CA

NOT FOR CONSTRUCTION



GRAPHIC SYMBOL LEGEND

- DETAIL NUMBER / SHEET NUMBER (L5.1)
- MATERIALS SCHEDULE (SEE SHEET L0.1)
- PLANT QUANTITY / PLANT MATERIAL KEY (SEE SHEET L0.1) — (24)AGA RAN
- PLANT CONTAINER SIZE — 5 GAL
- ALIGN
- EXISTING TREE TO BE REMOVED

OVERALL LANDSCAPE PLAN
(WITH EXISTING TREE DISPOSITION)

NOT FOR CONSTRUCTION

AX SHERWOOD LOS ALTOS
ACACIA AVE. / SHERWOOD AVE, LOS ALTOS, CA

LICENSED LANDSCAPE ARCHITECT — DAVID C. FEUER NO. 6064 — STATE OF CALIFORNIA — 08/31/2027 RENEWAL DATE — 06/19/2026 DATE

0 10 20 40 FT.

DATE: 06/19/26
JOB# 25011.01

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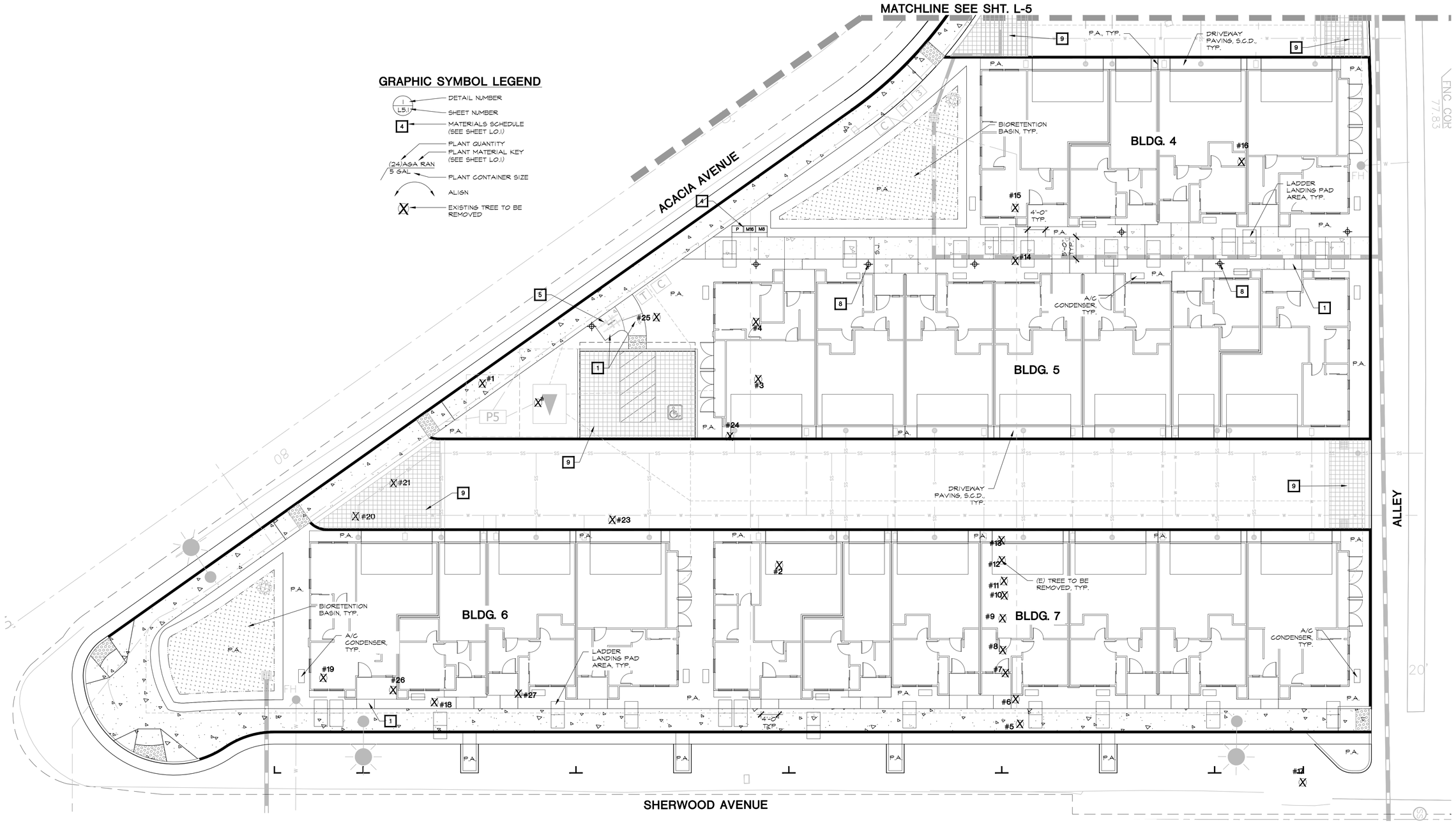
3 of 10



PRELIMINARY LANDSCAPE LAYOUT PLAN

NOT FOR CONSTRUCTION

AX SHERWOOD LOS ALTOS

ACACIA AVE. / SHERWOOD AVE, LOS ALTOS, CA

0 5 10 20 FT.

DATE: 06/19/26
JOB# 25011.01

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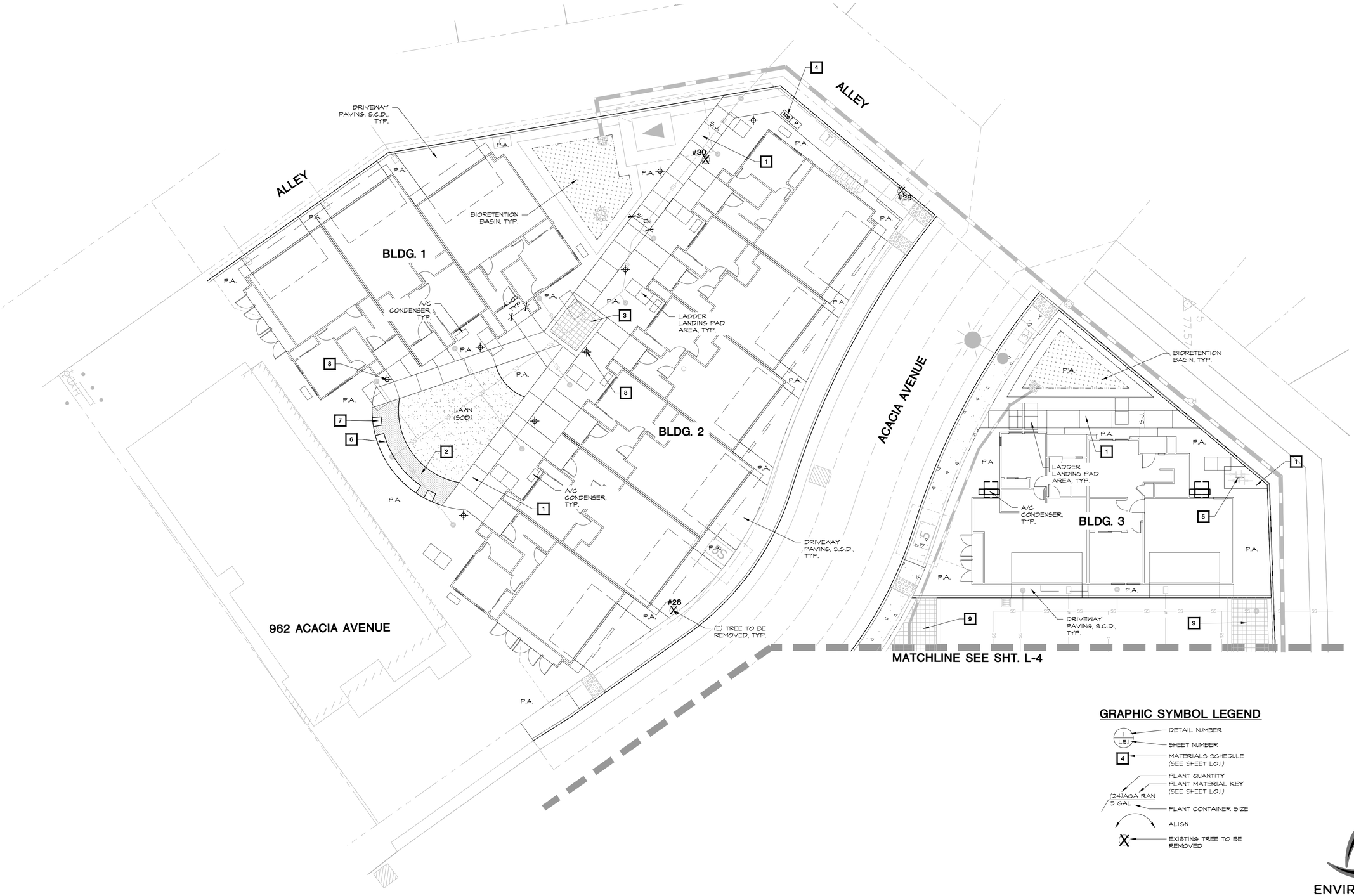

GRAPHIC SYMBOL LEGEND

- DETAIL NUMBER / SHEET NUMBER
- MATERIALS SCHEDULE (SEE SHEET LO.1)
- PLANT QUANTITY / PLANT MATERIAL KEY (SEE SHEET LO.1)
- PLANT CONTAINER SIZE
- ALIGN
- EXISTING TREE TO BE REMOVED

PRELIMINARY LANDSCAPE LAYOUT PLAN

NOT FOR CONSTRUCTION

AX SHERWOOD LOS ALTOS

ACACIA AVE. / SHERWOOD AVE, LOS ALTOS, CA

LICENSED LANDSCAPE ARCHITECT — SCOTT C. Feuer No. 6459 — STATE OF CALIFORNIA — 08/31/2027 RENEWAL DATE — 06/19/2026 DATE

0 5 10 20 FT.

DATE: 06/19/26
JOB# 25011.01

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GRAPHIC SYMBOL LEGEND

- DETAIL NUMBER / SHEET NUMBER (e.g. 1 / L5.1)
- MATERIALS SCHEDULE (SEE SHEET LO.1) (e.g. 4)
- PLANT QUANTITY / PLANT MATERIAL KEY (SEE SHEET LO.1) (e.g. (24)AGA RAN)
- PLANT CONTAINER SIZE (e.g. 5 GAL)
- ALIGN
- EXISTING TREE TO BE REMOVED

MATCHLINE SEE SHT. L-7

ACACIA AVENUE

SHERWOOD AVENUE

ALLEY

BLDG. 4

BLDG. 5

BLDG. 6

BLDG. 7

(E) TREE TO BE REMOVED, TYP.

LADDER LANDING PAD AREA, TYP.

PRELIMINARY PLANTING PLAN

NOT FOR CONSTRUCTION

AX SHERWOOD LOS ALTOS

ACACIA AVE. / SHERWOOD AVE, LOS ALTOS, CA

LICENSED LANDSCAPE ARCHITECT — LAURENCE FEUER No. 4978 — STATE OF CALIFORNIA — 08/31/2027 (RENEWAL DATE) — 06/19/2026 (DATE)

0 5 10 20 FT.

DATE: 06/19/26
JOB# 25011.01

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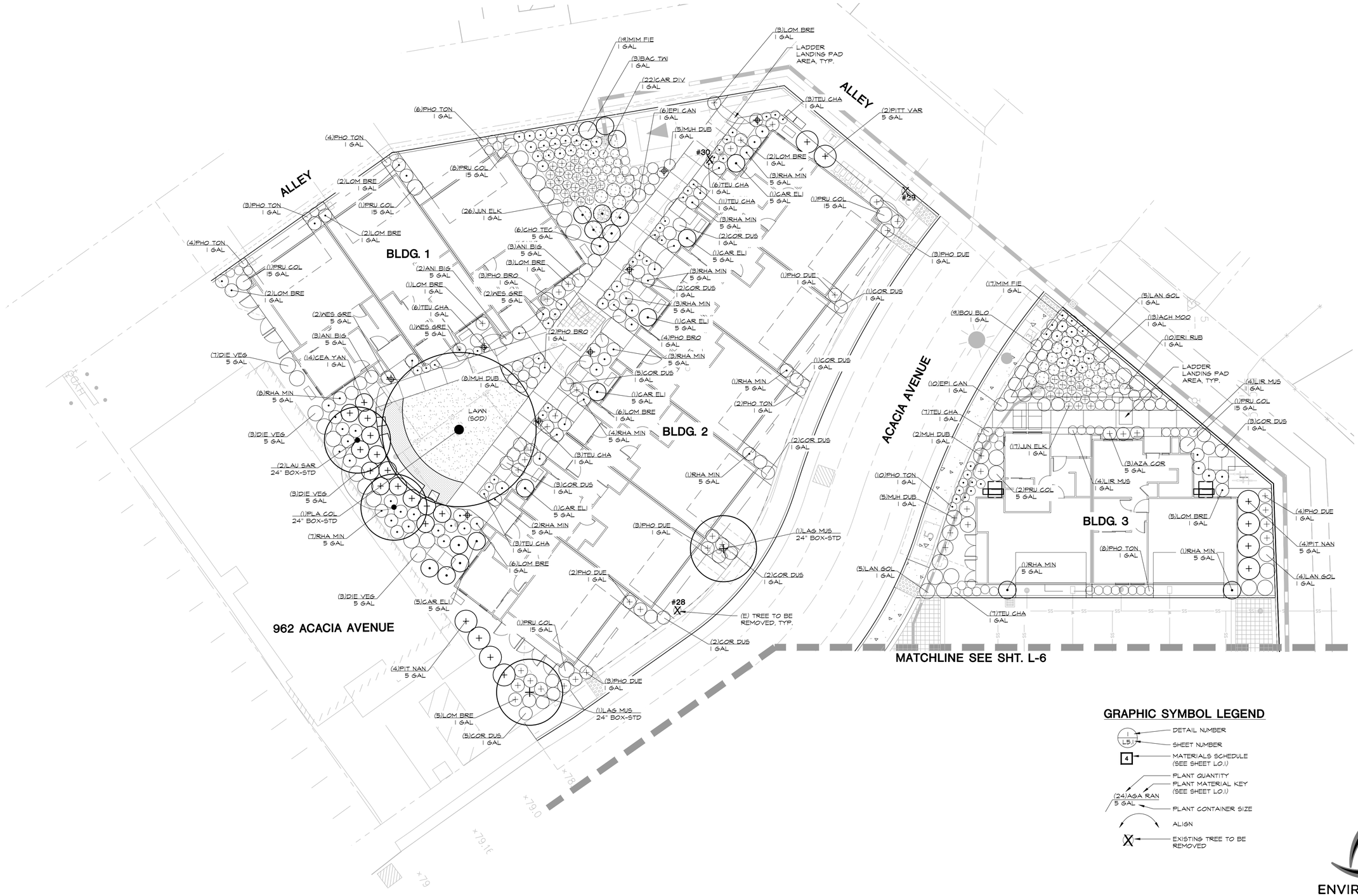

GRAPHIC SYMBOL LEGEND

- DETAIL NUMBER / SHEET NUMBER (L5.1)
- MATERIALS SCHEDULE (SEE SHEET LO.1)
- PLANT QUANTITY / PLANT MATERIAL KEY (SEE SHEET LO.1) (24)AGA RAN 5 GAL
- PLANT CONTAINER SIZE
- ALIGN
- EXISTING TREE TO BE REMOVED

PRELIMINARY PLANTING PLAN

NOT FOR CONSTRUCTION

AX SHERWOOD LOS ALTOS

ACACIA AVE. / SHERWOOD AVE, LOS ALTOS, CA

LICENSED LANDSCAPE ARCHITECT — KRISTY L. FEUER No. 6478 — STATE OF CALIFORNIA — 08/31/2027 RENEWAL 06/19/2026

0 5 10 20 FT.

DATE: 06/19/26
JOB# 25011.01

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① BOLLARD LIGHT
MANUF.: BEGA
MODEL: Wide Spread
99 058
SIZE: 39.5" HIGH X 7.5" WIDE
COLOR: TBD
AVAIL.: alr.lighting.specseek.com

NOTES:
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

8 39.5" HT. BOLLARD LIGHT

SCALE: NTS

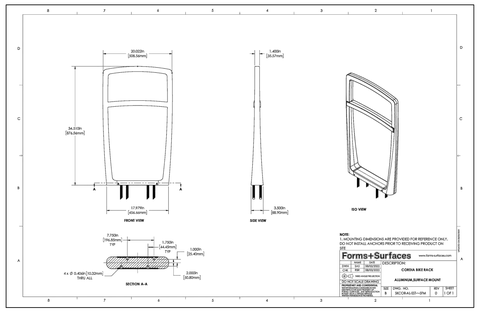
1/1 DTi-LightBollard02.dwg

DECORATIVE ASPHALT PAVING:
TYPE: TBD

9 DECORATIVE ASPHALT PAVING

SCALE: NTS

1/1 DTi-DecorativeAC.dwg



① BICYCLE RACK (2-BIKES EACH)
MANUF.: FORMS + SURFACES
MODEL: CORDIA BIKE RACK
COLOR: SLATE TEXTURE
MATERIAL: ALUMINUM
AVAIL.:
www.forms-surfaces.com/cordia-bike-rack

NOTES:
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

4 BICYCLE RACK

SCALE: NTS

1/1 DTi-BikeRack09.dwg

4 DOOR PARCEL LOCKER
('P' ON PLANS)
MODEL: '4 DOOR PARCEL LOCKER'
COLOR: 'BRONZE'
DIMENSIONS: 62"H X 30-1/2"W X 17-7/8"
DEEP USPS APPROVED

MOUNTING EXPANSION ANCHOR BOLTS PER MANU.:
MANU.: HILTI (AVAIL. www.hilti.com)
TYPE: KWIK BOLT II (GALV.)
SIZE: 1/2" DIA. x 5-1/2" LONG
EMBED.: MIN. 3-1/2"
INSTALL. W/ RUBBER PAD BELOW PLATE PER MANU.
MOUNT TO 5" THICK CONCRETE PAD

16 TENANT DOORS & 2 PARCEL LOCKERS ('M' ON PLANS)
MODEL: '16 DOOR FLORENCE CLUSTER MAILBOX CBU'
COLOR: 'BRONZE'
DIMENSIONS: 62"H X 30-1/2"W X 17-7/8" DEEP
USPS APPROVED

NOTES:
1. MOUNT/INSTALL TO CONCRETE PAD PER MANUFACTURER'S SPECIFICATIONS.
2. REFER TO LAYOUT PLANS FOR QUANTITY AND LOCATIONS.
3. CLUSTER MAILBOX UNITS AND PARCEL LOCKER UNITS AVAILABLE AT CUSTOM HOME ACCESSORIES (800) 265-0041 OR www.store.mailboxes.info

7 CLUSTER MAILBOXES & PARCEL BOXES

1/1

SCALE: NTS DTi-Mailbox-02.dwg

① CONCRETE SEAT,
POURED-IN PLACE CONCRETE
SIZE: 18" H x 18" L x 18" W
COLOR: NO ADDED COLOR
FINISH: LIGHT SANDBLAST

5 CONCRETE SEAT CUBE

SCALE: NTS

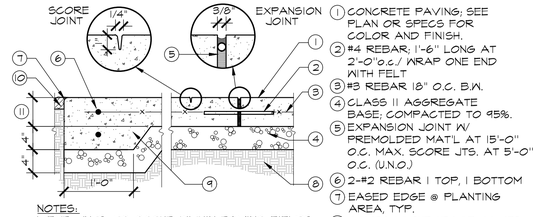
1/1 DTi-Bench08.dwg

① CONCRETE SEAT WALL
COLOR: NO ADDED COLOR
FINISH: LIGHT SANDBLAST

6 CONCRETE SEAT WALL

SCALE: NTS

1/1 DTi-SeatWall02.dwg



① CONCRETE PAVING; SEE PLAN OR SPECS FOR COLOR AND FINISH.
② #4 REBAR; 1'-6" LONG AT 2'-0" o.c./ WRAP ONE END WITH FELT
③ #3 REBAR 18" O.C. B.W.
④ CLASS II AGGREGATE BASE; COMPACTED TO 95%.
⑤ EXPANSION JOINT W/ PREMOLDED MAT'L AT 15'-0" O.C. MAX. SCORE JTS. AT 5'-0" O.C. (U.N.O.)
⑥ 2-#2 REBAR | TOP, | BOTTOM
⑦ EASED EDGE @ PLANTING AREA, TYP.
⑧ COMPACT SUBGRADE TO 95%
⑨ THICKENED EDGE, TYP.
⑩ FINISH GRADE ADJACENT TO PAVEMENT/CURB - REFER TO GENERAL NOTES
⑪ 5" THICK PED. SECTION
6" THICK VEH. SECTION

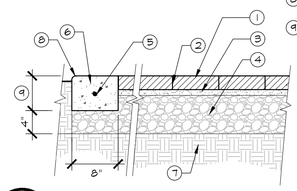
NOTES:
1. EXP. JNTS. TO OCCUR WITHIN PAVING FIELDS & WHERE PAVING MEETS ANY VERTICAL SURFACE OR STRUCTURE.
2. PAVEMENT SECTION DESIGN & REINFORCING SHOWN FOR BID PURPOSES ONLY. REFER TO STRUCTURAL SOILS REPORT FOR ACTUAL.
3. SEE PLAN FOR LOCATION OF TURNDOWN EDGE @ RESILIENT PLAY SURFACE.

1 CONCRETE PAVING (PEDESTRIAN & VEHICULAR)

SCALE: 1" = 1'-0"

1/12 DT-PavConc02.dwg

① PRECAST CONCRETE PAVERS; SEE PAVING SCHEDULE. INSTALL FLUSH WITH CONC. BAND SURFACE, TYP.
② POLYMERIC JOINT SAND @ JOINTS, TYP. MANUF. TECHNISEAL
TYPE/MODEL: R6+ POLYMERIC SAND
AVAILABLE: ENING (916) 396-5712
③ SAND SETTING BED (1" THK. MAX.)
④ CLASS II AGGREGATE BASE; COMPACTED TO 95%
⑤ #4 REBAR CENTERED, CONT., TYP.
⑥ CONCRETE EDGE BAND, SEE MATERIALS SCHEDULE
⑦ SUBGRADE COMPACTED TO 95%
⑧ EASE BAND EDGES WHR ADJACENT TO PLANTING AREA
⑨ 6" DEPTH TYP., 18" DEPTH WHERE STEEL FENCE OCCURS, SEE LAYOUT PLAN



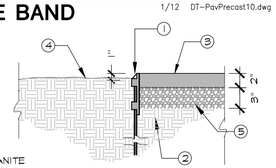
NOTES:
1. REFER TO PAVER MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION AND APPLICATION PROCEDURES

2 PRECAST CONCRETE PAVERS W/ CONC. EDGE BAND

SCALE: 1" = 1'-0"

1/12 DT-PavPrecast10.dwg

① METAL EDGING
COLOR: BLACK
MANUF.: BORDER CONCEPTS
MODEL: BORDER GUARD 1/8" X 6"
AVAILABLE:
www.borderconcepts.com
② SUBGRADE COMPACTED TO 90%
③ FINISH GRADE OF DECOMPOSED GRANITE PAVING, SEE MATERIAL SCHED. FOR COLOR.
STABILIZER:
ADD TO MIX PER MANUF. SPECS.:
MATERIAL/TYPE: 'STABILIZER'
AVAIL.: STABILIZER SOLUTIONS
www.stabilizer.com
ADD 10% DRY CEMENT TO DECOMPOSED GRANITE MIX
CONTRACTOR SHALL FILL ANY LOW SPOTS & RE-COMPACT AS NECESSARY
④ FINISH GRADE OF ADJACENT PLANTING AREA.
⑤ CLASS II AGGREGATE BASE COMPACTED PER GEOTECH REPORT



NOTES:
1. PRE-BLENDED STABILIZER SHALL BE ADDED PER MANUF. SPECS.:
MATERIAL/TYPE: 'STABILIZER'
AVAIL.: STABILIZER SOLUTIONS
www.stabilizersolutions.com OR (800)336-2468
2. WATER HEAVILY WITH A HOSE TO ENSURE THAT THE WATER GOES THROUGH THE ENTIRE DEPTH OF THE MATERIAL.
3. COMPACT WITH A VIBRATORY PLATE COMPACTOR TO 85% WITHIN 3 TO 48 HOURS.

3 DECOMPOSED GRANITE W/ METAL HEADER

N.T.S. 1/1

DT-PavDG01.dwg

PRELIMINARY DESIGN DETAILS

NOT FOR CONSTRUCTION

AX SHERWOOD LOS ALTOS

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DATE: 06/19/26
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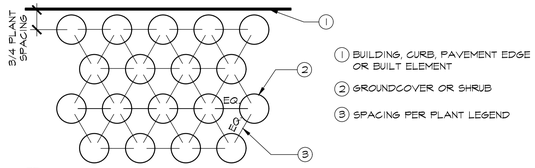
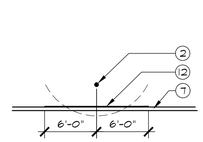


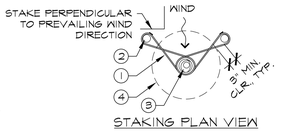
1 BUILDING, CURB, PAVEMENT EDGE OR BUILT ELEMENT
2 GROUNDCOVER OR SHRUB
3 SPACING PER PLANT LEGEND

3 GROUNDCOVER SPACING/LAYOUT

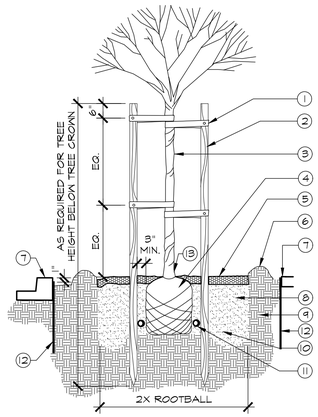
SCALE: N.T.S.
1/1 DT-GrndCov01.dwg



ROOT BARRIER PLAN VIEW



STAKING PLAN VIEW

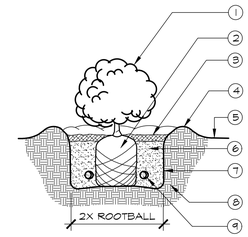


1 24" CORDED RUBBER TIE-ATTACH TO STAKE W/2 GALVANIZED SCREWS.
2 2" DIA. PRESSURE TREATED LODGE POLE PINE STAKE-INSTALL NO CLOSER THAN 3" MIN. FROM ROOT BALL, 2 REQUIRED.
3 TREE- SEE PLAN FOR SIZE AND TYPE.
4 ROOT BALL- SET CROWN OF ROOT BALL 2" ABOVE FINISHED GRADE
5 MULCH LAYER - SEE PLANTING NOTES FOR DEPTH AND PLACEMENT
6 WATERING BASIN (4" MIN.) W/ 3" MULCH PER PLANTING NOTES
7 SIDEWALK, CURB OR WALL
8 BACKFILL MIX- 1/3 NITRIFIED SOIL CONDITIONER, 2/3 SITE SOIL PER PLANTING NOTES
9 SUBGRADE
10 TREE PLANTING PIT-PERCOLATE TEST ALL PITS, SCARIFY SIDES AND BOTTOM PRIOR TO INSTALLING BACKFILL MIX.
11 **MYCO PAKS (MYCORRHIZAL FUNGI) - SEE PLANTING NOTES FOR INSTALLATION, QUALITY AND HANDLING SPECIFICATIONS.**
12 ROOT BARRIER-LOCATE AT ALL LOCATIONS WHERE TREE IS PLANTED WITHIN 5' FROM CURBS, SIDEWALKS OR WALLS. LINEAR; MIN. 6' LONG FROM CENTER (12' TOTAL). MANUF.: DEEP ROOT BARRIER 1 (800) 458-7668 MODEL: UB 24-2
13 TREE TRUNK GUARDS AT ALL TREES IN LAWN AREAS. MANUF.: NDS MODEL: TP-128, GREY AVAILABLE: www.ndspro.com

NOTES:
1. SEE PLANTING NOTES AND/OR SPECIFICATIONS FOR ADDITIONAL INFORMATION.

1 TREE PLANTING WITH ROOT BARRIER

SCALE: N.T.S.
1/1 DT-Tree-Green01.dwg



1 SHRUB- SEE PLAN FOR SIZE AND TYPE.
2 ROOTBALL- SET TOP OF ROOTBALL 1" ABOVE FINISH GRADE
3 MULCH LAYER - SEE PLANTING NOTES FOR DEPTH AND PLACEMENT
4 WATERING BASIN- 2" MIN. EARTH BERM.
5 FINISH GRADE
6 BACKFILL MIX- 1/3 NITRIFIED SOIL CONDITIONER, 2/3 SITE SOIL.
7 SHRUB PLANTING PIT-PERCOLATE TEST ALL PITS, SCARIFY SIDES AND BOTTOM PRIOR TO INSTALLING BACKFILL MIX.
8 SUBGRADE
9 **MYCO PAKS (MYCORRHIZAL FUNGI) - SEE PLANTING NOTES FOR INSTALLATION, QUALITY AND HANDLING SPECIFICATIONS.**

2 SHRUB PLANTING

SCALE: N.T.S.
1/1 DT-Shrub-Green01.dwg

PRELIMINARY PLANTING DETAILS

NOT FOR CONSTRUCTION

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ACACIA AVE. / SHERWOOD AVE, LOS ALTOS, CA

DATE: 06/19/26
JOB# 25011.01

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Achillea_x_'Moonshine'

Baccharis_p_'Twin Peaks'

Bouteloua_u_'Blonde Ambition'

Carex_divulsa

Chondropetalum_tectorum

Epilobium_canum

Eriogonum_grande_var. rubescens

Grevillea_lanigera_'Coastal Gem'

Helictotrichon_sempervirens

Juncus_patens_'Elk Blue'

Penstemon_m_'BOP'

Anigozanthus_'Big Red'

Arctostaphylos_u_'Point Reyes'

Asparagus_d_'Myers'

Azalea_s_'Fielders White'-1

Carpenteria-californica-'Elizabeth'

Ceanothus_g_h_'Yankee Point'

Coleonema_pulchrum

Correa_'Dusky Bells'

Cotinus-coggygria-'Royal-Purple'

Dietes_i_vegeta

Heucher-maxima

Juniper_s. 'Sky Rocket'

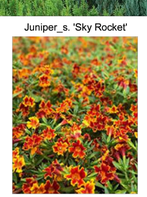
Lagerstoemia_x_'Natchez'

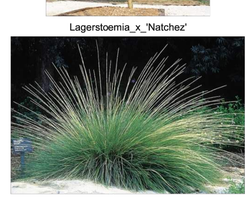
Lantana_'Gold Rush'

Laurus_nobilis_'Saratoga'

Liriope_muscari

Lomandra_l_'Breeze'


Mimulus_Jelly bean_'Fiesta Marigold'


Muhlenbergia_dubia

Nandina_d_'Moon Bay'

Penstemon_m_'BOP'

Phormium_'Bronze Baby'

Phormium_t_'Duet'

Pittosporum_t_'Variegata'

Podocarpus_maki

Prunus_c_'Krauter Vesuvius'

Prunus_caroliniana_'Compacta'

Quercus_lobata

Rhamnus_alaternus_'John Edwards'

Rhaphiolepis_umbellata_minor

Rosmarinus_o._'Barbecue'

Salvia_c_'Winnifred Gilman'

Teucrium_chamaedrys

Westringia_fruticosa_'Grey Box'

PRELIMINARY PLANT PALETTE

NOT FOR CONSTRUCTION

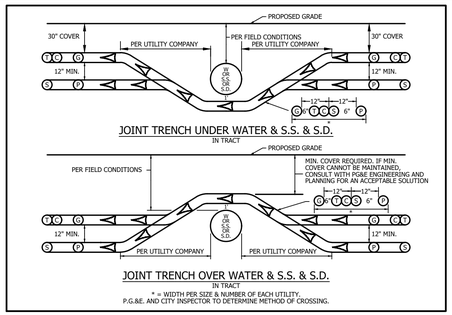
AX SHERWOOD LOS ALTOS

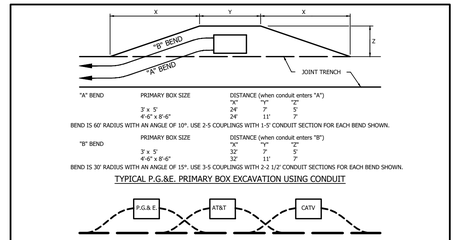
ACACIA AVE. / SHERWOOD AVE, LOS ALTOS, CA

DATE: 06/19/26
JOB# 25011.01

ENVIRONMENTAL FORESIGHT, INC.
Landscape Architecture
2065 N. Broadway, Suite 203
Walnut Creek, CA 94596
T (925) 945-0300
www.environmentalforesight.com

L-10
10 of 10





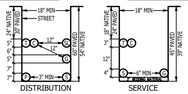
SECTION	G	T	C	S	P	OTHER
A*	X	X	X	X	X	
B*	X	X		X	X	
C*	X		X	X	X	
D*		X	X	X	X	
E*	X			X	X	
F*		X		X	X	
G*			X	X	X	
H*				X	X	
I	X	X	X			
J	X	X				
K	X		X			
L		X	X			
M	X	X	X	X		
N	X	X		X		
O	X		X	X		
P		X	X	X		
Q	X			X		
R		X		X		
S			X	X		
T	X					
U		X				
V			X			
W				X		

* THESE SECTIONS MAY OR MAY NOT CONTAIN SECONDARY

MINIMUM SEPARATION AND CLEARANCE REQUIREMENTS (INCHES)								
LBL	UTILITY TYPE	G	DUCT T	DB T	C	S	P	SL
G	(GAS) SEE NOTES 4,7, & 13	-	12	12	12	6	12	6
T	TELEPHONE (DUCT)	12	-	1	1	12	12	12
T	TELEPHONE (DIRECT BURY)	12	1	-	1	12	12	12
C	CATV	12	1	1	-	12	12	12
S	ELECTRIC SECONDARY	6	12	12	12	1.5	3	1.5
P	ELECTRIC PRIMARY	12	12	12	12	3	3	3
SL	STREET LIGHT - SEE NOTE 5	6	12	12	12	1.5	3	1.5
FE*	(FOREIGN ELEC SOURCES, NON PG&E*) SEE NOTE 5	12	12**	12**	12**	12	12	12

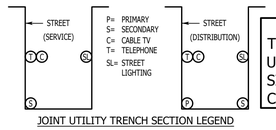
*MUST BE CONSIDERED A 'UTILITY' AS DEFINED IN UTILITY STANDARD S5453, "JOINT TRENCH."

**FOR EXCEPTIONS, REFER TO G.O. 128 RULE, SECTION B, ITEMS (1) AND (2).



MINIMUM BACKFILL REQUIREMENTS

JOINT TRENCH CONTRACTOR SHALL COMPLY WITH LOCAL GOVERNING AGENCIES' STANDARDS AND SPECIFICATIONS



JOINT UTILITY TRENCH SECTION LEGEND

NOTE:

TRENCH SECTIONS SHOW UTILITY OCCUPANCY ONLY. SIZE AND QUANTITY OF CONDUITS NOT SHOWN.

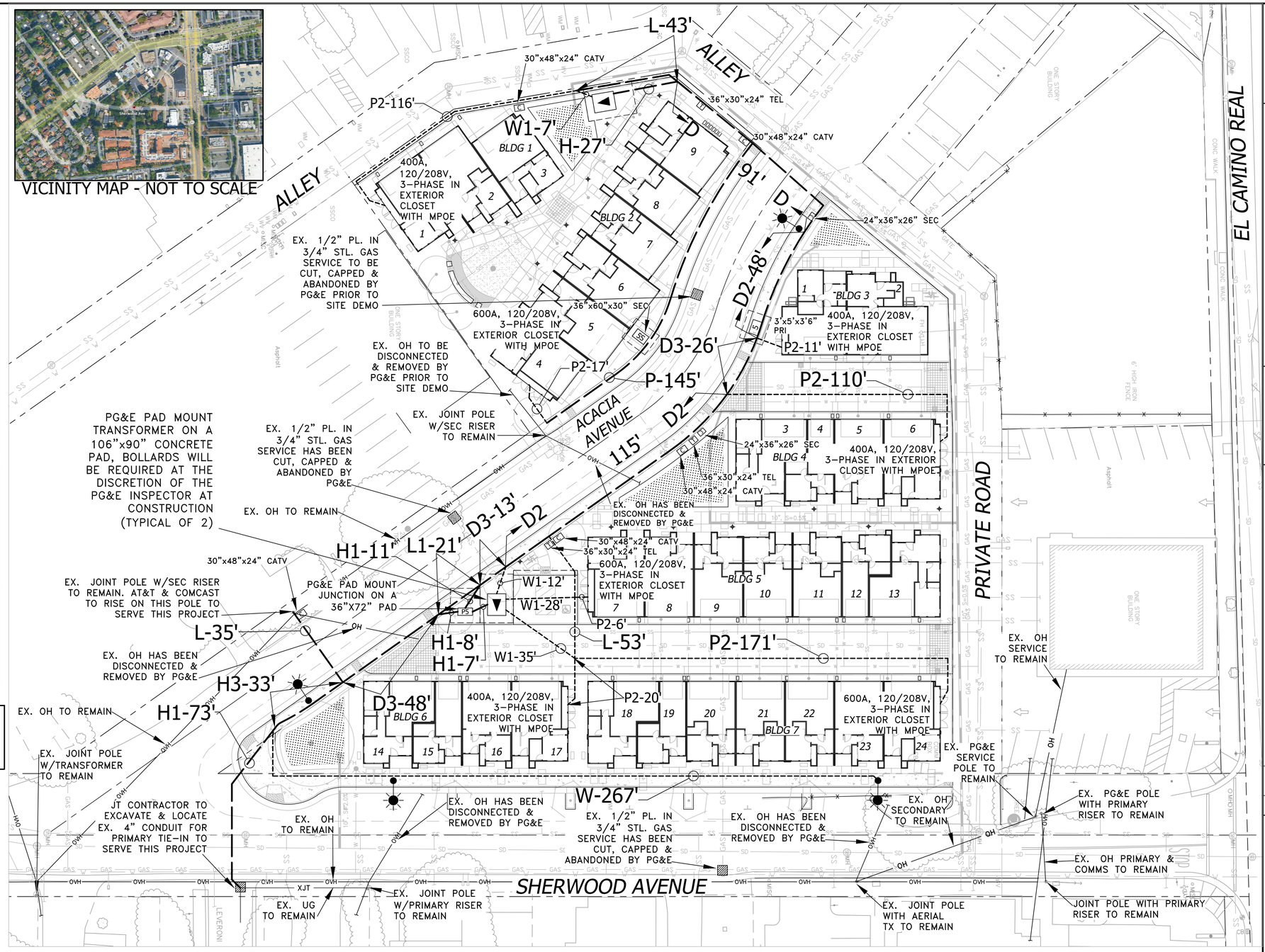
CONSTRUCTION NOTE:

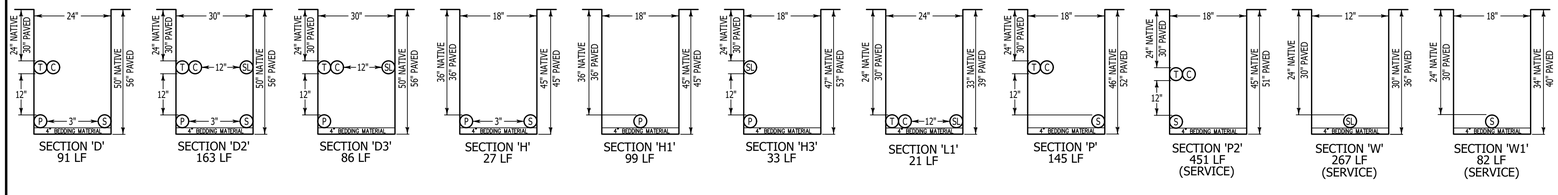
DO NOT BURY OR ENCASE CONDUIT, SUBSTRUCTURES OR GROUNDING WITHOUT PG&E INSPECTION

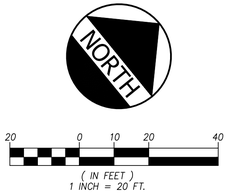
NOTE:

PLEASE VERIFY THE SERVICE POINTS ON THIS PLAN MATCH YOUR CURRENT DESIGN. IF THERE ARE DISCREPANCIES, PLEASE CONTACT THE PROJECT MANAGER IN OUR OFFICE @ 925-820-8502

VICINITY MAP - NOT TO SCALE







CONSTRUCTION/INSTALLATION RESPONSIBILITY TABLE

DRY UTILITY (JOINT TRENCH) INSTALLATION FOR THIS PROJECT SHALL BE: SHARED INSTALL

	P.G.&E	APPLICANT
* ELEC SUBSTRUCTURES INCLUDING BOXES/PADS/CONDUIT	○	◉
* ELEC FACILITIES INCLUDING TRANSFORMERS/SWITCHES/WIRE	◉	○

ADDITIONAL NOTES:

*APPLICANT WILL TRENCH & BACKFILL ALL.
*PG&E WILL MAKE ALL "HOT" TIE-INS & SET ALL METERS.
*APPLICANT WILL INSTALL ALL TELEPHONE BOXES & CONDUIT.
*TELEPHONE COMPANY WILL INSTALL ALL TELEPHONE WIRE.
*INSTALLATION OF CONDUIT BOXES & CONDUIT BY CATV, OR APPLICANT, TO BE DETERMINED AT THE PRE-CONSTRUCTION MEETING. IF BY APPLICANT, CATV COMPANY TO DELIVER SUBSTRUCTURE MATERIAL TO THE JOBSITE.
JT CONTRACTOR & CATV COMPANY TO COORDINATE DELIVERY.

MILLENNIUM DESIGN & CONSULTING, INC.
UTILITY DESIGN & CONSULTING - APPLICANT DESIGN - STREET LIGHTING
P.O. BOX 277
ALAMO, CA 94507
PHONE: 925-820-8502 - FAX: 925-820-8407

MDCI JOB#:	25-1970
MDCI PM:	TW
DESIGNED BY:	NK
CHECKED BY:	TW
SCALE:	1"=30'
LAST MODIFIED:	6-18-26

REV	DATE	DESCRIPTION

URBANSCAPE DEVELOPMENT

JOINT TRENCH COMPOSITE

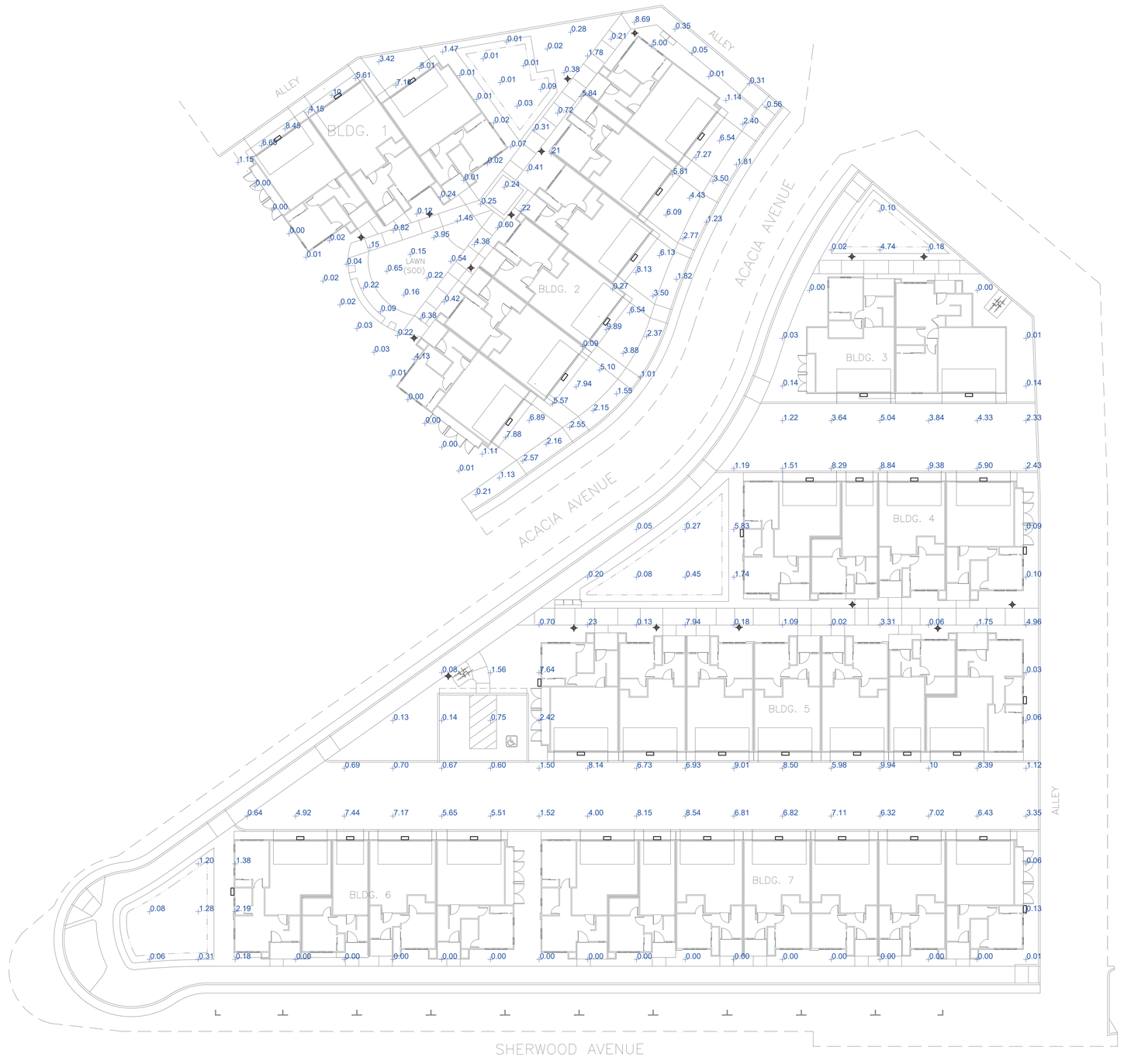
SHERWOOD TOWNHOMES

LOS ALTOS CALIFORNIA

SHEET NO.

JTC1

SHEET 1	OF	1
REVISION NUMBER:		0
PLOT DATE:		6-18-26



1 SP-01 ELECTRICAL SITE PHOTOMETRICS PLAN

SCALE: 1/16"=1'-0"

GENERAL NOTES:

1. MR ENGINEERING, INC. DISCLAIMER:
   CALCULATIONS ARE PERFORMED USING INDUSTRY-RECOGNIZED SOFTWARE, AND ARE PROVIDED FOR THE ESTIMATION PURPOSES ONLY. INPUT DATA FOR THE CALCULATIONS CORRESPONDS TO THE INFORMATION PROVIDED TO US (ASSUMPTIONS MAY BE MADE FOR INFORMATION THAT IS NOT PROVIDED). IT IS THE RESPONSIBILITY OF THOSE USING THIS SERVICE TO VERIFY THAT OUR INPUT DATA IS CONSISTENT WITH EXPECTED FIELD CONDITIONS. RESULTS OF THE LIGHTING CALCULATIONS ACCURATELY REFLECT THE INPUT DATA. HOWEVER, ACTUAL LIGHTING LEVELS WILL VARY DEPENDING ON FIELD CONDITIONS SUCH AS ROOM CHARACTERISTICS, TEMPERATURE, VOLTAGE, AND LAMP/BALLAST OUTPUT AND OTHER FACTORS. CALCULATIONS ARE ALSO SUBJECT TO THE LIMITATIONS OF THE SOFTWARE. DUE TO THE ABOVE CONSIDERATIONS, MR ENGINEERING, INC CANNOT GUARANTEE THAT ACTUAL LIGHT LEVELS MEASURED IN THE FIELD WILL MATCH OUR INITIAL CALCULATIONS.
2. CALCULATION VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE.
3. PHOTOMETRIC DATA USED AS INPUT FOR THERE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED LAMP, RATINGS. FIELD PERFORMANCE WILL DEPEND ON THE ACTUAL LAMP, BALLAST, ELECTRICAL AND SITE CHARACTERISTICS.

LIGHTING FIXTURE SCHEDULE

FIXTURE SYMBOL	DESCRIPTION	MANUFACTURER'S CATALOG NO.	LAMPS TYPE	LUMEN OUTPUT	KELVIN RATING	VOLT	WATTS	MOUNTING	MOUNTING HEIGHT
▭	WALL PACK	LITHONIA LIGHTING WPX1 LED P2 50K OR APPROVED EQUAL	LED	2954 lm	3000K	120-277	24	WALL MOUNTED	8 ft.
✦	BOLLARD LIGHT	BEGA 99058K35 OR APPROVED EQUAL	LED	1428 lm	3000K	120-277	14.5	ANCHOR MOUNTED	3.5 - 4 ft.

PHOTOMETRIC CALCULATION SUMMARY

DESIGNATION	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MIN/MAX
CALCULATION POINT - 1 BUILDING 1 & 2	ILLUMINANCE	Fc	1.39	26	0.00	0.00	0.00
CALCULATION POINT - 2 BUILDING 3, 4, 5, 6 & 7	ILLUMINANCE	Fc	1.65	24	0.00	0.00	0.00

PROGRESS SET - NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE

ACACIA & SHERWOOD AVE.
LOST ALTOS - PHOTOMETRICS

ACACIA & SHERWOOD AVE.
LOS ALTOS, CA 94022

43840 Parkmont Dr. Ste. 217
Fremont CA 94538
phone: (510) 449-4862
fax: (510) 659-2362
engineering@mrengcon.com
www.mrengcon.com

MR ENGINEERING CONSULTANTS INC.

TITLE:

ELECTRICAL SITE PHOTOMETRICS PLAN

JOB NO:	E2507-AA515
DRAWN:	BC
CHECKED:	HM
SCALE:	AS SHOWN
DATE:	09.11.2025

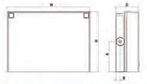
SP-01

TYPE A

WPX LED
Wall Packs

5 YEAR warranty

Specifications



Front View Side View

Luminaire	Height* (H)	Width (W)	Depth (D)	Side Conduit Location		Weight
				A	B	
WPX1	8.1" (20.6 cm)	11.1" (28.3 cm)	3.2" (8.1 cm)	4.0" (10.3 cm)	0.6" (1.6 cm)	6.1 lbs (2.8kg)
WPX2	9.1" (23.1 cm)	12.3" (31.1 cm)	4.1" (10.5 cm)	4.5" (11.5 cm)	0.7" (1.7 cm)	8.2 lbs (3.7kg)
WPX3	9.5" (24.1 cm)	13.0" (33.0 cm)	5.5" (13.7 cm)	4.7" (12.0 cm)	0.7" (1.7 cm)	11.0 lbs (5.0kg)

Catalog Number

Notes

Type

Introduction

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in three sizes, the WPX family delivers 1,550 to 9,200 lumens with a wide, uniform distribution.

The WPX full cut-off solutions fully cover the footprint of the HID glass wall packs that they replace, providing a neat installation and an upgraded appearance. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Photocell and emergency egress battery options make WPX ideal for every wall mounted lighting application.

Ordering Information

EXAMPLE: WPX2 LED 40K MVOLT DDBXD

Series		Color Temperature		Voltage		Options		Finish	
WPX1 LED P1	1,550 Lumens, 11W[1]	30K	3000K	MVOLT	120V - 277V	(blank)	None	DDBXD	Dark bronze
WPX1 LED P2	2,900 Lumens, 24W	40K	4000K	347	347V[1]	E4WH	Emergency battery backup, CEC compliant (4W, 0°C min)[1]	DWHXD	White
WPX2 LED	6,000 Lumens, 47W	50K	5000K			E14WC	Emergency battery backup, CEC compliant (14W, -20°C min)[1]	DBLXD	Black
WPX3 LED	9,200 Lumens, 69W					PE	Photocell[2]	Note: For other options, consult factory.	

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration options. Specific values are available on request.

NOTES
1. All WPX wall packs come with 6kV surge protection standard, except WPX1 LED P1 package, which comes with 2.5kV surge protection standard. Add SPD6KV option to get WPX1 LED P1 with 6kV surge protection. Sample nomenclature: WPX1 LED P1 40K MVOLT SPD6KV DDBXD
2. Battery pack options only available on WPX1 and WPX2.
3. Battery pack options not available with 347V or PE options.

FEATURES & SPECIFICATIONS

INTENDED USE
The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX1, WPX2 and WPX3 are ideal for replacing up to 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution. WPX is rated for -40°C to 40°C.

CONSTRUCTION
WPX feature a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL
Light engine(s) configurations consist of high-efficacy LEDs and LED lumen maintenance of L90/100,000 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 70. Electronic drivers ensure system power factor >90% and THD <20%. All luminaires have 6kV surge protection (Note: WPX1 LED P1 package comes with a standard surge protection rating of 2.5kV. It can be ordered with an optional 6kV surge protection).
All photocell (PE) operate on MVOLT (120V - 277V) input.

Note: The standard WPX LED wall pack luminaires come with field-adjustable drive current feature. This feature allows tuning the output current of the LED drivers to adjust the lumen output (to dim the luminaire).

INSTALLATION
WPX can be mounted directly over a standard electrical junction box. Three 1/2 inch conduit ports on three sides allow for surface conduit wiring. A port on the back surface allows poke-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

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Performance Data

Electrical Load

Luminaire	Input Power (W)	120V	208V	230V	277V	347V
WPX1 LED P1	11W	0.09	0.05	0.05	0.04	0.03
WPX1 LED P2	24W	0.20	0.12	0.10	0.09	0.07
WPX2	47W	0.39	0.21	0.20	0.17	0.14
WPX3	69W	0.58	0.31	0.29	0.25	0.20

Projected LED Lumen Maintenance
Data references the extrapolated performance projections in a 25°C ambient, based on 6,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).
To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.94	>0.92	>0.90

HID Replacement Guide

Luminaire	Equivalent HID Lamp	WPX Input Power
WPX1 LED P1	100W	11W
WPX1 LED P2	150W	24W
WPX2	250W	47W
WPX3	400W	69W

Lumen Output

Luminaire	Color Temperature	Lumens (Delivered)
WPX1 LED P1	3000K	1,537
	4000K	1,568
	5000K	1,602
WPX1 LED P2	3000K	2,748
	4000K	2,912
	5000K	2,954
WPX2	3000K	5,719
	4000K	5,896
	5000K	6,201
WPX3	3000K	8,984
	4000K	9,269
	5000K	9,393

Lumen Ambient Temperature (LAT) Multipliers
Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Emergency Egress Battery Packs
The emergency battery backup is integral to the luminaire — no external housing or back box is required. The emergency battery will power the luminaire for a minimum duration of 90 minutes and deliver minimum initial output of 550 lumens. Both battery pack options are CEC compliant.

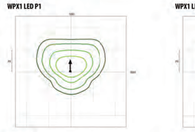
Battery Type	Minimum Temperature Rating	Power (Watts)	Controls Option	Ordering Example
Standard	0°C	4W	E4WH	WPX2 LED 40K MVOLT **E4WH** DDBXD
Cold Weather	-20°C	14W	E14WC	WPX2 LED 40K MVOLT **E14WC** DDBXD

Photometric Diagrams

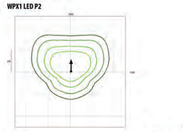
To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WPX LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards

LEGEND
0.1 fc
0.2 fc
0.5 fc
1.0 fc

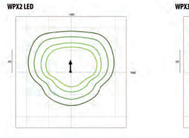
WPX1 LED P1



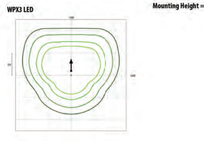
WPX1 LED P2



WPX2 LED



WPX3 LED



Mounting Height = 12 Feet.

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TYPE B

Bollard · Wide spread

BEGA

Type:
BEGA Product:
Project:
Modified:

Application
A bollard with shielded asymmetric light distribution. Designed for effective lighting of landscapes, pathways, and open spaces. The fully shielded design provides visual comfort while illuminating ground surfaces. Provided with mounting system that allows the luminaire to be adjusted independent of anchor bolt orientation. DarkSky Approved (2700K and 3000K only)

Materials
Clear safety glass
Marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
Mechanically captive stainless steel fasteners
Silicone applied robotically to casting, plasma treated for increased adhesion
Galvanized steel anchorage
Pure anodized aluminum reflector

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65

Weight: 14.5 lbs.

Electrical

Operating voltage	120, 240 or 277VAC
Minimum start temperature	-30°C
LED module wattage	11.6W
System wattage	14.5W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	1361 lm
LED service life (L70)	60000hrs

LED color temperature
☐ 4000K (K4)
☐ 3500K (K35)
☐ 3000K (K3) (DarkSky Approved)
☐ 2700K (K27) (DarkSky Approved)

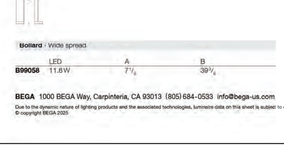
BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL, custom, and premium colors provided in polyester powder and/or liquid paint.

Available colors
☐ Black (BLK)
☐ Bronze (BRZ)
☐ Silver (SLV)
☐ White (WHT)
☐ Natural Bronze (NTB)
☐ RAL:
☐ CUS:

Available options
☐ 70895 Direct burial anchorage (replaces included anchorage kit, pre-shippable)
☐ AMB Amber LED
☐ AWB Asymmetric wide beam
☐ CUS Custom finish
☐ EMPK Integral emergency battery pack (120V or 277V)
☐ FSC Fusing
☐ MGU Marine grade undercoat
☐ NTB Natural bronze (premium finish)
☐ RAL RAL finish

Included (available for pre-shipment)
☐ B79817 Anchorage kit



bollard / Wide spread

LED	A	B
B99058 11.6W	7 1/8	39 3/4

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com
Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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Updated 08/12/25

1 SP-02 LIGHTING FIXTURE CUTSHEETS
NOT TO SCALE

PROGRESS SET - NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE

ACACIA & SHERWOOD AVE.
LOST ALTOS - PHOTOMETRICS
ACACIA & SHERWOOD AVE.
LOS ALTOS, CA 94022

ENGINEERING CONSULTANTS INC.
42841 Christy St., Ste. 217
Fremont CA 94538
phone: (510) 449-4862
fax: (510) 656-2362
engineering@mmengcon.com
www.mmengcon.com

TITLE:
LIGHTING FIXTURE CUTSHEETS

JOB NO:	E2507-AA515
DRAWN:	BC
CHECKED:	HM
SCALE:	NONE
DATE:	09.11.2025

SP-02

URBANSCAPE
An AlphaX Company

Urbanscape Development
10050 N Foothill Blvd, Suite 100
Cupertino, CA 95014

Brittany Whitehill
Senior Planner
City of Los Altos Development Services Department
1 N San Antonio Rd
Los Altos, CA 94022

Re: Density Bonus Report — Sherwood Avenue Project

Dear Brittany,

On behalf of the applicant, please find this Density Bonus Report for the Sherwood Avenue Project, a proposed 33-unit for-sale townhome development on an approximately 1.09-acre site located within the Sherwood Triangle. The project consists of six lots and presently contains two abandoned single-family residences, one office building and surface parking. The project parcels have a General Plan designation of Thoroughfare Commercial (TC) and zoning designation of Commercial Thoroughfare (CT). However, at the time a complete SB330 preliminary application was submitted to the City, the project parcels had a zoning designation of Commercial Neighborhood (CN), therefore, the project is subject to the CN zoning standards.

This project seeks to enhance the community by providing both market-rate and affordable housing. We are using the State Density Bonus Law (Government Code §65915, Assembly Bill No. 1287, CHAPTER 755) to increase unit density by 5%, as well as waiving several requirements such as the commercial-use provision and certain design standards.

The Base Density Study (Exhibit A) demonstrates the site, when applying applicable development standards, yields a base of 31 units. The average unit size in the Base Density Study is 1,756 sf compared to the proposed project average unit size of 1,757 sf (therefore the comparison requirement is satisfied). See Exhibit A for calculations and conceptual drawings used to determine base density.

This project complies with the Affordable Housing Requirements outlined in Los Altos Municipal Code Chapter 14.28.020.B.2 Ownership Units, which mandates that Fifteen (15) percent of total units shall be designated as affordable housing units. The project fully meets this requirement by providing:

- 4 moderate income for-sale units (12.9% of the base density).
- 1 low-income for-sale unit (3.2% of the base density).

This allocation ensures that the project complies with the City's affordable housing requirements and supports the City's goal of increasing affordable housing availability. The attached Exhibit B identifies the location of each unit type, with affordable units clearly shaded. The table below provides a summary of the bedroom counts for both market-rate and proposed affordable units.

Unit Type	Bedroom Count	# Units (Market Rate)	# Units (Affordable)
Unit 1	3 Bedroom	-	4
Unit 2	4 Bedroom	4	-
Unit 3	5 Bedroom	1	-
Unit 4	5 Bedroom	1	-
Unit 5	4 Bedroom	11	1
Unit 5A	4 Bedroom	3	-
Unit 6	4 Bedroom	8	-
Totals Units		**28**	**5**

In addition to meeting the affordable housing requirements, the project qualifies for a density bonus under California Government Code §65915 and Los Altos Municipal Code Chapter 14.28 Article 2. Below is a summary table that presents the density-bonus calculation and lists the number of concessions and waivers to which the project is entitled by providing the affordable units.

Base units	31 units
Density bonus requested	2 units (5%)
Total proposed units	33 units
Affordable units proposed	5 units - 15% of base, rounded up per code
Resulting density	30 Dwelling Units/AC
Number of Concession(s) Entitled	1 concession
Number of Waivers Entitled	Unlimited waivers

While the project needs to utilize the density bonus to increase unit count, the density bonus is crucial for securing the necessary concessions and waivers to meet the site's physical and design constraints. The project requests one (1) concession and twelve (12) waivers necessary so the proposed development can be built at the proposed density.

As shown in Exhibit B, one low-income unit and three moderate income units are proposed as Unit Type 1 (3-bedroom, 3.5-bath; 1,344 sq ft). One additional moderate-income unit is proposed as Unit Type 5 (4-bedroom, 4-bath; 1,606 sq ft). Government Code §65915(d) entitles qualifying housing developments to concessions or incentives that result in identifiable and actual cost reductions and that enable the developer to provide affordable housing units. Consistent with this provision, the Applicant respectfully requests a concession to allow the affordable housing requirement to be satisfied through four Unit 1 units and one Unit 5 unit, rather than requiring affordable units to be drawn from the larger market-rate unit types (Unit 2, 3, 4, 5A, and 6).

Requiring larger unit types to be designated as affordable units would substantially reduce the project's feasible sales revenue. Based on the Applicant's market study, comparable market-rate units of similar size and product type have recently transacted at approximately $1,000 per square foot, resulting in expected sale values in the range of $1.6 million to $2.4 million for the proposed market-rate units. By contrast, the estimated affordable sales price for a moderate-income unit, based on the income limits published by HCD, would be approximately $700,000 per unit, subject to review by the Housing Department. This significant disparity between achievable market-rate pricing and the restricted affordable sales price materially reduces the project's gross margin and overall profitability. Lower profitability directly affects the development's ability to secure construction financing, as lenders underwrite for-sale housing feasibility based on minimum return thresholds. Imposing larger affordable unit types would widen the financial gap beyond what the project can support, ultimately jeopardizing the inclusion of on-site affordable units and rendering the project infeasible. The proposed affordable unit mix achieves an appropriate balance by providing ample living space for family households while preserving a viable project margin necessary to secure financing. The affordable units will remain fully comparable to the market-rate units in terms of exterior appearance, architectural design, building materials, and interior finish quality, while avoiding an undue financial burden that would compromise the project's ability to proceed.

The table below summarizes the twelve waivers requested by the Applicant. For each item, the applicable City standard and the proposed modification are identified, along with a brief rationale for the request:

Waivers	Standard	Proposed	Notes / Rationale
Commercial space requirement	20%	None provided	The footprint of the required commercial space would result in the removal of approximately 30 units from the currently proposed design. Please refer to Exhibit C for a diagram illustrating the potential reduction in unit count.
Rear setback	20'	Minimum 5'	The required 20' setback would result in the removal of approximately 7 units from the currently proposed design. Please refer to Exhibit D for a diagram illustrating the potential reduction in unit count.
Upper-story Step-backs	5'step-back is required on third story	None provided	The required third-floor step-back would reduce the building area by approximately 2,200 square

			feet and could eliminate up to 20 bedrooms from the current design. Please refer to Exhibit E for a diagram illustrating the potential reductions in floor area and bedroom count.
Recess	When the building façade exceeds 75 fee in length along a right-of-way, it must be separated into primary façade bays 50 feet and secondary façade bays defined by a recess a minimum 3 feet deep and 10 feet wide	None provided	The required recess would result in a reduction of approximately 500 square feet and the reduction of up to 8 bedrooms from the currently proposed project. Please refer to Exhibit F for a diagram illustrating the potential reductions in floor area and bedroom count.
Ground Level Open Space	Where any required front, rear, or side yard setback is ten feet or greater, on-site ground-level open space shall be provided within the setback.	None provided	Because the project incorporates a setback waiver, there are no 10' setback areas. In addition, the required C3 areas would need to be relocated. This would result in the loss of approximately 10 units from the currently proposed project. Please refer to Exhibit G for a diagram illustrating the potential reduction in unit count.
Ground Floor Floor-to-Ceiling Height	Minimum twelve (12) inches taller than typical upper floor floor-to-ceiling	None provided	The proposed additional 12 inches of first-floor height would eliminate all third floors. Converting the project to two stories would reduce the unit count by approximately 16 units from the current proposal. Please refer to Exhibit H for a diagram illustrating the potential reduction in units.
Windows Recess	All windows must be recessed a minimum of three (3) inches from the	None provided	Recessing all windows by 3 inches would result in a loss of approximately 1,500 square feet. The double walls required

	outer wall surface for all commercial and multi-family zones except the CT zone		to accommodate these recesses may also affect the bedroom count in the currently proposed project. Please refer to Exhibit I for a diagram illustrating the potential reductions in floor area.
Primary Entrance Locations	The building entrance shall be located along the primary right-of-way.	The entrances for Buildings 1 and 2 front onto a shared pedestrian walkway and landscaped area.	Introducing an internal alleyway to provide frontage for the entrances of Buildings 1 and 2 would necessitate the removal of a minimum of 3 dwelling units from the proposed project. Refer to Exhibit J for a diagram illustrating the resulting reduction in unit count.
Loading Zone	On-site loading facilities shall be provided for all non-residential development and housing development of 10 units or greater to accommodate the delivery or shipping of goods.	None provided	Providing the required loading zone would necessitate the removal of at least one dwelling unit from the project as currently designed. See Exhibit K for a diagram illustrating the resulting reduction in unit count.
Pedestrian Scaled Elements	Building entrances must incorporate at least one of the following entry features: stoops, dooryards, shopfronts, galleries, arcades, or forecourts.	Only a portion of the entrances incorporate the listed features	Specifically, providing these features at every entrance would result in a loss of approximately 43 square feet at the 2-unit buildings, and 28 square feet each at the 4-unit and 7-unit buildings. See Exhibits L, M, and N for diagrams illustrating the potential reductions in floor area.

The site contains three structures: two abandoned deteriorated single-family residences that were conveyed to the applicant vacant by the prior owners, and one building that has been occupied as an office over the past five years. Since acquiring the properties, the applicant is not aware of any residential tenancy in the two abandoned residences from November 15, 2023, through the

application date. The previous property manager represented that, prior to November 15, 2023, the residences located at 987 Acacia Avenue and 966 Sherwood Avenue were occupied by tenants with household incomes exceeding 80% of the Area Median Income. Pursuant to Government Code §66300, the project does not result in the loss of any protected residential units. Therefore, no replacement housing obligations apply under SB 330. A summary table of the existing on-site structures follows:

Address	Existing Structure	Bedroom Count	Tenancy (past 5 yrs)	Household Annual Income
987 Acacia Ave	Abandoned Single Family House	1	The property was occupied by two tenants until November 15, 2023, and has remained vacant since.	$122,000
994 Acacia Ave	Office	0	N/A	N/A
1005 Acacia Ave	Parking lot	0	N/A	N/A
966 Sherwood Ave	Abandoned Single Family House	3	The property was occupied by two tenants until November 15, 2023, and has remained vacant since.	$135,000
988 Sherwood Ave	Parking lot	0	N/A	N/A
994 Sherwood Ave	Parking lot	0	N/A	N/A

To the applicant's best knowledge, there are no recorded covenants, ordinances, or other recorded restrictions affecting the site that limited rents to levels affordable to low or very low income households during the five years preceding this application.

To summarize, the Sherwood Avenue Project will deliver a thoughtful townhome development anticipated by the neighborhood and will add both market-rate and affordable for-sale housing to the Sherwood Triangle. The project supports City climate action policies by providing new housing opportunities within walking distance of transit, consistent with the City's vision for a pedestrian-friendly neighborhood. As shown in this report, the Base Density Study establishes a baseline capacity of thirty-one units; the applicant requests a modest 5% density bonus to allow two additional units for a total of thirty-three units. The project also commits five for-sale affordable units (three moderate income and two low income), which satisfies the City's 15% inclusionary requirement when measured and rounded per local code. The requested density bonus and waivers are essential to achieving the project's goals within the site's physical constraints, expanding homeownership opportunities and the City's affordable housing supply while respecting neighborhood character. Without these waivers, the project cannot meet its intended density and affordability targets.

URBANSCAPE
An AlphaX Company

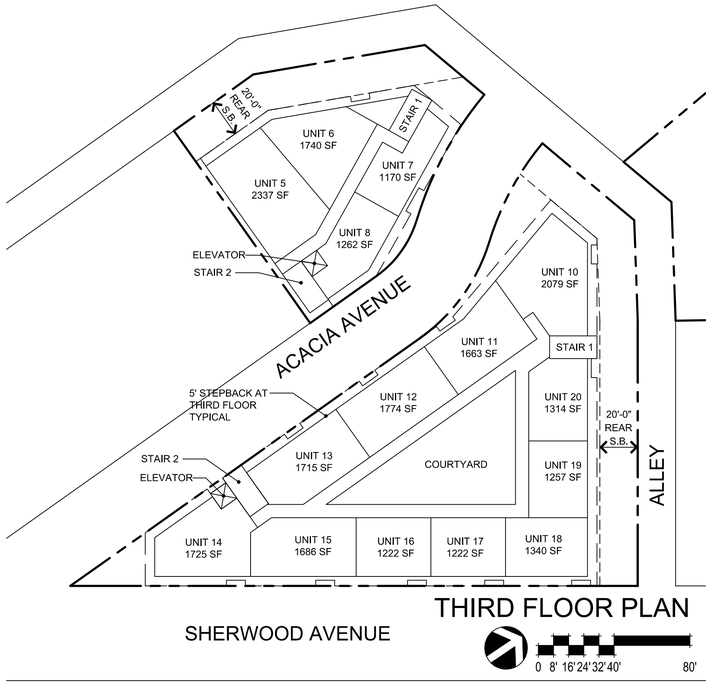
We appreciate the City's consideration of this application and look forward to coordinating with the City of Los Altos to advance the project. We remain available to provide any additional information or clarifications you may require.

Sincerely,

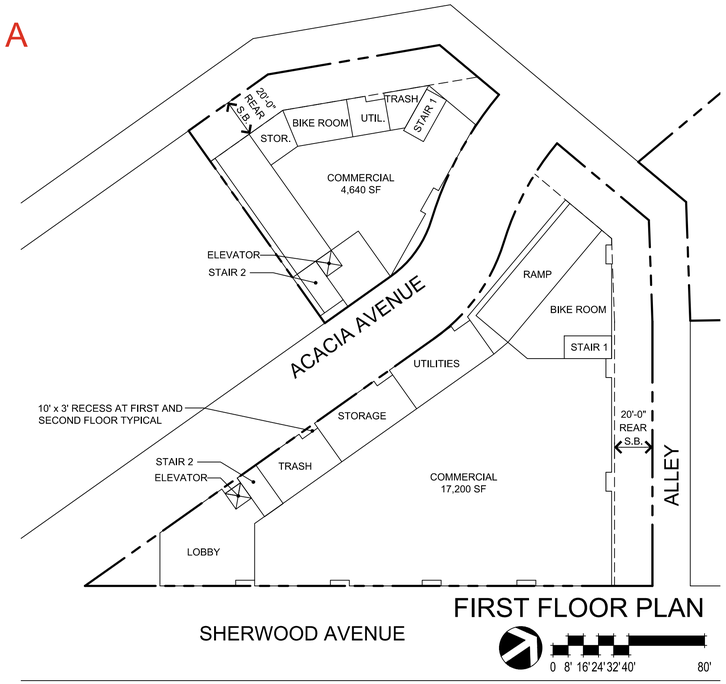
Ruby Huo
Director of Development
Urbanscape Development

10050 N Foothill Blvd, Ste 100
Cupertino, CA 95014

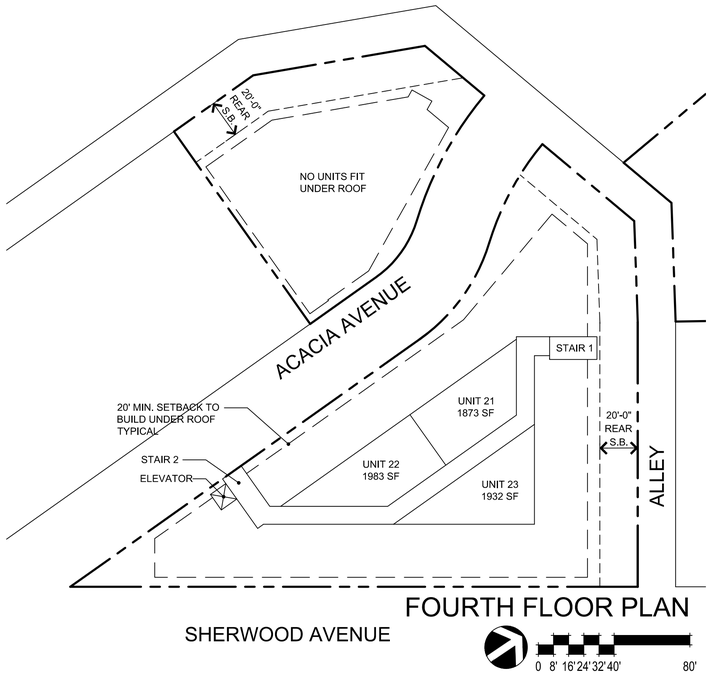
Exhibit A



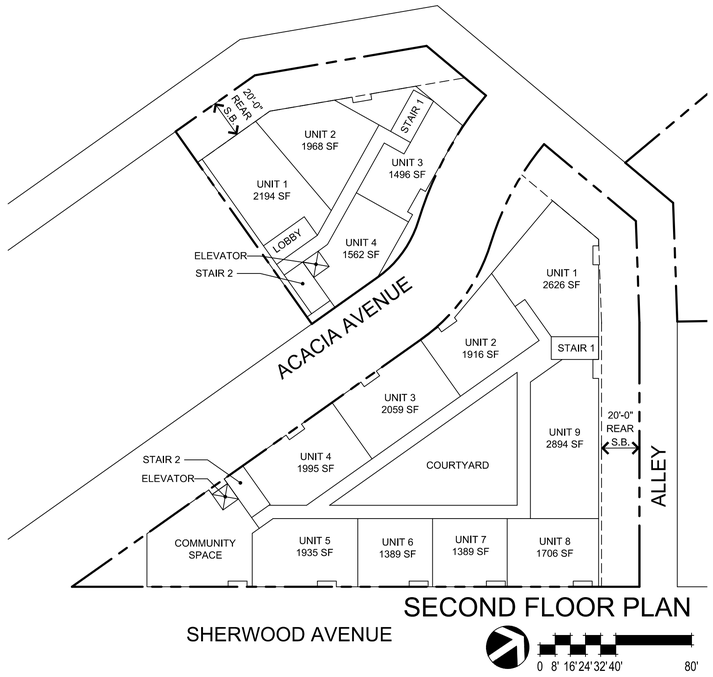
THIRD FLOOR PLAN



FIRST FLOOR PLAN



FOURTH FLOOR PLAN



SECOND FLOOR PLAN

SITE DATA

ADDRESS:	966, 994, 988 SHERWOOD AVE 987, 994, 1005 ACACIA AVE LOS ALTOS, CA 94022
APN:	170-01-042 170-01-043 170-01-044 170-01-045 170-01-047 170-01-086
GENERAL PLAN:	(TC) THOROUGHFARE COMMERCIAL
ZONING:	(CT) COMMERCIAL THOROUGHFARE

THE PROJECT PARCELS HAD A ZONING DESIGNATION OF COMMERCIAL NEIGHBORHOOD (CN) AT THE TIME THE COMPLETE SB330 PRELIMINARY APPLICATION WAS SUBMITTED. THEREFORE, THE PROJECT IS SUBJECT TO CN ZONING STANDARDS.

GROSS SITE AREA:	47,429 S.F. (1.08 ACRES)
NET SITE AREA:	47,230 S.F. (1.08 ACRES)
SETBACKS	
FRONT	0'
SIDE	0'
REAR	20'
MAX BUILDING HEIGHT	45' (4 STORIES)
NON-RESIDENTIAL	20% MIN - 33% MAX

BUILDING DATA

BUILDING AREA

BUILDING 1:	79,865 SF
BUILDING 2:	32,790 SF
TOTAL:	112,655 SF

NON-RESIDENTIAL AREA (COMMERCIAL + 1/2 UTILITY)

BUILDING 1:	17,200 SF +7,260 SF / 2 = 20,835 SF
BUILDING 2:	4,640 SF +1,720 SF / 2 = 5,500 SF
TOTAL:	26,335 SF

NON-RESIDENTIAL AREA: 26,335 SF / 112,655 SF = 23%

BASE DENSITY = 31 UNITS

BUILDING 1	TOTAL SF
UNIT 1	2626
UNIT 2	1916
UNIT 3	2059
UNIT 4	1995
UNIT 5	1935
UNIT 6	1389
UNIT 7	1389
UNIT 8	1706
UNIT 9	2894
UNIT 10	2079
UNIT 11	1663
UNIT 12	1774
UNIT 13	1715
UNIT 14	1725
UNIT 15	1686
UNIT 16	1222
UNIT 17	1222
UNIT 18	1340
UNIT 19	1257
UNIT 20	1314
UNIT 21	1873
UNIT 22	1983
UNIT 23	1932
TOTAL	**40,694**
AVERAGE	**1,769**

BUILDING 2	TOTAL SF
UNIT 1	2194
UNIT 2	1968
UNIT 3	1496
UNIT 4	1562
UNIT 5	2337
UNIT 6	1740
UNIT 7	1170
UNIT 8	1262
TOTAL	**13,729**
AVERAGE	**1,716**

COMBINED (31 UNITS)	TOTAL SF
TOTAL	**54,423**
AVERAGE	**1,756**

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Los Altos, CA
February 27, 2026

BASE DENSITY STUDY - TOWNHOMES
A0.7

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Exhibit B

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ARCHITECTURAL SITE PLAN
A0.6

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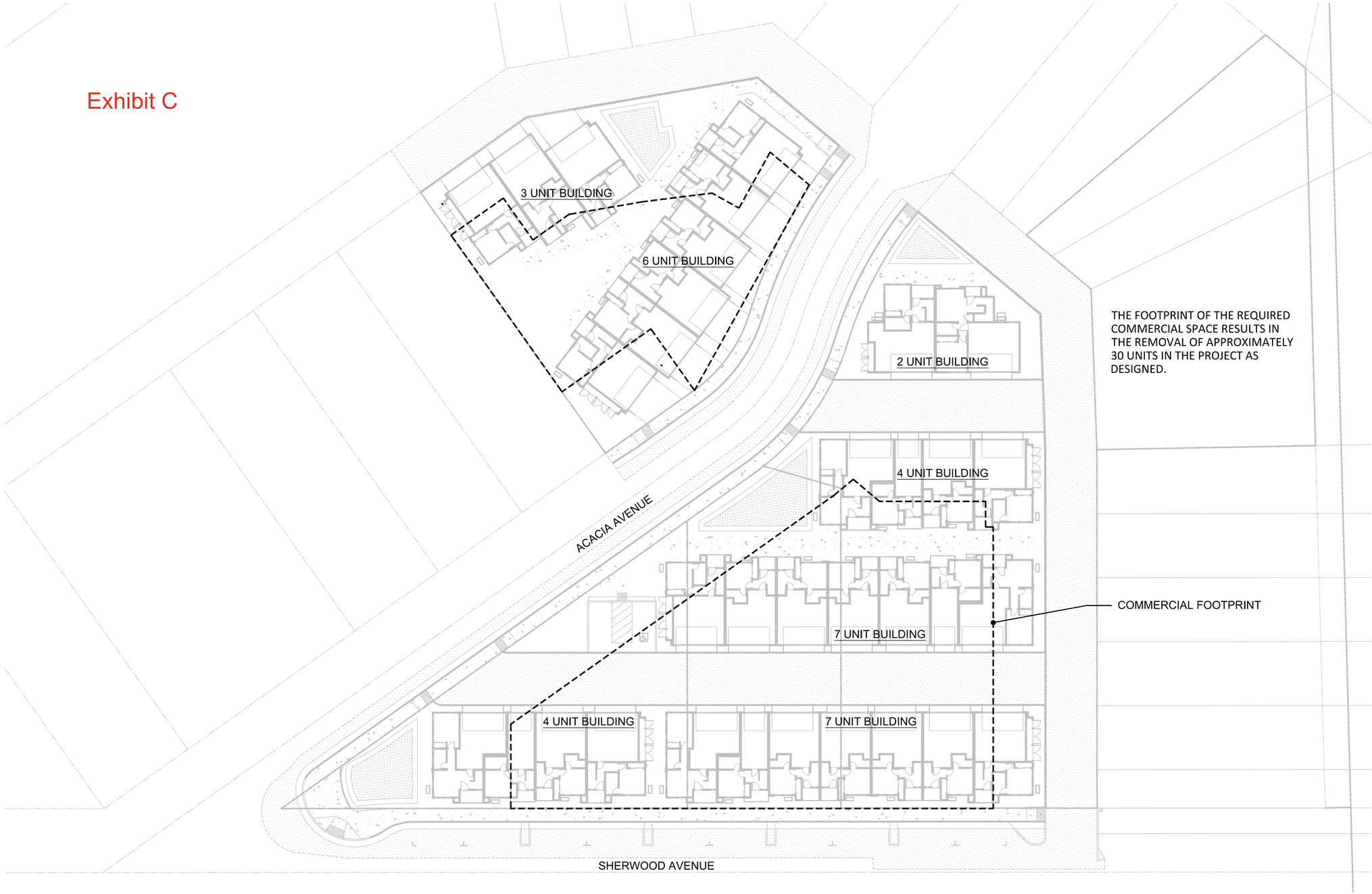
Exhibit C



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February 27, 2026

COMMERCIAL SPACE WAIVER
01

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Exhibit D

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SETBACK WAIVER
02

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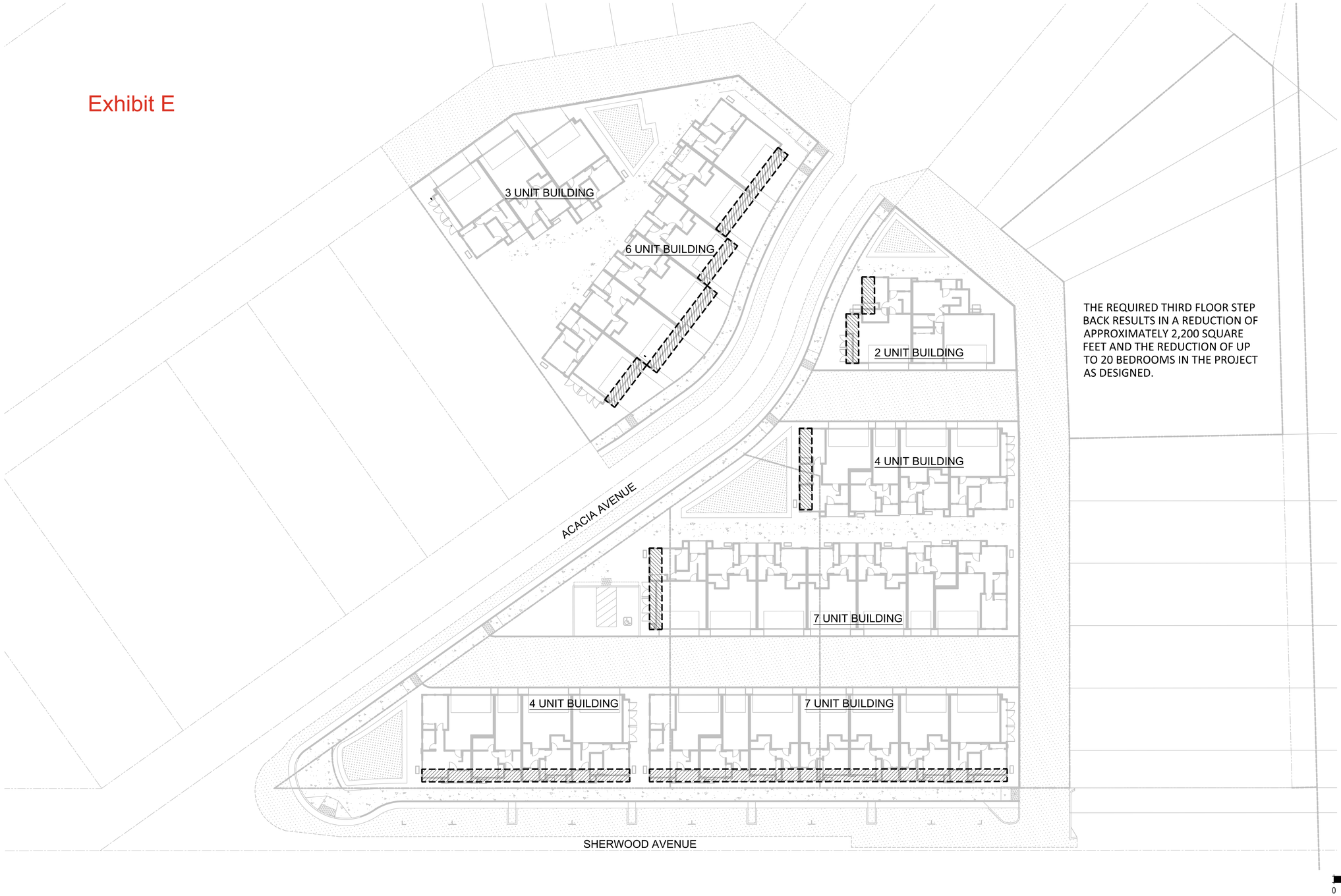
Exhibit E



THE REQUIRED THIRD FLOOR STEP BACK RESULTS IN A REDUCTION OF APPROXIMATELY 2,200 SQUARE FEET AND THE REDUCTION OF UP TO 20 BEDROOMS IN THE PROJECT AS DESIGNED.

0 4' 8' 12' 16' 20' 40'

399.287 Sherwood Triangle Properties
Los Altos, CA
February 27, 2026

STEP BACK WAIVER
03

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Exhibit F

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February 27, 2026

RECESS WAIVER
04

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Exhibit G

DUE TO THE SETBACK WAIVER THERE ARE NO 10' SETBACK AREAS. IN ADDITION THE REQUIRED C3 AREAS WOULD NEED TO BE RELOCATED. THIS WOULD RESULT IN THE LOSS OF APPROXIMATELY 10 UNITS IN THE PROJECT AS DESIGNED.

0 4' 8' 12' 16' 20' 40'

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Los Altos, CA
February 27, 2026

OPEN SPACE WAIVER
05

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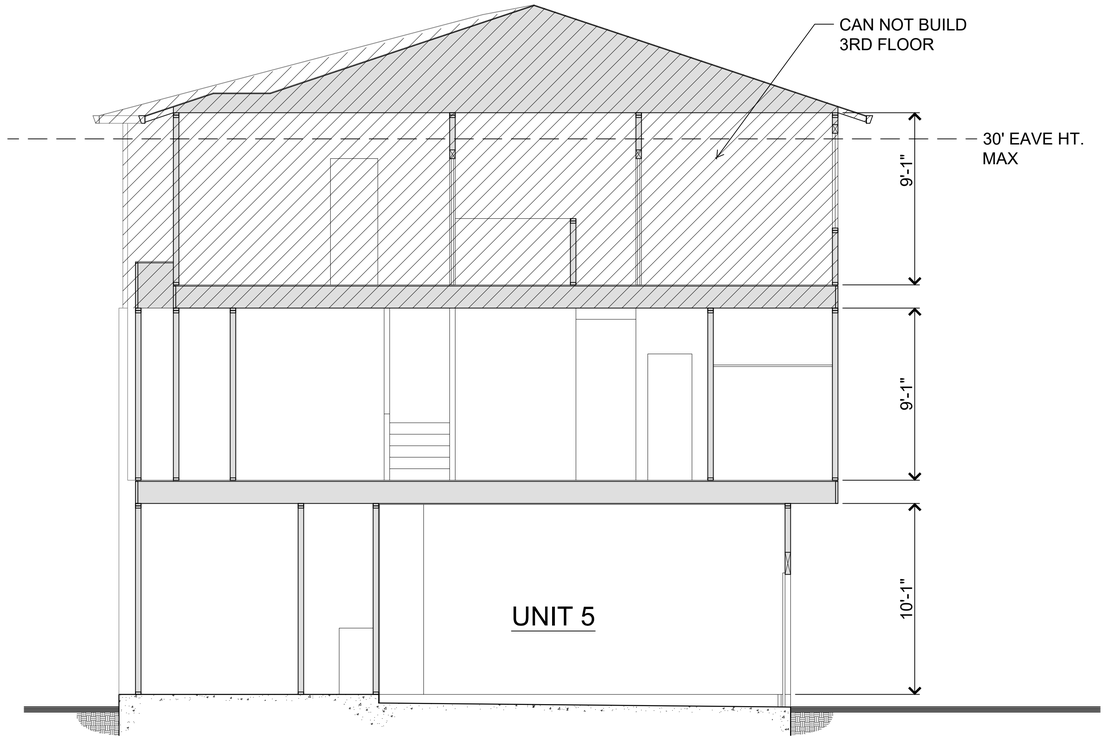
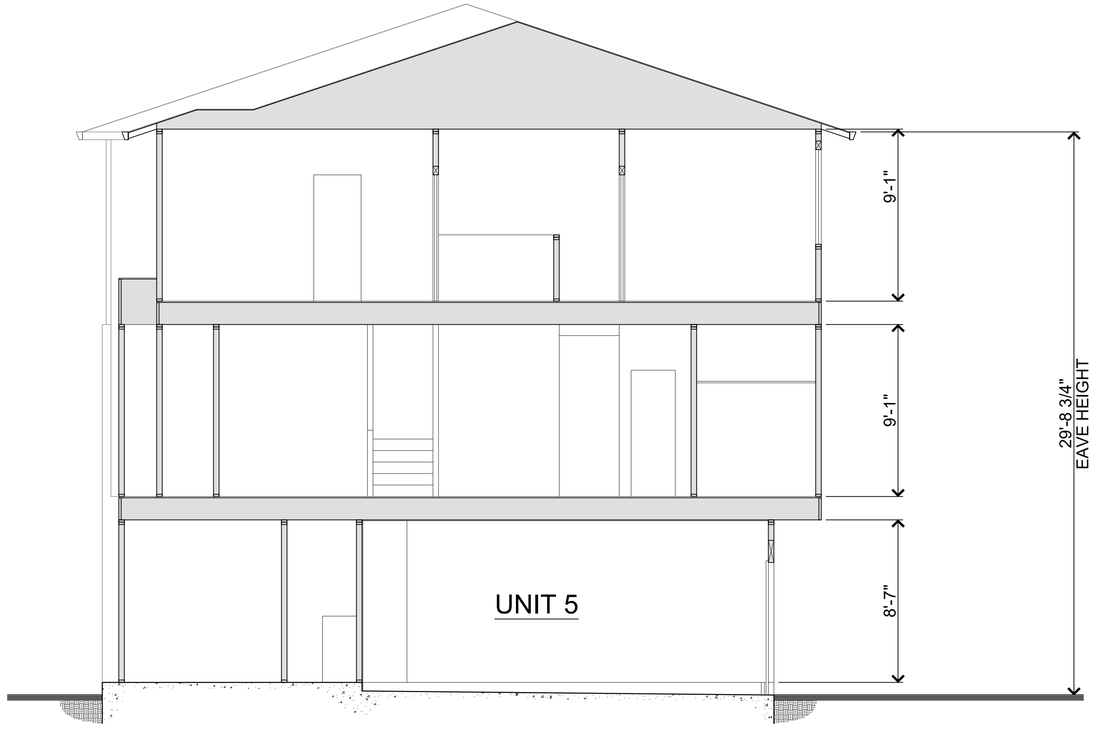
Exhibit H





THE ADDITIONAL 12” OF FIRST FLOOR HEIGHT WOULD RESULT IN THE LOSS OF ALL THIRD FLOORS. A TWO STORY PROJECT WOULD RESULT IN THE LOSS OF APPROXIMATELY 16 UNITS IN THE PROJECT AS DESIGNED.

0 2' 4' 6' 8' 16'

TYPICAL SECTION
06

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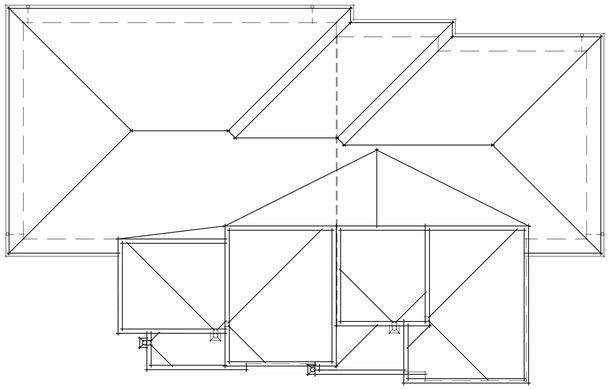
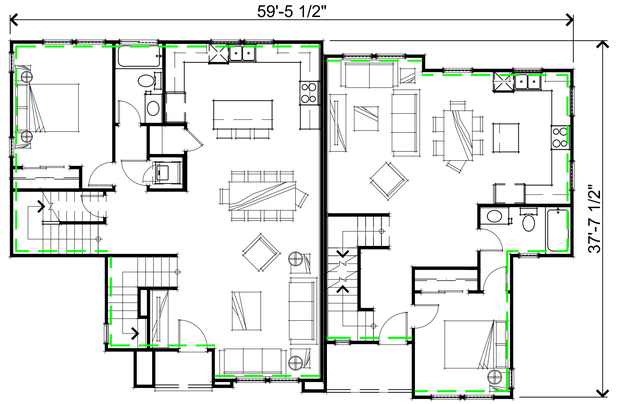
Exhibit I



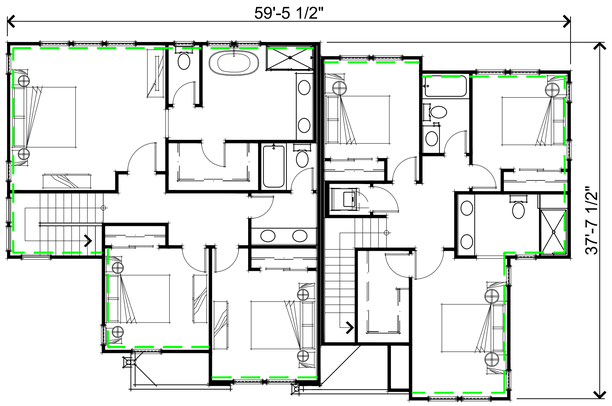
UNIT 4 (STANDARD) | UNIT 3 (STANDARD)

ROOF PLAN



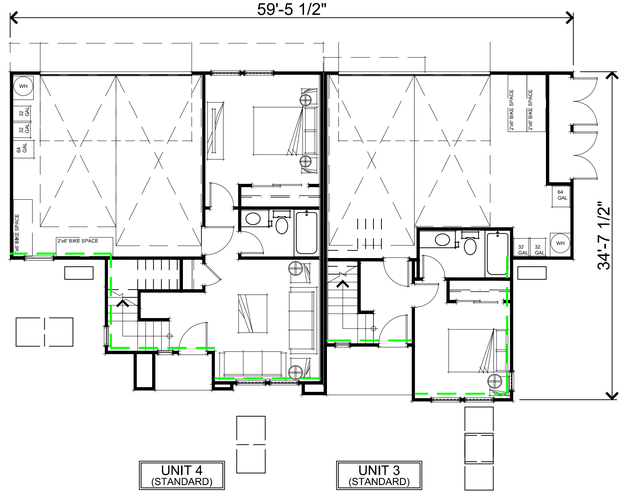
UNIT 4 (STANDARD) | UNIT 3 (STANDARD)

SECOND FLOOR PLAN



UNIT 4 (STANDARD) | UNIT 3 (STANDARD)

THIRD FLOOR PLAN



UNIT 4 (STANDARD) | UNIT 3 (STANDARD)

FIRST FLOOR PLAN

RECESSING ALL WINDOWS 3" WOULD RESULT IN THE LOSS OF APPROXIMATELY 1500 SQUARE FEET. THE DOUBLE WALLS FOR THE RECESSES MAY ALSO AFFECT THE BEDROOM COUNT IN THE PROJECT AS DESIGNED.

SAMPLE BUILDING

2 UNIT REDUCTION = 125'-0"

0 2' 4' 6' 8' 16'

399.287 Sherwood Triangle Properties
Los Altos, CA
February 27, 2026

WINDOW RECESS WAIVER
07

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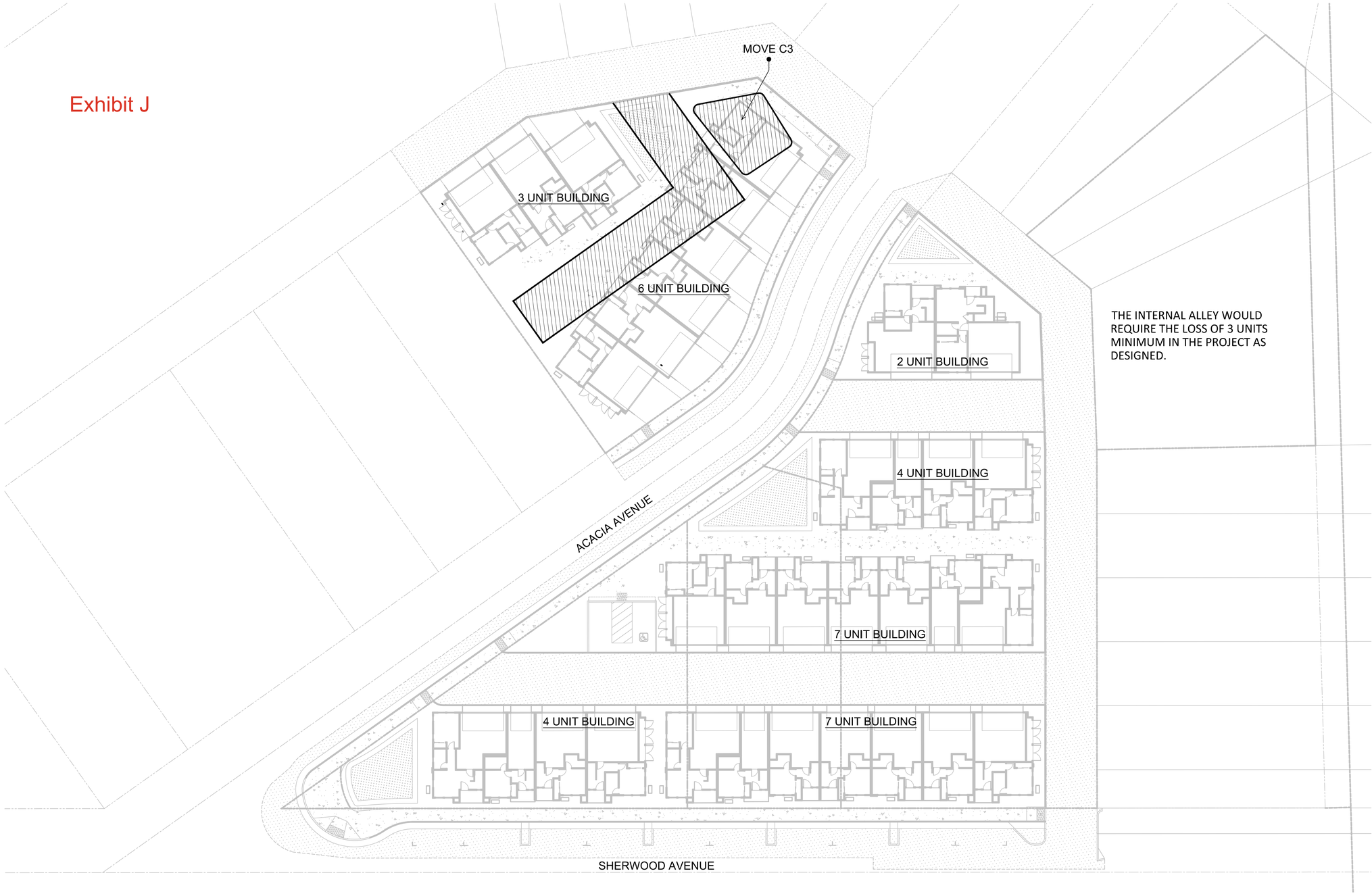
Exhibit J



399.287 Sherwood Triangle Properties
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February 27, 2026

FRONTING WAIVER
08

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Exhibit K

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February 27, 2026

LOADING ZONE WAIVER
09

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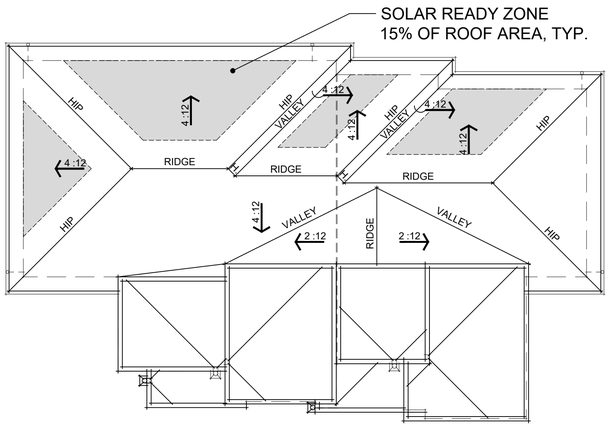
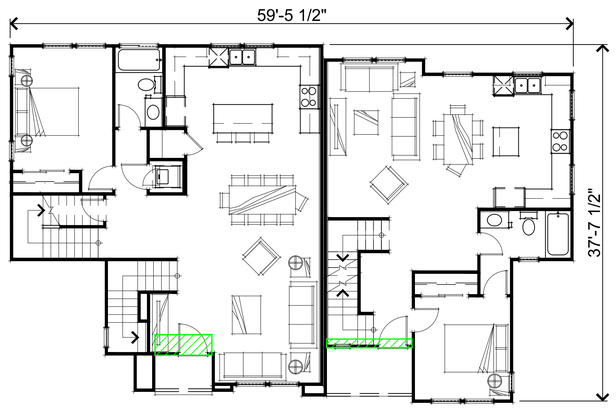
Exhibit L

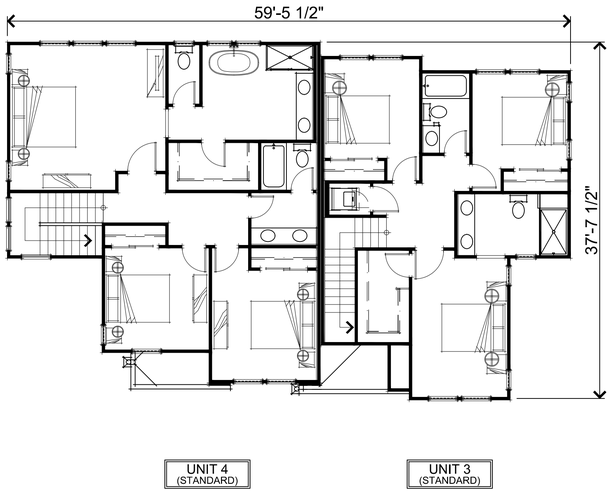


ROOF PLAN

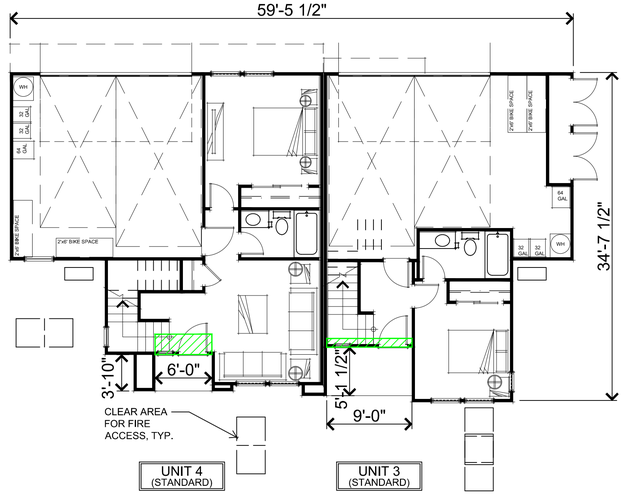


SECOND FLOOR PLAN

TOTAL SQUARE FOOTAGE
43 S.F.



THIRD FLOOR PLAN



FIRST FLOOR PLAN

0 2' 4' 6' 8' 16'

399.287 Sherwood Triangle Properties
Los Altos, CA
February 27, 2026

ENTRY WAIVER (2 UNIT BUILDING)
10

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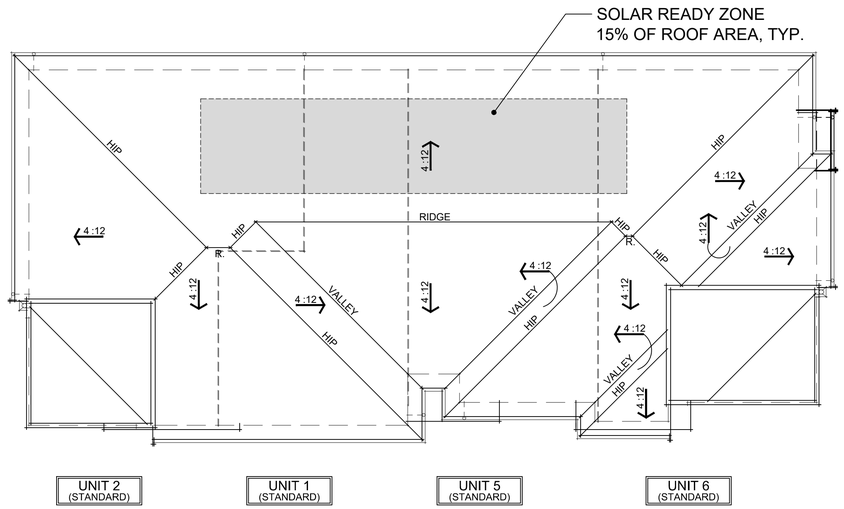
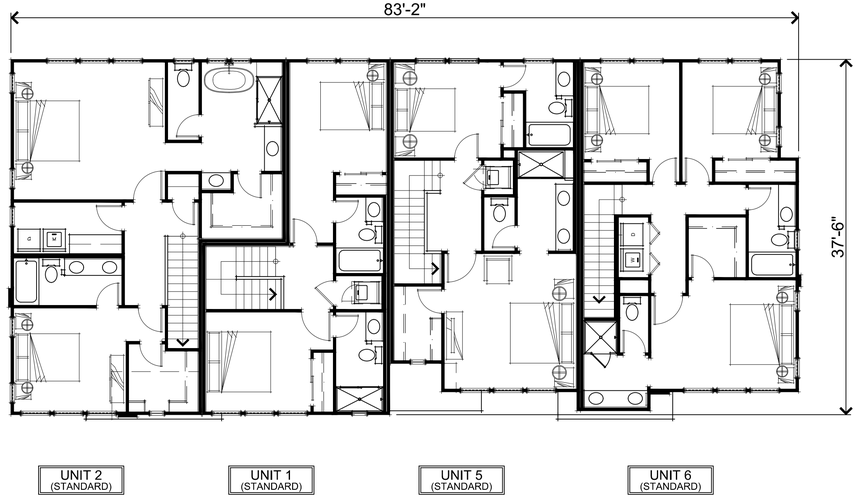
Exhibit M



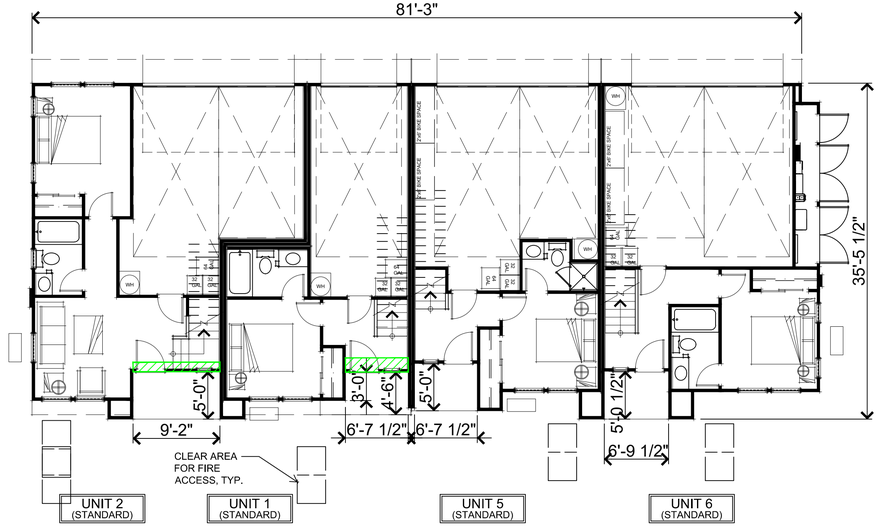
ROOF PLAN

TOTAL SQUARE FOOTAGE
28 S.F.

SECOND FLOOR PLAN



THIRD FLOOR PLAN



FIRST FLOOR PLAN

0 2' 4' 6' 8' 16'

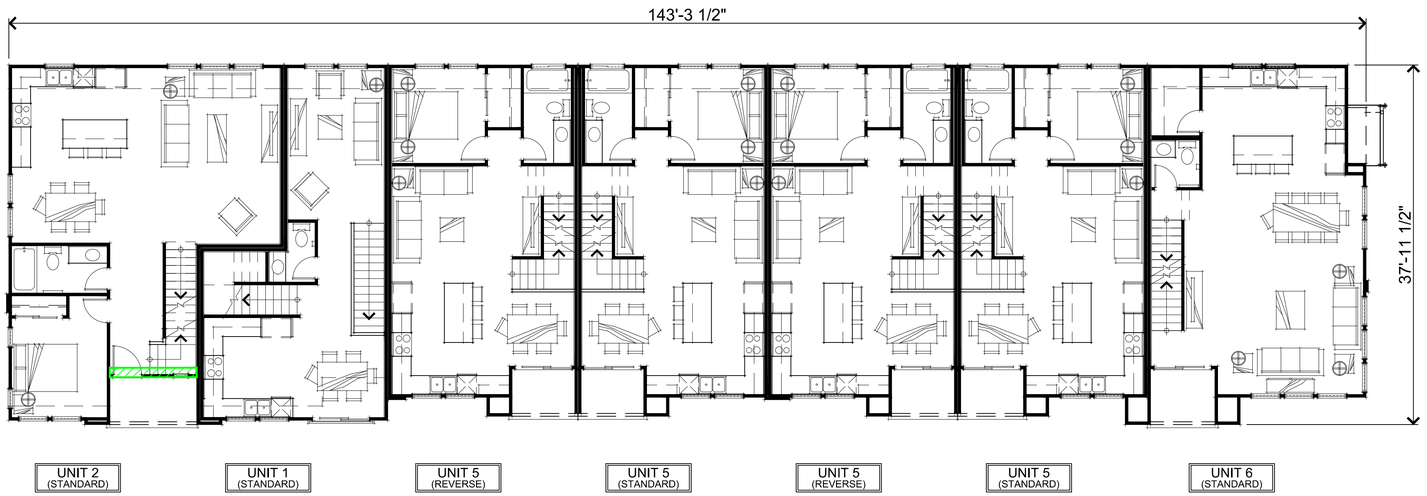
399.287 Sherwood Triangle Properties
Los Altos, CA
February 27, 2026

ENTRY WAIVER (4 UNIT BUILDING)
11

AlphaX RE Capital
97 Boston Avenue, San Jose, CA 95128
740-818-7377

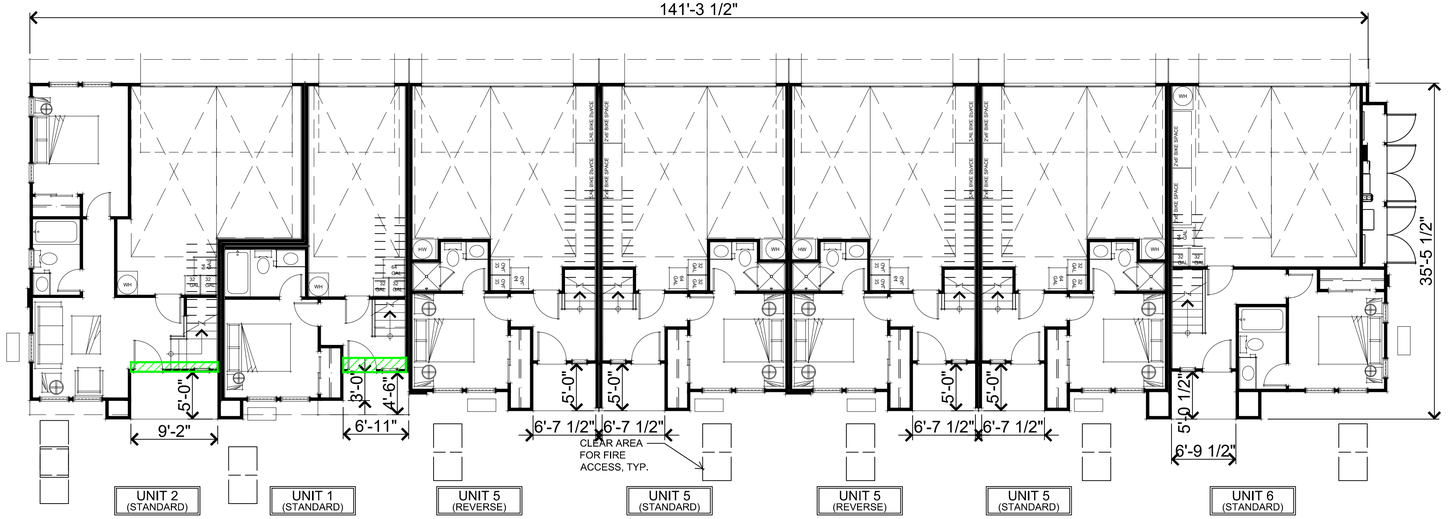
SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com

Exhibit N



TOTAL SQUARE FOOTAGE
28 S.F.

SECOND FLOOR PLAN



FIRST FLOOR PLAN

0 2' 4' 6' 8' 16'

399.287 Sherwood Triangle Properties
Los Altos, CA
February 27, 2026

ENTRY WAIVER (7 UNIT BUILDING)
12

AlphaX RE Capital
97 Boston Avenue, San Jose, CA 95128
740-818-7377

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

Hexagon Transportation Consultants, Inc.

Memorandum

Date: April 24, 2026

To: Ms. Jia Li, Elenova LLC

From: Kai-ling Kuo, Andrea Lin

Subject: Sherwood Avenue Townhome Development Transportation Analysis

Hexagon Transportation Consultants, Inc. has completed a transportation analysis (TA) for the proposed townhome project on Sherwood Avenue in Los Altos, California. The project site consists of 6 parcels on Sherwood Avenue near the southeast corner of the San Antonio Road and El Camino Real intersection (see Figure 1A). The site is currently occupied by an office building, two vacant single-family homes, and surface parking lots (see Figure 1B). The project would replace the existing uses with 33 townhome units (see Figure 2). The proposed townhomes would be accessible from Sherwood Avenue, Acacia Avenue and an alley way along the north/east project frontage.

Scope of Study

This study was conducted to identify potential transportation impacts and operational effects related to the proposed development to satisfy the requirements of the California Environmental Quality Act (CEQA), City of Los Altos, and the Santa Clara Valley Transportation Authority (VTA). The project qualifies for an exemption from CEQA pursuant to AB130, thus a VMT analysis is not required. Thus, this study consists of an intersection operational analysis and site plan review according to the City's Local Transportation Analysis (LTA) Guidelines.

Project Trip Estimates

The magnitude of traffic produced by a new development and the locations where that traffic would appear were estimated using a three-step process: (1) trip generation, (2) trip distribution, and (3) trip assignment. In determining project trip generation, the magnitude of traffic traveling to and from the proposed residential development was estimated for the AM and PM peak hours. As part of the project trip distribution, the directions to and from which the project trips would travel were estimated. In the project trip assignment, the project trips were assigned to specific streets and intersections. These procedures are described below.

Trip Generation

Trip generation rates resulting from new development proposed within the City of Los Altos are typically estimated using trip rates published in the *Institute of Transportation Engineers' (ITE) Trip Generation Manual, 12th Edition* (2025). Project trip generation is shown in Table 1.

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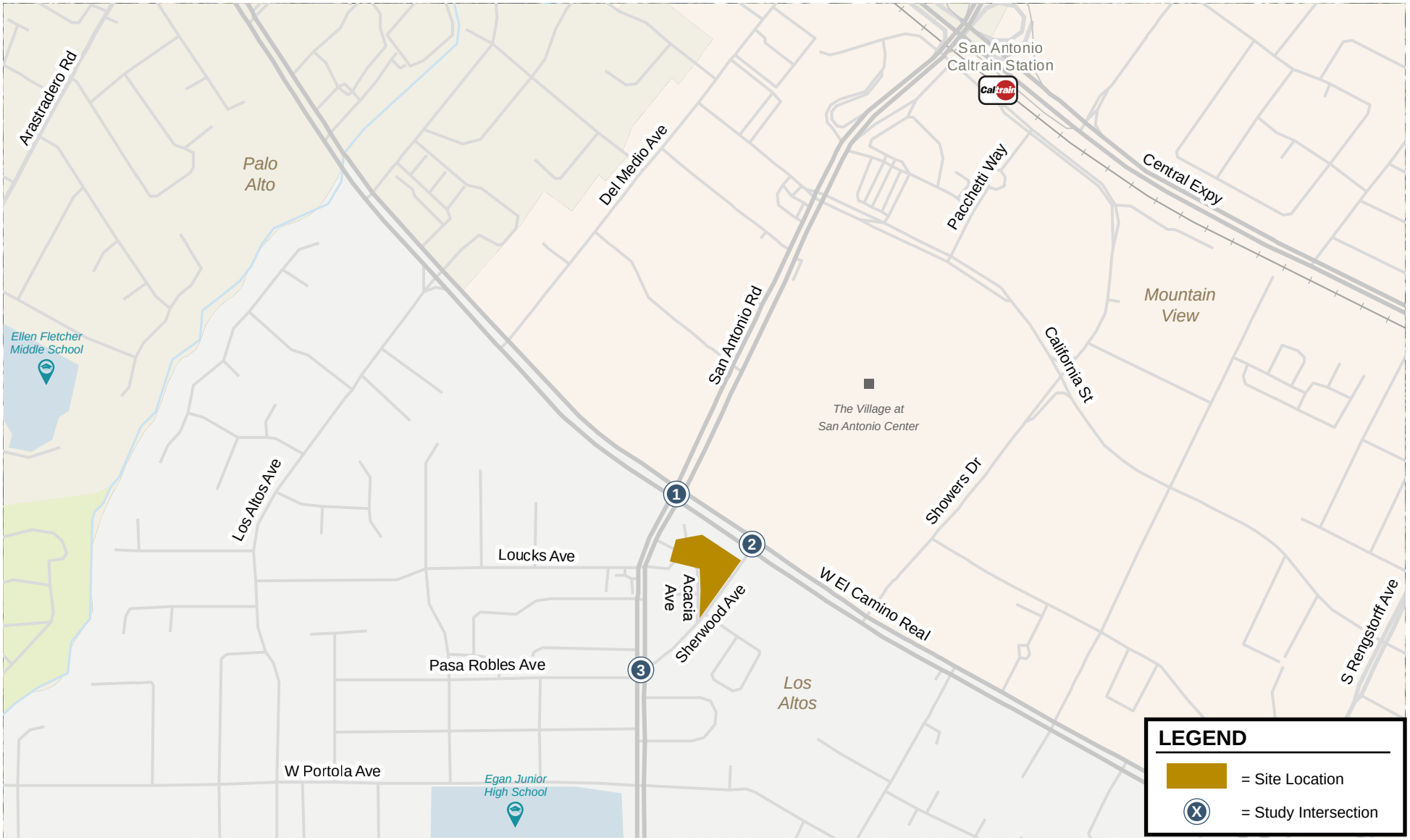


Figure 1A
Site Location and Study Intersections

Figure 1B
Site Location

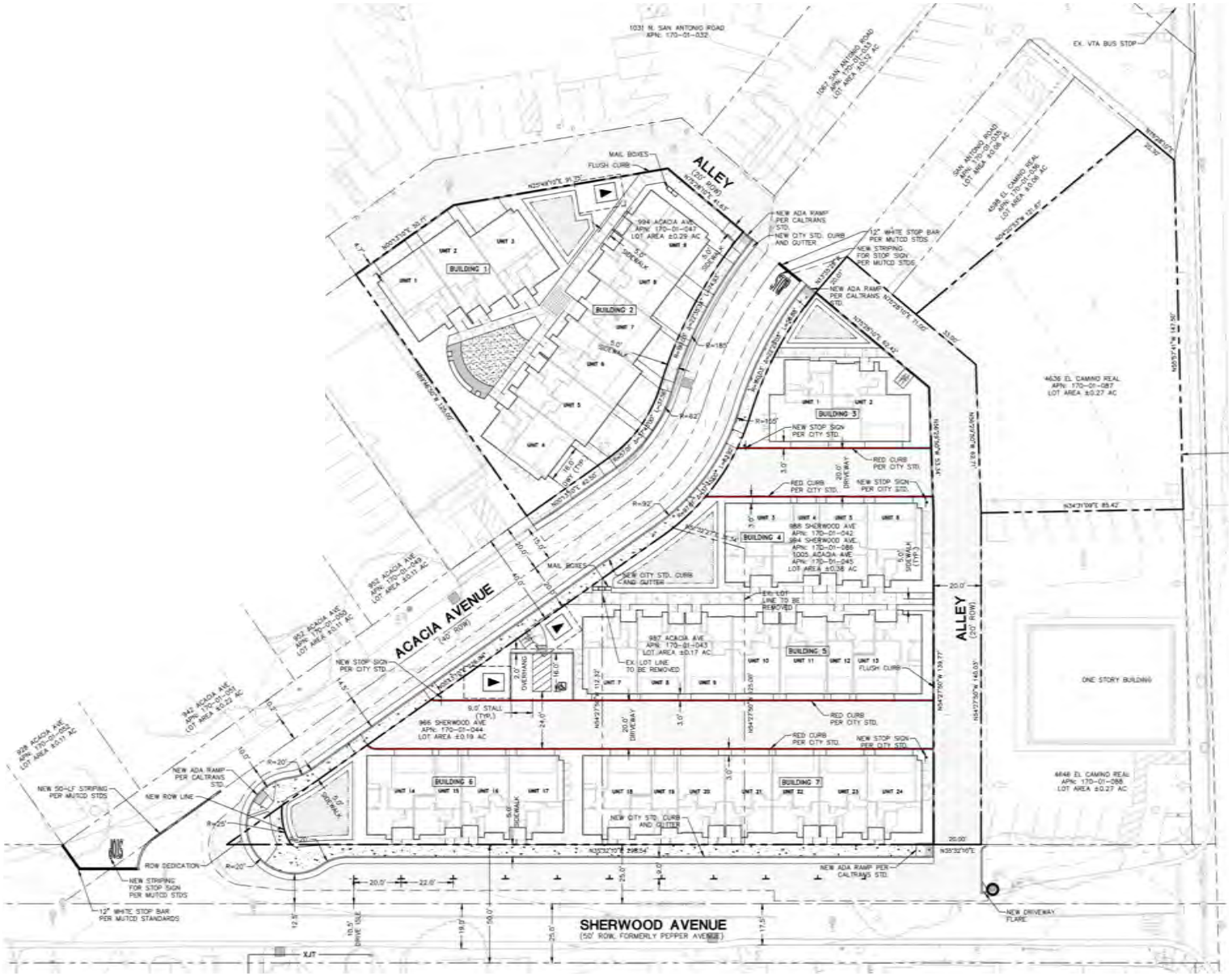


Figure 2
Proposed Site Plan

Project Trips

The project proposes constructing 33 townhome units. Trips that would be generated by the proposed townhome development were estimated using the ITE trip rates for "Single-Family Attached Housing" (Land Use 215). The "Single-Family Attached Housing" category refers to any single-family housing that shares a wall with an adjoining dwelling unit, including townhomes.

The project is estimated to generate 217 gross daily trips with 16 trips (4 inbound and 12 outbound) during the AM peak hour and 17 trips (10 inbound and 7 outbound) during the PM peak hour.

Existing Trip Credits

The project would replace the existing 1,649 square-foot office building, two vacant single-family homes, and two surface parking lots on the site. Since the two single-family homes were vacant, no trip credits were applied for this land use. Trips generated by the existing office building were estimated using the ITE trip rates for "General Office Building" (Land Use 710). One of the parking lots served the existing office building, thus trips associated with this lot are accounted for with the trip generation for the office building described previously. The other parking lot is currently not in use as it used to serve an office building at 4600 El Camino Real that has been demolished, thus no trip credit was applied for this use.

The existing use is estimated to generate 13 daily trips with 2 trips (2 inbound and 0 outbound) during the AM peak hour and 2 trips (0 inbound and 2 outbound) during the PM peak hour.

Net Project Trips

After applying the trip credits for the existing uses, it is estimated that the project would generate 204 net daily trips with 14 trips (2 inbound and 12 outbound) during the AM peak hour and 15 trips (10 inbound and 5 outbound) during the PM peak hour.

Table 1
Project Trip Generation

Land Use	Size		Daily		AM Peak Hour				PM Peak Hour			
			Trip Rate	Trips	Trip Rate	Trips In	Trips Out	Trips Total	Trip Rate	Trips In	Trips Out	Trips Total
Proposed Land Use												
Townhomes[1]	33	d.u.	6.57	217	0.47	4	12	16	0.51	10	7	17
Existing Land Use (To Be Removed)												
Existing Commercial Buildings[2]	1.7	1000 s.f. GFA	7.83	13	1.24	2	0	2	1.18	0	2	2
Net Project Trips				**204**		**2**	**12**	**14**		**10**	**5**	**15**

Source: ITE Trip Generation Manual, 12th Edition 2025
d.u. = dwelling units ; s.f. GFA = square feet of gross floor area
1. ITE average trip rates in trips per unit for Single Family Attached Housing (Land Use 215) are used.
2. ITE average trip rates in trips per unit for General Office Building (Land Use 710) are used.

Trip Distribution and Assignment

The trip distribution pattern for the project was estimated based on the existing travel patterns on the surrounding roadway network and the locations of complementary land uses. The peak-hour trips generated by the project were assigned to the roadway system based on the trip distribution pattern, directions of approach and departure, and the roadway network connections. It was assumed that project trips would not be able to access the site through the retail parking lots north of the project site. Project trip distribution and trip assignment are shown in Figure 3.

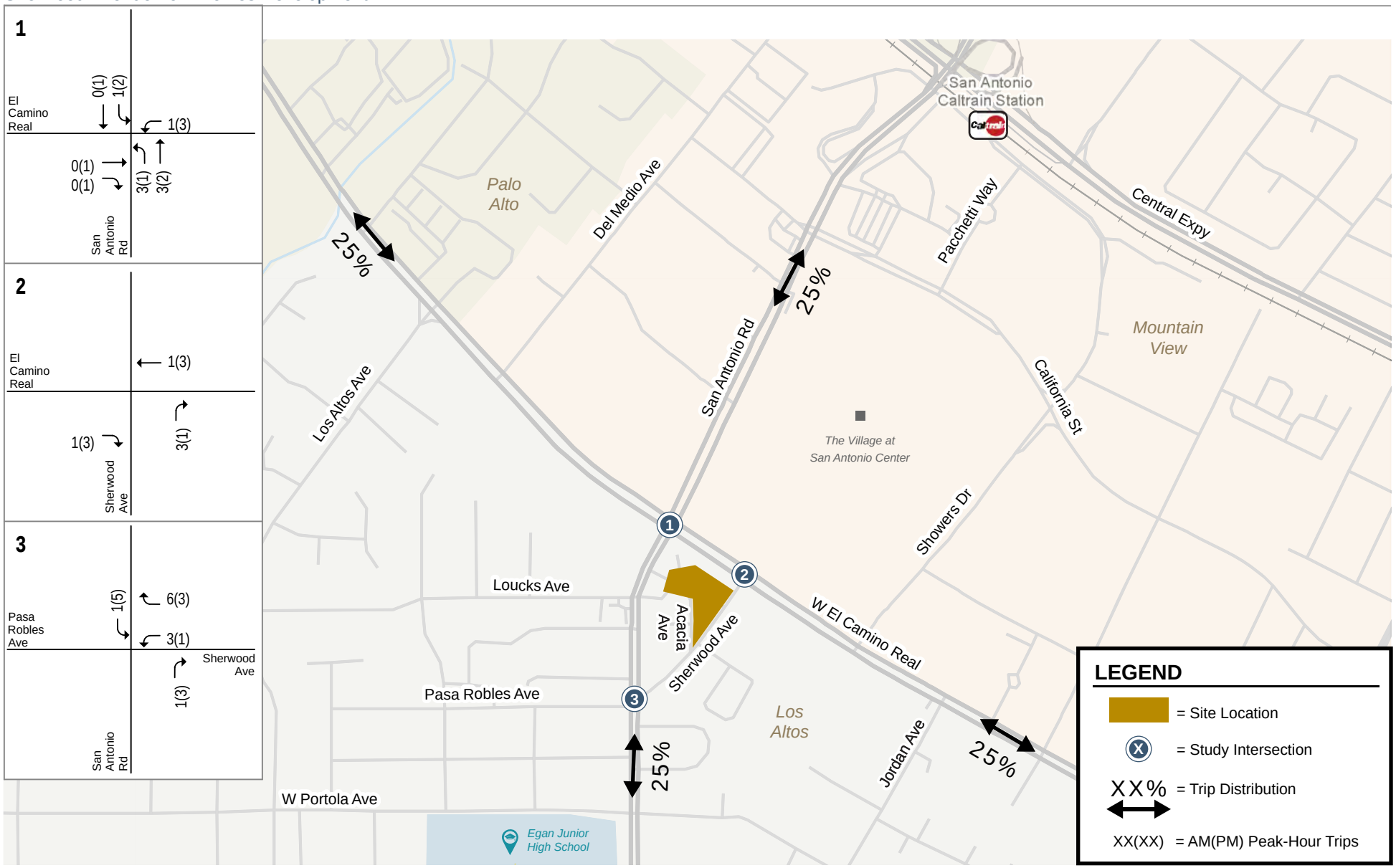


Figure 3
Trip Distribution and Trip Assignment

Intersection Operations Analysis

Per the City's LTA guidelines, the study analyzes the following three intersections within the vicinity of the site (see Figure 1):

Study Intersections

1. San Antonio Road and El Camino Real
2. Sherwood Avenue and El Camino Real
3. San Antonio Road and Sherwood Avenue

Traffic conditions at the study locations were analyzed for weekday AM (7:00 AM to 9:00 AM) and PM (4:00 PM to 6:00 PM) peak hours of commute traffic. These periods represent the most congested traffic conditions on the surrounding street network during a typical weekday.

Intersection traffic conditions were evaluated for the following scenarios:

- ***Existing Conditions.*** Existing AM and PM peak hour traffic volumes were obtained from new turning-movement counts conducted on a typical weekday on Wednesday October 29, 2025 (see Appendix A).
- ***Existing Plus Project Conditions.*** Existing plus project traffic volumes were estimated by adding to the existing traffic volumes the additional traffic generated by the project. Existing plus project conditions were evaluated relative to existing conditions in order to determine potential project adverse effects.

Methodology

This section presents the methods used to determine traffic conditions at the study intersections. It includes descriptions of data requirements, the analysis methodologies, and the applicable level of service standards.

Data Requirements

The data required for the analysis was obtained from new traffic counts and field observations. The following data was collected from these sources:

- Intersection traffic volumes
- Lane geometries
- Signal timing and phasing

Intersection Level of Service Analysis Methodologies and Standards

Traffic conditions at the study intersections were evaluated using level of service (LOS). Level of service is a qualitative description of operating conditions ranging from LOS A, or free-flow conditions with little or no delay, to LOS F, or jammed conditions with excessive delays.

Signalized Intersections

The City of Los Altos evaluates level of service at signalized intersections based on the *Highway Capacity Manual (HCM) 2000* level of service methodology. This study uses TRAFFIX software to evaluate the project effects. The HCM method evaluates signalized intersection operations on the basis of average control delay for all vehicles at the intersection. The correlation between average control delay and level of service is shown in Table 2.

Per the Circulation Element of the *Los Altos General Plan (2002)*, the city's goal is to maintain a minimum level of service D operating standard at all signalized intersections.

Unsignalized Intersections

Level of service analysis at unsignalized intersections is generally used to determine the need for modification in the type of intersection control (i.e., all-way stop or signalization). As part of the evaluation, traffic volumes, delays and traffic signal warrants are evaluated to determine if the existing intersection control is appropriate.

For side street stop-controlled intersections (two-way or T-intersections), operations are defined by the average control delay experienced by vehicles entering the intersection from the stop-controlled approaches on minor streets or from left-turn approaches on major streets. The level of service is reported based on the average delay for the worst approach. The level of service definitions for unsignalized intersections is shown in Table 3. This study uses TRAFFIX software to determine intersection levels of service based on the *HCM 2000* methodology for unsignalized intersections.

The City of Los Altos has not adopted any level of service standards or goals for unsignalized intersections.

Table 2
Signalized Intersection Level of Service Definitions Based on Average Control Delay

Level of Service	Description	Average Control Delay per Vehicle (sec.)
A	Operations with very low delay occurring with favorable progression and/or short cycle lengths.	10.0 or less
B	Operations with low delay occurring with good progression and/or short cycle lengths.	10.1 to 20.0
C	Operations with average delays resulting from fair progression and/or longer cycle lengths. Individual cycle failures begin to appear.	20.1 to 35.0
D	Operations with longer delays due to a combination of unfavorable progression, long cycle lengths, and high volume-to-capacity (V/C) ratios. Many vehicles stop and individual cycle failures are noticeable.	35.1 to 55.0
E	Operations with high delays indicating poor progression, long cycle lengths, and high V/C ratios. Individual cycle failures are frequent occurrences.	55.1 to 80.0
F	Operations with delays unacceptable to most drivers occurring due to over-saturation, poor progression, or very long cycle lengths.	greater than 80.0

Source: Transportation Research Board, *2000 Highway Capacity Manual (Washingotn, D.C., 2000) p 10-16*

Table 3
Signalized Intersection Level of Service Definitions Based on Average Control Delay

Level of Service	Description	Average Control Delay per Vehicle (sec.)
A	Little or no traffic delay	10.0 or less
B	Short traffic delays	10.1 to 15.0
C	Average traffic delays	15.1 to 25.0
D	Long traffic delays	25.1 to 35.0
E	Very long traffic delays	35.1 to 50.0
F	Extreme traffic delays	greater than 50.0

Source: Transportation Research Board, 2000 *Highway Capacity Manual* (Washington, D.C.,2000) p17-2

Intersection Vehicle Queueing Analysis

Typically, vehicle queuing analysis is done for high-demand movements at intersections where the project would add a substantial number of trips to the left-turn movements (10 or more peak hour vehicle trips per lane). The project would not be adding 10 or more peak hour vehicles trips per lane to any turning movement (see Figure 3). Thus, it is not expected that the addition of the project would negatively affect the existing queueing conditions.

Definition of Adverse Intersection Operational Effects

Although measures of congestion such as delay and level of service are no longer used to identify significant impacts under CEQA, a local transportation analysis was conducted to evaluate the project's consistency with the level of service standards set forth in the City of Los Altos General Plan (2002).

Signalized Intersections

According to the general plan, any development project that causes an intersection to degrade by one or more levels of service (e.g. A to B, LOS B to D) would require public developmental review.

Unsignalized Intersections

According to the general plan, the city should consider installation of a traffic signal or other control device at a stop sign-controlled intersection if one or more of the controlled movements operates at LOS E or F, signal warrants are met to the satisfaction of the Public Works Department, or a safety problem exists.

Existing and Existing Plus Project Intersection Levels of Service

The existing lane configurations at the study intersections were obtained from observations in the field. Existing AM and PM peak-hour traffic volumes were obtained from new traffic count data conducted on a typical weekday on October 29, 2025. Existing lane configurations and traffic volumes are shown in Figure 4. Traffic count data is shown in Appendix A.

Project trips, as represented in the project trip assignment shown in Figure 3, were added to existing traffic volumes to obtain existing plus project traffic volumes (see Figure 5).

The results of the intersection level of service analysis (see Table 4) show under existing and existing plus project conditions, the signalized study intersection (San Antonio Road/El Camino Real) operates at an acceptable level of service. The stop controlled intersection of San Antonio Road and Sherwood Avenue operates at LOS E for both eastbound and westbound approaches. The delay for the worst approach is reported for this intersection, which is the westbound approach. Per the city's general plan guidelines, a signal warrant analysis is required for this intersection, as described below. The intersection level of service calculation sheets are included in Appendix B.

Table 4
Intersection Level of Service Summary

					Existing		Existing + Project	
ID	Intersection	LOS Standard	Peak Hour	Count Date	Avg. Delay[1]	LOS	Avg. Delay[1]	LOS
1	San Antonio Road and El Camino Real	D	AM	10/29/25	53.0	D	53.0	D
			PM	10/29/25	51.3	D	51.3	D
2	Sherwood Avenue and El Camino Real	N/A	AM	10/29/25	10.1	B	10.1	B
	(T-intersection)[2]		PM	10/29/25	12.7	B	12.8	B
3	San Antonio Road and Sherwood Avenue	N/A	AM	10/29/25	33.2	D	33.5	D
	(two-way stop control)		PM	10/29/25	41.6	E	43.0	E

Notes:

1. Weighted average control delay measured in seconds per vehicle are reported for signalized intersections and all way stop-controlled intersections. Worst approach delay (seconds per vehicle) and LOS are reported for side-street stop-controlled intersections.
2. The intersection was analyzed as a T-intersection due to the median on El Camino Real, which only allows right-turn movements to and from Sherwood Avenue. The delay presented is for the northbound movement on Sherwood Avenue.

Signal Warrant Analysis

According to the general plan, the city should consider installation of a traffic signal or other control device at a stop sign-controlled intersection if one or more of the controlled movements operates at LOS E or F and signal warrants are met to the satisfaction of the Public Works Department.

The need for signalization of an unsignalized intersection is assessed based on the Peak Hour Volume Warrant (Warrant 3) described in the *California Manual on Uniform Traffic Control Devices for Streets and Highways (CA MUTCD),* Part 4, Highway Traffic Signals, 2014. This method makes no evaluation of intersection level of service but simply provides an indication of whether vehicular peak hour traffic volumes are, or would be, sufficient to justify the installation of a traffic signal. Intersections that meet the peak hour warrant are subject to further analysis before determining that a traffic signal is necessary. Peak-hour traffic signal warrant checks were conducted for the stop-controlled intersection of San Antonio Road and Sherwood Avenue.

The results indicated that the intersection of San Antonio Road and Sherwood Avenue would not warrant signalization during both the AM and PM peak hours under existing and existing plus project conditions. The traffic signal warrant calculations are included in Appendix C.

Although the stop-controlled approaches of the San Antonio Road and Sherwood Avenue intersection operate at LOS E, the project would add a small number of trips to the intersection and the increase in delay resulting from the project trips would be minimal.

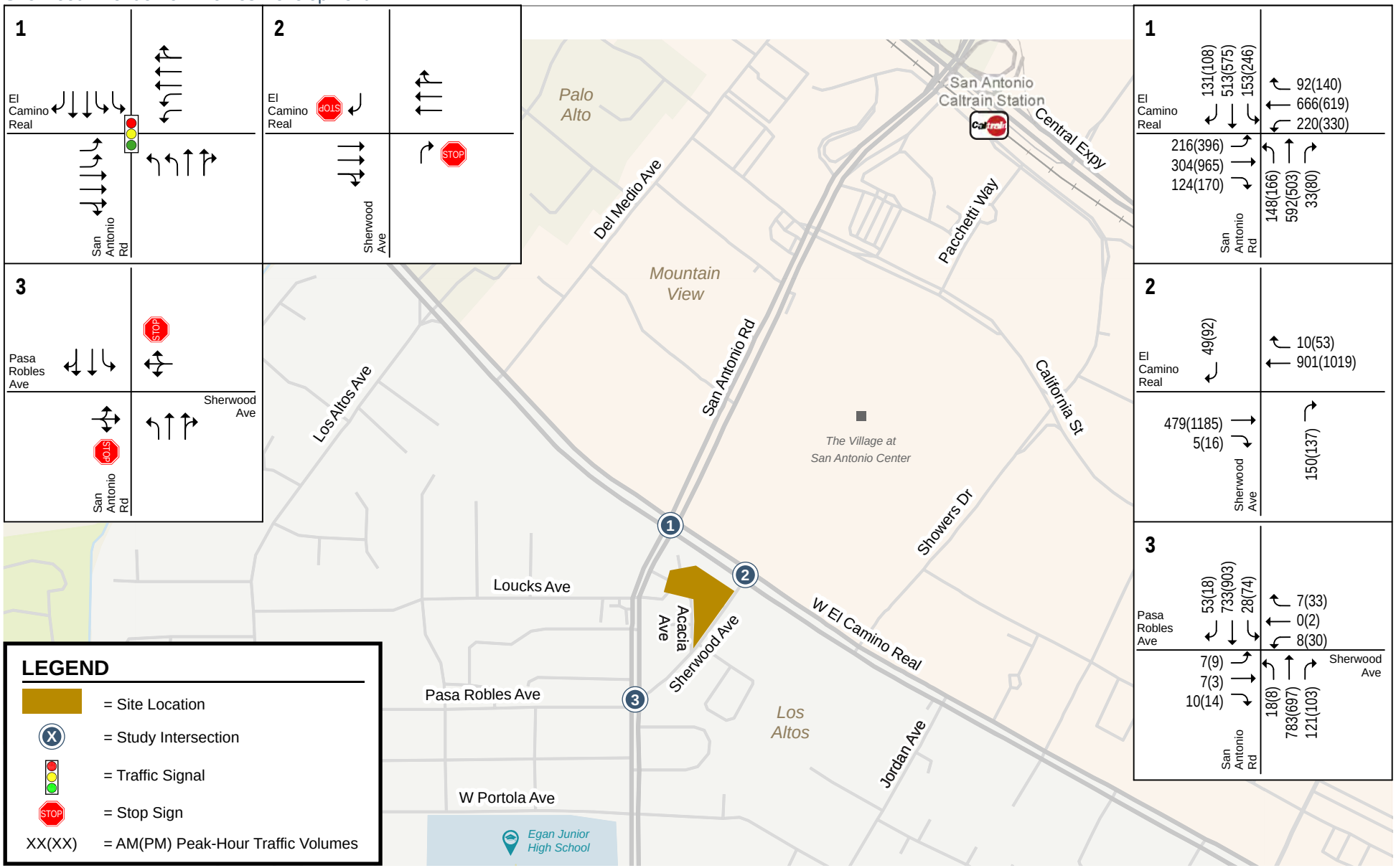


Figure 4
Existing Lane Configurations and Traffic Volumes

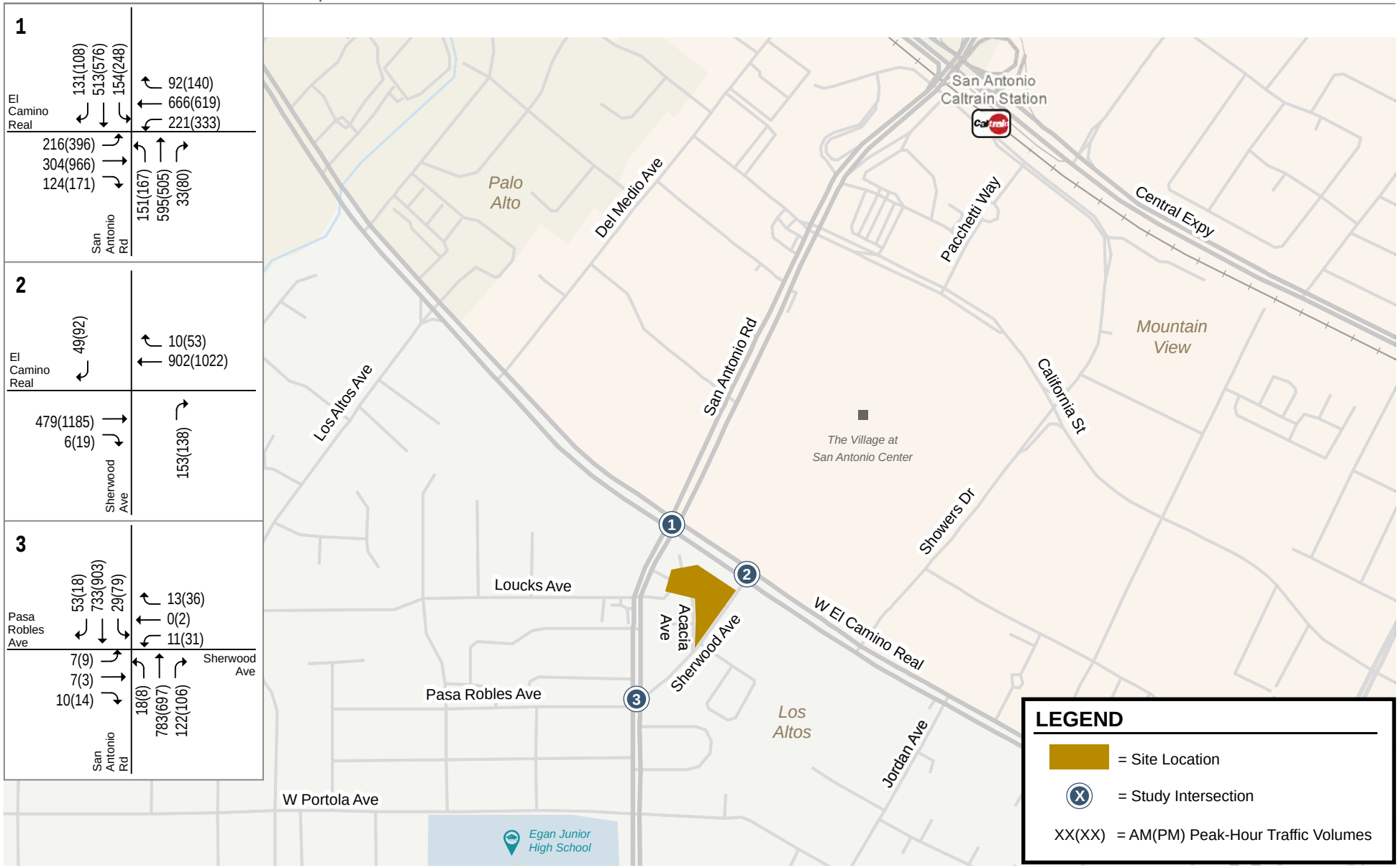


Figure 5
Existing Plus Project Traffic Volumes

Site Plan Evaluation

A review of the project site plan was performed to determine if adequate site access and on-site circulation would be provided and to identify any access or circulation issues that should be improved. The site plan evaluation is based on plans dated August 22, 2025. Per the City of Los Altos LTA Guidelines, the evaluation of the site plan includes the following:

- Site access and circulation
- Vehicle and bicycle parking

Site Access and Circulation

Site access and circulation was evaluated in accordance with generally accepted traffic engineering standards and transportation planning principles.

Vehicular Site Access and Circulation

Vehicular access to the parking garages of each townhome would be provided via Acacia Avenue, an existing alley, and new internal aisles running between Acacia Avenue and the alley way. The garages of Building 1 would exit directly onto the alley. The garages of Building 2 would exit directly onto Acacia Avenue. The garages of Buildings 3, 4, 5, 6, and 7 would exit onto new internal aisles. Based on the site plan, the new internal aisles would be 20 feet wide with painted red curbs along both sides to prohibit street parking. The existing alley is also 20 feet wide.

Based on the City's Zoning Code section 14.74.050 – the minimum width of a two-way drive aisle is 18 feet. Thus, the proposed drive aisles between Acacia Avenue and the alley would meet the city's minimum requirement.

Pedestrian Site Access and Circulation

The project would provide 5-foot-wide sidewalks along the project frontages on Acacia Avenue and Sherwood Avenue and 5-foot internal walkways connecting to Acacia Avenue and Sherwood Avenue. The sidewalks and internal walkways would provide access to the front doors of each townhome. Per the Los Altos Standard Details (updated May 2024), the minimum width of a sidewalk should be 5 feet wide. Thus, the project provides adequate on-site circulation for pedestrians.

Beyond the project site, there are no sidewalks on Acacia Avenue and most of the north/west side of Sherwood Avenue. To access nearby bus stops, stores, and restaurants, residents would need to use the alley and walk through the surface parking lots to connect to the sidewalks on El Camino Real and San Antonio Road.

Egan Junior High School is located approximately 0.5 miles from the project site. Between the project site and the school, sidewalks are provided on San Antonio Road, Portola Avenue, and for approximately 150 feet on Sherwood Avenue east of San Antonio Road. Although the project would construct new sidewalks along the project frontage, a pedestrian gap would still exist along Sherwood Avenue between the existing sidewalk and the project site.

When other sites in the area are developed, it is expected that future developments would construct new sidewalks along Acacia Avenue and Sherwood Avenue to close these gaps.

Bicyclist Site Access and Circulation

The nearest bicycle facilities to the project site are striped bike lanes on both sides of San Antonio Road and protected bike lanes on both sides of El Camino Real (see Figure 6). The bike lanes on San Antonio Road connect cyclists to a bike route on Portola Avenue, providing bicycle access to

Egan Junior High School. The bike lanes on San Antonio Road connect cyclists to a bike lane on California Street and bike route on Pacchetti Way, connecting cyclists to the San Antonio Caltrain station.

From the project site, cyclists would use Acacia Avenue and Sherwood Avenue to access the nearby bicycle facilities.

Transit Access

There are bus stops for VTA bus routes 21, 22, and 40 and Stanford Marguerite shuttle route SE (shopping express) nearby the project located at the intersection of San Antonio Road and El Camino Real, approximately 500 feet from the site (see Figure 7). Bus route 21 provides connection to the San Antonio Caltrain Station which is approximately 1 mile north of the project site. There are also bus stops for VTA rapid bus route 522 at the intersection of Showers Drive and El Camino Real, approximately a quarter mile from the project site. Within a half mile of the project site, there are also stops for Mountain View shuttle services MVgo (Route C and D) and the Mountain View Community Shuttle (Gray and Red). Continuous pedestrian facilities do not currently exist between the project site and these bus stops, and residents would likely walk through the retail parking lot to the north to reach the bus stops.

Parking

Vehicle Parking

Because the project is located within one-half mile of a major transit stop, it is not subject to the City's minimum parking requirement per AB 2097.

The project proposes 4 three-bedroom units with standard 1-car garages, 27 four-bedroom units with standard 2-car garages, and 2 five-bedroom units with standard 2-car garages. The project would also provide 2 surface parking spaces near Building 5. Thus, the project would provide 64 off-street vehicular parking spaces (62 spaces in garages and 2 surface parking spaces). It should be noted that the project also would construct 10 on-street parking spaces along its Sherwood Avenue frontage.

Bicycle Parking

Bicycle parking for the project was reviewed per the city's zoning code section 14.75.040. Per the code, multifamily residential projects are required to provide 1.5 long-term bicycle parking spaces per dwelling unit and 1 short-term bicycle parking space per 20 dwelling units. The project proposes 33 dwelling units, thus the project would be required to provide 50 long-term bicycle parking spaces and 2 short-term bicycle parking spaces.

The project will provide 1 long-term bicycle parking space per one car garage and 2 long-term bicycle parking spaces per two car garage. Thus, the project proposes 62 long-term bicycle parking spaces in garages and 8 short-term bicycle parking spaces (4 short-term spaces on the east side of Acacia Avenue near the surface parking spaces by Building 5 and 4 short-term spaces north of Building 3). Thus, the project would meet the requirements for long-term and short-term bicycle parking spaces.

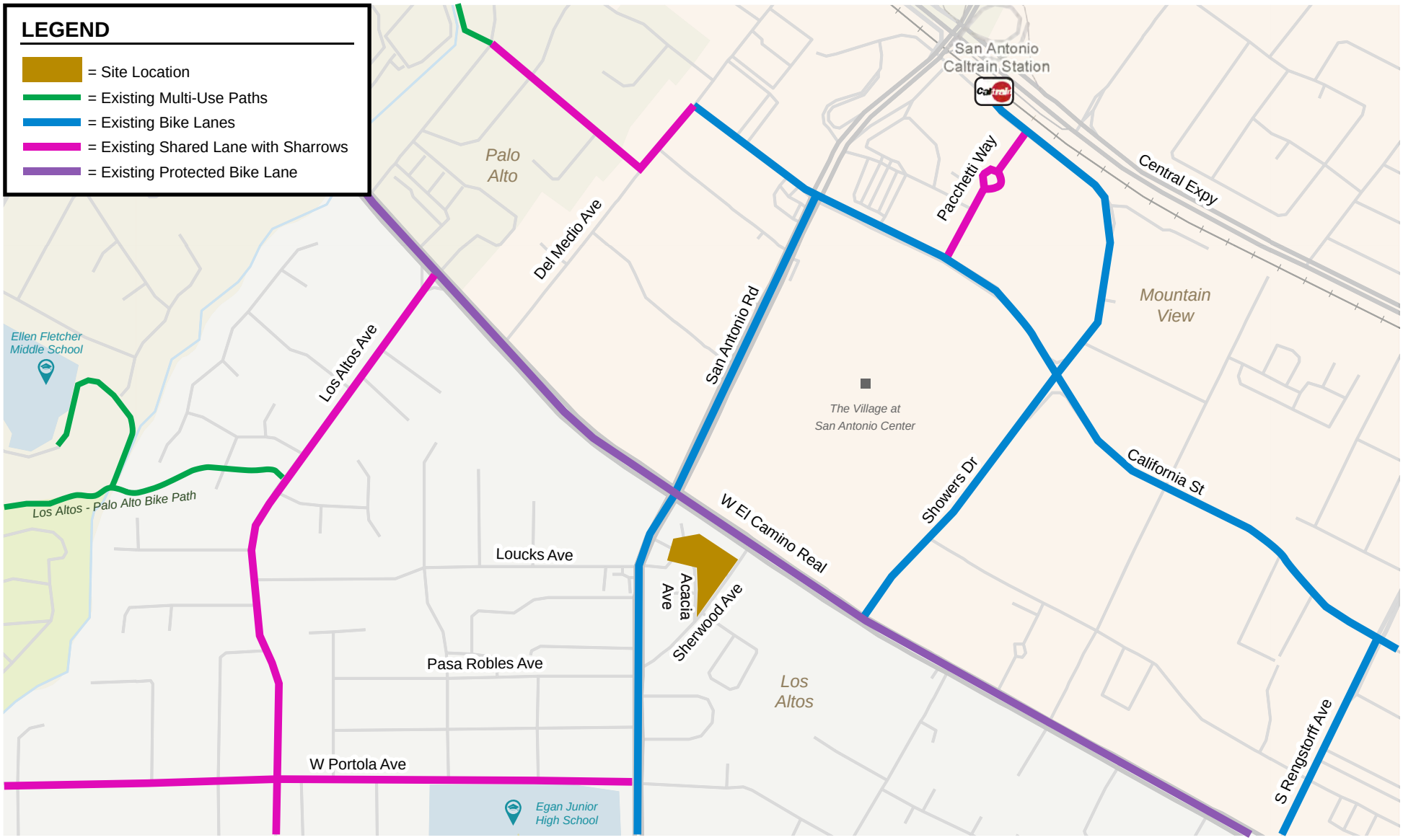


Figure 6
Existing Bicyle Facilties

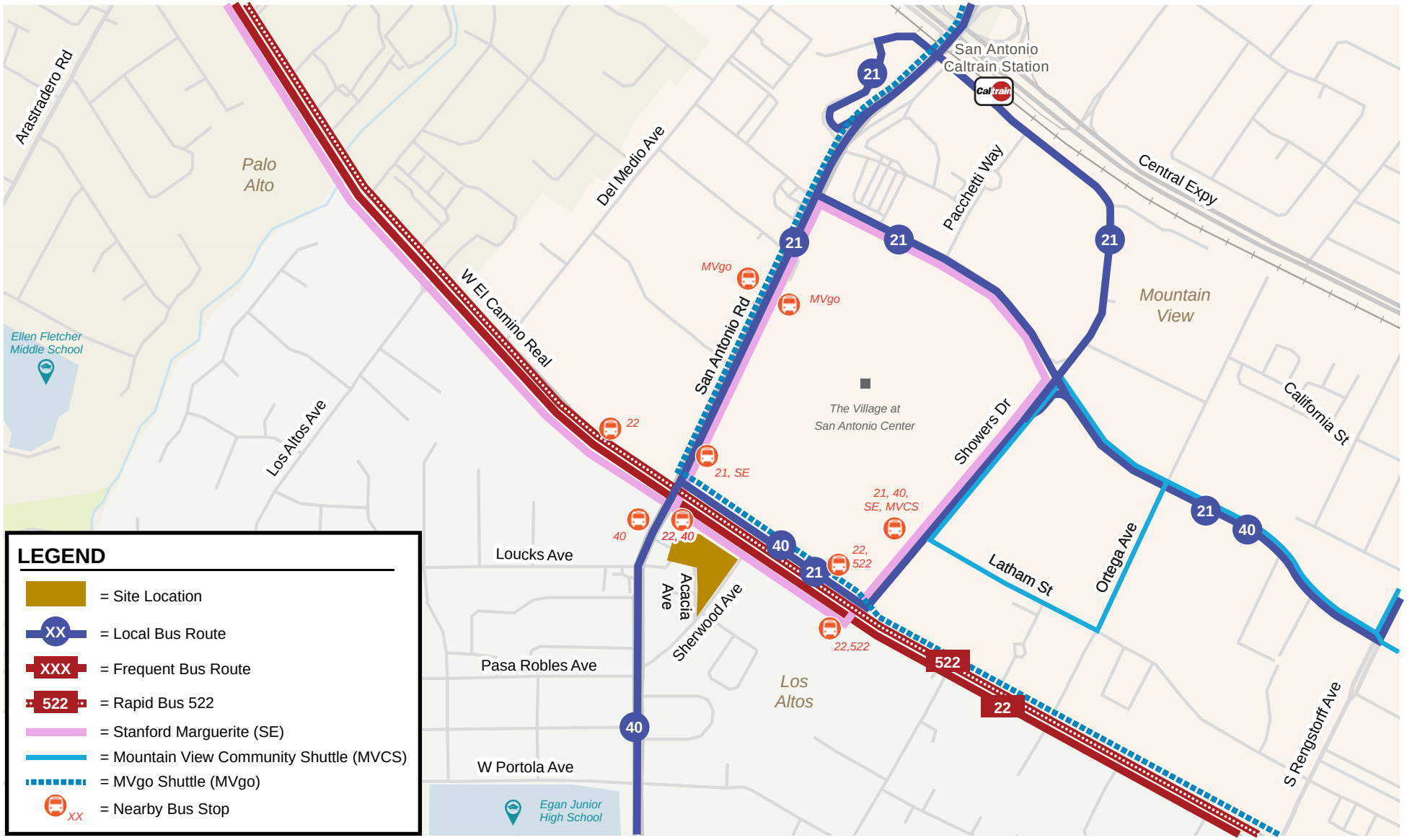


Figure 7
Existing Transit Services

HEXAGON

NORTH
Not to Scale

Conclusion

The transportation analysis for the Sherwood Avenue Townhome Development resulted in the following conclusions:

- **Level of Service.** Under existing and existing plus project conditions, the intersection of San Antonio Road and El Camino Real and the intersection of Sherwood Avenue and El Camino Real would operate at acceptable conditions, while the intersection of San Antonio Road and Sherwood Avenue is operating at LOS E (eastbound and westbound approaches) during the PM peak hour.
    - **Signal Warrant Analysis.** The intersection of San Antonio Road and Sherwood Avenue would not warrant signalization during both the AM and PM peak hours under existing and existing plus project conditions.

  Although the stop-controlled approaches of the San Antonio Road and Sherwood Avenue intersection operate at LOS E, the project would add a small number of trips to the intersection and the increase in delay resulting from the project trips would be minimal.
- **Site Plan Review.** The proposed project would provide adequate site access and on-site circulation.

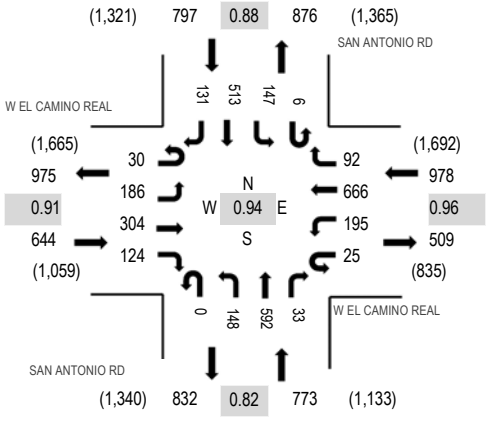
Appendix A

Traffic Counts

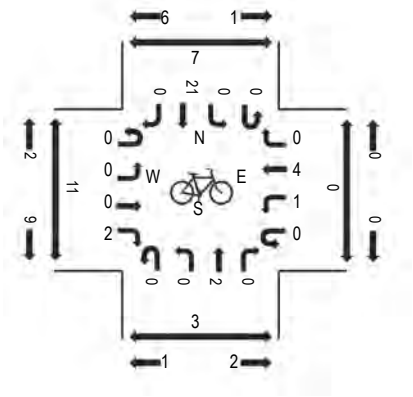
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 1 SAN ANTONIO RD & W EL CAMINO REAL AM
Date: Wednesday, October 29, 2025
Peak Hour: 07:45 AM - 08:45 AM
Peak 15-Minutes: 08:15 AM - 08:30 AM

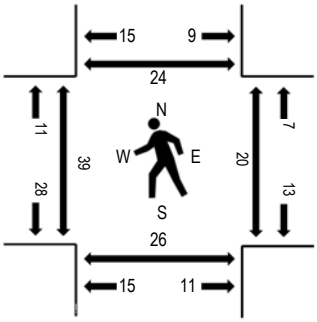
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	W EL CAMINO REAL Eastbound				W EL CAMINO REAL Westbound				SAN ANTONIO RD Northbound				SAN ANTONIO RD Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	2	17	39	8	4	15	96	12	1	9	49	3	3	10	46	12	326	2,031	3	1	7	2
7:15 AM	7	19	40	8	2	24	107	13	0	4	45	4	5	20	87	21	406	2,465	3	8	1	2
7:30 AM	6	34	51	18	6	32	146	21	0	18	77	5	0	17	98	22	551	2,907	7	5	4	7
7:45 AM	5	39	65	28	5	52	165	32	0	25	122	4	4	36	135	31	748	3,192	7	5	6	12
8:00 AM	5	28	63	44	4	56	145	19	0	28	130	12	2	26	163	35	760	3,174	13	2	5	1
8:15 AM	7	49	96	30	5	60	167	14	0	44	163	8	0	44	126	35	848		4	6	5	4
8:30 AM	13	70	80	22	11	27	189	27	0	51	177	9	0	41	89	30	836		15	7	10	7
8:45 AM	3	65	79	19	6	44	171	15	0	26	112	7	2	33	108	40	730		8	11	7	11

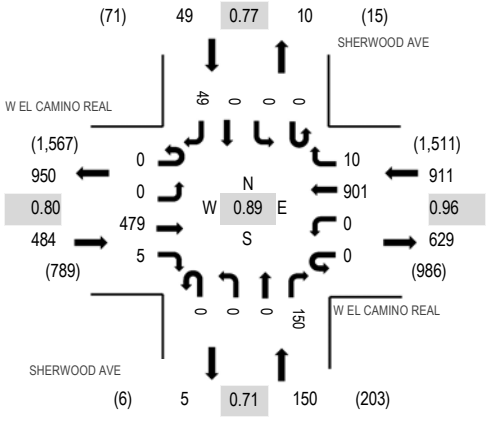
Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	3	0	0	0	0	0	0	1	0	3	7
Lights	30	183	290	124	25	191	649	82	0	147	586	30	6	132	509	124	3,108
Mediums	0	3	14	0	0	4	14	10	0	1	6	3	0	14	4	4	77
Total	30	186	304	124	25	195	666	92	0	148	592	33	6	147	513	131	3,192

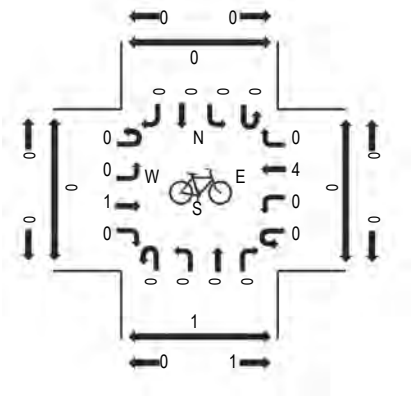
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 2 SHERWOOD AVE & W EL CAMINO REAL AM
Date: Wednesday, October 29, 2025
Peak Hour: 08:00 AM - 09:00 AM
Peak 15-Minutes: 08:15 AM - 08:30 AM

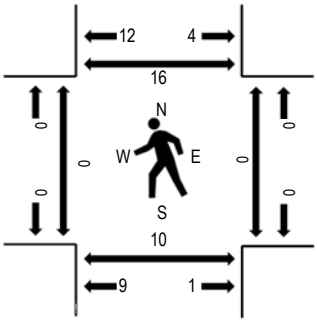
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	W EL CAMINO REAL Eastbound				W EL CAMINO REAL Westbound				SHERWOOD AVE Northbound				SHERWOOD AVE Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	0	56	0	0	0	107	0	0	0	0	8	0	0	0	7	178	980	0	0	1	0
7:15 AM	0	0	66	0	0	0	129	1	0	0	0	8	0	0	0	3	207	1,150	0	0	1	1
7:30 AM	0	0	78	0	0	0	180	2	0	0	0	13	0	0	0	4	277	1,392	0	0	2	0
7:45 AM	0	0	104	1	0	0	179	2	0	0	0	24	0	0	0	8	318	1,540	0	0	1	0
8:00 AM	0	0	97	0	0	0	211	3	0	0	0	27	0	0	0	10	348	1,594	0	0	2	4
8:15 AM	0	0	151	1	0	0	226	4	0	0	0	53	0	0	0	14	449		0	0	4	6
8:30 AM	0	0	126	1	0	0	235	2	0	0	0	45	0	0	0	16	425		0	0	3	4
8:45 AM	0	0	105	3	0	0	229	1	0	0	0	25	0	0	0	9	372		0	0	1	2

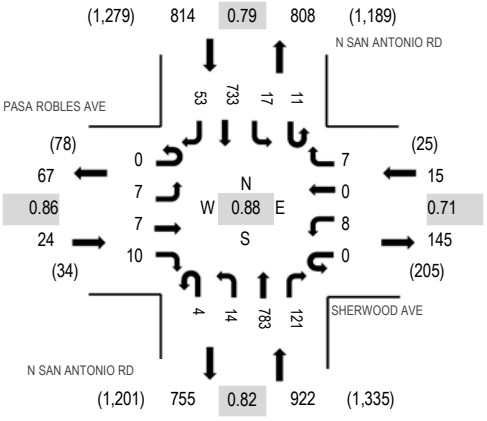
Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	2	0	0	0	3	0	0	0	0	0	0	0	0	0	5
Lights	0	0	449	4	0	0	870	10	0	0	0	148	0	0	0	48	1,529
Mediums	0	0	28	1	0	0	28	0	0	0	0	2	0	0	0	1	60
Total	0	0	479	5	0	0	901	10	0	0	0	150	0	0	0	49	1,594

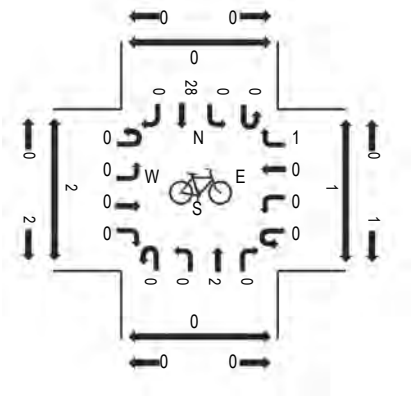
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 3 N SAN ANTONIO RD & SHERWOOD AVE AM
Date: Wednesday, October 29, 2025
Peak Hour: 07:45 AM - 08:45 AM
Peak 15-Minutes: 08:15 AM - 08:30 AM

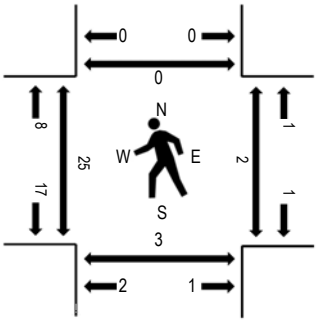
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	PASA ROBLES AVE Eastbound				SHERWOOD AVE Westbound				N SAN ANTONIO RD Northbound				N SAN ANTONIO RD Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	1	0	0	0	0	0	0	0	0	63	5	0	3	64	0	136	963	1	0	0	0
7:15 AM	0	1	0	1	0	1	0	1	0	1	57	7	0	3	100	0	172	1,299	1	2	0	0
7:30 AM	0	3	1	1	0	2	0	2	0	0	105	11	3	1	138	4	271	1,634	1	1	0	0
7:45 AM	0	1	1	2	0	0	0	2	1	7	146	21	4	4	184	11	384	1,775	6	2	0	0
8:00 AM	0	2	1	4	0	1	0	1	1	4	177	20	2	3	238	18	472	1,710	1	0	0	0
8:15 AM	0	3	1	3	0	5	0	1	1	1	239	40	3	6	183	21	507		13	0	2	0
8:30 AM	0	1	4	1	0	2	0	3	1	2	221	40	2	4	128	3	412		5	0	1	0
8:45 AM	0	0	0	2	0	1	0	3	1	0	140	23	2	6	135	6	319		7	2	0	0

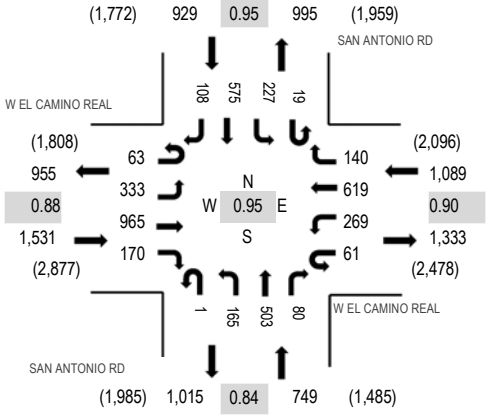
Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
Lights	0	7	7	10	0	8	0	7	4	14	772	119	11	17	725	53	1,754
Mediums	0	0	0	0	0	0	0	0	0	0	11	1	0	0	8	0	20
Total	0	7	7	10	0	8	0	7	4	14	783	121	11	17	733	53	1,775

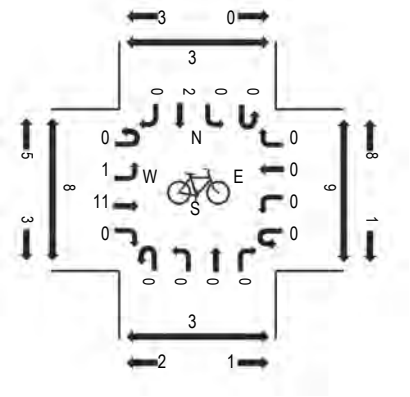
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 1 SAN ANTONIO RD & W EL CAMINO REAL PM
Date: Wednesday, October 29, 2025
Peak Hour: 05:00 PM - 06:00 PM
Peak 15-Minutes: 05:15 PM - 05:30 PM

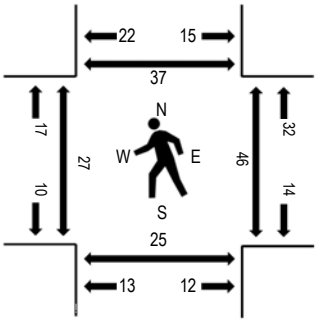
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	W EL CAMINO REAL Eastbound				W EL CAMINO REAL Westbound				SAN ANTONIO RD Northbound				SAN ANTONIO RD Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	13	71	185	41	13	86	109	27	0	40	110	11	7	55	138	32	938	3,932	7	15	8	6
4:15 PM	11	75	208	44	16	47	104	24	0	48	161	15	8	37	134	28	960	4,016	2	5	2	4
4:30 PM	11	65	223	46	14	79	177	44	0	24	113	16	4	34	110	21	981	4,193	8	12	2	12
4:45 PM	17	66	228	42	11	72	148	36	0	33	148	17	5	62	131	37	1,053	4,267	4	10	3	7
5:00 PM	11	60	228	39	10	86	135	37	0	48	114	18	3	60	146	27	1,022	4,298	0	12	9	5
5:15 PM	22	93	260	58	18	64	172	31	1	32	131	26	1	56	146	26	1,137		5	16	5	17
5:30 PM	15	76	231	36	12	67	153	37	0	44	116	18	10	61	148	31	1,055		8	10	2	9
5:45 PM	15	104	246	37	21	52	159	35	0	41	142	18	5	50	135	24	1,084		14	8	9	6

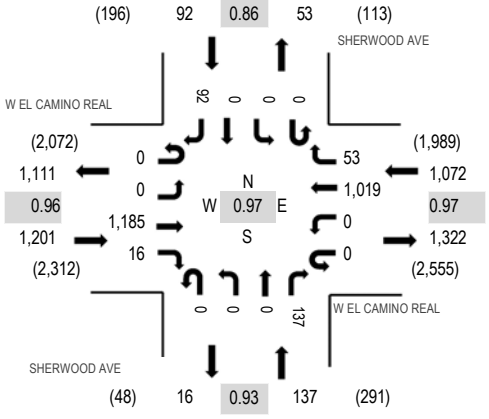
Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Lights	63	333	959	170	61	268	609	132	1	164	501	78	19	223	575	108	4,264
Mediums	0	0	6	0	0	1	9	8	0	1	2	2	0	4	0	0	33
Total	63	333	965	170	61	269	619	140	1	165	503	80	19	227	575	108	4,298

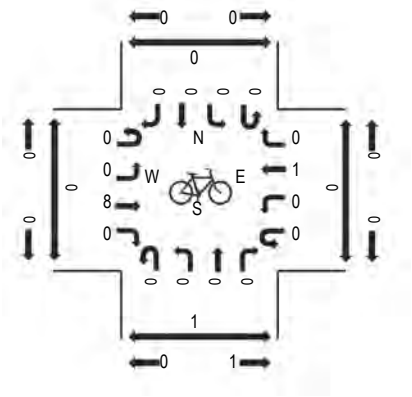
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 2 SHERWOOD AVE & W EL CAMINO REAL PM
Date: Wednesday, October 29, 2025
Peak Hour: 04:30 PM - 05:30 PM
Peak 15-Minutes: 04:45 PM - 05:00 PM

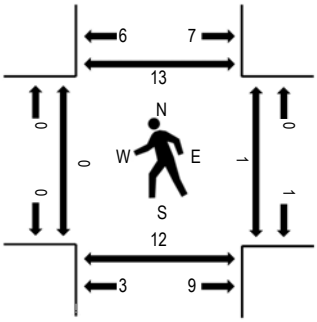
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	W EL CAMINO REAL Eastbound				W EL CAMINO REAL Westbound				SHERWOOD AVE Northbound				SHERWOOD AVE Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	0	243	5	0	0	209	6	0	0	0	42	0	0	0	22	527	2,335	0	0	11	0
4:15 PM	0	0	266	8	0	0	200	12	0	0	0	34	0	0	0	25	545	2,410	0	0	1	0
4:30 PM	0	0	289	5	0	0	251	15	0	0	0	41	0	0	0	20	621	2,502	0	0	3	0
4:45 PM	0	0	310	3	0	0	250	11	0	0	0	39	0	0	0	29	642	2,467	0	1	1	0
5:00 PM	0	0	277	4	0	0	257	13	0	0	0	25	0	0	0	26	602	2,453	0	0	2	9
5:15 PM	0	0	309	4	0	0	261	14	0	0	0	32	0	0	0	17	637		0	0	6	4
5:30 PM	0	0	281	8	0	0	212	20	0	0	0	37	0	0	0	28	586		0	0	2	6
5:45 PM	0	0	289	11	0	0	236	22	0	0	0	41	0	0	0	29	628		0	0	4	11

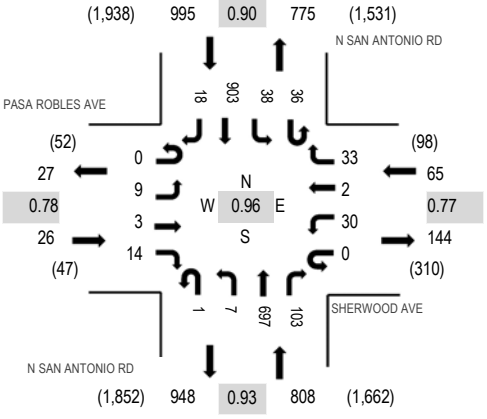
Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Lights	0	0	1,168	16	0	0	988	53	0	0	0	137	0	0	0	92	2,454
Mediums	0	0	17	0	0	0	30	0	0	0	0	0	0	0	0	0	47
Total	0	0	1,185	16	0	0	1,019	53	0	0	0	137	0	0	0	92	2,502

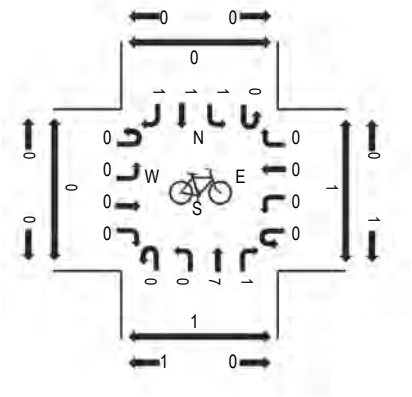
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 3 N SAN ANTONIO RD & SHERWOOD AVE PM
Date: Wednesday, October 29, 2025
Peak Hour: 05:00 PM - 06:00 PM
Peak 15-Minutes: 05:00 PM - 05:15 PM

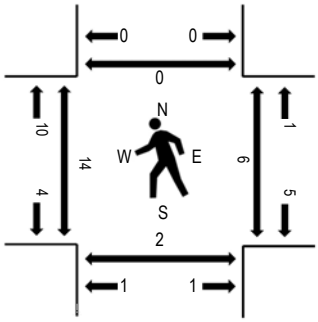
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	PASA ROBLES AVE Eastbound				SHERWOOD AVE Westbound				N SAN ANTONIO RD Northbound				N SAN ANTONIO RD Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	3	0	1	0	3	0	2	3	1	184	41	5	8	247	6	504	1,851	3	1	0	0
4:15 PM	0	1	0	3	0	11	0	4	0	1	197	27	6	8	205	6	469	1,839	3	0	0	0
4:30 PM	0	1	2	3	0	3	0	6	2	0	167	34	4	7	213	5	447	1,847	3	4	3	0
4:45 PM	0	3	1	3	0	2	0	2	0	0	166	31	5	7	205	6	431	1,869	0	2	1	0
5:00 PM	0	4	1	5	0	6	0	9	0	1	168	20	17	14	243	4	492	1,894	2	1	1	0
5:15 PM	0	3	0	5	0	10	2	9	0	2	169	25	10	7	233	2	477		4	2	1	0
5:30 PM	0	1	1	2	0	8	0	4	0	2	172	31	5	6	231	6	469		2	1	0	0
5:45 PM	0	1	1	2	0	6	0	11	1	2	188	27	4	11	196	6	456		6	2	0	0

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lights	0	9	3	14	0	30	2	33	1	7	691	103	36	38	902	18	1,887
Mediums	0	0	0	0	0	0	0	0	0	0	6	0	0	0	1	0	7
Total	0	9	3	14	0	30	2	33	1	7	697	103	36	38	903	18	1,894

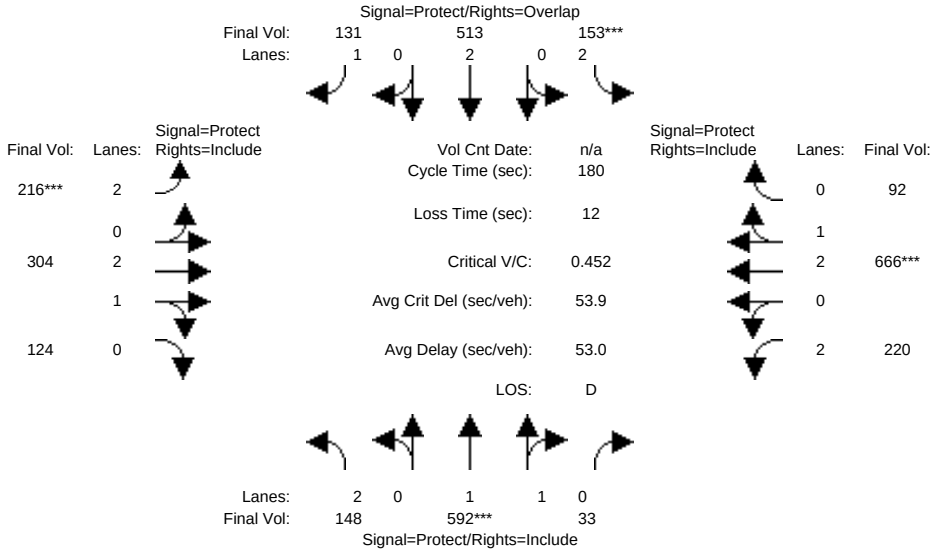
Appendix B

Level of Service Calculation Sheets

Sherwood Avenue Townhomes
Los Altos, CA
Hexagon Transportation Consultants

Level Of Service Computation Report
2000 HCM Operations (Future Volume Alternative)
Existing AM

Intersection #1: San Antonio Rd / ECR



Street Name:	San Antonio Rd						El Camino Real					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L -	T -	R	L -	T -	R	L -	T -	R	L -	T -	R
Min. Green:	7	10	10	7	10	10	7	10	10	7	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Volume Module:												
Base Vol:	148	592	33	153	513	131	216	304	124	220	666	92
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	148	592	33	153	513	131	216	304	124	220	666	92
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	148	592	33	153	513	131	216	304	124	220	666	92
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	148	592	33	153	513	131	216	304	124	220	666	92
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	148	592	33	153	513	131	216	304	124	220	666	92
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	148	592	33	153	513	131	216	304	124	220	666	92
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.83	0.98	0.95	0.83	1.00	0.92	0.83	1.00	0.95	0.83	0.99	0.95
Lanes:	2.00	1.89	0.11	2.00	2.00	1.00	2.00	2.10	0.90	2.00	2.62	0.38
Final Sat.:	3150	3504	195	3150	3800	1750	3150	3975	1622	3150	4919	680
Capacity Analysis Module:												
Vol/Sat:	0.05	0.17	0.17	0.05	0.14	0.07	0.07	0.08	0.08	0.07	0.14	0.14
Crit Moves:		****			****			****			****	
Green Time:	22.4	67.3	67.3	19.4	64.3	91.6	27.3	42.5	42.5	38.8	54.0	54.0
Volume/Cap:	0.38	0.45	0.45	0.45	0.38	0.15	0.45	0.32	0.32	0.32	0.45	0.45
Delay/Veh:	75.2	43.5	43.5	79.6	43.8	23.8	72.6	57.5	57.5	60.8	51.9	51.9
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	75.2	43.5	43.5	79.6	43.8	23.8	72.6	57.5	57.5	60.8	51.9	51.9
LOS by Move:	E	D	D	E	D	C	E	E	E	E	D	D
HCM2k95thQ:	9	22	22	10	18	8	13	12	12	12	19	19

Note: Queue reported is the number of cars per lane.

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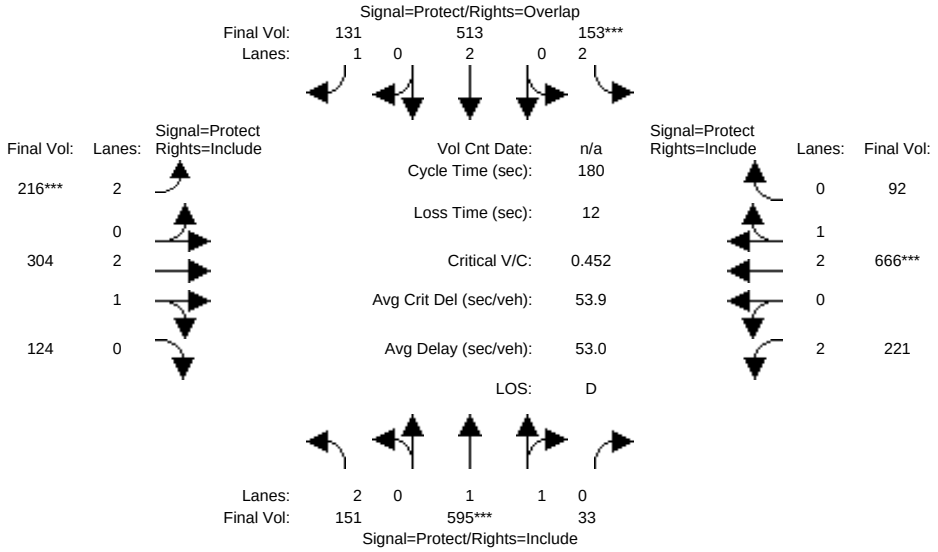
Sherwood Avenue Townhomes
Los Altos, CA
Hexagon Transportation Consultants

Level Of Service Computation Report
2000 HCM Operations (Future Volume Alternative)
Project AM

Intersection #1: San Antonio Rd / ECR



Street Name:	San Antonio Rd						El Camino Real					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L -	T -	R	L -	T -	R	L -	T -	R	L -	T -	R
Min. Green:	7	10	10	7	10	10	7	10	10	7	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Volume Module:												
Base Vol:	148	592	33	153	513	131	216	304	124	220	666	92
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	148	592	33	153	513	131	216	304	124	220	666	92
Added Vol:	3	3	0	0	0	0	0	0	0	1	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	151	595	33	153	513	131	216	304	124	221	666	92
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	151	595	33	153	513	131	216	304	124	221	666	92
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	151	595	33	153	513	131	216	304	124	221	666	92
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	151	595	33	153	513	131	216	304	124	221	666	92
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.83	0.98	0.95	0.83	1.00	0.92	0.83	1.00	0.95	0.83	0.99	0.95
Lanes:	2.00	1.89	0.11	2.00	2.00	1.00	2.00	2.10	0.90	2.00	2.62	0.38
Final Sat.:	3150	3505	194	3150	3800	1750	3150	3975	1622	3150	4919	680
Capacity Analysis Module:												
Vol/Sat:	0.05	0.17	0.17	0.05	0.14	0.07	0.07	0.08	0.08	0.07	0.14	0.14
Crit Moves:		****		****			****				****	
Green Time:	22.8	67.5	67.5	19.3	64.1	91.4	27.3	42.3	42.3	38.8	53.9	53.9
Volume/Cap:	0.38	0.45	0.45	0.45	0.38	0.15	0.45	0.33	0.33	0.33	0.45	0.45
Delay/Veh:	74.9	43.4	43.4	79.7	43.9	23.9	72.6	57.7	57.7	60.8	52.0	52.0
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	74.9	43.4	43.4	79.7	43.9	23.9	72.6	57.7	57.7	60.8	52.0	52.0
LOS by Move:	E	D	D	E	D	C	E	E	E	E	D	D
HCM2k95thQ:	9	22	22	10	18	8	13	12	12	12	19	19

Note: Queue reported is the number of cars per lane.

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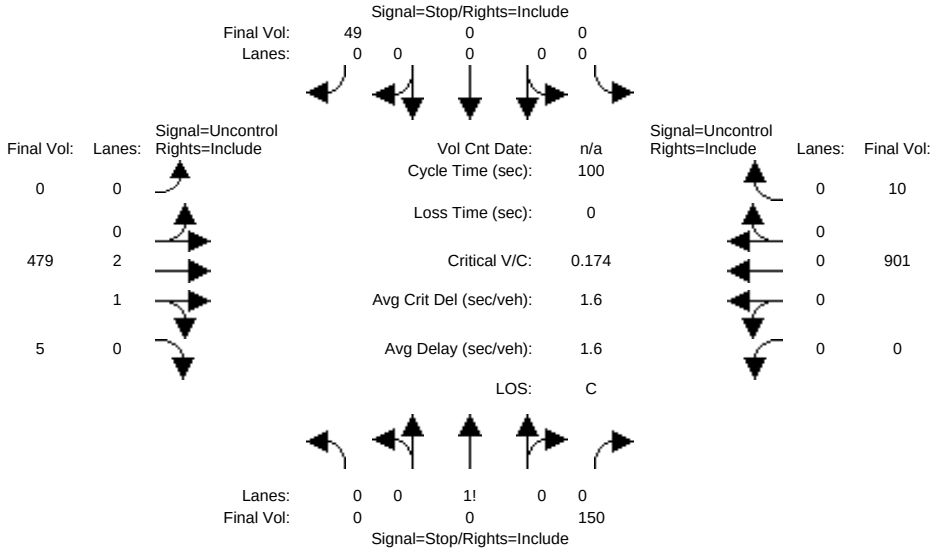
Sherwood Avenue Townhomes
Los Altos, CA
Hexagon Transportation Consultants

Level Of Service Computation Report
2000 HCM Unsignalized (Future Volume Alternative)
Existing AM

Intersection #2: Sherwood Ave / El Camino Real



Street Name:	Sherwood Ave						El Camino Real					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Volume Module:												
Base Vol:	0	0	150	0	0	49	0	479	5	0	901	10
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	0	150	0	0	49	0	479	5	0	901	10
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	0	150	0	0	49	0	479	5	0	901	10
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	0	150	0	0	49	0	479	5	0	901	10
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
FinalVolume:	0	0	150	0	0	49	0	479	5	0	901	10
Critical Gap Module:												
Critical Gp:	xxxxx	xxxx	6.9	xxxxx	xxxx	6.9	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
FollowUpTim:	xxxxx	xxxx	3.3	xxxxx	xxxx	3.3	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
Capacity Module:												
Cnflict Vol:	xxxx	xxxx	162	xxxx	xxxx	906	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Potent Cap.:	xxxx	xxxx	860	xxxx	xxxx	283	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Move Cap.:	xxxx	xxxx	860	xxxx	xxxx	283	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Volume/Cap:	xxxx	xxxx	0.17	xxxx	xxxx	0.17	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx
Level Of Service Module:												
2Way95thQ:	xxxx	xxxx	0.6	xxxx	xxxx	0.6	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Control Del:	xxxxx	xxxx	10.1	xxxxx	xxxx	20.4	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
LOS by Move:	*	*	B	*	*	C	*	*	*	*	*	*
Movement:	LT	LTR	RT	LT	LTR	RT	LT	LTR	RT	LT	LTR	RT
Shared Cap.:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
SharedQueue:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
Shrd ConDel:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
Shared LOS:	*	*	*	*	*	*	*	*	*	*	*	*
ApproachDel:	10.1			20.4			xxxxxx			xxxxxx		
ApproachLOS:	B			C			*			*		

Note: Queue reported is the number of cars per lane.

Peak Hour Delay Signal Warrant Report

****

Intersection #2 Sherwood Ave / El Camino Real

****

Future Volume Alternative: Peak Hour Warrant NOT Met

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Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Stop Sign			Stop Sign			Uncontrolled			Uncontrolled		
Lanes:	0 0 0 0 1			0 0 0 0 1			0 0 2 1 0			0 0 0 1 0		
Initial Vol:	0	0	150	0	0	49	0	479	5	0	901	10
ApproachDel:	10.1			20.4			xxxxxx			xxxxxx		

Approach[northbound][lanes=1][control=Stop Sign]
Signal Warrant Rule #1: [vehicle-hours=0.4]
FAIL - Vehicle-hours less than 4 for one lane approach.
Signal Warrant Rule #2: [approach volume=150]
SUCCEED - Approach volume greater than or equal to 100 for one lane approach.
Signal Warrant Rule #3: [approach count=4][total volume=1594]
SUCCEED - Total volume greater than or equal to 800 for intersection with four or more approaches.

Approach[southbound][lanes=1][control=Stop Sign]
Signal Warrant Rule #1: [vehicle-hours=0.3]
FAIL - Vehicle-hours less than 4 for one lane approach.
Signal Warrant Rule #2: [approach volume=49]
FAIL - Approach volume less than 100 for one lane approach.
Signal Warrant Rule #3: [approach count=4][total volume=1594]
SUCCEED - Total volume greater than or equal to 800 for intersection with four or more approaches.

SIGNAL WARRANT DISCLAIMER
This peak hour signal warrant analysis should be considered solely as an "indicator" of the likelihood of an unsignalized intersection warranting a traffic signal in the future. Intersections that exceed this warrant are probably more likely to meet one or more of the other volume based signal warrant (such as the 4-hour or 8-hour warrants).

The peak hour warrant analysis in this report is not intended to replace a rigorous and complete traffic signal warrant analysis by the responsible jurisdiction. Consideration of the other signal warrants, which is beyond the scope of this software, may yield different results.

Peak Hour Volume Signal Warrant Report [Urban]

****

Intersection #2 Sherwood Ave / El Camino Real

****

Future Volume Alternative: Peak Hour Warrant NOT Met

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Stop Sign			Stop Sign			Uncontrolled			Uncontrolled		
Lanes:	0 0 0 0 1			0 0 0 0 1			0 0 2 1 0			0 0 0 1 0		
Initial Vol:	0	0	150	0	0	49	0	479	5	0	901	10

Major Street Volume: 1395
Minor Approach Volume: 150
Minor Approach Volume Threshold: 170

SIGNAL WARRANT DISCLAIMER
This peak hour signal warrant analysis should be considered solely as an "indicator" of the likelihood of an unsignalized intersection warranting a traffic signal in the future. Intersections that exceed this warrant are probably more likely to meet one or more of the other volume based signal warrant (such as the 4-hour or 8-hour warrants).

The peak hour warrant analysis in this report is not intended to replace a rigorous and complete traffic signal warrant analysis by the responsible jurisdiction. Consideration of the other signal warrants, which is beyond the scope of this software, may yield different results.

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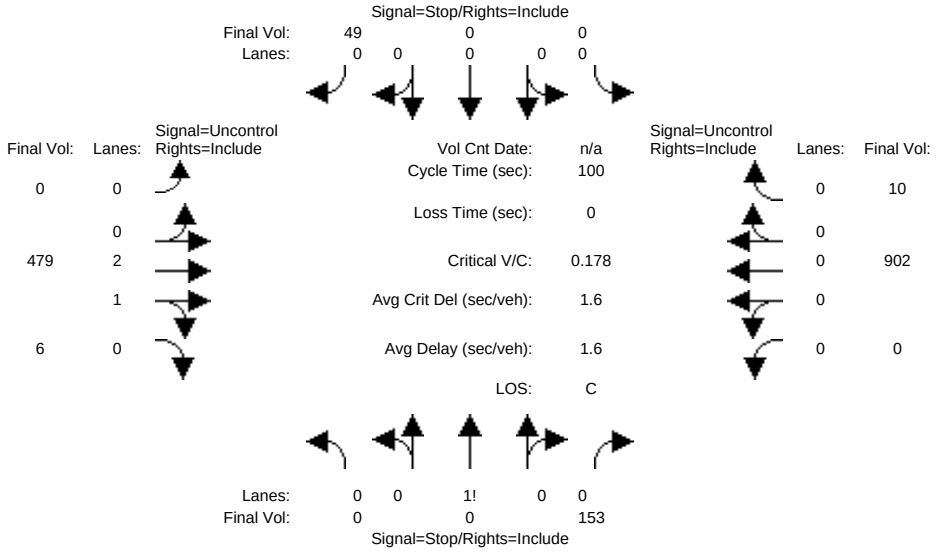
Sherwood Avenue Townhomes
Los Altos, CA
Hexagon Transportation Consultants

Level Of Service Computation Report
2000 HCM Unsignalized (Future Volume Alternative)
Project AM

Intersection #2: Sherwood Ave / El Camino Real



Street Name:	Sherwood Ave						El Camino Real					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Volume Module:												
Base Vol:	0	0	150	0	0	49	0	479	5	0	901	10
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	0	150	0	0	49	0	479	5	0	901	10
Added Vol:	0	0	3	0	0	0	0	0	1	0	1	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	0	153	0	0	49	0	479	6	0	902	10
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	0	153	0	0	49	0	479	6	0	902	10
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
FinalVolume:	0	0	153	0	0	49	0	479	6	0	902	10
Critical Gap Module:												
Critical Gp:	xxxxx	xxxx	6.9	xxxxx	xxxx	6.9	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
FollowUpTim:	xxxxx	xxxx	3.3	xxxxx	xxxx	3.3	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
Capacity Module:												
Cnflict Vol:	xxxx	xxxx	163	xxxx	xxxx	907	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Potent Cap.:	xxxx	xxxx	860	xxxx	xxxx	282	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Move Cap.:	xxxx	xxxx	860	xxxx	xxxx	282	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Volume/Cap:	xxxx	xxxx	0.18	xxxx	xxxx	0.17	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx
Level Of Service Module:												
2Way95thQ:	xxxx	xxxx	0.6	xxxx	xxxx	0.6	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Control Del:	xxxxx	xxxx	10.1	xxxxx	xxxx	20.4	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
LOS by Move:	*	*	B	*	*	C	*	*	*	*	*	*
Movement:	LT	LTR	RT	LT	LTR	RT	LT	LTR	RT	LT	LTR	RT
Shared Cap.:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
SharedQueue:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
Shrd ConDel:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
Shared LOS:	*	*	*	*	*	*	*	*	*	*	*	*
ApproachDel:	10.1			20.4			xxxxxx			xxxxxx		
ApproachLOS:	B			C			*			*		

Note: Queue reported is the number of cars per lane.

Peak Hour Delay Signal Warrant Report

****

Intersection #2 Sherwood Ave / El Camino Real

****

Future Volume Alternative: Peak Hour Warrant NOT Met

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Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Stop Sign			Stop Sign			Uncontrolled			Uncontrolled		
Lanes:	0 0 0 0 1			0 0 0 0 1			0 0 2 1 0			0 0 0 1 0		
Initial Vol:	0	0	153	0	0	49	0	479	6	0	902	10
ApproachDel:	10.1			20.4			xxxxxx			xxxxxx		

Approach[northbound][lanes=1][control=Stop Sign]
Signal Warrant Rule #1: [vehicle-hours=0.4]
FAIL - Vehicle-hours less than 4 for one lane approach.
Signal Warrant Rule #2: [approach volume=153]
SUCCEED - Approach volume greater than or equal to 100 for one lane approach.
Signal Warrant Rule #3: [approach count=4][total volume=1599]
SUCCEED - Total volume greater than or equal to 800 for intersection with four or more approaches.

Approach[southbound][lanes=1][control=Stop Sign]
Signal Warrant Rule #1: [vehicle-hours=0.3]
FAIL - Vehicle-hours less than 4 for one lane approach.
Signal Warrant Rule #2: [approach volume=49]
FAIL - Approach volume less than 100 for one lane approach.
Signal Warrant Rule #3: [approach count=4][total volume=1599]
SUCCEED - Total volume greater than or equal to 800 for intersection with four or more approaches.

SIGNAL WARRANT DISCLAIMER
This peak hour signal warrant analysis should be considered solely as an "indicator" of the likelihood of an unsignalized intersection warranting a traffic signal in the future. Intersections that exceed this warrant are probably more likely to meet one or more of the other volume based signal warrant (such as the 4-hour or 8-hour warrants).

The peak hour warrant analysis in this report is not intended to replace a rigorous and complete traffic signal warrant analysis by the responsible jurisdiction. Consideration of the other signal warrants, which is beyond the scope of this software, may yield different results.

Peak Hour Volume Signal Warrant Report [Urban]

****

Intersection #2 Sherwood Ave / El Camino Real

****

Future Volume Alternative: Peak Hour Warrant NOT Met

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Stop Sign			Stop Sign			Uncontrolled			Uncontrolled		
Lanes:	0 0 0 0 1			0 0 0 0 1			0 0 2 1 0			0 0 0 1 0		
Initial Vol:	0	0	153	0	0	49	0	479	6	0	902	10

Major Street Volume: 1397
Minor Approach Volume: 153
Minor Approach Volume Threshold: 170

SIGNAL WARRANT DISCLAIMER
This peak hour signal warrant analysis should be considered solely as an "indicator" of the likelihood of an unsignalized intersection warranting a traffic signal in the future. Intersections that exceed this warrant are probably more likely to meet one or more of the other volume based signal warrant (such as the 4-hour or 8-hour warrants).

The peak hour warrant analysis in this report is not intended to replace a rigorous and complete traffic signal warrant analysis by the responsible jurisdiction. Consideration of the other signal warrants, which is beyond the scope of this software, may yield different results.

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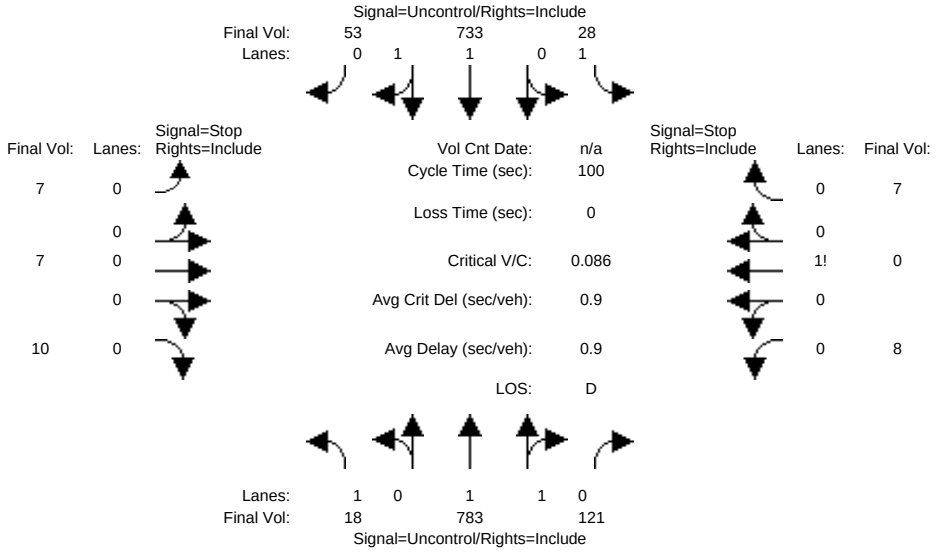
Sherwood Avenue Townhomes
Los Altos, CA
Hexagon Transportation Consultants

Level Of Service Computation Report
2000 HCM Unsignalized (Future Volume Alternative)
Existing AM

Intersection #3: San Antonio Rd / Sherwood Ave



Street Name:	San Antonio Rd						Sherwood Ave					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L -	T -	R	L -	T -	R	L -	T -	R	L -	T -	R
Volume Module:												
Base Vol:	18	783	121	28	733	53	7	7	10	8	0	7
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	18	783	121	28	733	53	7	7	10	8	0	7
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	18	783	121	28	733	53	7	7	10	8	0	7
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	18	783	121	28	733	53	7	7	10	8	0	7
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
FinalVolume:	18	783	121	28	733	53	7	7	10	8	0	7
Critical Gap Module:												
Critical Gp:	4.1	xxxx	xxxxx	4.1	xxxx	xxxxx	7.5	6.5	6.9	7.5	6.5	6.9
FollowUpTim:	2.2	xxxx	xxxxx	2.2	xxxx	xxxxx	3.5	4.0	3.3	3.5	4.0	3.3
Capacity Module:												
Cnflict Vol:	786	xxxx	xxxxx	904	xxxx	xxxxx	1243	1756	393	1306	1722	452
Potent Cap.:	842	xxxx	xxxxx	761	xxxx	xxxxx	133	86	612	120	90	560
Move Cap.:	842	xxxx	xxxxx	761	xxxx	xxxxx	126	81	612	105	85	560
Volume/Cap:	0.02	xxxx	xxxx	0.04	xxxx	xxxx	0.06	0.09	0.02	0.08	0.00	0.01
Level Of Service Module:												
2Way95thQ:	0.1	xxxx	xxxxx	0.1	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Control Del:	9.4	xxxx	xxxxx	9.9	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
LOS by Move:	A	*	*	A	*	*	*	*	*	*	*	*
Movement:	LT -	LTR -	RT	LT -	LTR -	RT	LT -	LTR -	RT	LT -	LTR -	RT
Shared Cap.:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	151	xxxxx	xxxx	169	xxxxx
SharedQueue:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	0.5	xxxxx	xxxxx	0.3	xxxxx
Shrd ConDel:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	33.2	xxxxx	xxxxx	28.3	xxxxx
Shared LOS:	*	*	*	*	*	*	*	D	*	*	D	*
ApproachDel:	xxxxxx			xxxxxx			33.2			28.3		
ApproachLOS:	*			*			D			D		

Note: Queue reported is the number of cars per lane.

Peak Hour Delay Signal Warrant Report

****

Intersection #3 San Antonio Rd / Sherwood Ave

****

Future Volume Alternative: Peak Hour Warrant NOT Met

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Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Uncontrolled			Uncontrolled			Stop Sign			Stop Sign		
Lanes:	1 0	1 1	0	1 0	1 1	0	0 0	1! 0	0	0 0	1! 0	0
Initial Vol:	18	783	121	28	733	53	7	7	10	8	0	7
ApproachDel:	xxxxxx			xxxxxx			33.2			28.3		

Approach[eastbound][lanes=1][control=Stop Sign]
Signal Warrant Rule #1: [vehicle-hours=0.2]
FAIL - Vehicle-hours less than 4 for one lane approach.
Signal Warrant Rule #2: [approach volume=24]
FAIL - Approach volume less than 100 for one lane approach.
Signal Warrant Rule #3: [approach count=4][total volume=1775]
SUCCEED - Total volume greater than or equal to 800 for intersection with four or more approaches.

Approach[westbound][lanes=1][control=Stop Sign]
Signal Warrant Rule #1: [vehicle-hours=0.1]
FAIL - Vehicle-hours less than 4 for one lane approach.
Signal Warrant Rule #2: [approach volume=15]
FAIL - Approach volume less than 100 for one lane approach.
Signal Warrant Rule #3: [approach count=4][total volume=1775]
SUCCEED - Total volume greater than or equal to 800 for intersection with four or more approaches.

SIGNAL WARRANT DISCLAIMER
This peak hour signal warrant analysis should be considered solely as an "indicator" of the likelihood of an unsignalized intersection warranting a traffic signal in the future. Intersections that exceed this warrant are probably more likely to meet one or more of the other volume based signal warrant (such as the 4-hour or 8-hour warrants).

The peak hour warrant analysis in this report is not intended to replace a rigorous and complete traffic signal warrant analysis by the responsible jurisdiction. Consideration of the other signal warrants, which is beyond the scope of this software, may yield different results.

Peak Hour Volume Signal Warrant Report [Urban]

****

Intersection #3 San Antonio Rd / Sherwood Ave

****

Future Volume Alternative: Peak Hour Warrant NOT Met

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Uncontrolled			Uncontrolled			Stop Sign			Stop Sign		
Lanes:	1 0	1 1	0	1 0	1 1	0	0 0	1! 0	0	0 0	1! 0	0
Initial Vol:	18	783	121	28	733	53	7	7	10	8	0	7

Major Street Volume: 1736
Minor Approach Volume: 24
Minor Approach Volume Threshold: 95 [less than minimum of 100]

SIGNAL WARRANT DISCLAIMER
This peak hour signal warrant analysis should be considered solely as an "indicator" of the likelihood of an unsignalized intersection warranting a traffic signal in the future. Intersections that exceed this warrant are probably more likely to meet one or more of the other volume based signal warrant (such as the 4-hour or 8-hour warrants).

The peak hour warrant analysis in this report is not intended to replace a rigorous and complete traffic signal warrant analysis by the responsible jurisdiction. Consideration of the other signal warrants, which is beyond the scope of this software, may yield different results.

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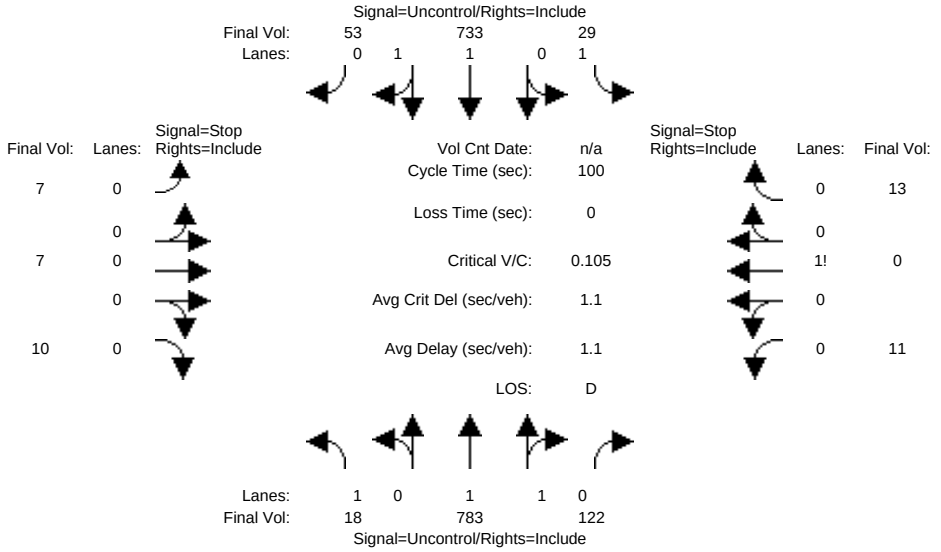
Sherwood Avenue Townhomes
Los Altos, CA
Hexagon Transportation Consultants

Level Of Service Computation Report
2000 HCM Unsignalized (Future Volume Alternative)
Project AM

Intersection #3: San Antonio Rd / Sherwood Ave



Street Name:	San Antonio Rd						Sherwood Ave					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Volume Module:												
Base Vol:	18	783	121	28	733	53	7	7	10	8	0	7
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	18	783	121	28	733	53	7	7	10	8	0	7
Added Vol:	0	0	1	1	0	0	0	0	0	3	0	6
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	18	783	122	29	733	53	7	7	10	11	0	13
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	18	783	122	29	733	53	7	7	10	11	0	13
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
FinalVolume:	18	783	122	29	733	53	7	7	10	11	0	13
Critical Gap Module:												
Critical Gp:	4.1	xxxx	xxxxx	4.1	xxxx	xxxxx	7.5	6.5	6.9	7.5	6.5	6.9
FollowUpTim:	2.2	xxxx	xxxxx	2.2	xxxx	xxxxx	3.5	4.0	3.3	3.5	4.0	3.3
Capacity Module:												
Cnflict Vol:	786	xxxx	xxxxx	905	xxxx	xxxxx	1245	1759	393	1308	1724	453
Potent Cap.:	842	xxxx	xxxxx	760	xxxx	xxxxx	133	86	612	119	90	560
Move Cap.:	842	xxxx	xxxxx	760	xxxx	xxxxx	124	81	612	105	85	560
Volume/Cap:	0.02	xxxx	xxxx	0.04	xxxx	xxxx	0.06	0.09	0.02	0.11	0.00	0.02
Level Of Service Module:												
2Way95thQ:	0.1	xxxx	xxxxx	0.1	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Control Del:	9.4	xxxx	xxxxx	9.9	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
LOS by Move:	A	*	*	A	*	*	*	*	*	*	*	*
Movement:	LT	LTR	RT	LT	LTR	RT	LT	LTR	RT	LT	LTR	RT
Shared Cap.:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	150	xxxxx	xxxx	187	xxxxx
SharedQueue:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	0.6	xxxxx	xxxxx	0.4	xxxxx
Shrd ConDel:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	33.5	xxxxx	xxxxx	27.1	xxxxx
Shared LOS:	*	*	*	*	*	*	*	D	*	*	D	*
ApproachDel:	xxxxxx			xxxxxx			33.5			27.1		
ApproachLOS:	*			*			D			D		

Note: Queue reported is the number of cars per lane.

Peak Hour Delay Signal Warrant Report

****

Intersection #3 San Antonio Rd / Sherwood Ave

****

Future Volume Alternative: Peak Hour Warrant NOT Met

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Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Uncontrolled			Uncontrolled			Stop Sign			Stop Sign		
Lanes:	1 0 1	1	0	1 0 1	1	0	0 0 1!	0	0	0 0 1!	0	0
Initial Vol:	18	783	122	29	733	53	7	7	10	11	0	13
ApproachDel:	xxxxxx			xxxxxx			33.5			27.1		

Approach[eastbound][lanes=1][control=Stop Sign]
Signal Warrant Rule #1: [vehicle-hours=0.2]
FAIL - Vehicle-hours less than 4 for one lane approach.
Signal Warrant Rule #2: [approach volume=24]
FAIL - Approach volume less than 100 for one lane approach.
Signal Warrant Rule #3: [approach count=4][total volume=1786]
SUCCEED - Total volume greater than or equal to 800 for intersection with four or more approaches.

Approach[westbound][lanes=1][control=Stop Sign]
Signal Warrant Rule #1: [vehicle-hours=0.2]
FAIL - Vehicle-hours less than 4 for one lane approach.
Signal Warrant Rule #2: [approach volume=24]
FAIL - Approach volume less than 100 for one lane approach.
Signal Warrant Rule #3: [approach count=4][total volume=1786]
SUCCEED - Total volume greater than or equal to 800 for intersection with four or more approaches.

SIGNAL WARRANT DISCLAIMER
This peak hour signal warrant analysis should be considered solely as an "indicator" of the likelihood of an unsignalized intersection warranting a traffic signal in the future. Intersections that exceed this warrant are probably more likely to meet one or more of the other volume based signal warrant (such as the 4-hour or 8-hour warrants).

The peak hour warrant analysis in this report is not intended to replace a rigorous and complete traffic signal warrant analysis by the responsible jurisdiction. Consideration of the other signal warrants, which is beyond the scope of this software, may yield different results.

Peak Hour Volume Signal Warrant Report [Urban]

****

Intersection #3 San Antonio Rd / Sherwood Ave

****

Future Volume Alternative: Peak Hour Warrant NOT Met

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Uncontrolled			Uncontrolled			Stop Sign			Stop Sign		
Lanes:	1 0 1	1	0	1 0 1	1	0	0 0 1!	0	0	0 0 1!	0	0
Initial Vol:	18	783	122	29	733	53	7	7	10	11	0	13

Major Street Volume: 1738
Minor Approach Volume: 24
Minor Approach Volume Threshold: 94 [less than minimum of 100]

SIGNAL WARRANT DISCLAIMER
This peak hour signal warrant analysis should be considered solely as an "indicator" of the likelihood of an unsignalized intersection warranting a traffic signal in the future. Intersections that exceed this warrant are probably more likely to meet one or more of the other volume based signal warrant (such as the 4-hour or 8-hour warrants).

The peak hour warrant analysis in this report is not intended to replace a rigorous and complete traffic signal warrant analysis by the responsible jurisdiction. Consideration of the other signal warrants, which is beyond the scope of this software, may yield different results.

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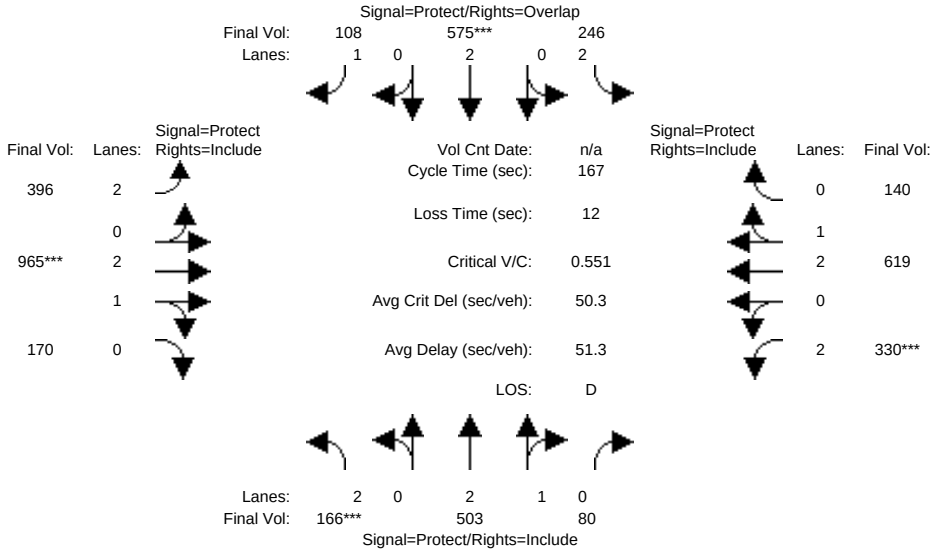
Sherwood Avenue Townhomes
Los Altos, CA
Hexagon Transportation Consultants

Level Of Service Computation Report
2000 HCM Operations (Future Volume Alternative)
Existing PM

Intersection #1: San Antonio Rd / ECR



Street Name:	San Antonio Rd						El Camino Real					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L -	T -	R	L -	T -	R	L -	T -	R	L -	T -	R
Min. Green:	7	10	10	7	10	10	7	10	10	7	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Volume Module:												
Base Vol:	166	503	80	246	575	108	396	965	170	330	619	140
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	166	503	80	246	575	108	396	965	170	330	619	140
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	166	503	80	246	575	108	396	965	170	330	619	140
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	166	503	80	246	575	108	396	965	170	330	619	140
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	166	503	80	246	575	108	396	965	170	330	619	140
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	166	503	80	246	575	108	396	965	170	330	619	140
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.83	0.99	0.95	0.83	1.00	0.92	0.83	0.99	0.95	0.83	0.99	0.95
Lanes:	2.00	2.57	0.43	2.00	2.00	1.00	2.00	2.53	0.47	2.00	2.43	0.57
Final Sat.:	3150	4831	768	3150	3800	1750	3150	4760	839	3150	4566	1033
Capacity Analysis Module:												
Vol/Sat:	0.05	0.10	0.10	0.08	0.15	0.06	0.13	0.20	0.20	0.10	0.14	0.14
Crit Moves:	****				****			****			****	
Green Time:	16.0	35.3	35.3	26.5	45.9	90.7	44.8	61.4	61.4	31.7	48.3	48.3
Volume/Cap:	0.55	0.49	0.49	0.49	0.55	0.11	0.47	0.55	0.55	0.55	0.47	0.47
Delay/Veh:	74.3	58.3	58.3	64.9	52.4	18.6	51.5	42.2	42.2	62.3	49.0	49.0
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	74.3	58.3	58.3	64.9	52.4	18.6	51.5	42.2	42.2	62.3	49.0	49.0
LOS by Move:	E	E	E	E	D	B	D	D	D	E	D	D
HCM2k95thQ:	11	17	17	14	23	6	19	27	27	18	20	20

Note: Queue reported is the number of cars per lane.

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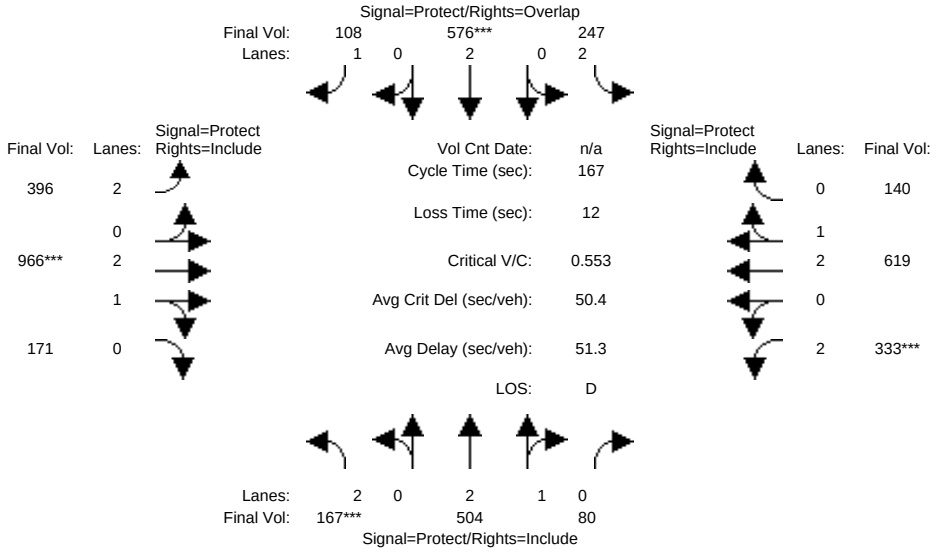
Sherwood Avenue Townhomes
Los Altos, CA
Hexagon Transportation Consultants

Level Of Service Computation Report
2000 HCM Operations (Future Volume Alternative)
Project PM

Intersection #1: San Antonio Rd / ECR



Street Name:	San Antonio Rd						El Camino Real					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	7	10	10	7	10	10	7	10	10	7	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Volume Module:												
Base Vol:	166	503	80	246	575	108	396	965	170	330	619	140
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	166	503	80	246	575	108	396	965	170	330	619	140
Added Vol:	1	1	0	1	1	0	0	1	1	3	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	167	504	80	247	576	108	396	966	171	333	619	140
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	167	504	80	247	576	108	396	966	171	333	619	140
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	167	504	80	247	576	108	396	966	171	333	619	140
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	167	504	80	247	576	108	396	966	171	333	619	140
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.83	0.99	0.95	0.83	1.00	0.92	0.83	0.99	0.95	0.83	0.99	0.95
Lanes:	2.00	2.57	0.43	2.00	2.00	1.00	2.00	2.53	0.47	2.00	2.43	0.57
Final Sat.:	3150	4832	767	3150	3800	1750	3150	4757	842	3150	4566	1033
Capacity Analysis Module:												
Vol/Sat:	0.05	0.10	0.10	0.08	0.15	0.06	0.13	0.20	0.20	0.11	0.14	0.14
Crit Moves:	****				****			****			****	
Green Time:	16.0	35.3	35.3	26.5	45.8	90.6	44.9	61.3	61.3	31.9	48.4	48.4
Volume/Cap:	0.55	0.49	0.49	0.49	0.55	0.11	0.47	0.55	0.55	0.55	0.47	0.47
Delay/Veh:	74.3	58.3	58.3	64.9	52.5	18.7	51.5	42.3	42.3	62.2	49.0	49.0
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	74.3	58.3	58.3	64.9	52.5	18.7	51.5	42.3	42.3	62.2	49.0	49.0
LOS by Move:	E	E	E	E	D	B	D	D	D	E	D	D
HCM2k95thQ:	11	17	17	14	23	6	19	27	27	18	20	20

Note: Queue reported is the number of cars per lane.

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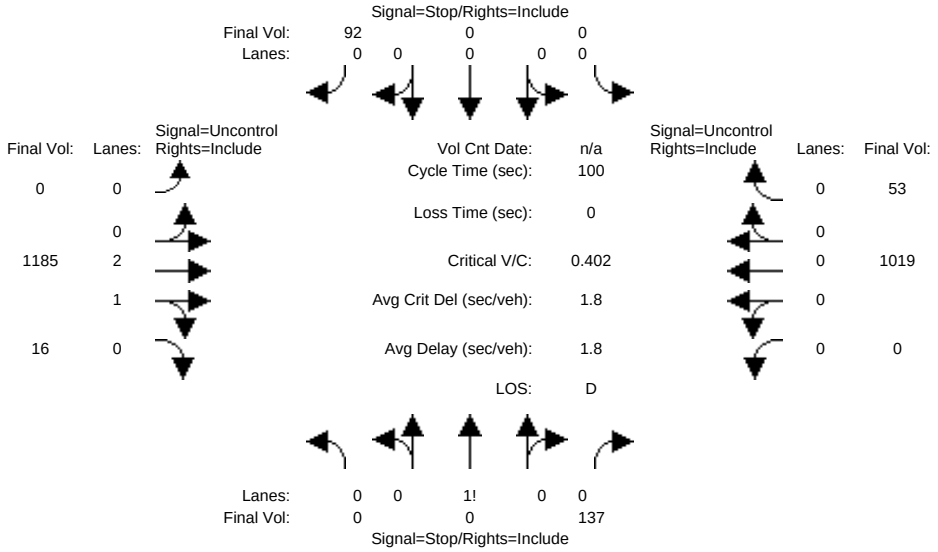
Sherwood Avenue Townhomes
Los Altos, CA
Hexagon Transportation Consultants

Level Of Service Computation Report
2000 HCM Unsignalized (Future Volume Alternative)
Existing PM

Intersection #2: Sherwood Ave / El Camino Real




```
Street Name:            Sherwood Ave                    El Camino Real
Approach:       North Bound      South Bound       East Bound       West Bound
Movement:     L  -  T  -  R    L  -  T  -  R    L  -  T  -  R    L  -  T  -  R
------------|---------------||---------------||---------------||---------------|
Volume Module:
Base Vol:       0    0   137     0    0    92     0 1185    16     0 1019    53
Growth Adj:  1.00 1.00  1.00  1.00 1.00  1.00  1.00 1.00  1.00  1.00 1.00  1.00
Initial Bse:    0    0   137     0    0    92     0 1185    16     0 1019    53
Added Vol:      0    0     0     0    0     0     0    0     0     0    0     0
PasserByVol:    0    0     0     0    0     0     0    0     0     0    0     0
Initial Fut:    0    0   137     0    0    92     0 1185    16     0 1019    53
User Adj:    1.00 1.00  1.00  1.00 1.00  1.00  1.00 1.00  1.00  1.00 1.00  1.00
PHF Adj:     1.00 1.00  1.00  1.00 1.00  1.00  1.00 1.00  1.00  1.00 1.00  1.00
PHF Volume:     0    0   137     0    0    92     0 1185    16     0 1019    53
Reduct Vol:     0    0     0     0    0     0     0    0     0     0    0     0
FinalVolume:    0    0   137     0    0    92     0 1185    16     0 1019    53
------------|---------------||---------------||---------------||---------------|
Critical Gap Module:
Critical Gp:xxxxx xxxx   6.9 xxxxx xxxx   6.9 xxxxx xxxx xxxxx xxxxx xxxx xxxxx
FollowUpTim:xxxxx xxxx   3.3 xxxxx xxxx   3.3 xxxxx xxxx xxxxx xxxxx xxxx xxxxx
------------|---------------||---------------||---------------||---------------|
Capacity Module:
Cnflict Vol: xxxx xxxx   403  xxxx xxxx  1046  xxxx xxxx xxxxx  xxxx xxxx xxxxx
Potent Cap.: xxxx xxxx   603  xxxx xxxx   229  xxxx xxxx xxxxx  xxxx xxxx xxxxx
Move Cap.:   xxxx xxxx   603  xxxx xxxx   229  xxxx xxxx xxxxx  xxxx xxxx xxxxx
Volume/Cap:  xxxx xxxx  0.23  xxxx xxxx  0.40  xxxx xxxx  xxxx  xxxx xxxx  xxxx
------------|---------------||---------------||---------------||---------------|
Level Of Service Module:
2Way95thQ:   xxxx xxxx   0.9  xxxx xxxx   1.8  xxxx xxxx xxxxx  xxxx xxxx xxxxx
Control Del:xxxxx xxxx  12.7 xxxxx xxxx  31.0 xxxxx xxxx xxxxx xxxxx xxxx xxxxx
LOS by Move:    *    *     B     *    *     D     *    *     *     *    *     *
Movement:     LT - LTR - RT    LT - LTR - RT    LT - LTR - RT    LT - LTR - RT
Shared Cap.: xxxx xxxx xxxxx  xxxx xxxx xxxxx  xxxx xxxx xxxxx  xxxx xxxx xxxxx
SharedQueue:xxxxx xxxx xxxxx xxxxx xxxx xxxxx xxxxx xxxx xxxxx xxxxx xxxx xxxxx
Shrd ConDel:xxxxx xxxx xxxxx xxxxx xxxx xxxxx xxxxx xxxx xxxxx xxxxx xxxx xxxxx
Shared LOS:     *    *     *     *    *     *     *    *     *     *    *     *
ApproachDel:      12.7             31.0           xxxxxx           xxxxxx
ApproachLOS:         B                D                *                *
Note: Queue reported is the number of cars per lane.
```

Peak Hour Delay Signal Warrant Report

```
********************************************************************************
Intersection #2 Sherwood Ave / El Camino Real
********************************************************************************
Future Volume Alternative: Peak Hour Warrant NOT Met
```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Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Stop Sign			Stop Sign			Uncontrolled			Uncontrolled		
Lanes:	0 0 0 0 1			0 0 0 0 1			0 0 2 1 0			0 0 0 1 0		
Initial Vol:	0	0	137	0	0	92	0	1185	16	0	1019	53
ApproachDel:	12.7			31.0			xxxxxx			xxxxxx		

Approach[northbound][lanes=1][control=Stop Sign]
Signal Warrant Rule #1: [vehicle-hours=0.5]
FAIL - Vehicle-hours less than 4 for one lane approach.
Signal Warrant Rule #2: [approach volume=137]
SUCCEED - Approach volume greater than or equal to 100 for one lane approach.
Signal Warrant Rule #3: [approach count=4][total volume=2502]
SUCCEED - Total volume greater than or equal to 800 for intersection with four or more approaches.

Approach[southbound][lanes=1][control=Stop Sign]
Signal Warrant Rule #1: [vehicle-hours=0.8]
FAIL - Vehicle-hours less than 4 for one lane approach.
Signal Warrant Rule #2: [approach volume=92]
FAIL - Approach volume less than 100 for one lane approach.
Signal Warrant Rule #3: [approach count=4][total volume=2502]
SUCCEED - Total volume greater than or equal to 800 for intersection with four or more approaches.

SIGNAL WARRANT DISCLAIMER
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Peak Hour Volume Signal Warrant Report [Urban]

****

Intersection #2 Sherwood Ave / El Camino Real

****

Future Volume Alternative: Peak Hour Warrant Met

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Stop Sign			Stop Sign			Uncontrolled			Uncontrolled		
Lanes:	0 0 0 0 1			0 0 0 0 1			0 0 2 1 0			0 0 0 1 0		
Initial Vol:	0	0	137	0	0	92	0	1185	16	0	1019	53

Major Street Volume: 2273
Minor Approach Volume: 137
Minor Approach Volume Threshold: 2 [less than minimum of 100]

SIGNAL WARRANT DISCLAIMER
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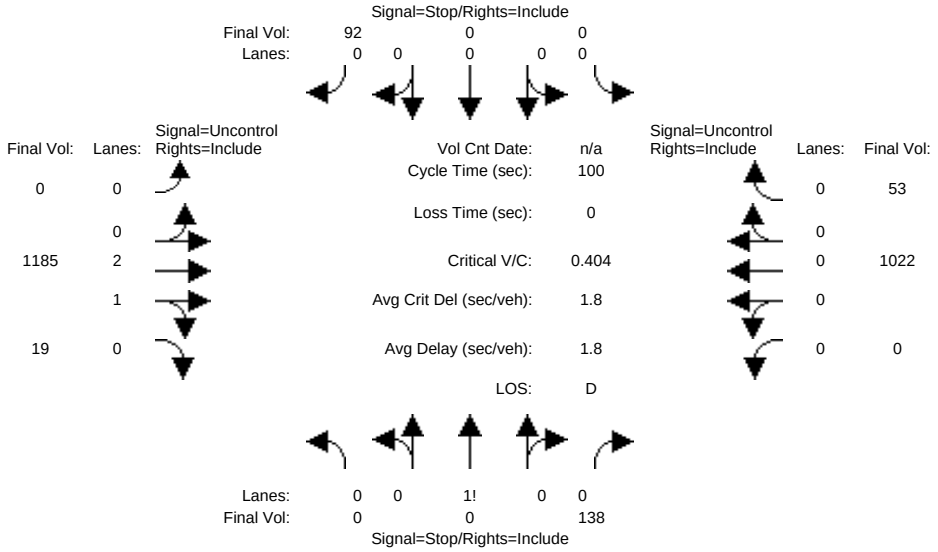
Sherwood Avenue Townhomes
Los Altos, CA
Hexagon Transportation Consultants

Level Of Service Computation Report
2000 HCM Unsignalized (Future Volume Alternative)
Project PM

Intersection #2: Sherwood Ave / El Camino Real



Street Name:	Sherwood Ave						El Camino Real					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Volume Module:												
Base Vol:	0	0	137	0	0	92	0	1185	16	0	1019	53
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	0	137	0	0	92	0	1185	16	0	1019	53
Added Vol:	0	0	1	0	0	0	0	0	3	0	3	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	0	138	0	0	92	0	1185	19	0	1022	53
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	0	138	0	0	92	0	1185	19	0	1022	53
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
FinalVolume:	0	0	138	0	0	92	0	1185	19	0	1022	53
Critical Gap Module:												
Critical Gp:	xxxxx	xxxx	6.9	xxxxx	xxxx	6.9	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
FollowUpTim:	xxxxx	xxxx	3.3	xxxxx	xxxx	3.3	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
Capacity Module:												
Cnflict Vol:	xxxx	xxxx	405	xxxx	xxxx	1049	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Potent Cap.:	xxxx	xxxx	601	xxxx	xxxx	228	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Move Cap.:	xxxx	xxxx	601	xxxx	xxxx	228	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Volume/Cap:	xxxx	xxxx	0.23	xxxx	xxxx	0.40	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx
Level Of Service Module:												
2Way95thQ:	xxxx	xxxx	0.9	xxxx	xxxx	1.8	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Control Del:	xxxxx	xxxx	12.8	xxxxx	xxxx	31.2	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
LOS by Move:	*	*	B	*	*	D	*	*	*	*	*	*
Movement:	LT	LTR	RT	LT	LTR	RT	LT	LTR	RT	LT	LTR	RT
Shared Cap.:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
SharedQueue:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
Shrd ConDel:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
Shared LOS:	*	*	*	*	*	*	*	*	*	*	*	*
ApproachDel:	12.8			31.2			xxxxxx			xxxxxx		
ApproachLOS:	B			D			*			*		

Note: Queue reported is the number of cars per lane.

Peak Hour Delay Signal Warrant Report

****

Intersection #2 Sherwood Ave / El Camino Real

****

Future Volume Alternative: Peak Hour Warrant NOT Met

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Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Stop Sign			Stop Sign			Uncontrolled			Uncontrolled		
Lanes:	0 0 0 0 1			0 0 0 0 1			0 0 2 1 0			0 0 0 1 0		
Initial Vol:	0	0	138	0	0	92	0	1185	19	0	1022	53
ApproachDel:	12.8			31.2			xxxxxx			xxxxxx		

Approach[northbound][lanes=1][control=Stop Sign]
Signal Warrant Rule #1: [vehicle-hours=0.5]
FAIL - Vehicle-hours less than 4 for one lane approach.
Signal Warrant Rule #2: [approach volume=138]
SUCCEED - Approach volume greater than or equal to 100 for one lane approach.
Signal Warrant Rule #3: [approach count=4][total volume=2509]
SUCCEED - Total volume greater than or equal to 800 for intersection with four or more approaches.

Approach[southbound][lanes=1][control=Stop Sign]
Signal Warrant Rule #1: [vehicle-hours=0.8]
FAIL - Vehicle-hours less than 4 for one lane approach.
Signal Warrant Rule #2: [approach volume=92]
FAIL - Approach volume less than 100 for one lane approach.
Signal Warrant Rule #3: [approach count=4][total volume=2509]
SUCCEED - Total volume greater than or equal to 800 for intersection with four or more approaches.

SIGNAL WARRANT DISCLAIMER
This peak hour signal warrant analysis should be considered solely as an "indicator" of the likelihood of an unsignalized intersection warranting a traffic signal in the future. Intersections that exceed this warrant are probably more likely to meet one or more of the other volume based signal warrant (such as the 4-hour or 8-hour warrants).

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Peak Hour Volume Signal Warrant Report [Urban]

****

Intersection #2 Sherwood Ave / El Camino Real

****

Future Volume Alternative: Peak Hour Warrant Met

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Stop Sign			Stop Sign			Uncontrolled			Uncontrolled		
Lanes:	0 0 0 0 1			0 0 0 0 1			0 0 2 1 0			0 0 0 1 0		
Initial Vol:	0	0	138	0	0	92	0	1185	19	0	1022	53

Major Street Volume: 2279
Minor Approach Volume: 138
Minor Approach Volume Threshold: 1 [less than minimum of 100]

SIGNAL WARRANT DISCLAIMER
This peak hour signal warrant analysis should be considered solely as an "indicator" of the likelihood of an unsignalized intersection warranting a traffic signal in the future. Intersections that exceed this warrant are probably more likely to meet one or more of the other volume based signal warrant (such as the 4-hour or 8-hour warrants).

The peak hour warrant analysis in this report is not intended to replace a rigorous and complete traffic signal warrant analysis by the responsible jurisdiction. Consideration of the other signal warrants, which is beyond the scope of this software, may yield different results.

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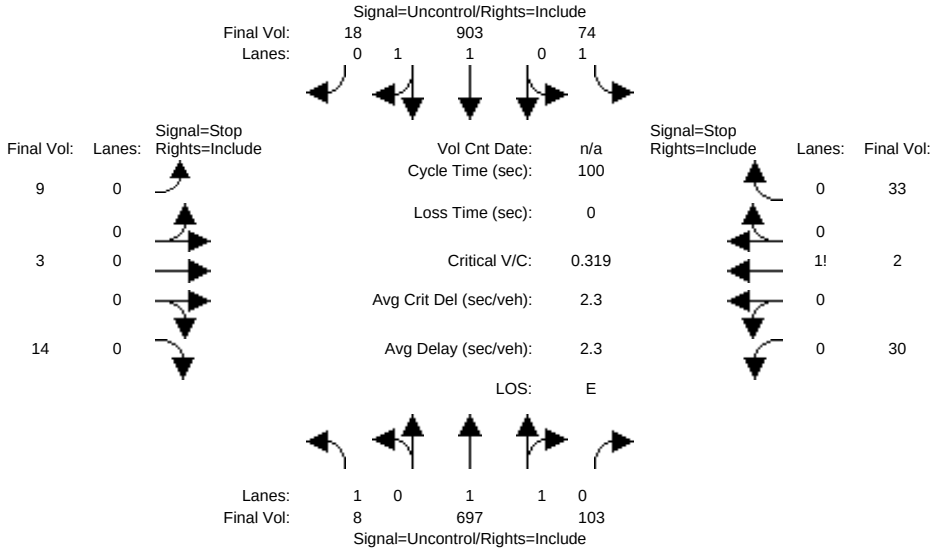
Sherwood Avenue Townhomes
Los Altos, CA
Hexagon Transportation Consultants

Level Of Service Computation Report
2000 HCM Unsignalized (Future Volume Alternative)
Existing PM

Intersection #3: San Antonio Rd / Sherwood Ave



Street Name:	San Antonio Rd						Sherwood Ave					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Volume Module:												
Base Vol:	8	697	103	74	903	18	9	3	14	30	2	33
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	8	697	103	74	903	18	9	3	14	30	2	33
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	8	697	103	74	903	18	9	3	14	30	2	33
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	8	697	103	74	903	18	9	3	14	30	2	33
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
FinalVolume:	8	697	103	74	903	18	9	3	14	30	2	33
Critical Gap Module:												
Critical Gp:	4.1	xxxx	xxxxx	4.1	xxxx	xxxxx	7.5	6.5	6.9	7.5	6.5	6.9
FollowUpTim:	2.2	xxxx	xxxxx	2.2	xxxx	xxxxx	3.5	4.0	3.3	3.5	4.0	3.3
Capacity Module:												
Cnflict Vol:	921	xxxx	xxxxx	800	xxxx	xxxxx	1426	1876	461	1366	1834	400
Potent Cap.:	750	xxxx	xxxxx	832	xxxx	xxxxx	98	72	553	108	77	605
Move Cap.:	750	xxxx	xxxxx	832	xxxx	xxxxx	83	65	553	94	69	605
Volume/Cap:	0.01	xxxx	xxxx	0.09	xxxx	xxxx	0.11	0.05	0.03	0.32	0.03	0.05
Level Of Service Module:												
2Way95thQ:	0.0	xxxx	xxxxx	0.3	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Control Del:	9.9	xxxx	xxxxx	9.7	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
LOS by Move:	A	*	*	A	*	*	*	*	*	*	*	*
Movement:	LT	LTR	RT	LT	LTR	RT	LT	LTR	RT	LT	LTR	RT
Shared Cap.:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	145	xxxxx	xxxx	161	xxxxx
SharedQueue:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	0.6	xxxxx	xxxxx	1.8	xxxxx
Shrd ConDel:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	35.1	xxxxx	xxxxx	41.6	xxxxx
Shared LOS:	*	*	*	*	*	*	*	E	*	*	E	*
ApproachDel:	xxxxxx			xxxxxx			35.1			41.6		
ApproachLOS:	*			*			E			E		

Note: Queue reported is the number of cars per lane.

Peak Hour Delay Signal Warrant Report

****

Intersection #3 San Antonio Rd / Sherwood Ave

****

Future Volume Alternative: Peak Hour Warrant NOT Met

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Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Uncontrolled			Uncontrolled			Stop Sign			Stop Sign		
Lanes:	1 0 1	1 0		1 0 1	1 0		0 0 1!	0 0		0 0 1!	0 0	
Initial Vol:	8	697	103	74	903	18	9	3	14	30	2	33
ApproachDel:	xxxxxx			xxxxxx			35.1			41.6		

Approach[eastbound][lanes=1][control=Stop Sign]
Signal Warrant Rule #1: [vehicle-hours=0.3]
FAIL - Vehicle-hours less than 4 for one lane approach.
Signal Warrant Rule #2: [approach volume=26]
FAIL - Approach volume less than 100 for one lane approach.
Signal Warrant Rule #3: [approach count=4][total volume=1894]
SUCCEED - Total volume greater than or equal to 800 for intersection with four or more approaches.

Approach[westbound][lanes=1][control=Stop Sign]
Signal Warrant Rule #1: [vehicle-hours=0.8]
FAIL - Vehicle-hours less than 4 for one lane approach.
Signal Warrant Rule #2: [approach volume=65]
FAIL - Approach volume less than 100 for one lane approach.
Signal Warrant Rule #3: [approach count=4][total volume=1894]
SUCCEED - Total volume greater than or equal to 800 for intersection with four or more approaches.

SIGNAL WARRANT DISCLAIMER
This peak hour signal warrant analysis should be considered solely as an "indicator" of the likelihood of an unsignalized intersection warranting a traffic signal in the future. Intersections that exceed this warrant are probably more likely to meet one or more of the other volume based signal warrant (such as the 4-hour or 8-hour warrants).

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Peak Hour Volume Signal Warrant Report [Urban]

****

Intersection #3 San Antonio Rd / Sherwood Ave

****

Future Volume Alternative: Peak Hour Warrant NOT Met

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Uncontrolled			Uncontrolled			Stop Sign			Stop Sign		
Lanes:	1 0 1	1 0		1 0 1	1 0		0 0 1!	0 0		0 0 1!	0 0	
Initial Vol:	8	697	103	74	903	18	9	3	14	30	2	33

Major Street Volume: 1803
Minor Approach Volume: 65
Minor Approach Volume Threshold: 82 [less than minimum of 100]

SIGNAL WARRANT DISCLAIMER
This peak hour signal warrant analysis should be considered solely as an "indicator" of the likelihood of an unsignalized intersection warranting a traffic signal in the future. Intersections that exceed this warrant are probably more likely to meet one or more of the other volume based signal warrant (such as the 4-hour or 8-hour warrants).

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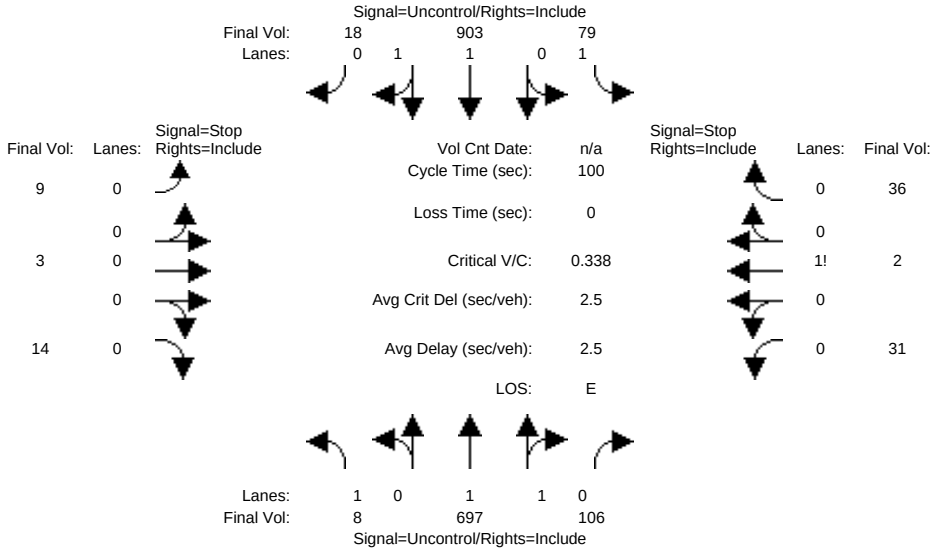
Sherwood Avenue Townhomes
Los Altos, CA
Hexagon Transportation Consultants

Level Of Service Computation Report
2000 HCM Unsignalized (Future Volume Alternative)
Project PM

Intersection #3: San Antonio Rd / Sherwood Ave



Street Name:	San Antonio Rd						Sherwood Ave					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Volume Module:												
Base Vol:	8	697	103	74	903	18	9	3	14	30	2	33
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	8	697	103	74	903	18	9	3	14	30	2	33
Added Vol:	0	0	3	5	0	0	0	0	0	1	0	3
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	8	697	106	79	903	18	9	3	14	31	2	36
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	8	697	106	79	903	18	9	3	14	31	2	36
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
FinalVolume:	8	697	106	79	903	18	9	3	14	31	2	36
Critical Gap Module:												
Critical Gp:	4.1	xxxx	xxxxx	4.1	xxxx	xxxxx	7.5	6.5	6.9	7.5	6.5	6.9
FollowUpTim:	2.2	xxxx	xxxxx	2.2	xxxx	xxxxx	3.5	4.0	3.3	3.5	4.0	3.3
Capacity Module:												
Cnflict Vol:	921	xxxx	xxxxx	803	xxxx	xxxxx	1436	1889	461	1377	1845	402
Potent Cap.:	750	xxxx	xxxxx	830	xxxx	xxxxx	96	71	553	106	76	604
Move Cap.:	750	xxxx	xxxxx	830	xxxx	xxxxx	81	64	553	92	68	604
Volume/Cap:	0.01	xxxx	xxxx	0.10	xxxx	xxxx	0.11	0.05	0.03	0.34	0.03	0.06
Level Of Service Module:												
2Way95thQ:	0.0	xxxx	xxxxx	0.3	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Control Del:	9.9	xxxx	xxxxx	9.8	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
LOS by Move:	A	*	*	A	*	*	*	*	*	*	*	*
Movement:	LT	LTR	RT	LT	LTR	RT	LT	LTR	RT	LT	LTR	RT
Shared Cap.:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	142	xxxxx	xxxx	161	xxxxx
SharedQueue:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	0.6	xxxxx	xxxxx	1.9	xxxxx
Shrd ConDel:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	36.0	xxxxx	xxxxx	43.0	xxxxx
Shared LOS:	*	*	*	*	*	*	*	E	*	*	E	*
ApproachDel:	xxxxxx			xxxxxx			36.0			43.0		
ApproachLOS:	*			*			E			E		

Note: Queue reported is the number of cars per lane.

Peak Hour Delay Signal Warrant Report

****

Intersection #3 San Antonio Rd / Sherwood Ave

****

Future Volume Alternative: Peak Hour Warrant NOT Met

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Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Uncontrolled			Uncontrolled			Stop Sign			Stop Sign		
Lanes:	1 0 1	1 0		1 0 1	1 0		0 0 1!	0 0		0 0 1!	0 0	
Initial Vol:	8	697	106	79	903	18	9	3	14	31	2	36
ApproachDel:	xxxxxx			xxxxxx			36.0			43.0		

Approach[eastbound][lanes=1][control=Stop Sign]
Signal Warrant Rule #1: [vehicle-hours=0.3]
FAIL - Vehicle-hours less than 4 for one lane approach.
Signal Warrant Rule #2: [approach volume=26]
FAIL - Approach volume less than 100 for one lane approach.
Signal Warrant Rule #3: [approach count=4][total volume=1906]
SUCCEED - Total volume greater than or equal to 800 for intersection with four or more approaches.

Approach[westbound][lanes=1][control=Stop Sign]
Signal Warrant Rule #1: [vehicle-hours=0.8]
FAIL - Vehicle-hours less than 4 for one lane approach.
Signal Warrant Rule #2: [approach volume=69]
FAIL - Approach volume less than 100 for one lane approach.
Signal Warrant Rule #3: [approach count=4][total volume=1906]
SUCCEED - Total volume greater than or equal to 800 for intersection with four or more approaches.

SIGNAL WARRANT DISCLAIMER
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Peak Hour Volume Signal Warrant Report [Urban]

****

Intersection #3 San Antonio Rd / Sherwood Ave

****

Future Volume Alternative: Peak Hour Warrant NOT Met

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Uncontrolled			Uncontrolled			Stop Sign			Stop Sign		
Lanes:	1 0 1	1 0		1 0 1	1 0		0 0 1!	0 0		0 0 1!	0 0	
Initial Vol:	8	697	106	79	903	18	9	3	14	31	2	36

Major Street Volume: 1811
Minor Approach Volume: 69
Minor Approach Volume Threshold: 80 [less than minimum of 100]

SIGNAL WARRANT DISCLAIMER
This peak hour signal warrant analysis should be considered solely as an "indicator" of the likelihood of an unsignalized intersection warranting a traffic signal in the future. Intersections that exceed this warrant are probably more likely to meet one or more of the other volume based signal warrant (such as the 4-hour or 8-hour warrants).

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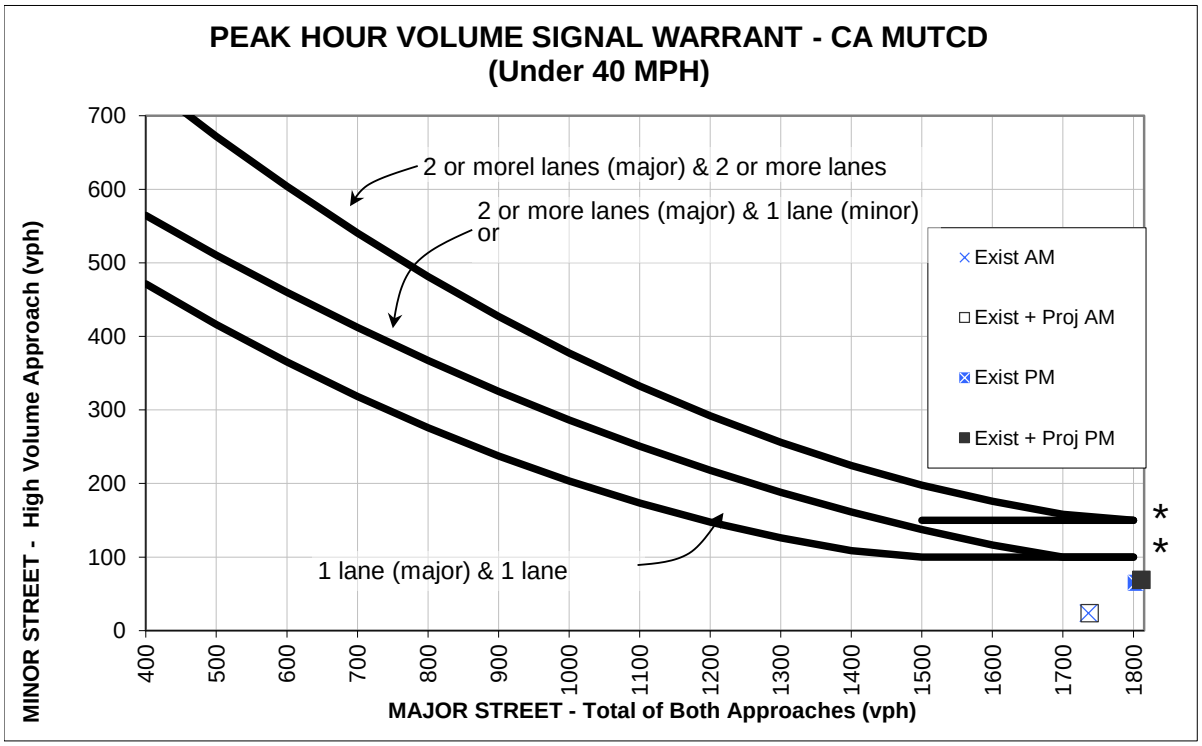
Appendix C

Signal Warrant Analysis

San Antonio Road and Sherwood Avenue



* NOTE: 150 vph applies as the lower threshold volume for a minor street approach with 2 or more lanes and 100 vph applies as the lower threshold volume for a minor street approach with 1 lane.

Peak Hour Volume Warrant Per 2014 MUTCD- Under 40 MPH

		Approach Lanes		*Exist AM*	*Exist + Proj AM*
		One	2 or More		
Major Street - Both Approaches	San Antonio Rd		x	1736	1738
Minor Street - Highest Approach	Sherwood Ave	x		24	24
		Warrant Met?		NO	NO

		Approach Lanes		*Exist PM*	*Exist + Proj PM*
		One	2 or More		
Major Street - Both Approaches	San Antonio Rd		x	1803	1811
Minor Street - Highest Approach	Sherwood Ave	x		65	69
		Warrant Met?		NO	NO

ADMINISTRATIVE DRAFT MEMORANDUM

Date	July 28, 2026
To	Brittany Whitehill, Senior Planner, City of Los Altos
From	Maria Kisyova, Project Manager Kristy Weis, Principal Project Manager
Subject	966 Sherwood Avenue Residential Project – AB 130 Statutory Exemption Qualification

I. Background and Purpose

David J. Powers & Associates, Inc. was retained by the City of Los Altos to prepare an Assembly Bill (AB) 130 Statutory Exemption Qualification memorandum. AB 130 exempts qualifying housing projects from the provisions of the California Environmental Quality Act (CEQA). AB 130 became effective on June 30, 2025 and has been codified in Public Resources Code (PRC) Section 21080.66.

The purpose of this memorandum is to provide substantial evidence documenting whether the proposed project meets the conditions and requirements for a statutory exemption pursuant to AB 130/PRC Section 21080.66.

II. Project Location and General Plan and Zoning Designations

The approximately 1.4-acre project site is made up of six noncontiguous lots, in the City of Los Altos. Refer to Figure 1 for an aerial map of the project site and surrounding land uses. In this document, for ease of reference, Sherwood Avenue is considered south of the site, El Camino Real is considered east of the site, and North San Antonio Road is considered north of the project site. Acacia Avenue bisects the two lots. Lot 1 (located at 994 Acacia Avenue) is approximately 0.31 acre and situated at the northeast corner where Acacia Avenue and an alleyway intersect (Assessor's Parcel Number [APN] 170-01-047). Lot 2 (located at 966 Sherwood Avenue, 987 Acacia Avenue, 988 Sherwood Avenue, 1005 Acacia Avenue, and 994 Sherwood Avenue) is approximately 1.09 acres and located south of Lot 1 in between Acacia Avenue and Sherwood Avenue (APNs 170-01-044, 170-01-043, 170-01-042, 170-01-045, and 170-01-086).

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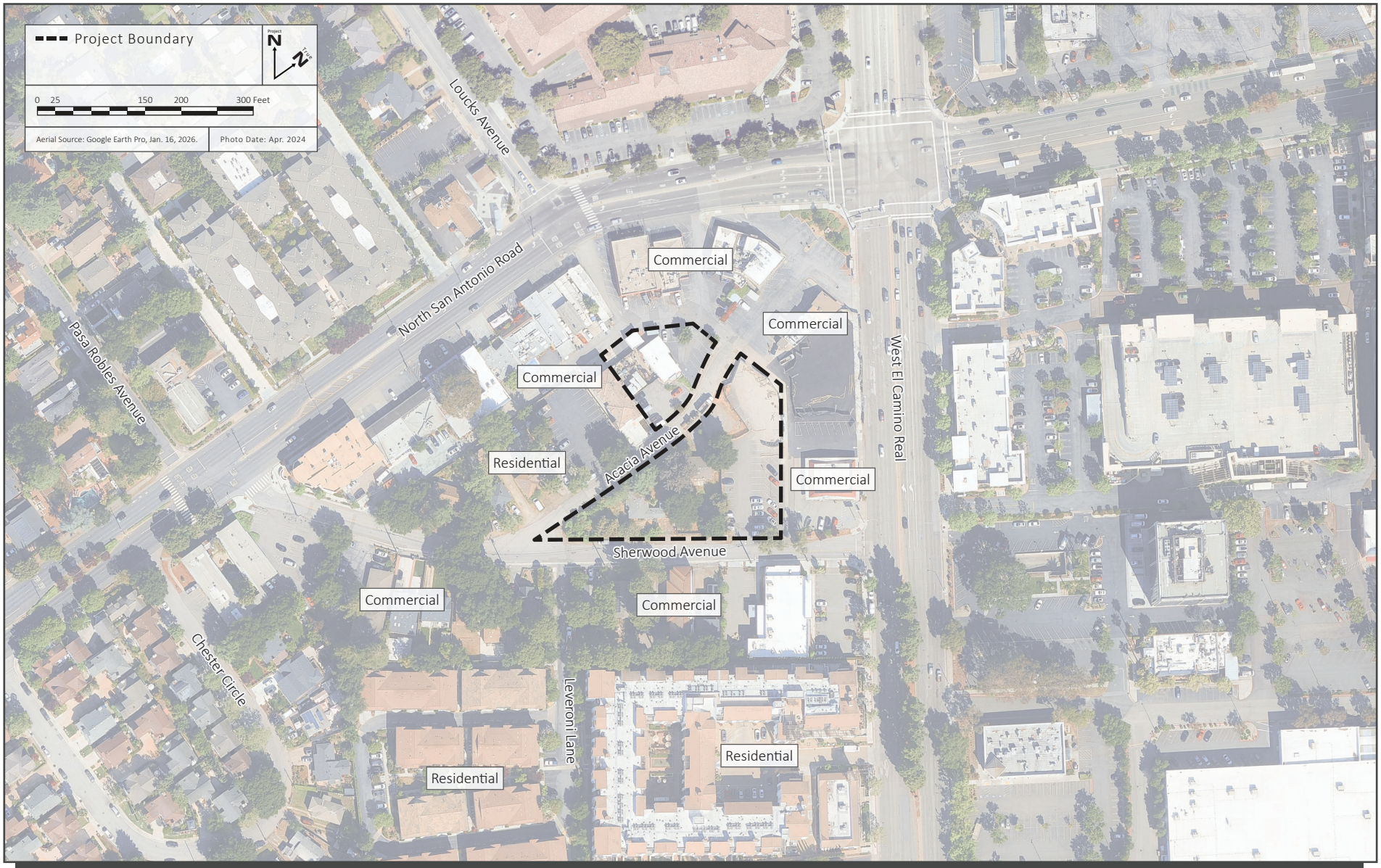

AERIAL PHOTO OF PROJECT SITE AND SURROUNDING LAND USES | FIGURE 1

The project site has a land use designation of Commercial Thoroughfare (CT). The CT designation allows for retail, service, and small office uses that typically reply on vehicle traffic and serve the City and/or regional market. Mixed-use developments and affordable residences are allowed along the El Camino Real Corridor.[1]

In 2025 the Sherwood Specific Plan (which encompassed the project) was rescinded, and the site's zoning was amended from Commercial Neighborhood (CN) to CT.[2] The project applicant submitted a preliminary application under the Housing Crisis Act of 2019 (Senate Bill [SB] 330) on May 28, 2025 (prior to the rezoning), vesting the development standards in effect at the time. Therefore, the project is being considered under the previous zoning designation of CN pursuant to SB 330. The CN zoning district allows mixed uses of commercial and residential developments that retain and preserve the pedestrian-scale neighborhood character of the area. Allowed uses include the following: office-administrative services located above the ground floor, office-administered services located on the ground floor on Sherwood Avenue, parking spaces and loading areas, small collection facilities, restaurants (excluding drive-through services), retail and personal service establishments, medical and dental office (less than 5,000 square feet), and mixed-use developments with a floor area of 20 to 33 percent non-residential uses.[3]

Lot 1 is currently developed with a single-story commercial building, an enclosed outdoor area, and surface parking lot. Lot 2 includes two single-story, single-family residences. Surrounding land uses include commercial to the north, east, and south, and single-family residences to the west.

III. Project Description

The proposed project would demolish the existing improvements and redevelop the project site with seven buildings containing a total of 33 townhouse units, five of which would be below market rate (BMR). A site plan is shown on Figure 2.

One BMR residential unit would be designated for low-income households and the remaining four BMR units would be designated for moderate income households. The project would result in a residential density of 30 dwelling units per acre (du/ac). Since the project would include BMR units, it qualifies for the State Density Bonus Law (Government Code Section 65915), which allows developers to request waivers and/or concessions from development standards.

The project is seeking one concession related to the bedroom count of the proposed affordable units, as compared to the market rate units. Additionally, the project seeks the following 10 waivers from development standards:

1. Elimination of required commercial floor area.

[1] City of Los Altos. *Los Altos General Plan 2002-2020*. Land Use Element. Page 6.
[2] Refer to City of Los Altos Ordinance No. 2025-532.
[3] Refer to City of Los Altos Municipal Code Chapter 14.40.

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2. Reduced rear setback of five feet in lieu of the required 20-foot rear setback.
3. Elimination of the required five-foot third-story step-back.
4. Modification of required façade recesses and articulation for façades exceeding 75 feet in length.
5. Reduction of required ground-level open space within setback areas.
6. Elimination of the requirement for the ground floor to be 12 inches taller than upper floors.
7. Elimination of the required three-inch window recess.
8. Alternative primary entrance orientation in lieu of entrances facing a public street.
9. Elimination of the required loading zone.
10. Modification of pedestrian-scaled entrance feature requirements at all building entrances.

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Source: SDG Architects, Inc., November 17, 2025.

PROJECT SITE PLAN AND LANDSCAPING | FIGURE 2

The proposed townhouses would be three-stories with a private garage (either one- or two-car garages) on the first floor and the residential living areas on all three stories. Depending on the unit type, the number of rooms in each townhouse would range from three to five bedrooms. The total floor area of all the proposed townhouses would equate to approximately 71,068 square feet. The proposed buildings would reach a maximum height of 36.5 feet.

Vehicular access to the project 1 would be accessible via North San Antonio Road, Sherwood Avenue, and Acacia Avenue. A total of 64 vehicle parking spaces (two surface spaces and 62 garage parking spaces) and 54 bicycle parking spaces (four short-term spaces and 50 long-term spaces in the garages) would be provided.

The proposed project would construct new connections to existing domestic water, fire water, sanitary sewer, and gas lines in Sherwood Avenue and in the alleyways along the eastern and northern boundaries of the site. New transformers would be located at the northern corner of Lot 1, and on Lot 2, along the Acacia Avenue frontage, adjacent to the surface parking. In addition, a new bulb out would be constructed at the southwestern corner of Lot 2 at the intersection of Sherwood Avenue and Acacia Avenue. The project would also upgrade the existing streetlight, sidewalk, and landscaping at the intersection of Sherwood Avenue and Acacia Avenue.

IV. AB 130 Qualification

AB 130 includes specific conditions and requirements that must be met for a project to be exempt from CEQA. The project's conformance with each of the eligibility conditions for housing projects under AB 130 are discussed in detail in Table 1 below. The project's conformance with each requirement under AB 130 are discussed in detail in Table 2 below.

Table 1: Project Qualification with AB 130 Conditions

Statutory Exemption Condition	Does the Project Meet this Condition?			Analysis
	Yes	No	N/A	
1. The project meets the definition of a "housing development project" pursuant to Government Code Sections 65905.5(b) and 65589.5(h)(2). [PRC Section 21080.66(a)]	☒	☐	☐	As noted in Section II, the project consists of the development of seven buildings containing 33 townhouse units. Therefore, the project is consistent with this condition.
2. The project is within the appropriate maximum lot size (i.e., 20 acres or less). [PRC Section 21080.66 (a)(1)]	☒	☐	☐	As noted in Section II, the project site is 1.4 acres in size, which is below the 20-acre maximum lot size condition for projects pursued under AB 130. Therefore, the project is consistent with this condition.

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Statutory Exemption Condition	Does the Project Meet this Condition?			Analysis
	Yes	No	N/A	
3. The project is located in an incorporated municipality or urban area. [PRC Section 21080.66 (a) (2)]	☒	☐	☐	The project site is located within the City of Los Altos city limits. Therefore, the project is consistent with this condition.
4. The project site meets the criteria for previous development on or surrounding the site. [PRC Section 21080.66 (a) (3)]	☒	☐	☐	The project site is currently developed with a single-story commercial building, enclosed outdoor area, and surface parking lot on Lot 1, and two single-family residences on Lot 2. The site is generally bounded by Sherwood Avenue, El Camino Real, and North San Antonio Road, and the two lots are bisected by Acacia Avenue. Surrounding land uses include commercial to the north, east, and south, and single-family to the west. The project site is located in an area of Los Altos where at least 75 percent of the area within one-quarter mile radius of the site is developed with urban uses. Therefore, the project is consistent with this condition.
5. The project is consistent with the existing General Plan or Zoning for the site. [PRC Section 21080.66 (a) (4)]	☒	☐	☐	As noted in Section II, the project site has a General Plan land use designation of CT and the project is being considered under the CN zoning designation. Under the CT General Plan land use designation, mixed-use developments and affordable residences are allowed along the El Camino Real Corridor – which the project site is located within.[4] As discussed in Section II, the proposed project includes BMR units; therefore, the project is consistent with the CT designation. The CN zoning district allows mixed uses of commercial and residential developments. Per Section 14.40.030 of the Los Altos Municipal Code, the CN district also permits uses that are determined by the zoning administrator to be of the same general character.[5] The proposed residential use is allowed by the CN zoning district and the City considers this project to be of the same general character as the surrounding area (including the two- to four-story residential uses located north and south of the project site). The project would comply with all the development standards in the CN zoning

[4] City of Los Altos. *Los Altos General Plan 2002-2020: Land Use Element.* November 2002. Page 9.
[5] City of Los Altos. "Los Altos Municipal Code: Chapter 14.40 – CN Commercial Neighborhood District." Accessed January 28, 2026. https://library.municode.com/ca/los_altos/codes/code_of_ordinances?nodeId=TIT14ZO_CH14.40CNCONEDI.

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Statutory Exemption Condition	Does the Project Meet this Condition? Yes	No	N/A	Analysis
				district with a few exceptions. As discussed in Section II, the project seeks waivers to deviate from various setback requirements as well as the 20 percent minimum commercial space requirement for the CN zoning district. Since the project qualifies for the State Density Bonus Law, these waivers are allowed and the project is consistent with the CN zoning district [PRC 21080.66 (a) (4) (C)]. For the reasons discussed above, the project is consistent with this condition.
6. The project includes at least 15 dwelling units per acre. [PRC Section 21080.66 (a) (5)]	☒	☐	☐	As discussed in Section II, the project proposes development of a 33-unit residential building on a 1.4-acre site, which correlates to 30 dwelling units per acre. Therefore, the project meets this condition.
7. The project is not located on a site that is any of the following: an area of the coastal zone; either prime farmland or farmland of statewide importance; wetlands; within a Very High Fire Hazard Severity Zone; a hazardous waste site included on the Cortese list; within a delineated earthquake fault zone; within a special flood hazard area; within a regulatory floodway; lands identified for conservation; habitat for protected	☒	☐	☐	The project site is located on six parcels at the intersection of Sherwood Avenue and Acacia Avenue in the City of Los Altos. The site is approximately 16.4 miles from the Pacific Ocean and 2.7 miles from the San Francisco Bay. The proposed development would not be located in a coastal zone or subject to a certified local coastal program. The site is currently developed with commercial uses. The site is designated as Urban and Built-Up Land and is not designated as Prime Farmland or Farmland of Statewide Importance.[6] There are no wetlands on-site.[7] The site is not located within a Very High Fire Hazard Severity Zone.[8, 9] The site is not identified as a hazardous site on the Cortese list.[10] The site is not located within an

[6] California Department of Conservation. "California Important Farmland Finder." Accessed January 23, 2026. https://maps.conservation.ca.gov/DLRP/CIFF/.
[7] United States Fish and Wildlife Service. "National Wetlands Inventory." Accessed January 23, 2026. https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/
[8] City of Los Altos. *General Plan, Safety Element*. April 2025. Figure 11.
[9] CAL FIRE. Santa Clara County State Responsibility Area Fire Hazard Severity Zones. June 15, 2023.
[10] Sources: 1) California Department of Toxic Substances Control. "EnviroStor Database: Hazardous Waste and Substances Site List." Accessed January 23, 2026. https://www.envirostor.dtsc.ca.gov/public/search?cmd=search&reporttype=CORTESE&site_type=CSITES,FUDS&status=ACT,BKLG,COM&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST+%28CORTESE%29; 2) State Water Board. "Geotracker Database: 966 Sherwood Avenue, Los Altos, CA." Accessed January 23, 2026. https://geotracker.waterboards.ca.gov/map/?myaddress=California&from=header&cqid=1036222159; 3) State Water Board. "Sites Identified with Waste Constituent Above Hazardous Waste Levels Outside the Waste Management Unit." Accessed

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Statutory Exemption Condition	Does the Project Meet this Condition? Yes	No	N/A	Analysis
species; or lands under a conservation easement. [PRC Section 21080.66 (a) (6)]				earthquake fault zone,[11] special flood hazard area,[12] or regulatory floodway.[13] The site is not identified for conservation, nor is it under a conservation easement.[14] The site is fully developed with urban uses and does not contain any sensitive habitat (such as wetlands) that would be habitat for protected species. For the reasons discussed above, the project is consistent with this condition.
8. If demolition is required, the project only involves demolition of structure(s) not placed on a national, state, or local historic register. [PRC Section 21080.66 (a) (7)]	☒	☐	☐	The existing buildings on-site are not listed in the National Register of Historic Places,[15] California Register of Historic Properties,[16] or City of Los Altos Historic Resources Inventory.[17] Therefore, the project is consistent with this condition.
9. The project is deemed complete on or after January 1, 2025 and excludes Transient Lodging. [PRC Section 21080.66 (a) (8)]	☒	☐	☐	As noted in Section I, the proposed project was deemed complete on April 16, 2026. As noted in Section II, the proposed project is the development of townhouses. No hotel, motel, bed and breakfast inn, or other transient lodging such as a residential hotel or short-term lodging is proposed on the project site. In addition, pursuant to Chapter 14.30 of the Los Altos Municipal Code, short-term rentals are prohibited in the City of Los Altos.[18] Therefore, the project is consistent with this condition.

January 23, 2026 https://calepa.ca.gov/wp-content/uploads/2016/10/SiteCleanup-CorteseList-CurrentList.pdf; and 4) State Water Board. *List of "active" CDO and CAO from Water Board.* Accessed January 23, 2026. https://calepa.ca.gov/sitecleanup/corteselist/

[11] California Department of Conservation. "Earthquake Zones of Required Investigation." Accessed January 23, 2026. https://maps.conservation.ca.gov/cgs/informationwarehouse/eqzapp/

[12] Federal Emergency Management Agency. Flood Insurance Rate Map: Number 06085C0038H, effective May 18, 2009.

[13] Ibid.

[14] County of Santa Clara. "Williamson Act Properties Map." Accessed January 23, 2026. https://experience.arcgis.com/experience/a26ac88b18d7465baf1be31302706f1d#data_s=id%3Awidget_22_output_config_default_geocode_utility_4_0%3A0.

[15] National Parks Service. *National Register of Historic Places*. Accessed January 23, 2026.

[16] California Department of Parks and Recreation. *California Historical Resources*. Accessed January 23, 2026.

[17] City of Los Altos. *Historic Resources Inventory.* October 2012.

[18] City of Los Altos. *Municipal Code Chapter 14.30 - Short-Term Rental Prohibition*. July 14, 2025.

Table 2: Project Conformance with AB 130 Requirements

	Statutory Exemption Requirement	Does the Project Meet this Condition?			Analysis
		Yes	No	N/A	
1.	Tribal Consultation has been completed. [PRC Section 21080.66 (b) (1)]	☒	☐	☐	As noted in Section I, the proposed project was deemed complete on April 16, 2026. On April 28, 2026 (i.e., within 14 days of deeming the project complete), the City of Los Altos notified 15 tribal contacts traditionally or culturally affiliated with the project area about the proposed project via certified mail and email. Within 60 days of the notification, the Muwekma Ohlone Tribe and Tamien Nation responded to the City. No other notified tribes responded or requested formal consultation. Consultation with both tribes concluded, resulting in mutually agreed upon Conditions of Approval related to cultural sensitivity training, tribal monitoring, and the discovery, treatment and protection of archeological and tribal cultural resources. The mutually agreed upon conditions are reflected as Conditions No. 43 through 63, provided as Exhibit B to the project resolution. The project would also be required to implement the conditions of approval identified in AB 130 pertaining to tribal cultural resources. In addition, a Sacred Lands File Search (SLFS) was conducted through the Native American Heritage Commission (NAHC) for the project site in January 2026. The result was negative. A records search was also completed at the Northwest Information Center (NWIC) which confirmed there are no known archaeological or tribal cultural resources on-site. Accordingly, there is a low likelihood for resources to be uncovered. The project site does not contain habitat and the project does not include habitat restoration efforts; therefore, a condition of approval for the application of tribal ecological knowledge into habitat restoration is not applicable. The project has satisfied the requirements to complete a SLFS and archaeological and tribal cultural records search at the NWIC.

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	Statutory Exemption Requirement	Does the Project Meet this Condition?			Analysis
		Yes	No	N/A	
					For the reasons discussed above, the project is consistent with this requirement.
2.	A Phase I Environmental Assessment has been prepared for the project or required as a condition of approval. [PRC Section 21080.66 (c) (1)]	☒	☐	☐	A Phase I Environmental Site Assessment (Phase I ESA) and Phase II Evaluation were completed for the proposed project by Cornerstone Earth Group in June 2025 and November 2025, respectively. The Phase I ESA identified two Recognized Environmental Conditions (RECs) affecting the project site: 1) potential soil and soil vapor contamination associated with three nearby dry-cleaning facilities, and 2) potential soil contamination due to historically used pesticides and/or lead-based paint on-site.[19] The Phase II Evaluation confirmed that concentrations of perchloroethylene (PCEs) in soil vapor exceed residential environmental screening levels (ESLs).[20] The highest PCE concentrations were detected at a depth of 15 feet, indicating a likely groundwater source for the PCE contamination. Since PCEs are found in commonly use dry-cleaning liquids, the likely sources of these releases are the drycleaners located at 4600 El Camino Real and/or 897 North San Antonio Road. The Phase II Evaluation also identified concentrations of lead and dieldrin in shallow soil samples that exceed residential ESLs. To address soil vapor contamination, the project applicant shall perform additional soil vapor and groundwater sampling to determine the extent of off-site releases to the project site. A Vapor Management Plan (VMP) shall be prepared to determine the appropriate remedial or mitigation measures. Further, to address soil contamination, the applicant shall be required to prepare a Site Management Plan (SMP) and a Health and Safety

[19] Cornerstone Earth Group. *Phase I Environmental Site Assessment for 966, 988, and 994 Sherwood Avenue and 987, 994, and 1005 Acacia Avenue.* June 2025. Page 16.
[20] Cornerstone Earth Group. *Phase II Environmental Evaluation for 966, 988, and 994 Sherwood Avenue and 987, 994, and 1005 Acacia Avenue.* June 2025. Page 5.

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Statutory Exemption Requirement	Does the Project Meet this Condition?			Analysis
	Yes	No	N/A	
				Plan (HSP). The SMP and HSP would ensure contaminated soils are properly identified and disposed of prior to project construction. The VMP, SMP, and HSP would be submitted to the Santa Clara County Department of Environmental Health (SCCDEH) for review and approval prior to the issuance of a grading permit. For the reasons discussed above, the project would remove or mitigate hazardous materials contamination to meet current federal and state statutory and regulatory standards before the City issues a certificate of occupancy. The project, therefore, is consistent with this requirement.
3. The project site is located more than 500 feet from a freeway or, if the project is located within 500 feet of a freeway, the project includes the required design measures. [PRC Section 21080.66 (c) (2)]	☐	☐	☒	The nearest freeway to the project site is Interstate 280, which is located approximately 1.7 miles (or 8,976 feet) northeast of the project site. Therefore, this requirement is not applicable to the project.
4. The project does not contain 100 percent affordable units or, if the project contains 100 percent affordable units or is over 85 feet in height above grade, the project will comply with prevailing wage requirements. [PRC Section 21080.66 (d) (1)]	☐	☐	☒	As noted in Section II, the proposed project would include 15 (not 100) percent affordable residential units, and would reach a maximum of 36.5 feet in height. Therefore, this requirement is not applicable to the project.

V. Conclusion

As documented in Section III. AB 130 Conformance, with implementation of the identified conditions of approval, the project qualifies for a statutory exemption pursuant to AB 130.

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