STUDY SESSION

Agenda Item # 1

AGENDA REPORT SUMMARY

Meeting Date: June 4, 2020

Subject: 140 Lyell 5 Unit Subdivision Planning Commission Study Session

Prepared by: Guido F. Persicone, Planning Services Manager, AICP
Reviewed by: Jon Biggs, Community Development Director

Attachment(s):
A. Planning Package
B. R3-1.8 Zoning Standards
C. Project Applicant's PowerPoint

Initiated by:
City staff

Previous Council Consideration:
NA

Fiscal Impact:
No direct fiscal impact is anticipated

Environmental Review:
It is anticipated that this project will be categorically exempt from environmental review under Section 15332 of the California Environmental Quality Act because it is an in-fill development on a site that is under five-acre in size. A more detailed analysis will be conducted prior to formal Planning Commission review.

Summary:

- The applicant is proposing a five (5) unit subdivision with 1 below market rate unit at the very low-income level. Per the City's density bonus ordinance, the project is eligible for three (3) development concessions. At this time, the applicant is not seeking an increase in the number of units via the density bonus ordinance just the concession afforded by said legislation.

Staff Recommendation:
Staff suggests that the Planning Commission review the submitted material and provide preliminary feedback to the applicant so they can address these before submitting the formal application.

Subject: 140 Lyell-5 Unit Subdivision Study Session

Purpose
The purpose of the meeting is to get initial preliminary application comments from the Planning Commission about a five (5) unit subdivision at 140 Lyell.

Background
This is a design review study session for a new development proposal at 140 Lyell. The applicant is proposing a five-unit subdivision with 1 unit dedicated as a very low income below market rate unit (BMR). Since twenty percent of the units are being dedicated as affordable, the applicant is eligible for three density bonus concessions. The project is generally consistent with the Los Altos Zoning Code (see Table 1) with a few key exceptions. Two minor noncompliance issues are that in the R3-1.8 zone, applicants are required to provide 96 square feet of storage and bicycle parking[1]. These will be addressed by the applicant during the formal submittal.

The three major exceptions to the code the applicant is requesting relate to the setbacks and height for the project. First, the project seeks an exception to 15 foot height requirement of the R3-1.8 zoning district, which constrains the ability to construct a project at allowable densities with unit sizes in-line with contemporary expectations. Second, the applicant is requesting a modification to the street side and interior side setbacks. Like the height limitation, the setback requirements limit the ability to develop a project at the allowable density of five (5) units in a configuration that meets present day lifestyles. These "on menu" concession requests are ministerial, unless the City makes one of the following findings:

- The concession or incentive does not result in identifiable and actual cost reductions, consistent with the definition of "concession" or "incentive", to provide for affordable housing costs, as defined in Health & Safety Section 50052.5, or for rents for the targeted units to be set as specified in Subsection (I).
- The concession or incentive would have a specific, adverse impact upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households
- The concession or incentive would be contrary to state or federal law.

[1] 1 Class I (bike locker) must be provided for every 3 units and a 1 Class II (bicycle rack) must be provided for every 15 units.

The Los Altos Municipal Code also provides that the maximum density of a project shall be constructed unless findings of fact demonstrating a reduced density is necessary per Section 14.22.030 of the Los Altos Zoning Code:

14.22.030 - Maximum density development requirement.

The maximum density permitted shall be constructed unless it is determined by the city council that a less dense project would be in the best interests of the community. In approving a less dense project, the city council shall make at least one of the following findings:

A. That a maximum density project would be detrimental to the health, safety, comfort, convenience, prosperity, or welfare of persons residing or working in the vicinity or injurious to property or improvements in the vicinity;

B. That the development of fewer units would enhance opportunities for the development of affordable housing within the project.

A City's ability to reduce a project's density may be further be limited by recently enacted legislation, specifically Senate Bill 330 (SB 330). Staff will need to do additional research on the applicability of this to the project.

Table 1(General Development Standards)

	Standard	Proposed	Complies
Zoning	R.3-1.8	No change	Yes
Density	1,800 square feet per lot or 5.91 units	5 units	Yes
Lot Size	10,650	No change	No change to lot size
Height	15 feet	27 feet	No-Density bonus concession
Lot Coverage	40%	39%	Yes
Front Setback	20 ft.	20 ft 4 inches	Yes
Interior Side Setback	17.5 feet	7.5(first floor) 12.5 (second floor)	No-density bonus concession

Subject: 140 Lyell-5 Unit Subdivision Study Session

Street Side Yard Setback	25 feet	15 feet	<u>No-density bonus concession</u>
Parking	2 spaces (1 covered 1 uncovered)	2 spaces (1 covered; 1 uncovered)	Yes
Visitor Parking	1 for every 4 units or 1.25 spaces	2.0 visitor parking spaces	Yes
Storage	96 square feet of storage per unit	None provided	<u>No</u>
Bicycle Parking	1 Class I (Bike Locker) for every 3 units	None provided	<u>No</u>

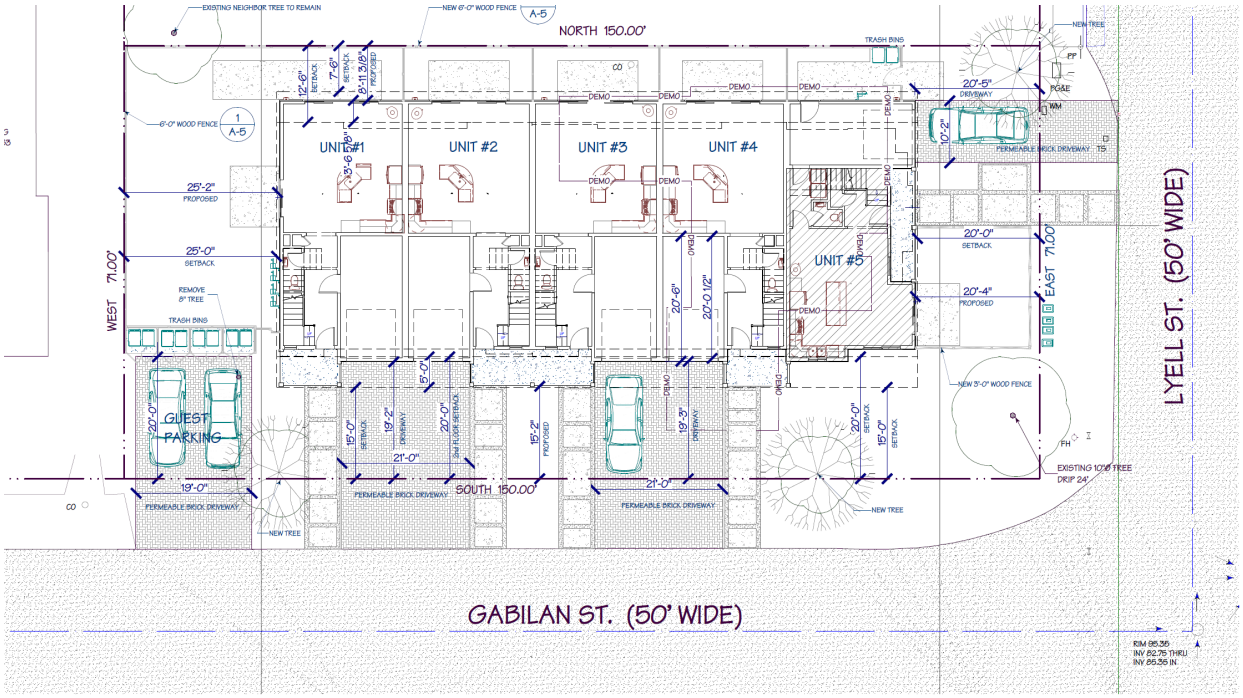

Table 2-Site Plan

Community Meeting
On May 14, 2020 a virtual community meeting took place with abutting property owners. The project was generally received well by the neighborhood, but residents did have the following input and questions:

> *Sidewalks*-the neighborhood requested that the sidewalk along Lyell be completed so there is an accessible path of travel all along Lyell.
>
> *Traffic*-the neighborhood inquired if a traffic signal would be installed at the corner of Lyell and Gabilian Street. City staff are following up with the Engineering Division about this request.

Discussion/Analysis
In general, these type of infill development projects are what will help Los Altos meet it's long term Regional Housing Needs Allocation (RHNA), as set by the California Department of Housing and Community Development (State HCD). With the addition of a below market rate unit and the corresponding density bonus concessions, the City must allow certain modifications to its development standards in order to meet the requirements of state law.

Los Altos General Plan Conformance

Housing Element Policy 2.1:	The City will maintain zoning that provides for a range of housing sizes and residential densities.
Housing Element Goal 4:	Allow a variety of housing densities and types in appropriate locations to accommodate housing needs at all income categories.
Housing Element Program 4.3.4	Continue to encourage maximum densities

ATTACHMENT A

5 NEW RESIDENCES FOR:

MR. SAMIR SHARMA

140 LYELL STREET, LOS ALTOS, CA 94022

OWNER

SAMIR SHARMA
1495 FLAMINGO WAY
SUNNIVALE, CA 94087
206-931-4169
samir19@gmail.com

ARCHITECT

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HOMETEC ARCHITECTURE
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CIVIL ENGINEER

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SHEET INDEX

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T-2 STREET SCAPE
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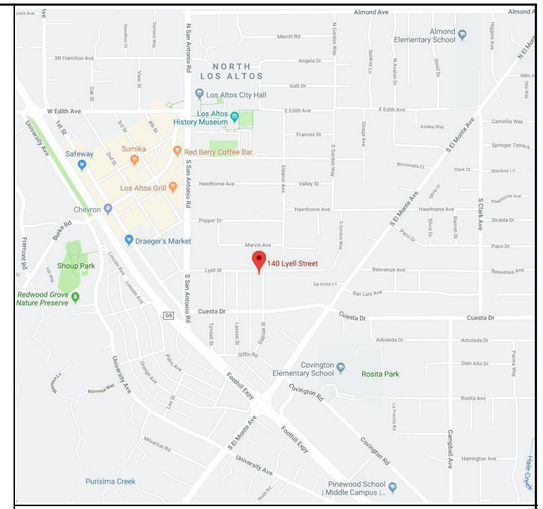
L-1 PRELIM LANDSCAPE PLAN

TS TOPOGRAPHICAL SURVEY



VICINITY MAP

A.P.N. :	170 - 39 - 043
ZONING:	R 3 - 1.8
GENERAL PLAN:	MEDIUM DENSITY MULTI-FAMILY (MDMF)
LOT SIZE:	10,650 S.F.
EXISTING HOUSE:	1,802 S.F. (TO BE REMOVED)

	FIRST FLOOR	SECOND FLOOR	TOTAL
UNIT #1:	626.5	759.3	1,385.8 S.F.
UNIT #2:	641.3	770.7	1,412 S.F.
UNIT #3:	641.3	769.7	1,411 S.F.
UNIT #4:	641.3	773.3	1,414.6 S.F.
UNIT #5:	569.3	727.9	1,297.2 S.F.
TOTAL:	3,119.7	3,800.9	6,920.6 S.F.

GARAGES: 1,138.44 S.F.

COVERED PORCHES: 319.68 S.F.

PARKING PROVIDED: 1 COVERED, 1 UNCOVERED PER UNIT (20 CARS)

GUEST PARKING PROVIDED: 3 UNCOVERED TOTAL

LOT COVERAGE ALLOWED: 10,650 X .40 = 4,260 S.F.
PROPOSED: 4,258 = 39.99%

F.A.R. PROPOSED: 8,056 = 75.6%

PERVIOUS PAVER DRIVEWAYS PROPOSED: 1,443 S.F.

PATIOS, WALKWAYS PROPOSED: 1,006 S.F.

LANDSCAPING PROPOSED: 3,942 S.F. = 37.01%

TYPE OF CONSTRUCTION: VB

OCCUPANCY GROUP: R-3, U

THIS PROJECT SHALL COMPLY WITH 2019 CBC, CRC, CMC, CPC, CEC, CFC, CAL GREEN, CAL ENERGY CODE, AND LOCAL ORD.

PROJECT DESCRIPTION:
REMOVE EXISTING SINGLE FAMILY RESIDENCE.
BUILD A 2-STORY MULTI-FAMILY BUILDING CONSISTING OF 5 UNITS INCLUDING 1 B.M.R. UNIT.
ALL UNITS WILL HAVE AN ATTACHED 1-CAR GARAGE.

SITE DATA

REVISIONS	BY

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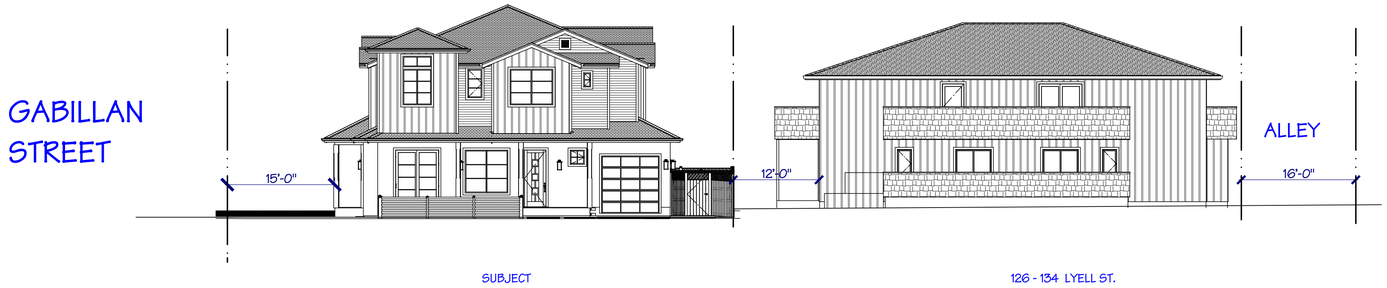
NEW RESIDENCES FOR:
SAMIR SHARMA
140 LYELL STREET, LOS ALTOS, CA 94022

Date	2 - 11 - 20
Scale	1/4" = 1'-0"
Drawn	RAH
Job	19-021
Sheet	T-1
of	Sheets



STREET SCAPE

REVISIONS	BY

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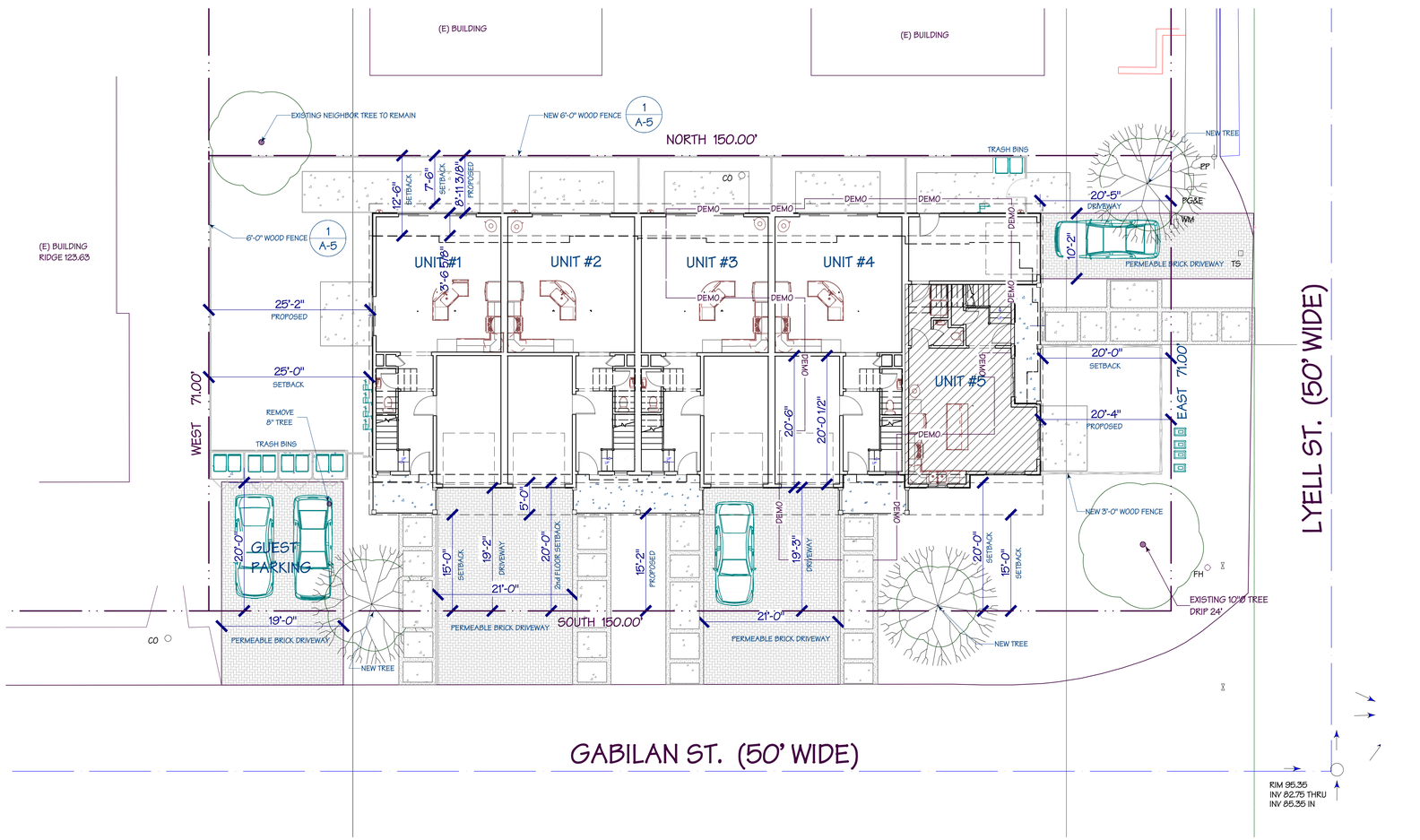
2. **Fire Sprinklers Required:** Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.19.1.2 whichever is the more restrictive. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations. (This chapter shall not apply to existing non-habitable residential accessory structures under three (3000) thousand square feet). 1) An automatic sprinkler system shall be provided throughout all new buildings and structures exceeding one thousand square feet. 2) An automatic sprinkler system shall be provided throughout all existing buildings, when additions are made that exceed fifty (50) percent and/or seven hundred and fifty (750) square feet of existing floor area (area calculations shall not include existing basement floor areas). 3) An automatic sprinkler system shall be provided throughout all new basements regardless of size and throughout existing basements that are expanded by more than 50%. 4) The obligation to provide compliance with these fire sprinkler regulations may not be evaded by performing a series of small additions and/or alterations undertaken over a three-year period and/or two code cycles. The permit issuance dates of past additions and/or alterations where these regulations were in effect shall be used for determining compliance.

3. **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). 2016 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.

4. **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.

5. **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.

6. **Ground ladder access:** Ground-ladder rescue from second and third floor rooms 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 1029 NFPA 1932 Sec. 5.1.8 through 5.1.9.2.



SITE PLAN

1" = 10'-0"

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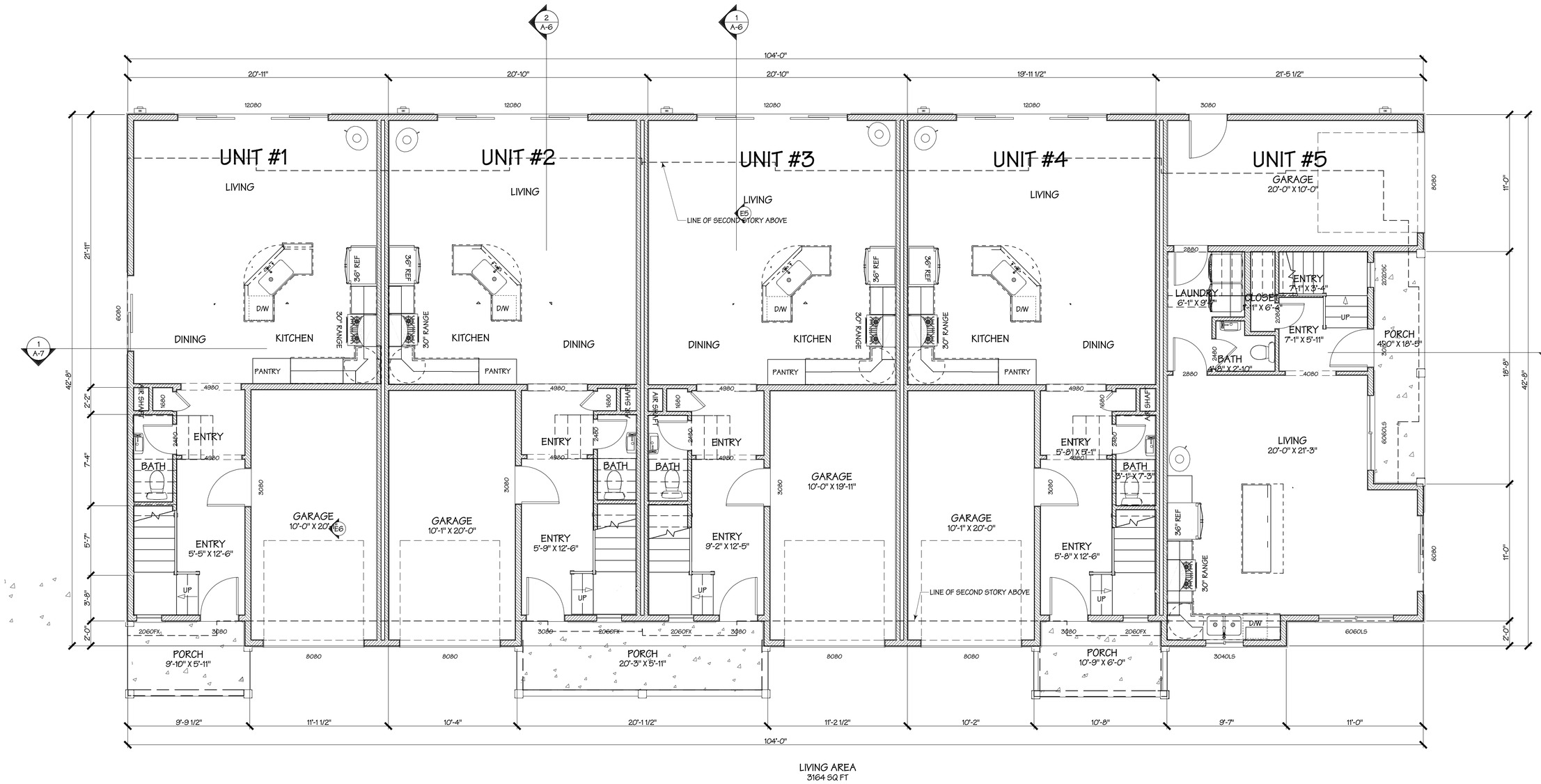

FIRST FLOOR PLAN

REVISIONS	BY

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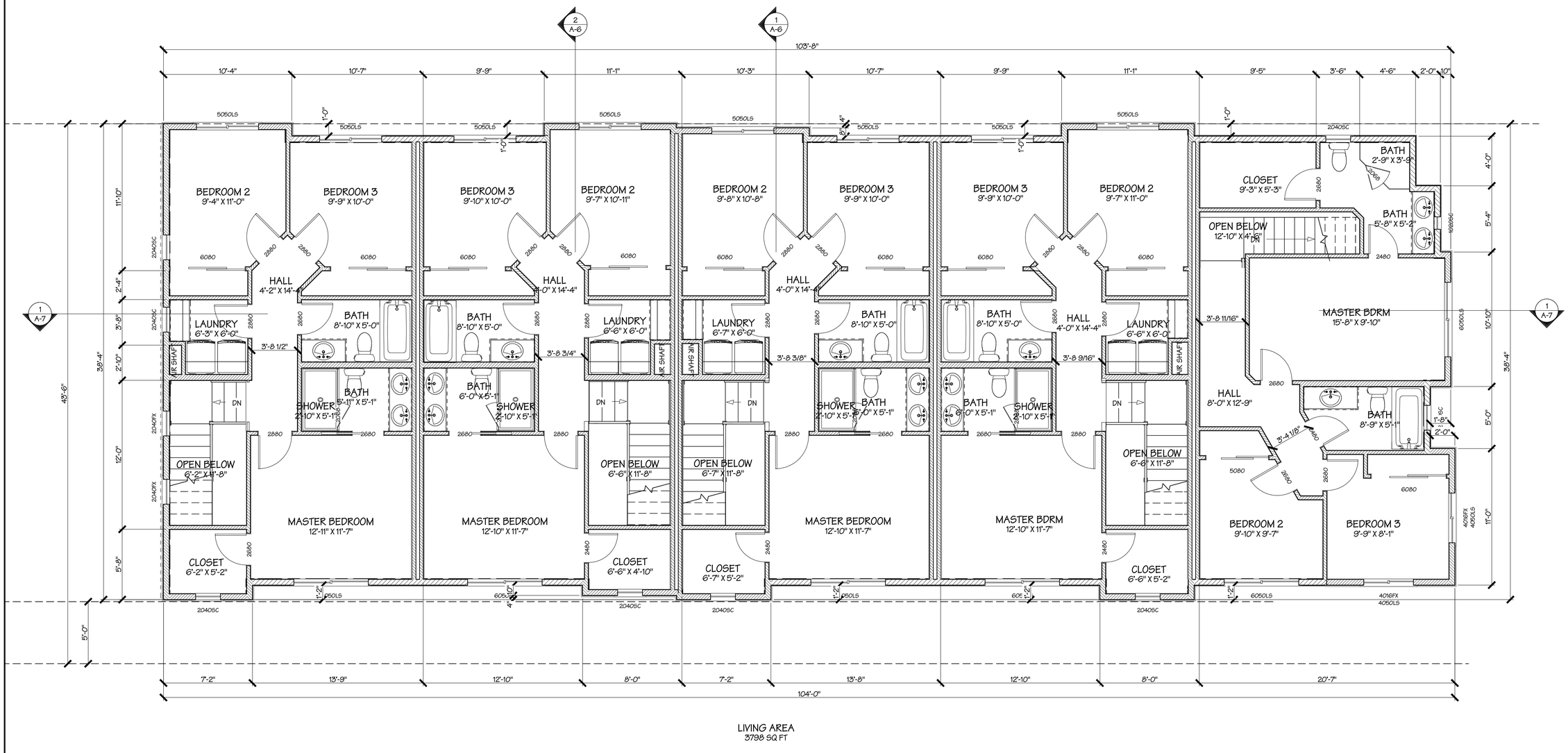

LIVING AREA
3798 SQ FT

SECOND FLOOR PLAN

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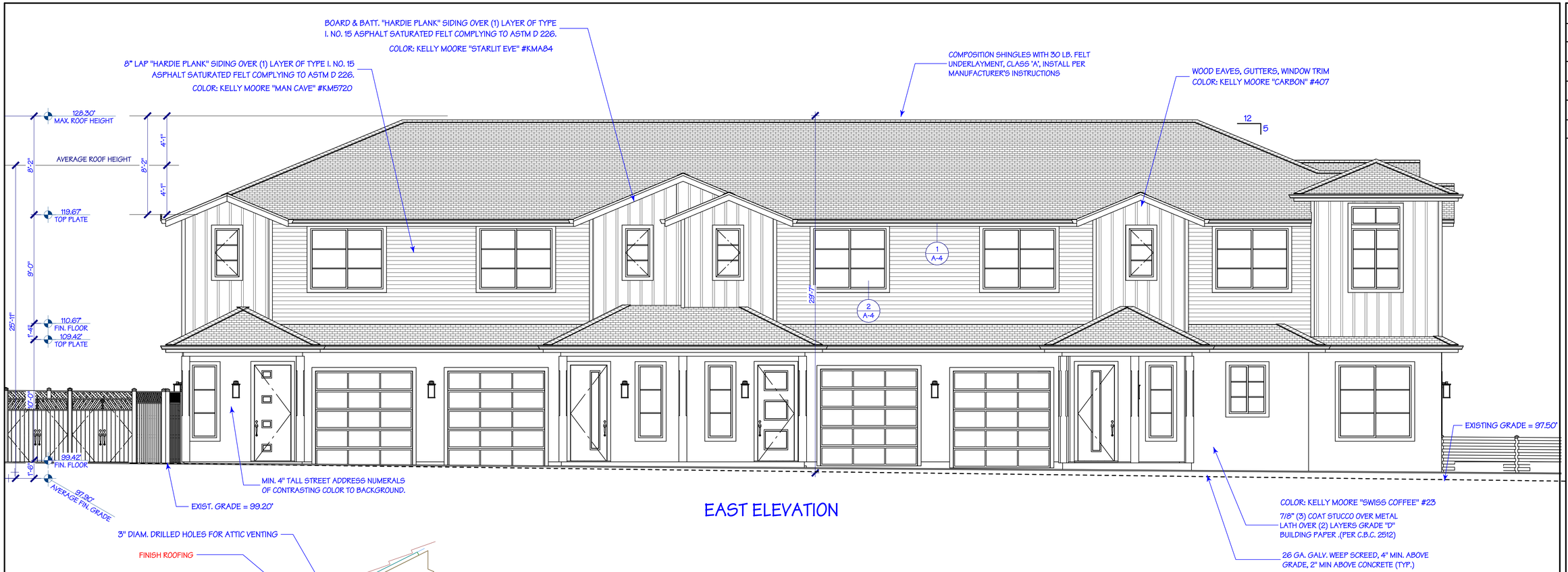
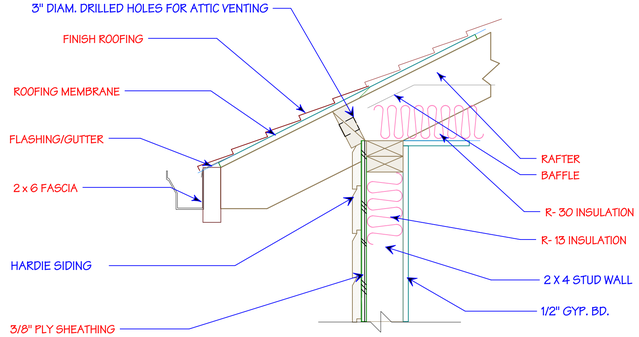
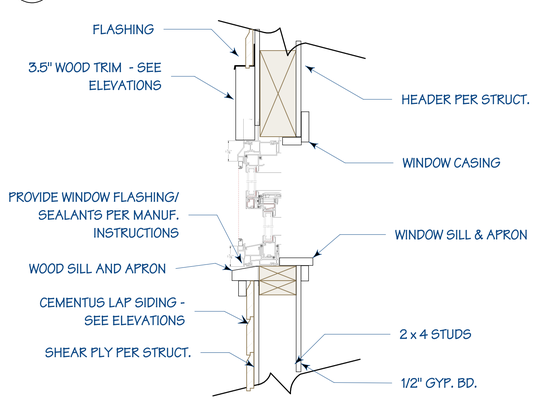


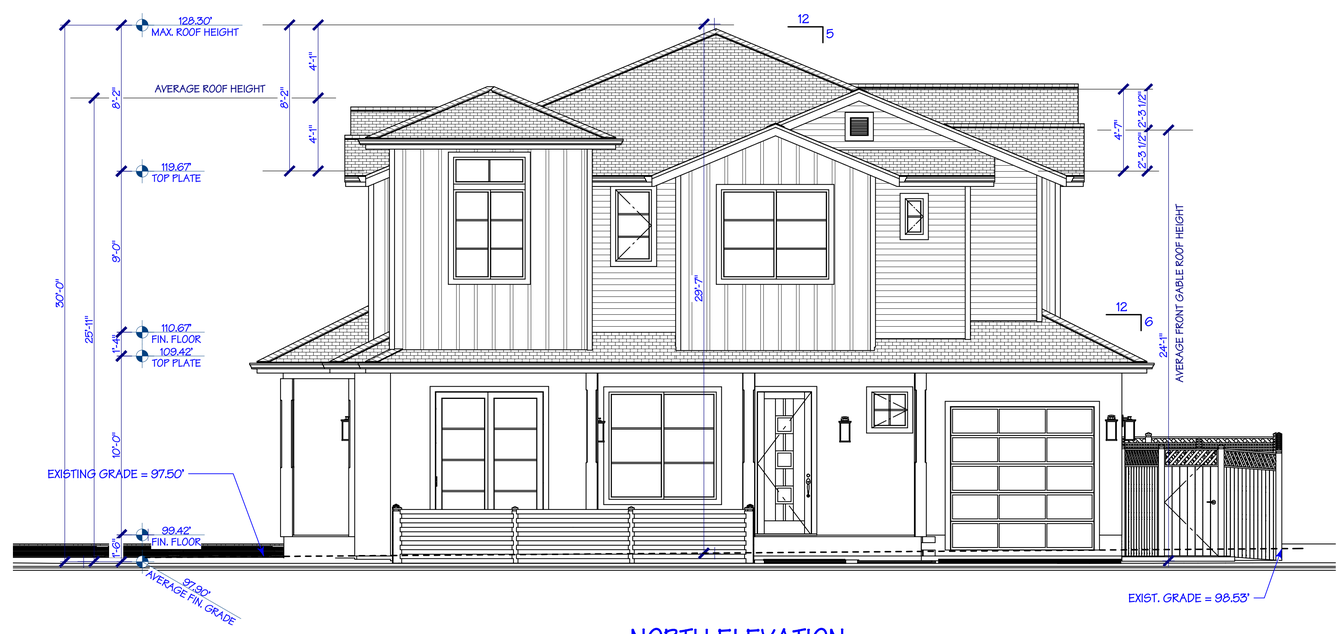
EAST ELEVATION



1 TYPICAL EAVE TRIM



2 TYPICAL WINDOW TRIM



NORTH ELEVATION

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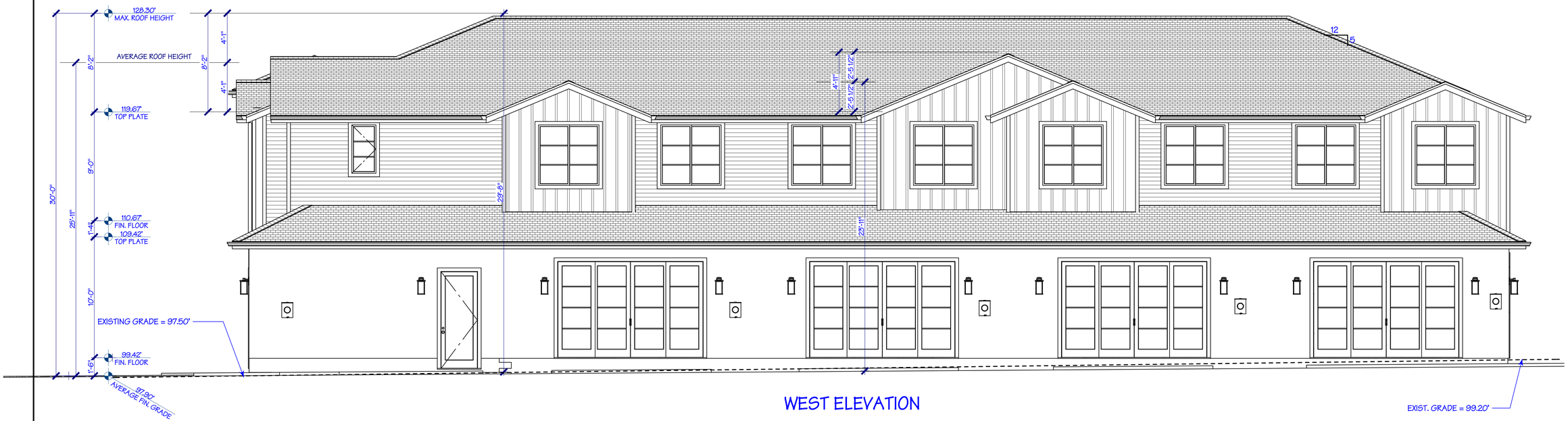
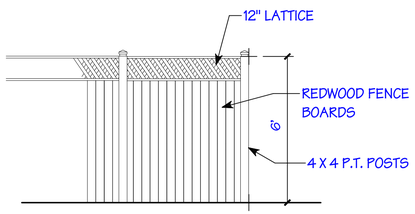
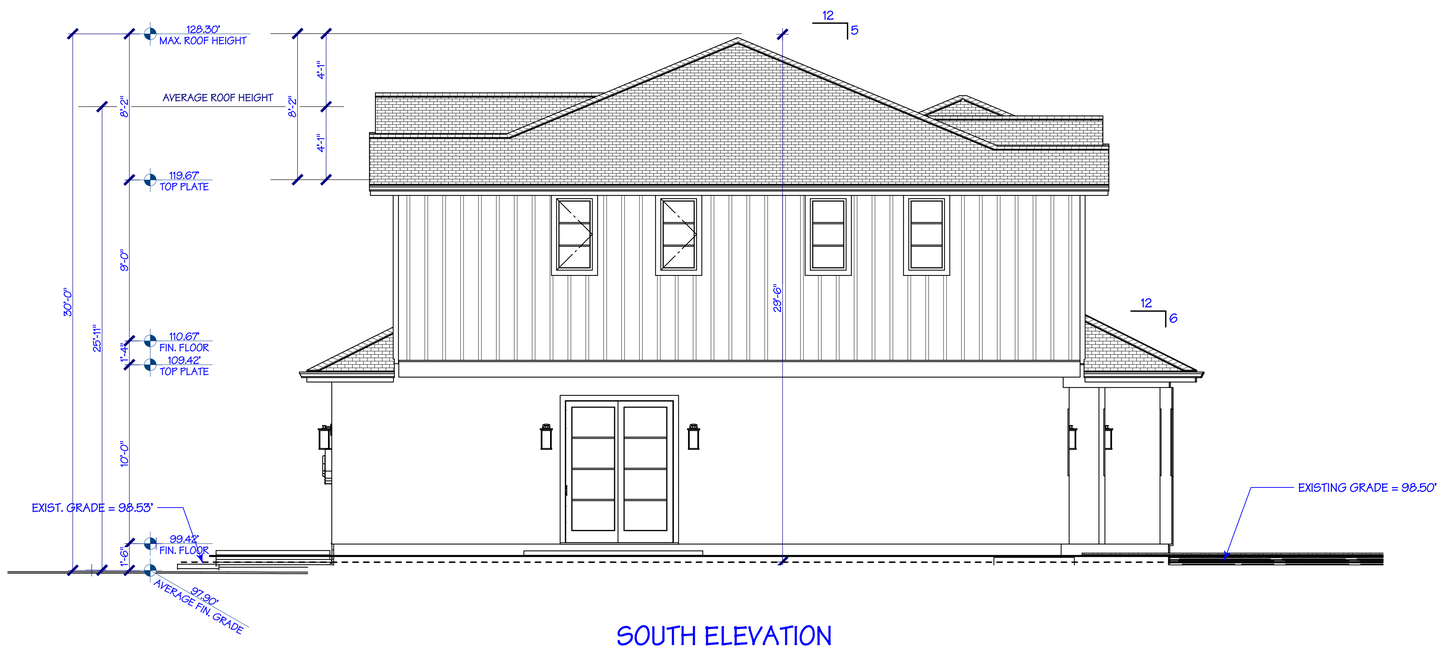


WEST ELEVATION



1 TYPICAL WOOD FENCE



SOUTH ELEVATION

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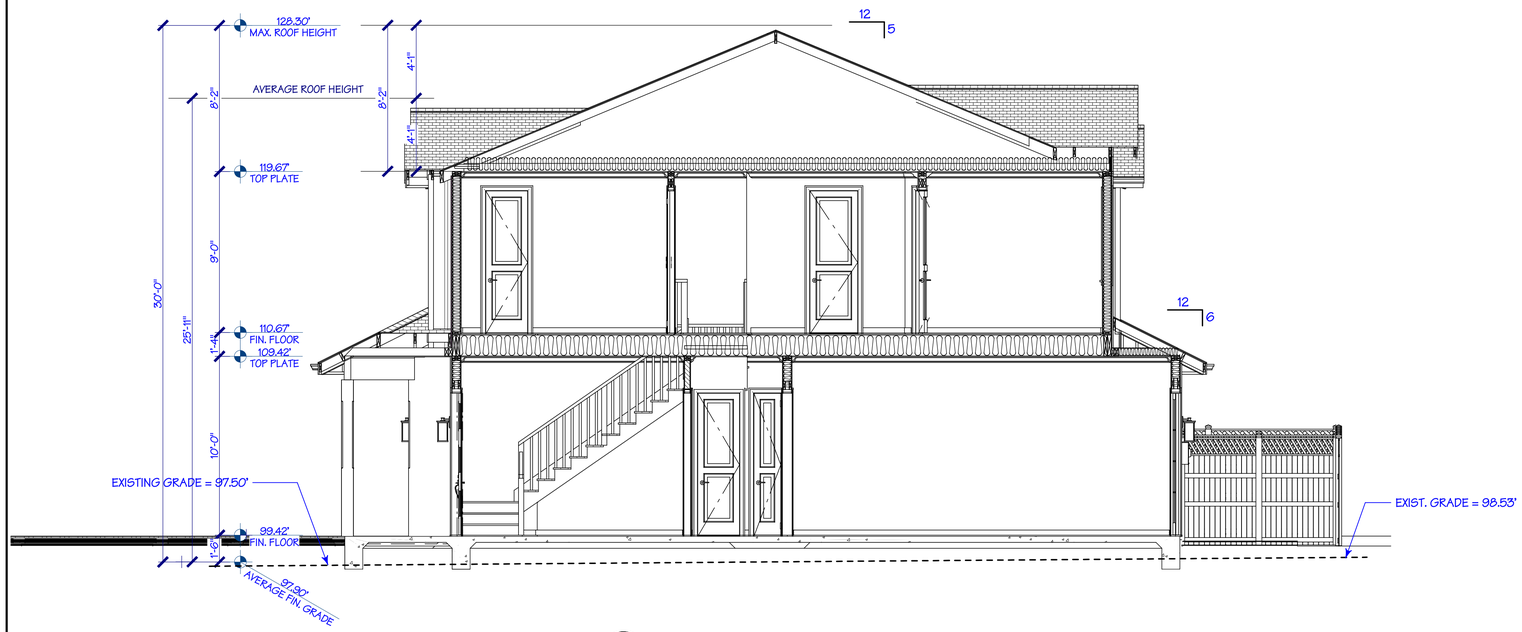
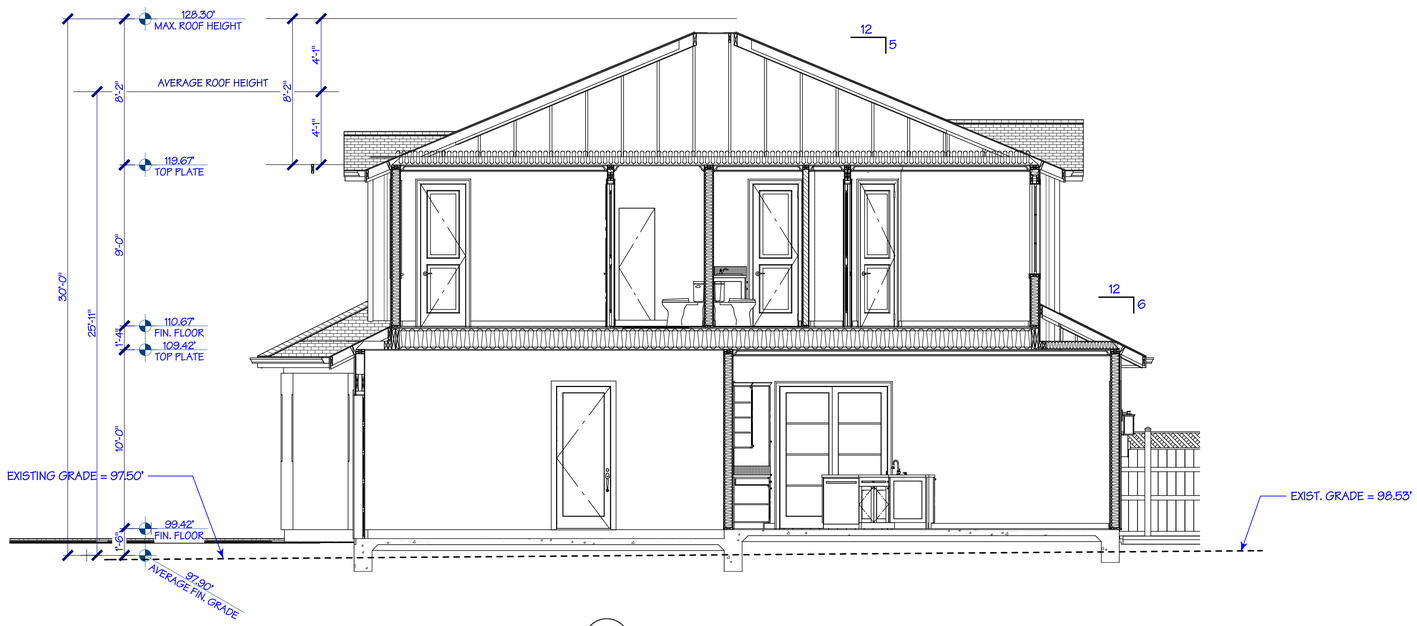


1 SECTION



2 SECTION

REVISIONS	BY

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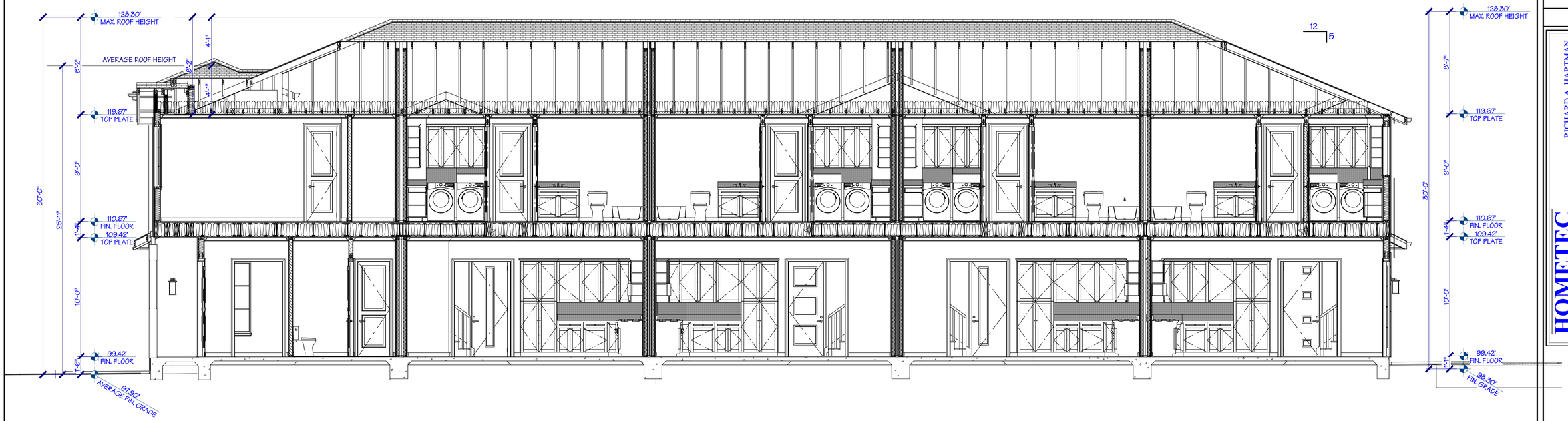
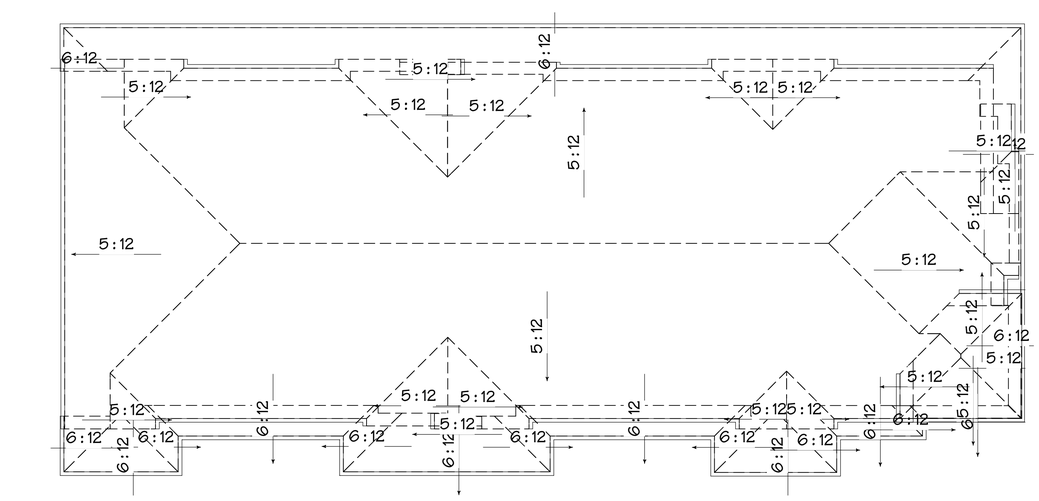


3 SECTION



ROOF PLAN

1/8" = 1'-0"

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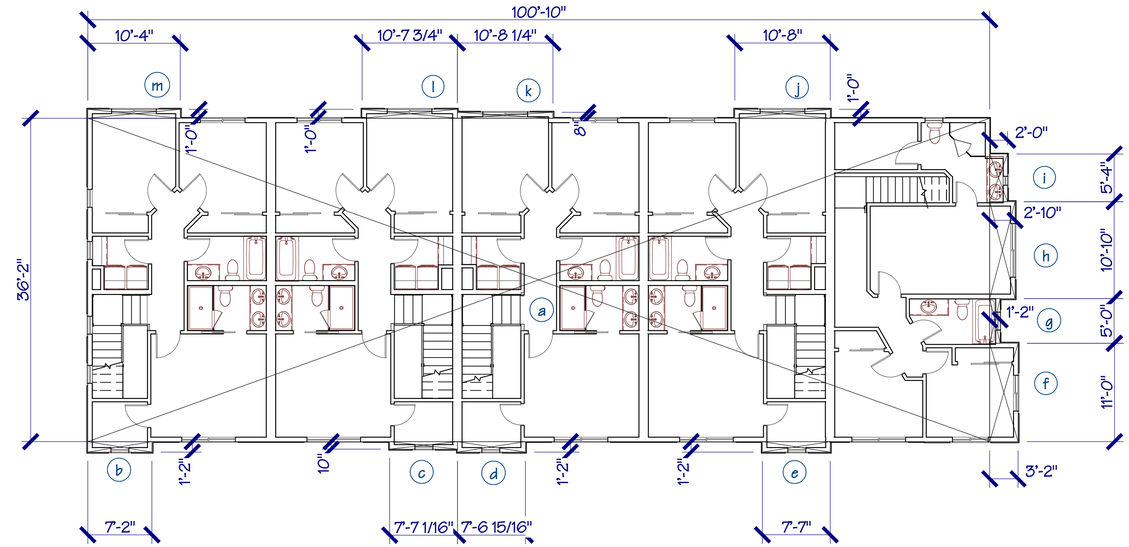
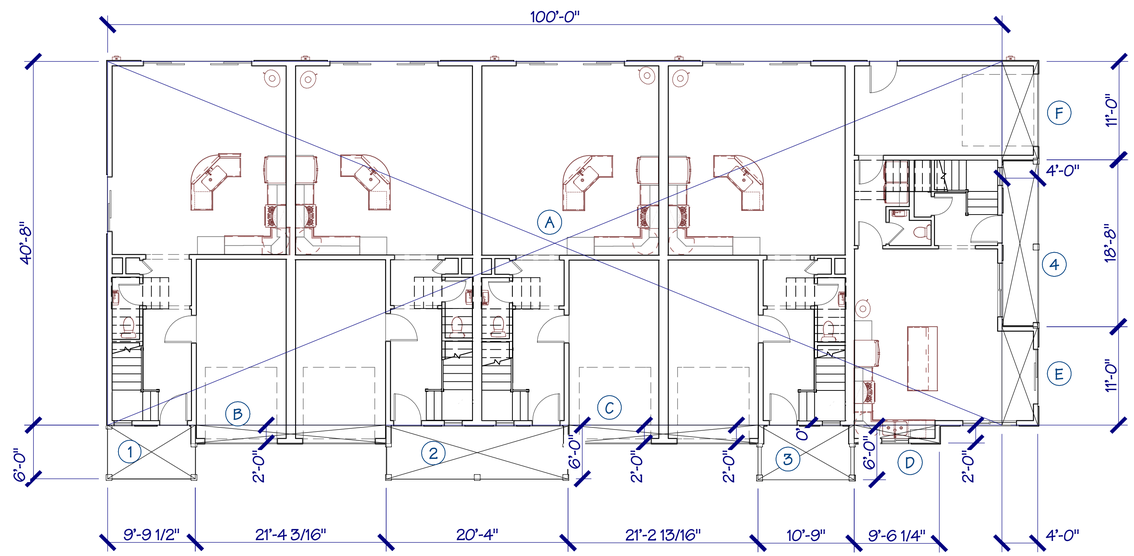


SECOND FLOOR AREA CALCULATIONS



FIRST FLOOR AREA CALCULATIONS

PORCHES FLOOR FAR CALCULATION

SPACE	DIM	DIM	AREA	AREA/2	TOTAL
1	9.76	6.00	58.56	0.00	58.56
2	20.33	6.00	121.98	0.00	121.98
3	10.75	6.00	64.50	0.00	64.50
4	4.00	18.66	74.64	0.00	74.64
5	0.00	0.00	0.00	0.00	0.00
GRAND	TOTAL				319.68

2nd FLOOR FAR CALCULATION

SPACE	DIM	DIM	AREA	AREA/2	TOTAL
a	100.83	36.16	3646.01	0.00	3646.01
b	7.16	1.16	8.31	0.00	8.31
c	7.58	0.83	6.29	0.00	6.29
d	7.58	1.16	8.79	0.00	8.79
e	7.58	1.16	8.79	0.00	8.79
f	3.16	11.00	34.76	0.00	34.76
g	1.16	5.00	5.80	0.00	5.80
h	2.83	10.83	30.65	0.00	30.65
i	2.00	5.33	10.66	0.00	10.66
j	10.66	1.00	10.66	0.00	10.66
k	10.66	0.66	7.04	0.00	7.04
l	10.66	1.00	10.66	0.00	10.66
m	10.33	1.00	10.33	0.00	10.33
	0.00	0.00	0.00	0.00	0.00
GRAND	TOTAL				3798.75

1st FLOOR FAR CALCULATION

SPACE	DIM	DIM	AREA	AREA/2	TOTAL
A	100.00	40.66	4066.00	0.00	4066.00
B	21.34	2.00	42.68	0.00	42.68
C	21.23	2.00	42.46	0.00	42.46
D	9.50	2.00	19.00	0.00	19.00
E	4.00	11.00	44.00	0.00	44.00
F	4.00	11.00	44.00	0.00	44.00
	0.00	0.00	0.00	0.00	0.00
GRAND	TOTAL				4258.14

FIRST FLOOR = 4,258.14
SECOND FLOOR = 3,798.75
TOTAL = 8,056.89 S.F.

FIRST FLOOR = 4,258.14
PORCHES = 319.68
TOTAL COVERAGE = 4,577.82 S.F.

FLOOR AREA CALCULATIONS

REVISIONS	BY

HOMETEC
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A.I.A.
408-995-8496
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NEW RESIDENCES FOR:
SAMIR SHARMA
140 LYTELL STREET, LOS ALTOS, CA 94022

Date	2 - 11 - 20
Scale	1/8" = 1'-0"
Drawn	RAH
Job	19-021
Sheet	A-8
of	Sheets

VESTING TENTATIVE MAP

FIVE (5) RESIDENTIAL CONDOMINIUM UNITS

140 LYELL STREET, LOS ALTOS, CA 94022

APN: 170-39-043

ALL THAT CERTAIN REAL PROPERTY IN THE CITY OF LOS ALTOS, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF LYELL STREET WITH THE WESTERLY LINE OF GABILAN STREET, AS SHOWN UPON THE MAP HEREINAFTER REFERRED TO; THENCE FROM SAID POINT OF BEGINNING, SOUTHERLY ALONG SAID WESTERLY LINE OF GABILAN STREET 150.00 FEET TO THE POINT OF INTERSECTION THEREOF WITH THE SOUTHERLY LINE OF LOT 6 IN BLOCK 33 AS SHOWN UPON SAID MAP; THENCE LEAVING SAID LINE OF GABILAN STREET, WESTERLY ALONG SAID SOUTHERLY LINE OF LOT 6, 71.00 FEET; THENCE NORTHERLY PARALLEL WITH SAID WESTERLY LINE OF GABILAN STREET, 150.00 FEET TO THE SAID SOUTHERLY LINE OF LYELL STREET; THENCE EASTERLY ALONG SAID LINE, 71.00 FEET TO THE POINT OF BEGINNING.

BEING THE EASTERLY 1/2 OF LOTS 2, 4 AND 6 IN BLOCK 33 AS SHOWN UPON THE MAP ENTITLED, "MAP NO. 3, TOWN OF LOS ALTOS," WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, NOVEMBER 4, 1907 IN BOOK "M" OF MAPS, AT PAGE 1.

CITY OF LOS ALTOS
COUNTY OF SANTA CLARA

CALIFORNIA
NOVEMBER 2019

SMP ENGINEERS
CIVIL ENGINEERS

1534 CAROB LANE
LOS ALTOS, CA 94024

ABBREVIATIONS

	DESCRIPTION		DESCRIPTION
AB	AGGREGATE BASE	LND'G	LANDING
AC	ASPHALT CONCRETE	LP	LOW POINT
AD	AREA DRAIN	MON	MONUMENT
BC	BACK OF CURB	(N)	NEW
BFL	BACKFLOW PREVENTOR	OG	ORIGINAL GROUND
BW	BOTTOM OF WALL	PB	PULL BOX
C&G	CURB AND GUTTER	PIEE	PRIVATE INGRESS EGRESS EASEMENT
℄,C/L	CENTERLINE	ℙ,P/L	PROPERTY LINE
CLSW	CENTERLINE SWALE	PP	POWER POLE
CO	CLEANOUT	PSDE	PRIVATE STORM DRAIN EASEMENT
CP	CONTROL POINT	PSSE	PRIVATE SANITARY SEWER EASEMENT
DWY	DRIVEWAY	PUE	PUBLIC UTILITY EASEMENT
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY	PWE	PRIVATE WATER EASEMENT
DTL	DETAIL	PVC	POLYVINYL CHLORIDE
ELCT	ELECTRIC	R/W	RIGHT OF WAY
EP	EDGE OF PAVEMENT ELEVATION	RCP	REINFORCED CONCRETE PIPE
EUC	EUCALYPTUS TREE	SB	SETBACK
(E),EX	EXISTING	SD	STORM DRAIN
FDC	FIRE DEPARTMENT CONNECTION	SDMH	STORM DRAIN MANHOLE
FF	FINISH FLOOR	STD	STANDARD
FG	FINISH GRADE	SS	SANITARY SEWER
FH	FIRE HYDRANT	SSMH	SANITARY SEWER MANHOLE
FL	FLOWLINE	SW	SIDEWALK
FNC	FENCE	TC	TOP OF CURB
FOC	FACE OF CURB	TF	TOP OF FOUNDATION
FS	FIRE SERVICE	TG	TOP OF GRATE
GB	GRADE BREAK	TS	TOP OF SLAB
GUY	GUY WIRE	TP	TOP OF PAVEMENT
HP	HIGH POINT	TW	TOP OF WALL
DIP	DUCTILE IRON PIPE	(TYP)	TYPICAL
INV	INVERT	VCP	VITRIFIED CLAY PIPE
JP	JOINT POLE	WLK	WALKWAY
JB	JUNCTION BOX (UTILITY)	WM	WATER METER
LIP	LIP OF GUTTER	WV	WATER VALVE

LEGEND

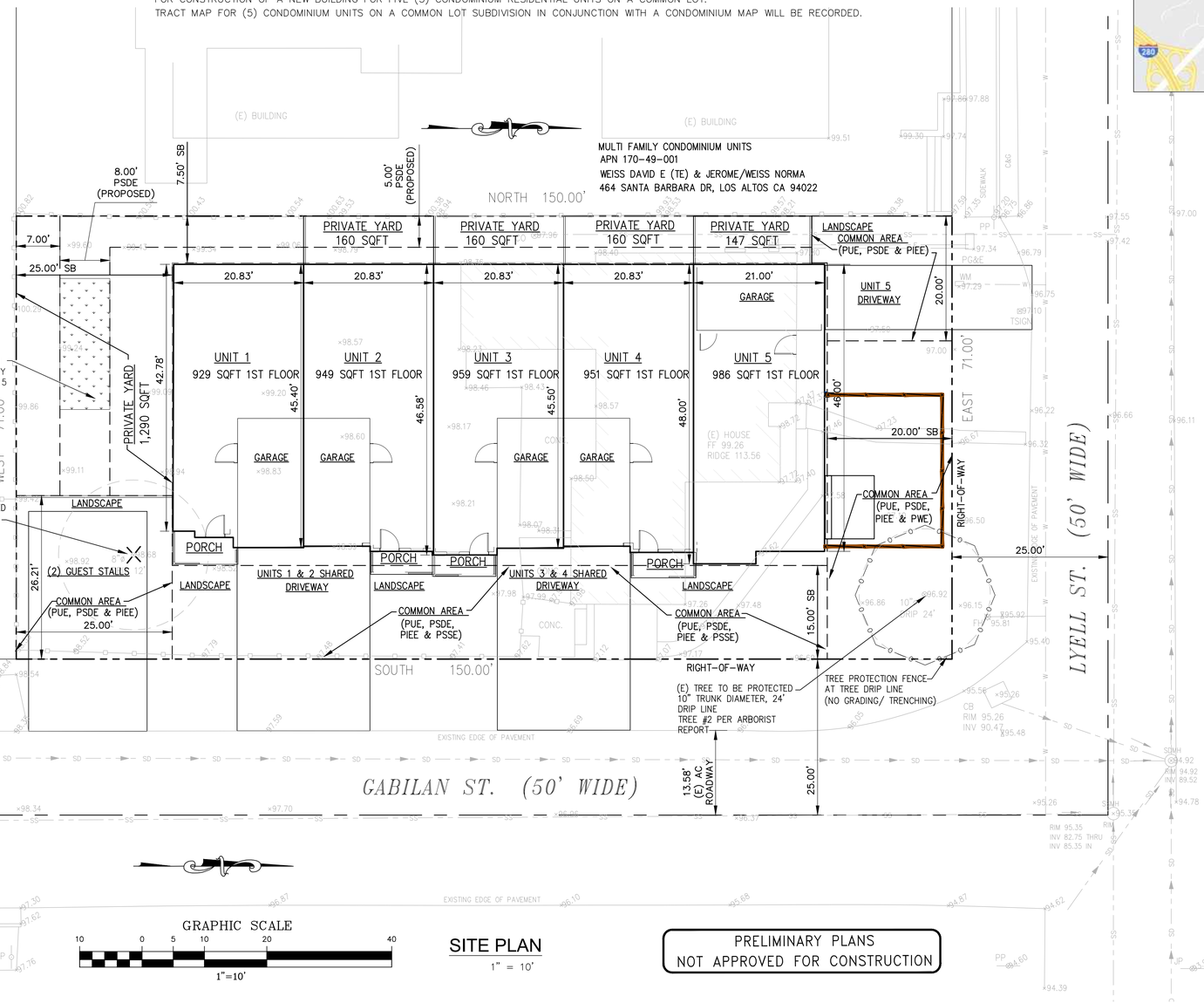
SYMBOL SIZE VARIES

EXISTING	PROPOSED	DESCRIPTION
		STREET CENTER LINE
		SUBDIVISION BOUNDARY LINE (PROPERTY LINE)
		OTHER LOT LINES
		PROPOSED CONDOMINIUM UNIT LINES
		PROPOSED EASEMENT LINES
		PROPOSED SET BACK LINES, DIMENSION LINES AS NOTED
F	F	FILL AREA LIMIT
C	C	CUT AREA LIMIT
102	102	CONTOUR
W	W	WATER LINE
SD	SD	STORM DRAIN PIPE (SOLID)
SS	SS	SANITARY SEWER PIPE
SUD	SUD	SUBDRAIN PIPE (PERFORATED)
OH e,T,TV	OH e,T,TV	OVERHEAD UTILITIES WITH POLE
G	G	GAS LINE
E	E	ELECTRIC LINE (UNDERGROUND)
JT	JT	JOINT TRENCH
SLV	SLV	STREET LIGHT VAULT
SSCO	SSCO	SANITARY SEWER CLEANOUT
		SANITARY SEWER MANHOLE
		STORM DRAIN MANHOLE
		ELECTROLIER
WM	WM	WATER METER
		TREE WITH TRUNK
x x	x x	6' WOODEN FENCE
x 102.23	102.23	SPOT ELEVATION
		TREE PROTECTION FENCE
		EARTH SWALE
		AREA DRAIN/ INLET
		OVERLAND RELEASE PATH
		GRADING DIRECTION
		(E) TREE TO BE REMOVE
		DOWN-SPOUT WITH SPLASH BLOCK

Project Description:

DEMOLISH EXISTING SINGLE FAMILY HOUSE, RECORD A TRACT MAP IN CONJUNCTION WITH A CONDOMINIUM MAP FOR CONSTRUCTION OF A NEW BUILDING FOR FIVE (5) CONDOMINIUM RESIDENTIAL UNITS ON A COMMON LOT.

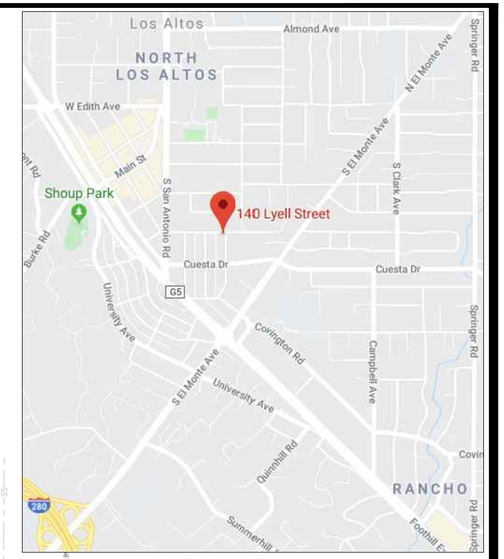
TRACT MAP FOR (5) CONDOMINIUM UNITS ON A COMMON LOT SUBDIVISION IN CONJUNCTION WITH A CONDOMINIUM MAP WILL BE RECORDED.



SITE PLAN

1" = 10'

PRELIMINARY PLANS
NOT APPROVED FOR CONSTRUCTION



SHEET INDEX:

C-1	COVER SHEET/ VESTING TENTATIVE MAP
C-2	PRELIMINARY GRADING AND DRAINAGE PLAN STORMWATER CONTROL MEASURES
C-3	PRELIMINARY UTILITY PLAN

AREA SUMMERY TABLE

AREA	(SQFT)	(ACRES)
UNITS 1 TO 5 BUILDING FIRST FLOOR EXTERIOR LINE	4,774	0.11
UNITS 1 TO 5 PRIVATE OPEN SPACE	1,917	0.04
COMMON AREAS LANDSCAPE/ DRIVEWAY	3,959	0.09
TOTAL SUBDIVISION BOUNDARY LINE	10,650	0.24

BASIS OF BEARINGS:

THE BEARING N. 90°00'00" E. OF THE CENTERLINE OF LYELL ST., AS SHOWN UPON CERTAIN MAP ENTITLED " MAP NO. 3, TOWN OF LOS ALTOS" FILED FOR RECORD IN BOOK "M" OF MAPS, AT PAGE 1, SANTA CLARA COUNTY RECORDS, WAS USED FOR BASIS OF BEARINGS FOR THIS SURVEY

PROJECT BENCHMARK:

TOP OF SANITARY SEWER MANHOLE, LOCATED AT LYELL ST., AT THE INTERSECTION WITH 16' ALLEY EL.: 100.00

GENERAL NOTES

1. OWNERS/ SELLERS :
   RODGER C. WITHAM, SUCCESSOR TRUSTEE OF THE ANNA E. WITHAM 1992 TRUST DATED NOVEMBER 30, 1992
   140 LYELL ST,
   LOS ALTOS CA 94022
2. SUBDIVIDERS/ DEVELOPERS:
   VELASCO GROUP OR ASSIGNEE
   SAMIR SHARMA
   1495 FLAMINGO WAY
   SUNNYVALE, CA 94087
   EMAIL: SAMIR19@GMAIL.COM
3. APPLICANT:
   SAME AS ABOVE.
4. EXISTING USE: SINGLE FAMILY RESIDENTIAL (01)
5. EXISTING APN: 170-01-048
6. EXISTING ZONING: R318
7. PROPOSED USE: 5 RESIDENTIAL CONDOMINIUM UNITS
8. GENERAL PLAN: PLANED DEVELOPMENT (PD)
9. EXISTING WELLS: NONE
10. LOT AREA: 10,650 SQFT (0.24 ACRES)
11. STREET IMPROVEMENTS: PROJECT ROADWAY FRONTAGE ALONG LYLE ST. AND GABILAN ST. R-O-W WILL BE IMPROVED TO THE SATISFACTION OF PUBLIC WORKS AND WILL BE UPGRADED TO MEET CURRENT CITY STANDARDS.
12. EXISTING USE OF ADJACENT PROPERTIES: RESIDENTIAL
13. WATER: CALIFORNIA WATER COMPANY
14. FIRE PROTECTION: LOS ALTOS/SANTA CLARA COUNTY FIRE DEP.
15. STORM/ SANITARY SEWER: CITY OF LOS ALTOS
16. POWER AND GAS: PACIFIC GAS AND ELECTRIC
17. TELEPHONE: AT&T
18. STREET TREES: ANY NEW STREET TREES IN PUBLIC RIGHT-OF-WAY TO BE PLANTED IN ACCORDANCE WITH CITY OF LOS ALTOS STANDARDS.
19. DATUM ELEVATION: LOCAL DATUM AND MONUMENTS
20. ALL DIMENSIONS ARE IN FEET AND DECIMALS THERE OF.
21. ALL EXISTING STRUCTURES ON THE SITE WILL BE DEMOLISHED AND REMOVED PRIOR TO RECORDATION OF FINAL MAP (TRACT MAP).

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CIVIL ENGINEERS

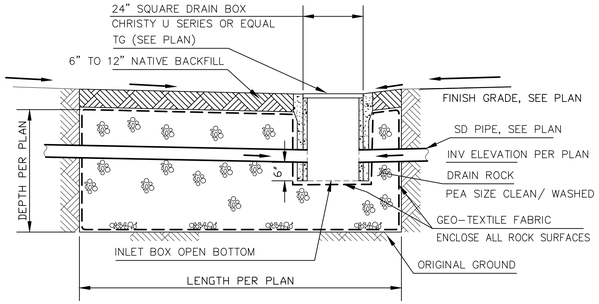
VESTING TENTATIVE MAP
FIVE (5) RESIDENTIAL CONDOMINIUM UNITS
140 LYELL ST. LOS ALTOS , CA
COVER SHEET/ VESTING TENTATIVE MAP

Revisions:

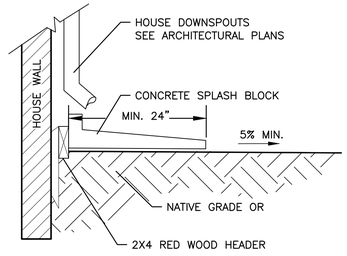
REGISTERED PROFESSIONAL ENGINEER
SAETO RAZAVI
No. C52724
CIVIL
STATE OF CALIFORNIA

Date: 11/1/2019
Scale: 1" = 10'
Prepared by: V.G.
Checked by: S.R.
Job #: 219155

Sheet: 1 OF 3
C-1



INFILTRATION BASIN
NTS



SPLASH BLOCK
NTS

POST-DEVELOPMENT WATERSHED TABLE:

DESCRIPTION:	AREA (SQFT)	AREA (ACRES)	MATERIAL
BUILDING	4,774	0.110	ROOFING
PORCH	144	0.003	CONC.
DRIVEWEAY	1,420	0.033	CONC. PAVERS
TOTAL IMPERVIOUS	**6,338**	**0.146**	**IMPERVIOUS**
LANDSCAPE/ GROUND	4,312	0.099	GROUND
TOTAL PERVIOUS	**4,312**	**0.099**	
TOTAL (SUBDIVSION AREA)	**10,650**	**0.244**	

STANDARD STORMWATER CONTROL NOTES:

- STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.
- DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.

STORMWATER CONTROL MEASURES:

Compliance with NPDES Permit Provision C.3:

The San Francisco Bay Regional Water Quality Control Board (SFRWQCB) incorporated updated requirements into Santa Clara County's National Pollution Discharge Elimination System (NPDES) Permit in August 2006. These updated stormwater quality control requirements are predominantly in the category of new development discharge controls. The Permit requires that permanent, post-construction stormwater quality control measures be implemented as part of development projects.

Updated stormwater quality control measures include:
- Source Control Measures
- Site Design Measures
- Treatment Control Measures

Beginning August 15, 2006, all projects creating or replacing 10,000 sq. ft. or more of impervious surface area must design and install a permanent post-construction stormwater treatment facility on the site. The system must be design and installed according to numeric sizing criteria.

All projects, regardless of size that create or replace impervious surface may be required to install stormwater quality controls to the maximum extent practicable.

SOURCE CONTROL MEASURES:

1. BENEFICIAL LANDSCAPING.
2. USE OF WATER EFFICIENT IRRIGATION SYSTEMS.
3. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).

SITE DESIGN MEASURES:

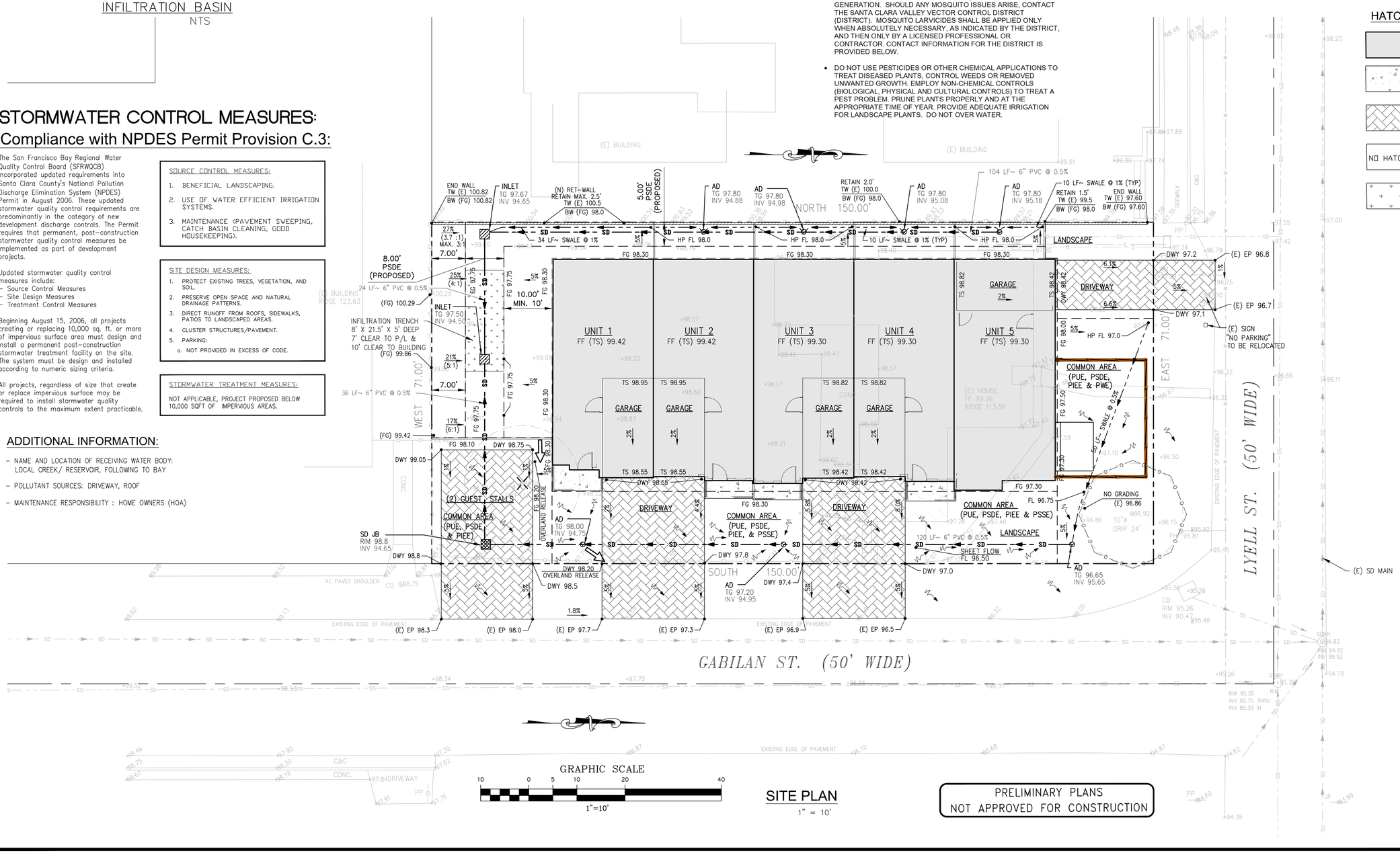
1. PROTECT EXISTING TREES, VEGETATION, AND SOIL.
2. PRESERVE OPEN SPACE AND NATURAL DRAINAGE PATTERNS.
3. DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.
4. CLUSTER STRUCTURES/PAVEMENT.
5. PARKING:
   a. NOT PROVIDED IN EXCESS OF CODE.

STORMWATER TREATMENT MEASURES:

NOT APPLICABLE, PROJECT PROPOSED BELOW 10,000 SQFT OF IMPERVIOUS AREAS.

ADDITIONAL INFORMATION:

- NAME AND LOCATION OF RECEIVING WATER BODY: LOCAL CREEK/ RESERVOIR, FOLLOWING TO BAY
- POLLUTANT SOURCES: DRIVEWAY, ROOF
- MAINTENANCE RESPONSIBILITY : HOME OWNERS (HOA)



GRAPHIC SCALE
10 0 5 10 20 40
1"=10'

SITE PLAN
1" = 10'

PRELIMINARY PLANS
NOT APPROVED FOR CONSTRUCTION

HATCH KEY

- BUILDING / ROOF
- IMPERVIOUS CONCRETE PORCH
- IMPERVIOUS PAVERS DRIVEWAY
- NO HATCH — PERVIOUS AREAS LANDSCAPE
- INFILTRATION DEVICE LANDSCAPE

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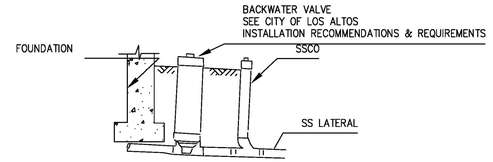
VESTING TENTATIVE MAP
FIVE (5) RESIDENTIAL CONDOMINIUM UNITS
140 LYELL ST. LOS ALTOS , CA
PRELIMINARY GRADING AND DRAINAGE PLAN

Revisions:

REGISTERED PROFESSIONAL ENGINEER
SAEID RAZAVI
No. C52724
CIVIL
STATE OF CALIFORNIA

Date: 11/1/2019
Scale: 1"= 10'
Prepared by: V.G.
Checked by: S.R.
Job #: 219155

Sheet: 2 OF 3
C-2



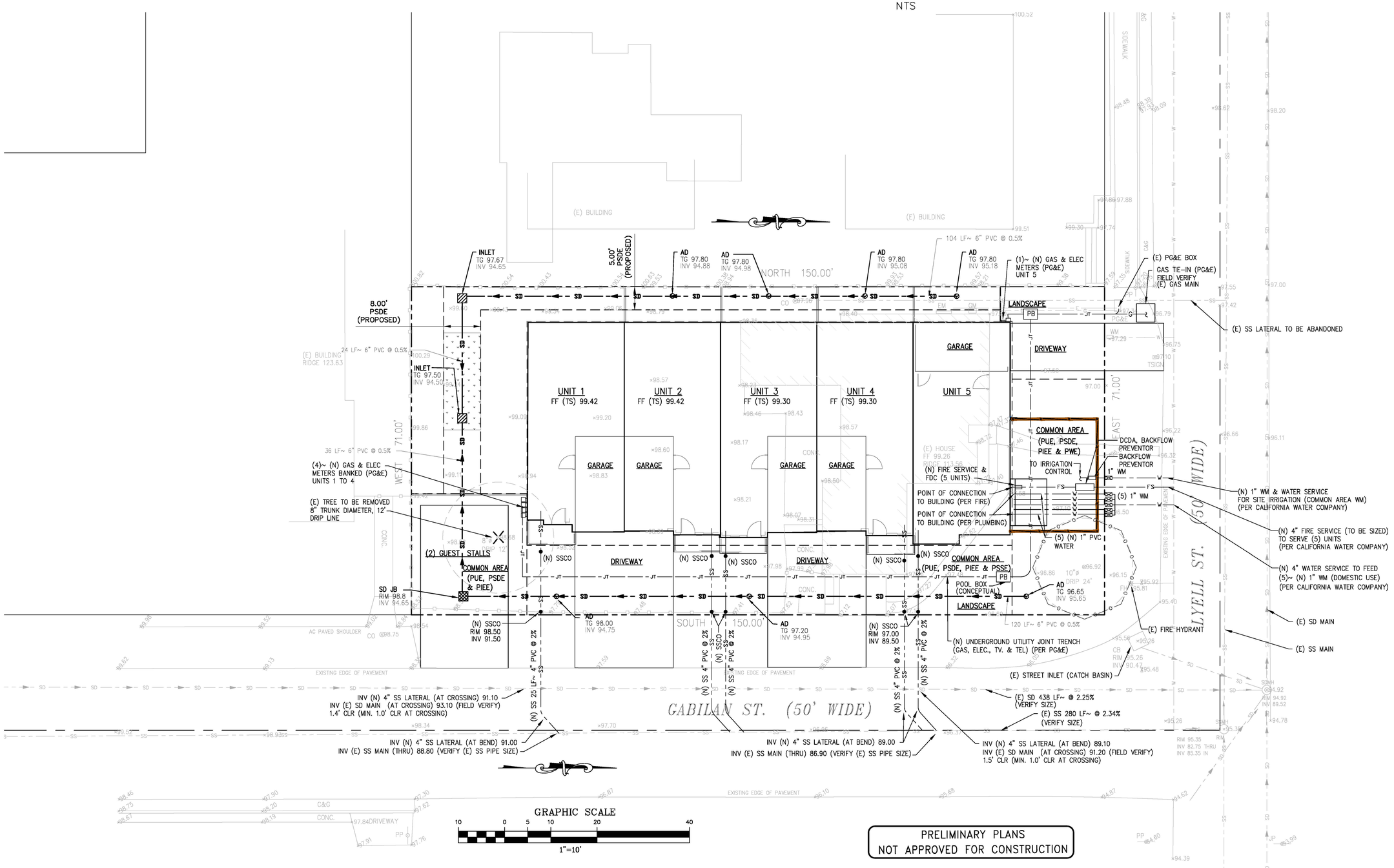
SANITARY SEWER BACKFLOW PREVENTOR DETAIL

NTS

EXISTING SANITARY SEWER LATERAL ABANDONMENT:

EXISTING SANITARY SEWER SHALL BE ABANDONED USING A CUT AND CAP METHOD AT EXISTING SANITARY SEWER MAIN LINE.

CONTRACTOR SHALL LOCATE AND FIELD VERIFY DEPTH PRIOR TO ABANDONMENT.



PRELIMINARY PLANS
NOT APPROVED FOR CONSTRUCTION

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VESTING TENTATIVE MAP
FIVE (5) RESIDENTIAL CONDOMINIUM UNITS
140 LYELL ST. LOS ALTOS , CA
PRELIMINARY UTILITY PLAN

Revisions:

REGISTERED PROFESSIONAL ENGINEER
SAEID RAZAVI
No. C52724
CIVIL
STATE OF CALIFORNIA

Date: 11/1/2019
Scale: NTS
Prepared by: V.G.
Checked by: S.R.
Job #: 219155

Sheet: 4 OF 3
C-4

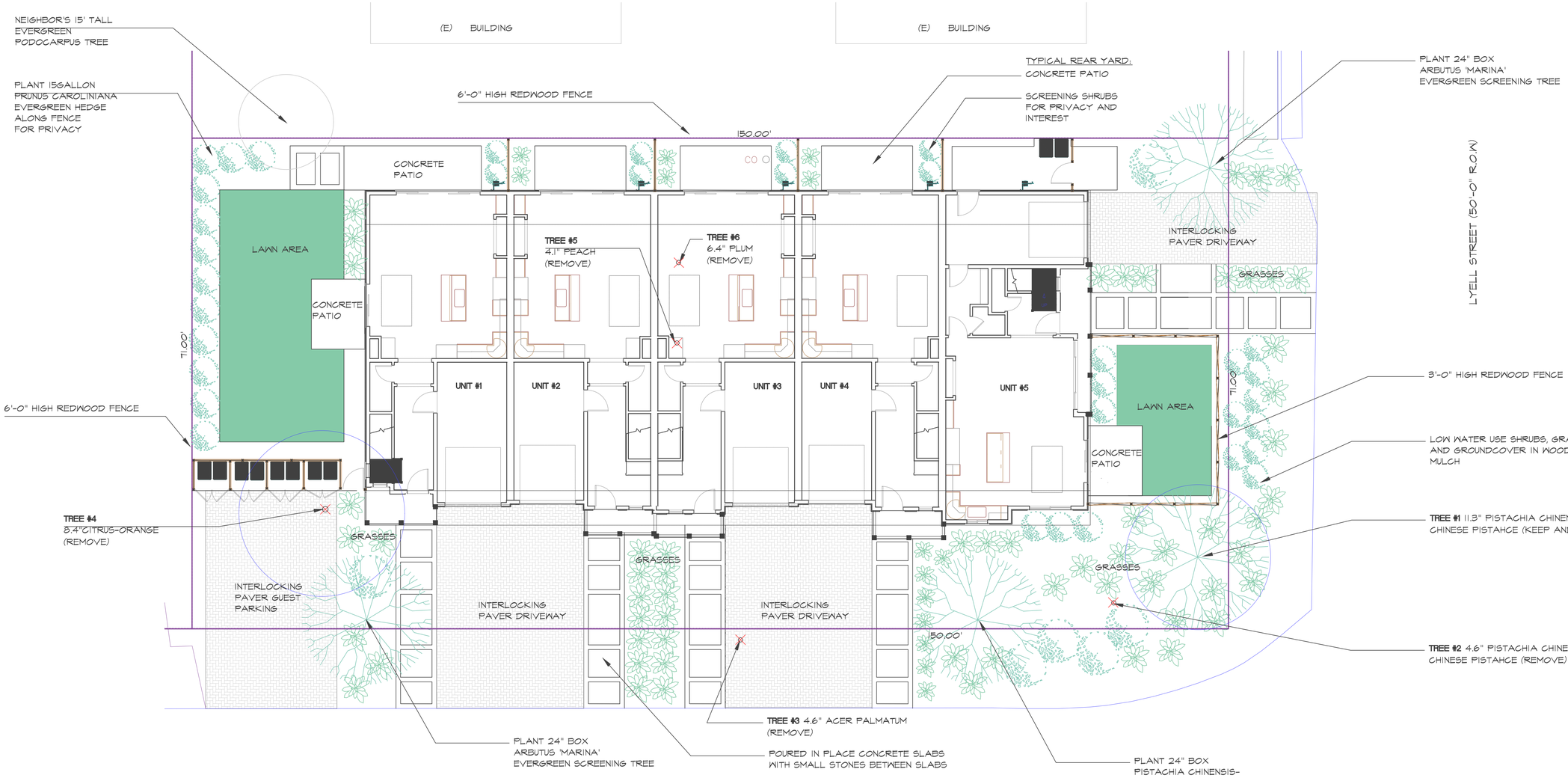
ARBUTUS 'MARINA'
STRAWBERRY TREE

PISTACHIA CHINENSIS
CHINESE PISATCHE

PRUNUS CAROLINIANA
CAROLINA LAUREL CHERRY

LOW WATER USE SHURBS
TO INCLUDE: LOROPETALUM RUBRUM
& RHAMNUS EVE CASE

LOW WATER USE GRASSES AND GROUNDCOVER
TO INCLUDE: LOMONDRA LONGIFOLIA,
CALAMAGROTIS 'KARL FORESETER' &
ARCTOSTAPHYLOS 'EMERALD CARPET'



REVISIONS	BY

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MARA YOUNG
LANDSCAPE ARCHITECT
(650) 327-2644

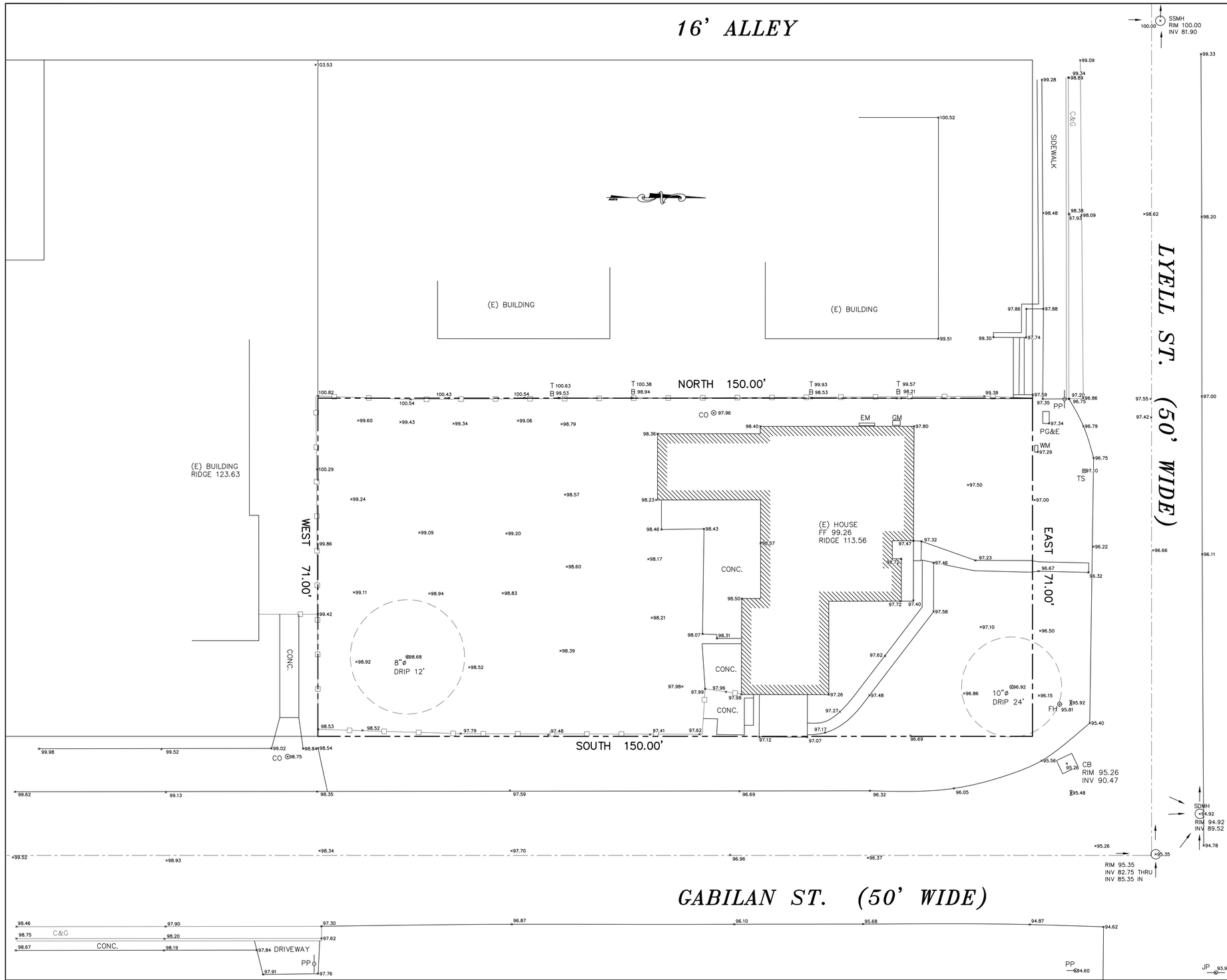
PRELIMINARY LANDSCAPE PLAN

NEW RESIDENCES FOR:

SAMIR SHARMA
140 LYELL STREET
LOS ALTOS, CA 94022

DRAWN	MY
CHECKED	MY
DATE	11/20/19
SCALE	1/8"=1'-0"
JOB NO.	xxx
SHEET	L-1
OF	SHEETS

REGISTERED LANDSCAPE ARCHITECT
MARA YOUNG NO. 4734
EXP.11/30/21
11/20/19
DATE
STATE OF CALIFORNIA



LEGEND

PROPERTY LINE	
EXISTING LOTS	
CENTERLINE	
EASEMENT LINE	
SANITARY SEWER LINE	SS
STORM DRAIN LINE	SD
OVERHEAD POWER LINE	OH
WOOD FENCE	
POWER POLE	
FIRE HYDRANT	
JOINT POLE	
SURVEY MONUMENT FOUND	
TBM (ELEVATION)	
WATER VALVE	WV

AC	ASPHALT
AD	AREA DRAIN
ANC	ANCHOR
BSBL	BUILDING SETBACK LINE
C&G	CURB AND GUTTER
CB	CATCH BASIN
CO	CLEAN OUT
DW	DRIVEWAY
EB	ELECTRIC BOX
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FH	FIRE HYDRANT
GA	GUY ANCHOR
GM	GAS METER
GV	GAS VALVE
IV	IRRIGATION VALVE
LP	LIGHT POLE
MB	MAIL BOX
MH	UTILITY MANHOLE
P.U.E.	PUBLIC UTILITY EASEMENT
P	BRICK CONC PILLAR
PP	POWER POLE
(R)	RADIAL BEARING
SL	STREET LIGHT
SDMH	STORM DRAINAGE MANHOLE
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEAN OUT
TCD	THROUGH CURB DRAIN
TS	TRAFFIC SIGN
VG	VALLEY GUTTER
WM	WATER METER
WV	WATER VALVE

DISCLAIMER:

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NOTE:

THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2444). SURFACE FEATURES ARE LOCATED BY MEANS OF A STATION AND OFFSET FROM THE CONTROL LINE.

BASIS OF BEARINGS:

THE BEARING N. 90°00'00' E. OF THE CENTERLINE OF LYELL ST., AS SHOWN UPON CERTAIN MAP ENTITLED " MAP NO. 3, TOWN OF LOS ALTOS", FILED FOR RECORD IN BOOK "M" OF MAPS, AT PAGE 1, SANTA CLARA COUNTY RECORDS, WAS USED FOR BASIS OF BEARINGS FOR THIS SURVEY

PROJECT BENCHMARK:

TOP OF SANITARY SEWER MANHOLE, LOCATED AT LYELL ST., AT THE INTERSECTION WITH 16' ALLEY EL.: 100.00

NOTES:

1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
2. THE GROSS AREA OF LAND OF RECORD IS 10650.00 SQ. FT. ±.
3. THE MAP WAS BASED ON A GRANT DEED DOC.# 20911308 BY RODGER C. WITHAM CO. DATED 10/13/2010, RECORDED IN SANTA CLARA COUNTY.
4. ALL EXISTING BUILDINGS ARE WOOD.
5. FOR PRECISE SPECIES OF TREES A CERTIFIED ARBORIST SHALL BE CONSULTED.
6. THIS DRAWING REPRESENTS A TOPOGRAPHIC SURVEY PREPARED IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA AND REPRESENT THE BEST GRAPHICAL FIT BETWEEN RECORD INFORMATION AND THE TOPOGRAPHICAL FEATURES SURVEYED AND SHOULD NOT BE RELIED UPON OR USED FOR ANY OTHER PURPOSES. PURSUANT TO THE CLIENT'S DIRECTION A BOUNDARY SURVEY WAS NOT PERFORMED AT THIS TIME WHICH MAY HAVE DETERMINED THE ACTUAL PROPERTY LINES.

SCALE 1"= 10'

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

140 LYELL ST.
LOS ALTOS, CA 94022
APN: 170-39-043

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Scale: 1" = 10'
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Date: 09/07/2019
Project No: 219133

PRELIMINARY BOUNDARY AND TOPOGRAPHIC SURVEY MAP

Sheet No: T-1

REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE

CITY OF LOS ALTOS

ATTACHMENT B

Chapter 14.22 - R3-1.8 MULTIPLE-FAMILY DISTRICT

Sections:

14.22.010 - R3-1.8 District.

The regulations, general provisions, and exceptions set forth in this chapter and in Chapter 14.66 shall apply in the R3-1.8 District.

(Prior code § 10-2.1001)

14.22.020 - Permitted uses (R3-1.8).

The following uses shall be permitted in the R3-1.8 District:

A. Multi-family residential dwelling units with not more than one dwelling unit for each one thousand eight hundred (1,800) square feet of lot area;

B. For affordable housing requirements, see Chapter 14.28 of this title;

C. For density bonus provisions, see Chapter 14.30 of this title; and

D. Animals as provided in Chapter 5.10 of this code.

(Ord. 02-410 § 2; prior code § 10-2.1002)

14.22.030 - Maximum density development requirement.

The maximum density permitted shall be constructed unless it is determined by the city council that a less dense project would be in the best interests of the community. In approving a less dense project, the city council shall make at least one of the following findings:

A. That a maximum density project would be detrimental to the health, safety, comfort, convenience, prosperity, or welfare of persons residing or working in the vicinity or injurious to property or improvements in the vicinity;

B. That the development of fewer units would enhance opportunities for the development of affordable housing within the project.

(Prior code § 10-2.1002.1)

14.22.040 - Site area (R3-1.8).

The minimum site area shall be seven thousand one hundred (7,100) square feet on vacant property and fourteen thousand (14,000) square feet on properties with existing structures.

(Prior code § 10-2.1003)

14.22.050 - Coverage (R3-1.8).

The maximum coverage for all structures shall be forty (40) percent of the total area of the site, including garages (not including driveways or off-street parking areas).

(Prior code § 10-2.1004)

14.22.060 - Front yard (R3-1.8).

The minimum depth of front yards shall be twenty (20) feet. The minimum width on a public street shall be fifty (50) feet on vacant property and one hundred (100) feet on property with existing structures.

(Prior code § 10-2.1005)

14.22.070 - Side yards (R3-1.8).

The minimum width of side yards shall be seven and one-half feet, except that on a corner lot, the minimum width of the side yard adjoining the street shall be fifteen (15) feet. Five feet shall be added to each side yard for each story above the first story or for each ten (10) feet of height, or fraction thereof, above the lowest twelve (12) feet of the height of the structure, whichever is the lesser, except on the secondary setback on a corner lot. When a garage or carport faces a side yard adjoining a street, the minimum setback to the face of the structure shall be twenty (20) feet. Where R3-1.8 District property abuts on R1-10 District property, the minimum side yard shall be twenty-five (25) feet for one-story structures, of which the ten (10) feet abutting the property in the R1-10 District shall have a six-foot solid fence or wall outside a planting screen of evergreen trees or bushes of a variety, height, and spacing as approved by the building and planning department, all of which shall be permanently maintained by the property owner. Such ten-foot planting strip shall be used exclusively for landscaping purposes.

(Prior code § 10-2.1006)

(Ord. No. 2012-375, § 5, 1-24-2012)

14.22.080 - Rear yard (R3-1.8).

The minimum depth of rear yards shall be twenty-five (25) feet, and no structure shall be placed within the required rear yard. Where R3-1.8 District property abuts on R1-10 District property, the minimum depth of rear yards shall be thirty (30) feet, of which the ten (10) feet abutting on the property in the R1-10 District shall have a six-foot solid fence or wall outside a planting screen of evergreen trees or bushes of a variety, height, and spacing as approved by the building and planning department, all of which shall be permanently maintained by the property owner. Such ten (10) foot planting strip shall be used exclusively for landscaping purposes.

(Prior code § 10-2.1007)

14.22.090 - Off-street parking (R3-1.8).

(As provided in Chapter 14.74 of this title.)

(Prior code § 10-2.1008)

14.22.100 - Height of structures (R3-1.8).

No structure shall exceed two stories or thirty (30) feet in height, whichever is the lesser. No structure shall exceed one story or fifteen (15) feet in height if located within one hundred (100) feet of the R1-10 District. In no case shall this preclude a basement when used for parking and/or storage.

(Prior code § 10-2.1009)

14.22.110 - Design control (R3-1.8).

All structures erected in the R3-1.8 District shall be subject to the provisions of Chapter 14.78 of this title. Each multi-family residential dwelling unit shall have a minimum of ninety-six (96) cubic feet of enclosed storage, excluding closet and garage areas. (Amended during 2/06 supplement; Ord. 02-410 § 3; prior code § 10-2.1011)

14.22.120 - Exceptions (R3-1.8).

On lots facing on Gabilan Street and known as Lots 4 through 14 and Lot 24 of Block 34, Map No. 3, town of Los Altos, the side yard abutting the R1-10 District shall be not less than ten (10) feet for a one-story building, of which five feet shall be landscaped as provided in Section 14.22.070 of this chapter, and no structure shall exceed one story or fifteen (15) feet in height if located within fifty (50) feet of the R1-10 District.

(Prior code § 10-2.1012)

14.22.130 - Signs (R3-1.8).

(As provided in Chapter 14.68 of this code.)

(Prior code § 10-2.1013; Ord. No. 2015-414 , § 12, 9-8-2015)

14.22.140 - Fences (R3-1.8).

(As provided in Chapter 14.72 of this title.)

(Prior code § 10-2.1014)

14.22.150 - Nonconforming use regulations (R3-1.8).

(As provided in Chapter 14.66 of this title.)

(Prior code § 10-2.1015)

14.22.160 - Accessory structures.

As provided in Chapter 14.15 of this title.

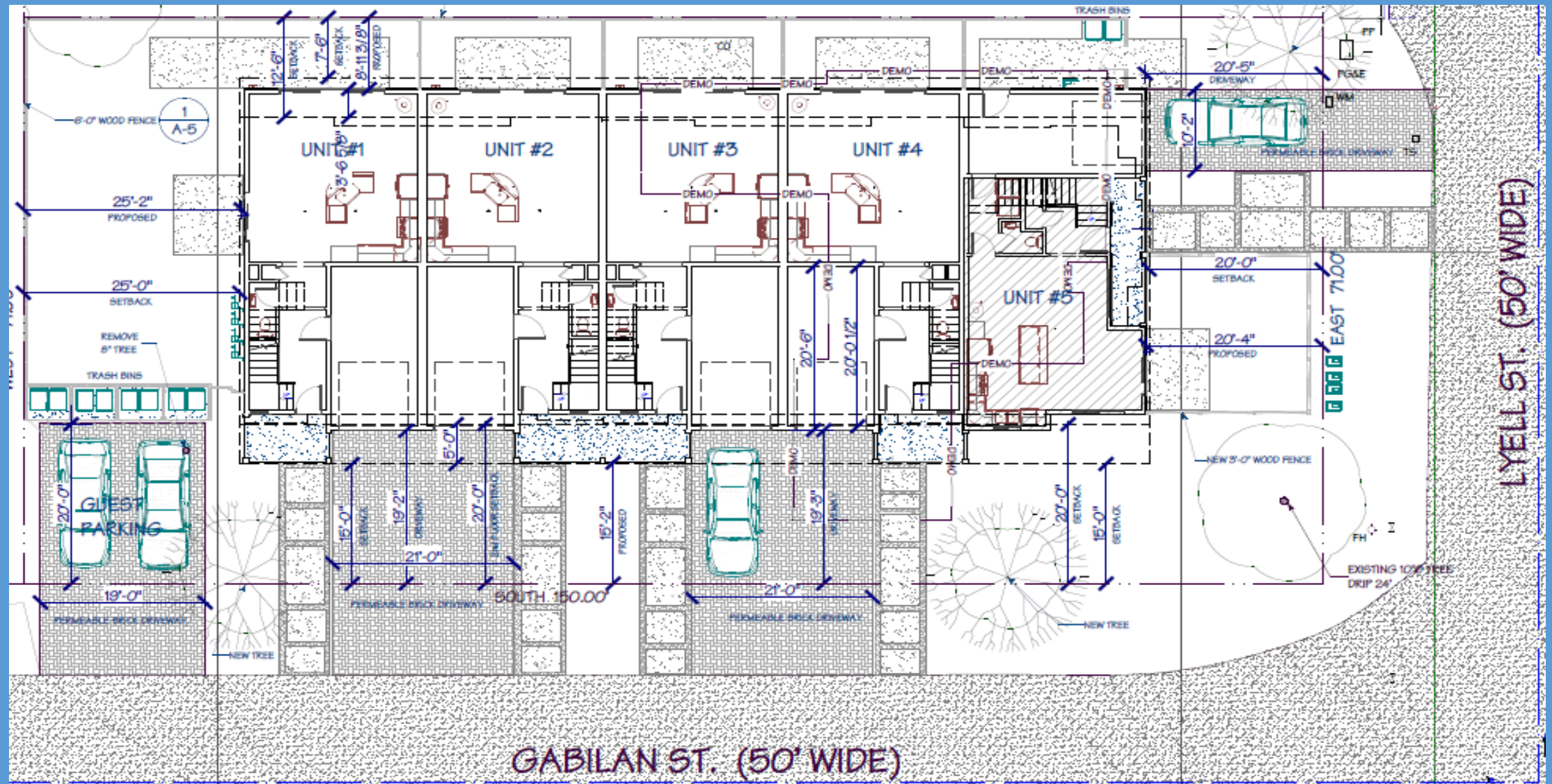
(Ord. No. 2018-440 , § 3, 3-13-2018)

140 Lyell St. – PC Study Session
June 4th, 2020

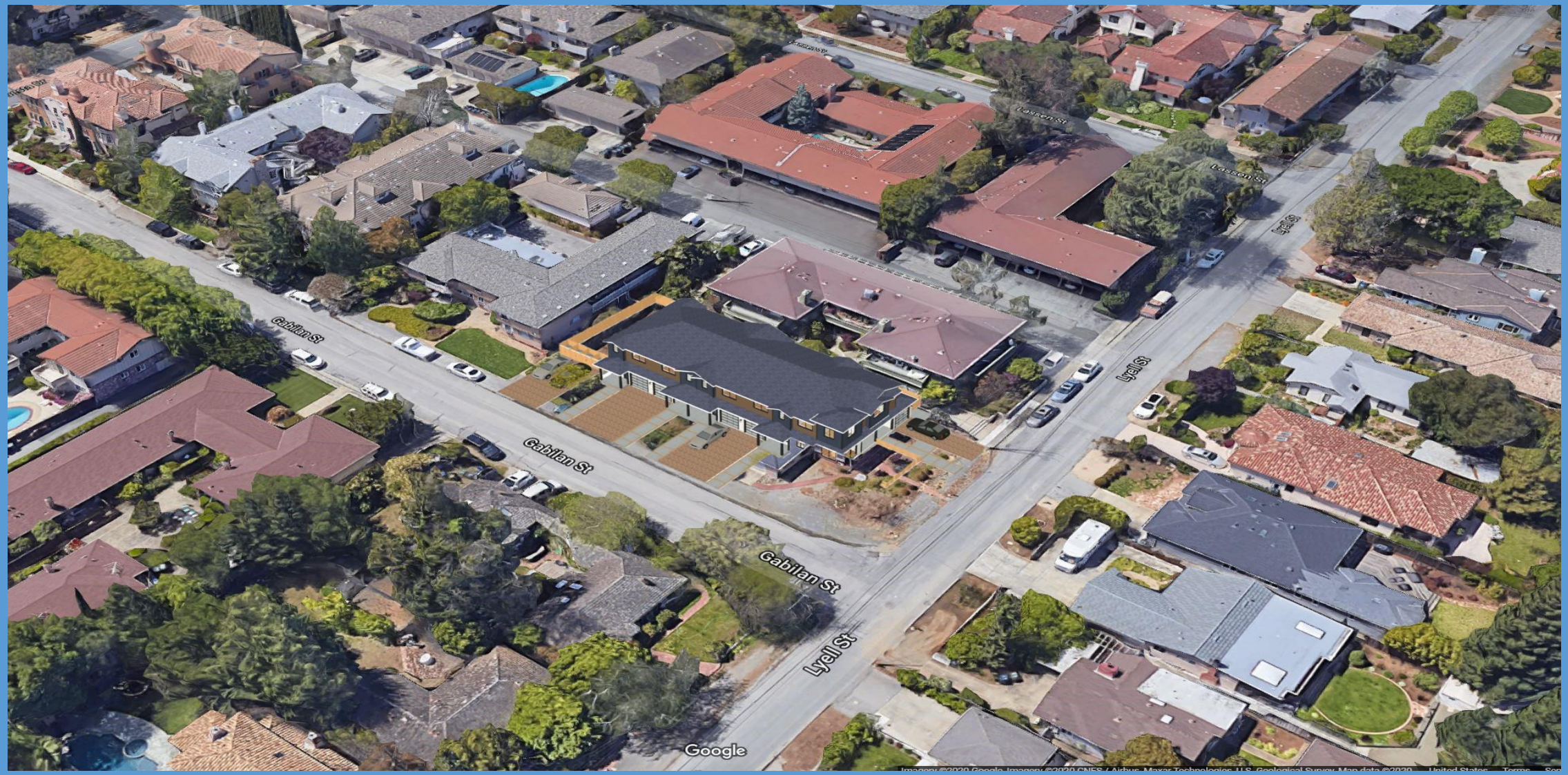
Los Altos: 140 Lyell St.

- Project Overview:
  - 5 Condo/Townhome Project, 4 Market Rate units, 1 BMR (Very Low) Unit
- Floor Plan Details
  - 1385 Sq.ft. with 1 Car Garage
  - 1412 Sq.ft. with 1 Car Garage
  - 1411 Sq.ft. with 1 Car Garage
  - 1414 Sq.ft. with 1 Car Garage
  - 1297 Sq.ft. with 1 Car Garage
- 3 BD, 2.5 BA, 2 stories
- 2 On-site guest parking spots and 1 Off-site Guest parking spot

Los Altos: 140 Lyell St. Site Plan



Los Altos: 140 Lyell St. Aerial Siteplan



Los Altos: 140 Lyell St. Outreach Meeting

- We held a neighborhood outreach meeting on May 14th
- The project received positive feedback from the neighbors and was attended by 5 neighbors
- 2 main concerns that were discussed
  - Project Height, we're proposing a 30' tall building
  - Sidewalk connectivity on Lyell St.

- We have worked to drop the building height to 27' and also intend to do the off-site improvements to match the existing neighborhood

Los Altos: 140 Lyell St. PC Feedback

- We are seeking feedback on the following items from PC
  - Architectural Style
  - Exterior Colors
  - Overall Neighborhood Compatibility