

376 First Street Fifteen-Unit Multiple Family Project

Steve Golden, Interim Planning Services
Manager





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



376 1ST ST. (PROPOSED) 3



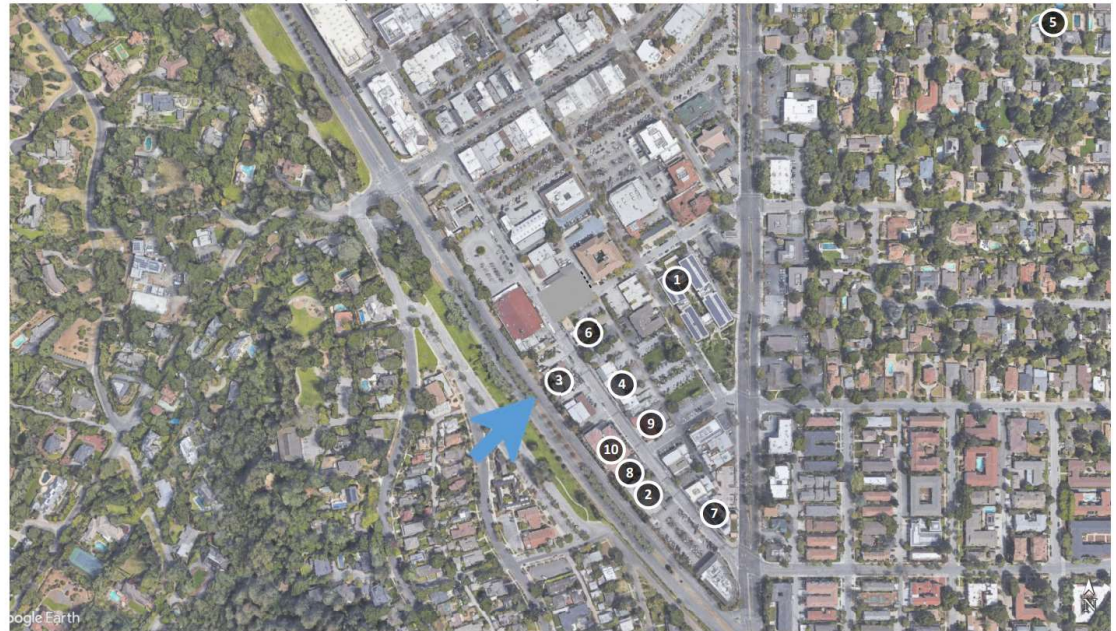
444-450 1ST ST. (IN CONSTRUCTION) 2



PACKARD FOUNDATION HEADQUARTER 1



LOS ALTOS COMMUNITY CENTER 5



355 1ST STREET (PROPOSED) 6



SERENO GROUP OFFICE (BUILT) 7



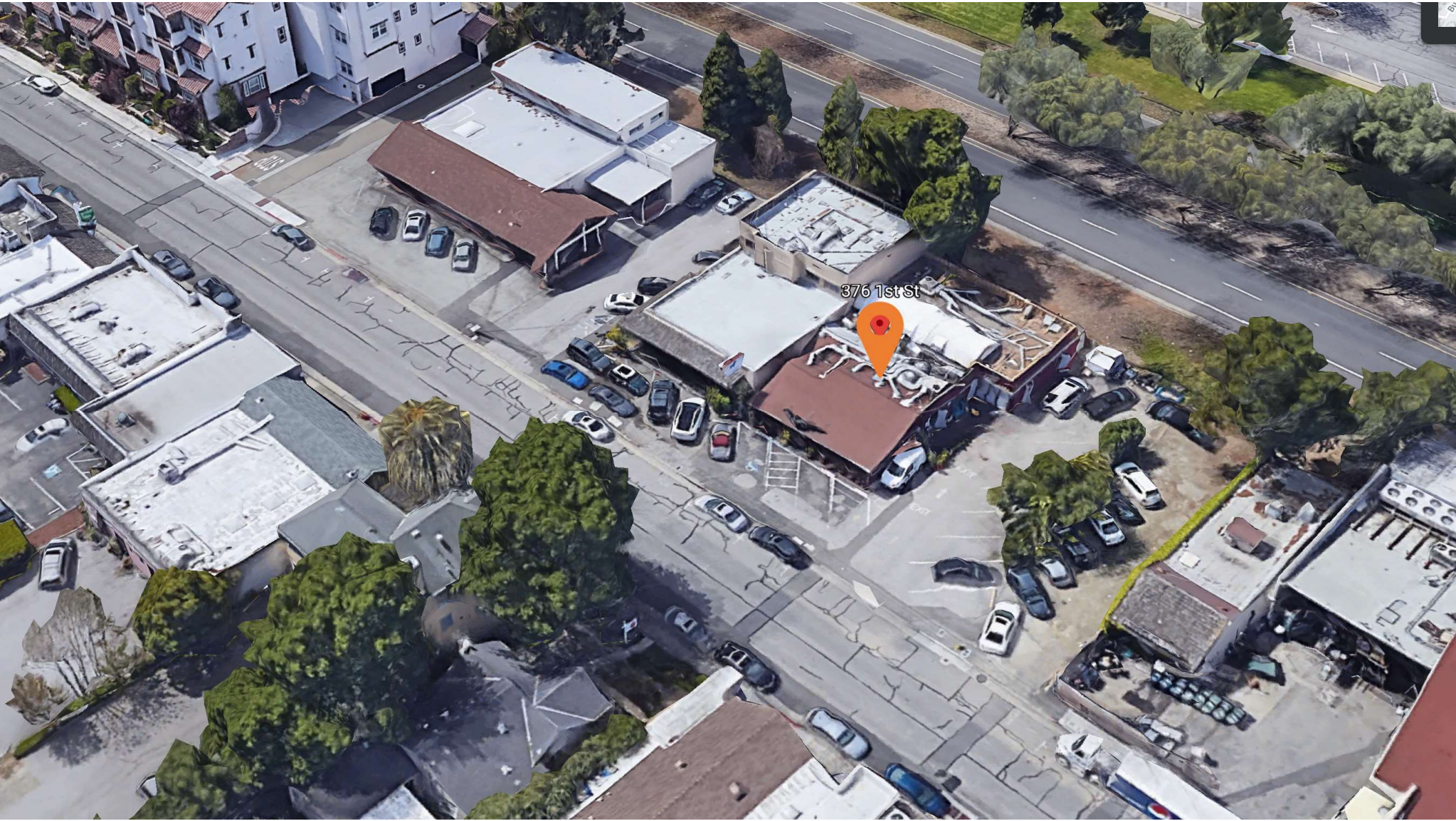
440 1ST STREET (APPROVED) 8



425 1st St (IN CONSTRUCTION) 9



396 1ST STREET 10



376 1st St

Public Meetings

- Planning Commission Study Session - August 1, 2019
- Complete Streets Commission - December 1, 2021
- Planning Commission – February 17, 2022
- City Council – April 26, 2022



State Law and Zoning Code Provisions

	In Effect
Housing Accountability Act	Yes
SB330	No
Density Bonus Law	Yes
Zoning Code Objective Design Control Standards	No
Amended Inclusionary Affordable Housing Requirements	No



Density Bonus Law – Requested Density Bonus

- Theoretical “base” project = 12-units
- Three moderate rate income restricted affordable units or 25% of the units proposed
- Entitles the developer to a density bonus of 20 percent or 2.4 units (Always round up)
- Total of 15 units



Density Bonus Law – Requested Concessions

3 moderate rate units (20% of base density) = 2 Concessions

	Requirement	Concession Request
Building Height	Maximum 35 feet	55.1 feet (exceed height by 20.1 feet)
Landscaping	Front Yard Area 60% Landscaped	Reduce Front Yard Landscaping to 20% of the Area



Density Bonus Law – Requested Waiver

3 moderate rate units (20% of base density) = Unlimited Waivers

	Requirement	Waiver Request
Elevator and Stair Overrun	Can exceed building height up to 12-feet	Exceed standard by 3.3 feet*
Parking Space Clearance	18 feet length, 9 feet width, 7 feet height	Encroach into the clearance area for mechanical parking lift
Front Yard Setback	10 Feet	8.4 feet

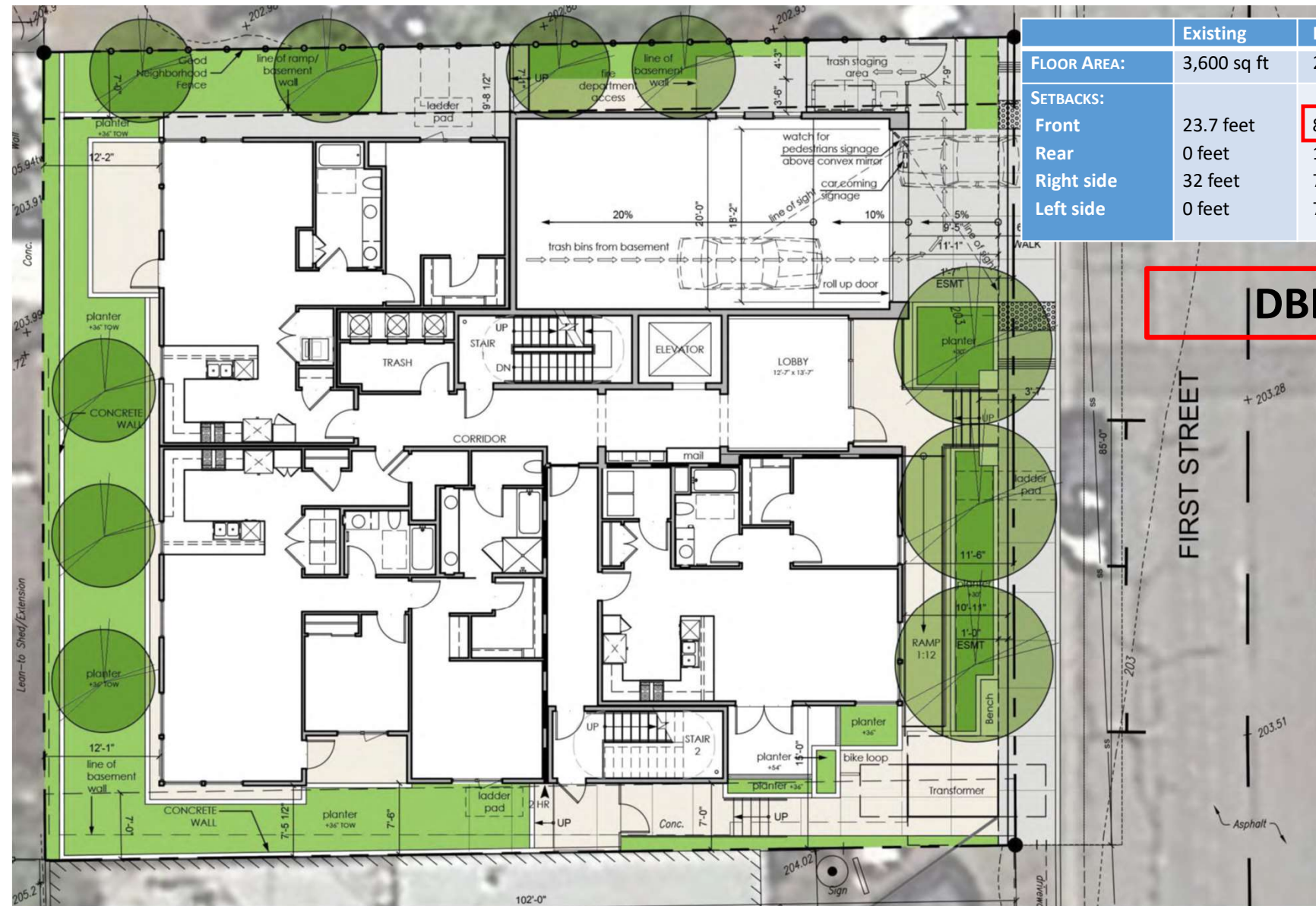


Density Bonus Law – Parking Spaces

Bedroom Count	# of Units	Required Parking Ratio per Zoning Code	Required Parking Spaces Per Zoning Code	Density Bonus Parking Ratio	Required Parking Spaces Per Density Bonus
Two Bedroom	8	2/unit	16	1.5/unit	12
One Bedroom	7	1.5/unit	11	1/unit	7
Guest Parking		1 per 4 units	4	-	-
		Total Parking:	31		19

23 Parking Spaces Provided



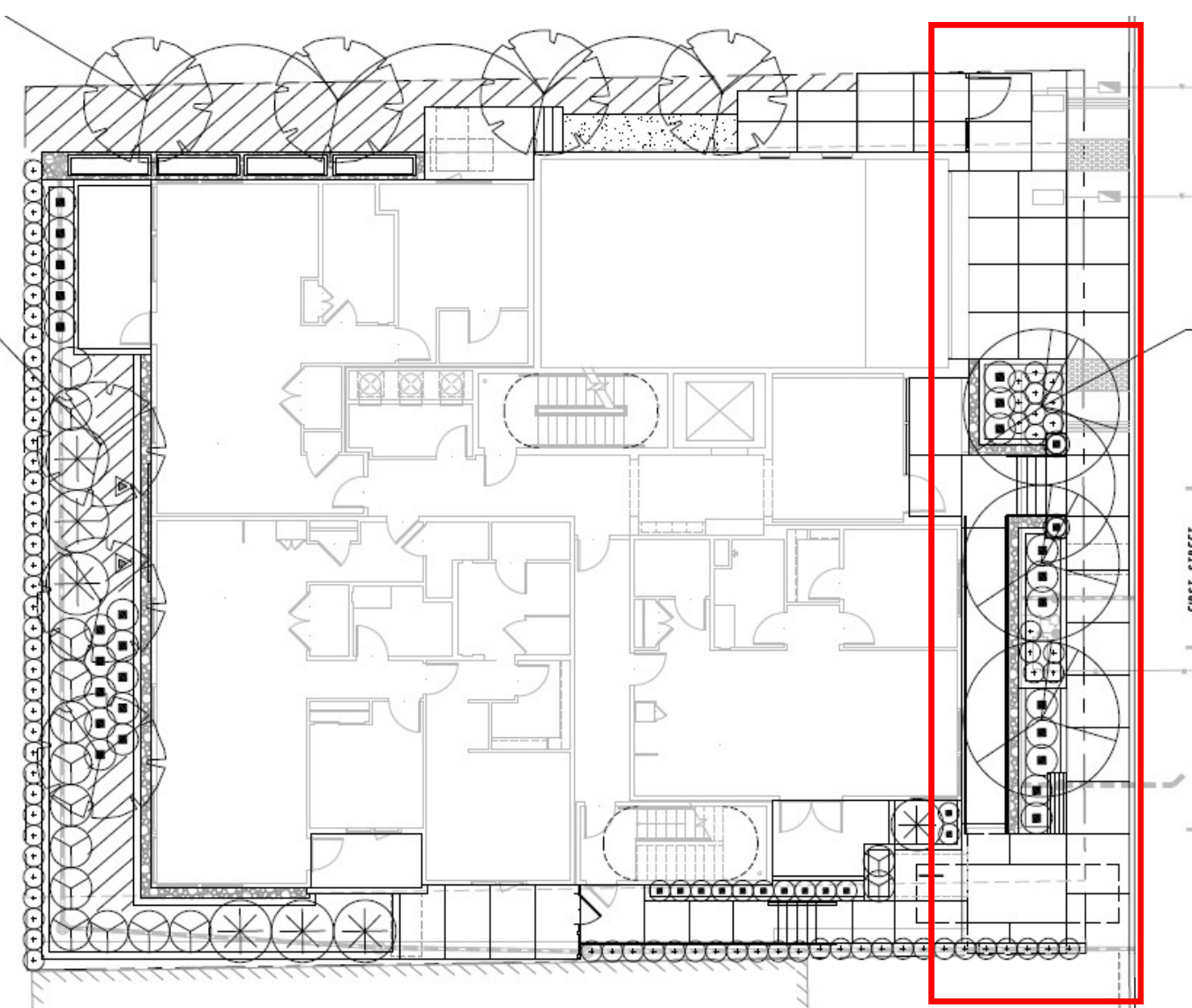


	Existing	Proposed	Required
FLOOR AREA:	3,600 sq ft	22,168 sq ft ¹	N/A ²
SETBACKS:			
Front	23.7 feet	8.4 feet ³	10 feet
Rear	0 feet	10.33 feet ⁵	10 feet
Right side	32 feet	7 feet	0 feet
Left side	0 feet	7 feet	0 feet

DBL Waiver

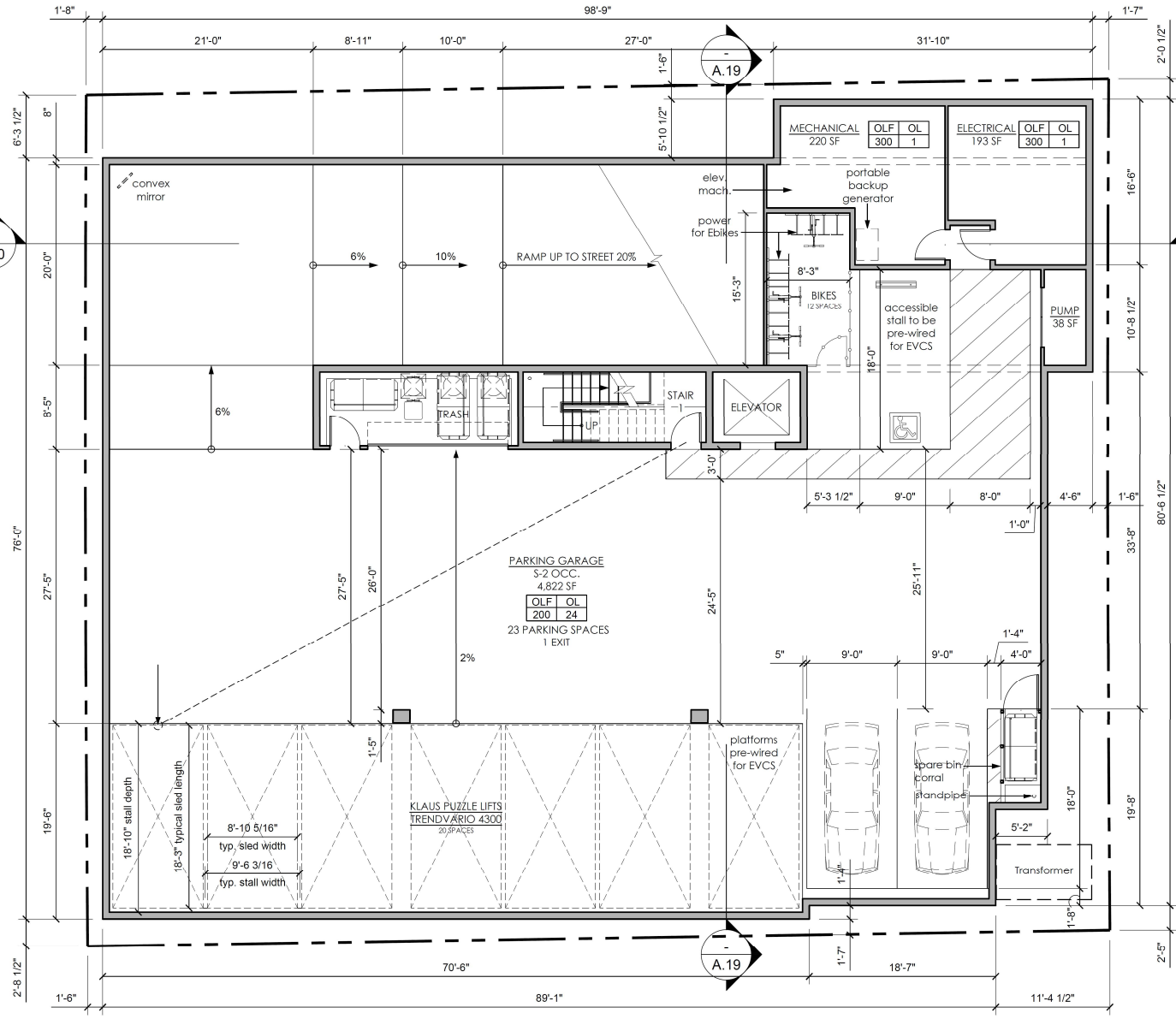
FIRST STREET





**Concession:
Front Yard
Landscaping
20% of the Area**

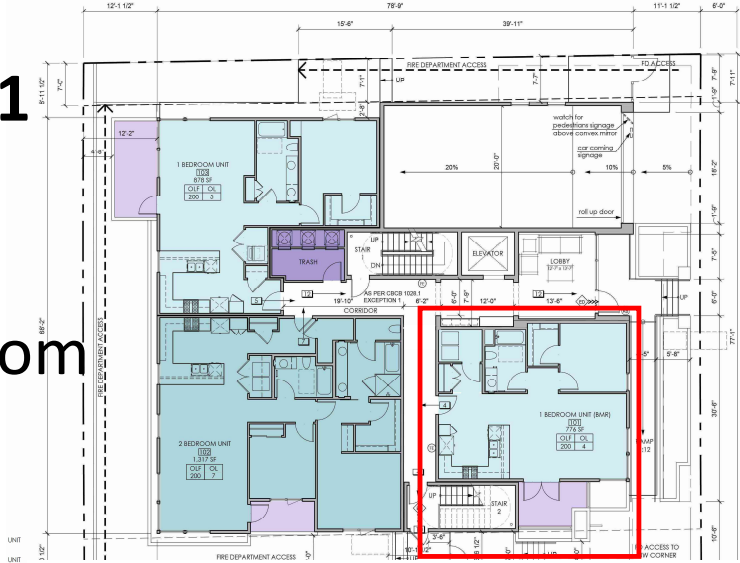
**60% of Area
Required**



23 Parking Spaces Proposed

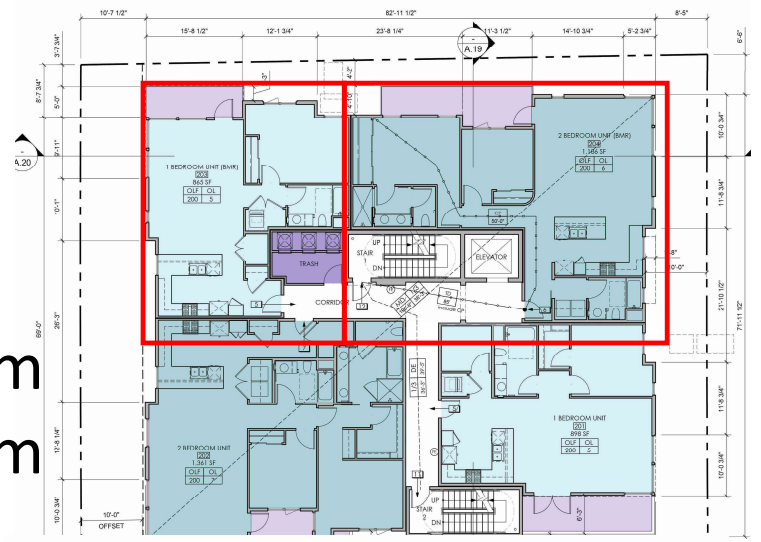
Floor 1

BMR
1-bedroom

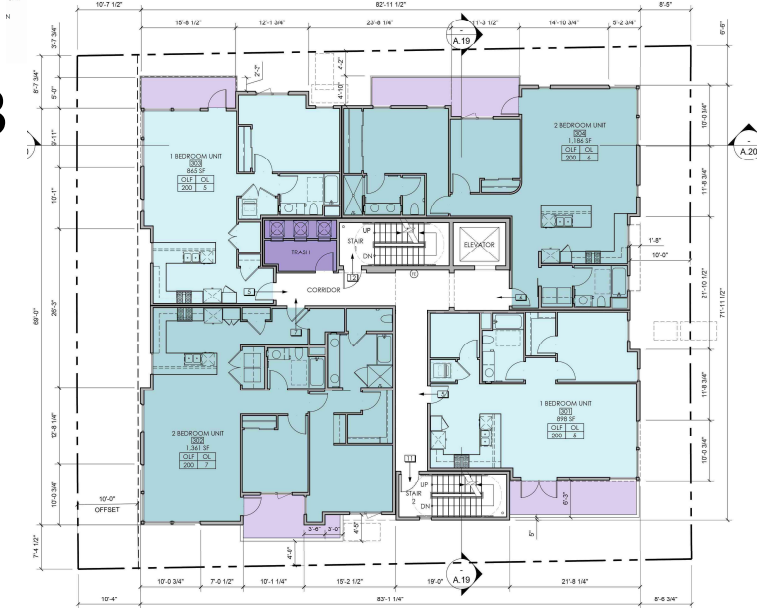


Floor 2

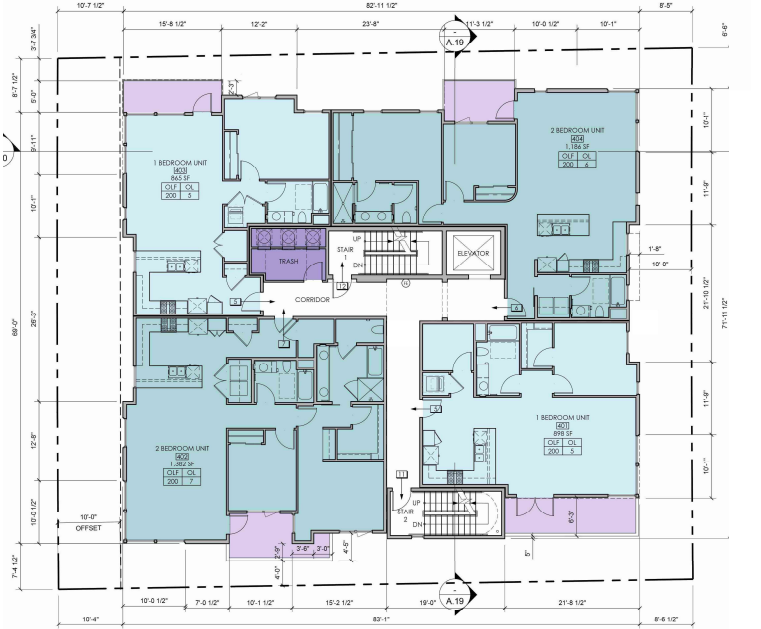
BMRs
1-bedroom
2-bedroom

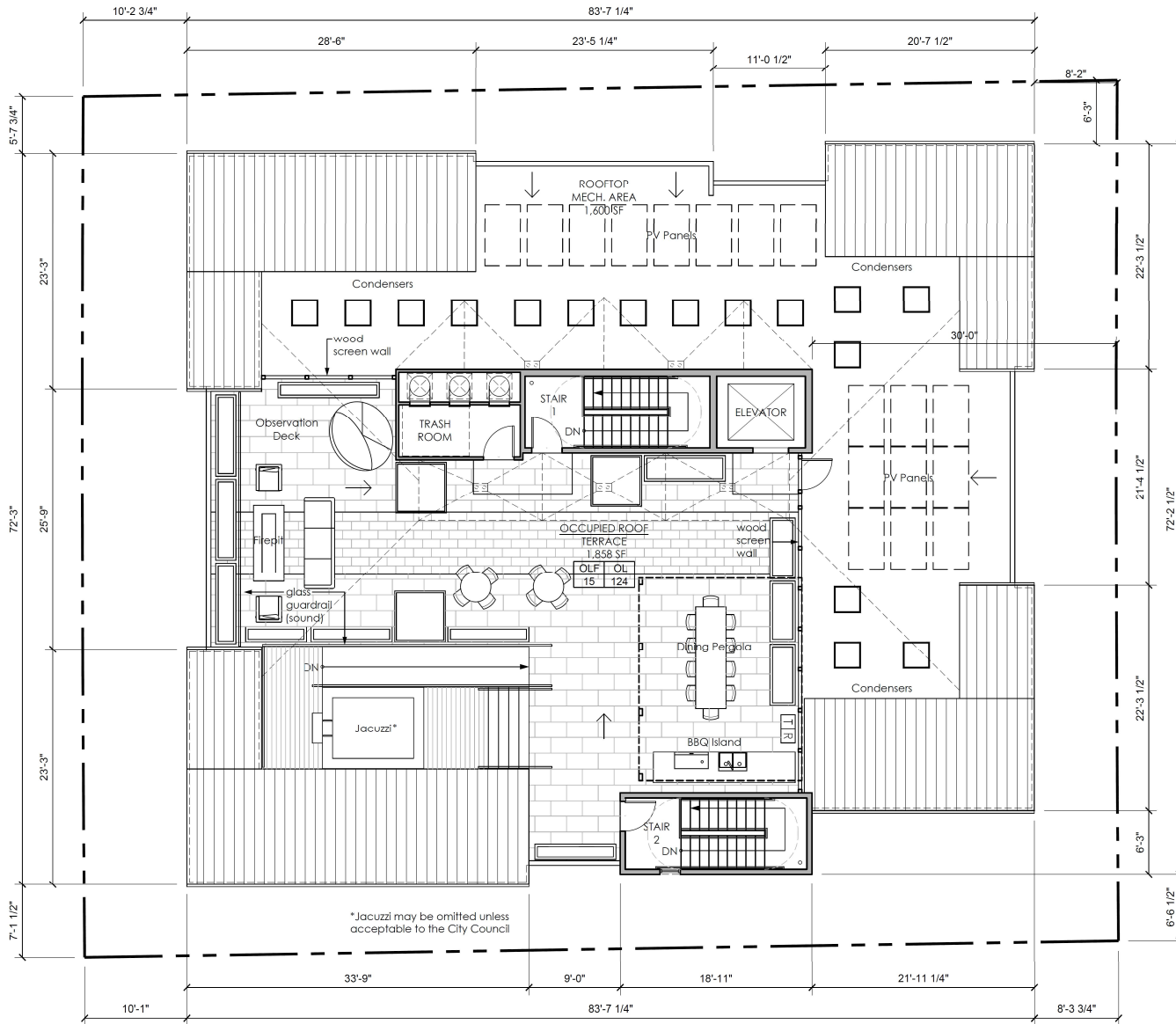


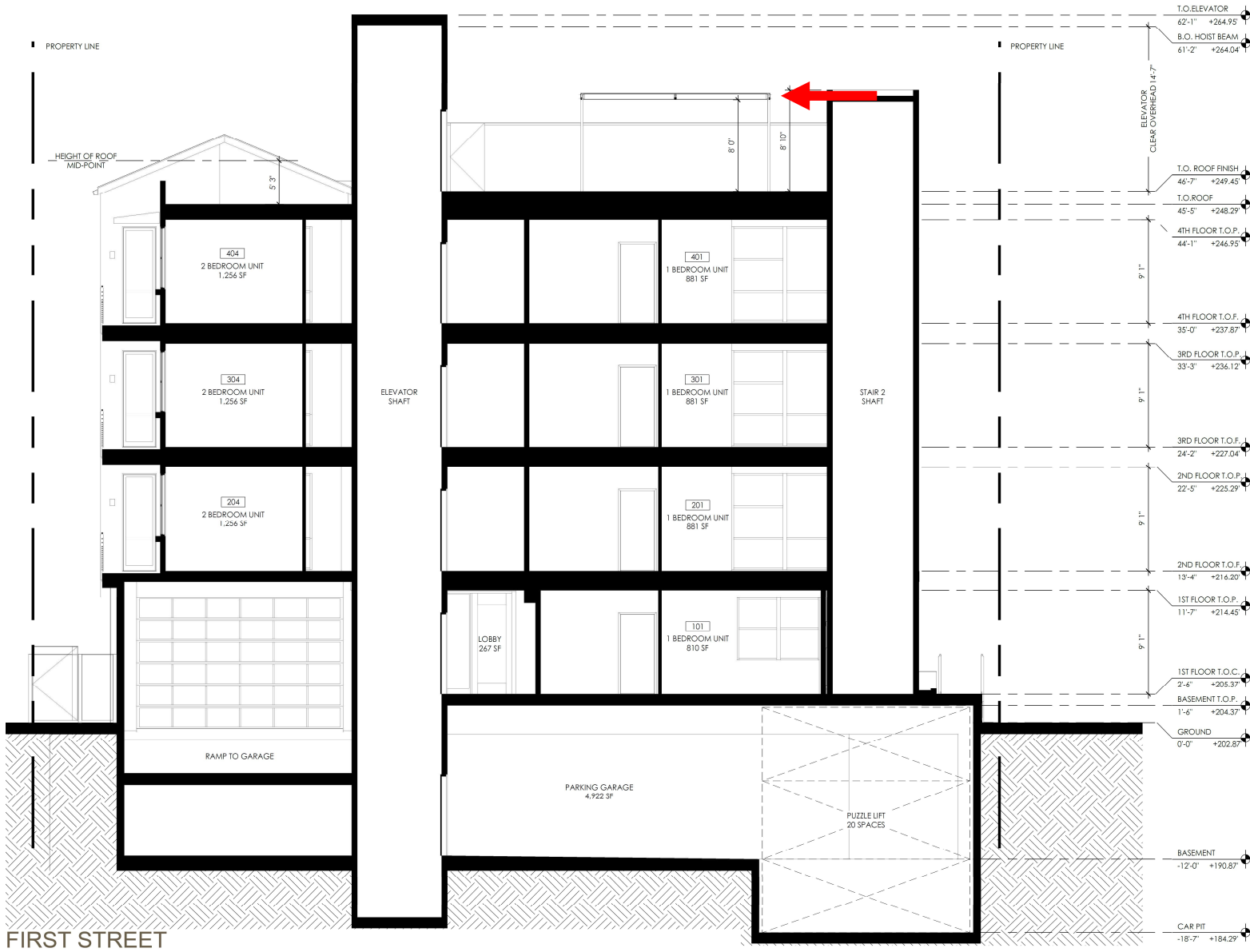
Floor 3



Floor 4







**55.1 feet
Building Height**

FIRST STREET



Front Elevation

PROPERTY LINE
AT THE BACK OF WALL

PROPERTY LINE
AT THE BACK OF WALL



Rear Elevation



North Elevation

PROPERTY LINE

PROPERTY LINE

T.O.ELEVATOR
62'-1" +264.95

T.O.STAIR TOWER
55'-5" +258.29

T.O.METAL ROOF
51'-7" +254.45

T.O.ROOF
45'-5" +248.29

4TH FLOOR T.O.P.
44'-1" +246.95

4TH FLOOR T.O.F.
35'-0" +237.87

3RD FLOOR T.O.P.
33'-3" +236.12

3RD FLOOR T.O.F.
24'-2" +227.04

2ND FLOOR T.O.P.
22'-5" +225.29

2ND FLOOR T.O.F.
13'-4" +216.20

1ST FLOOR T.O.P.
11'-7" +214.45

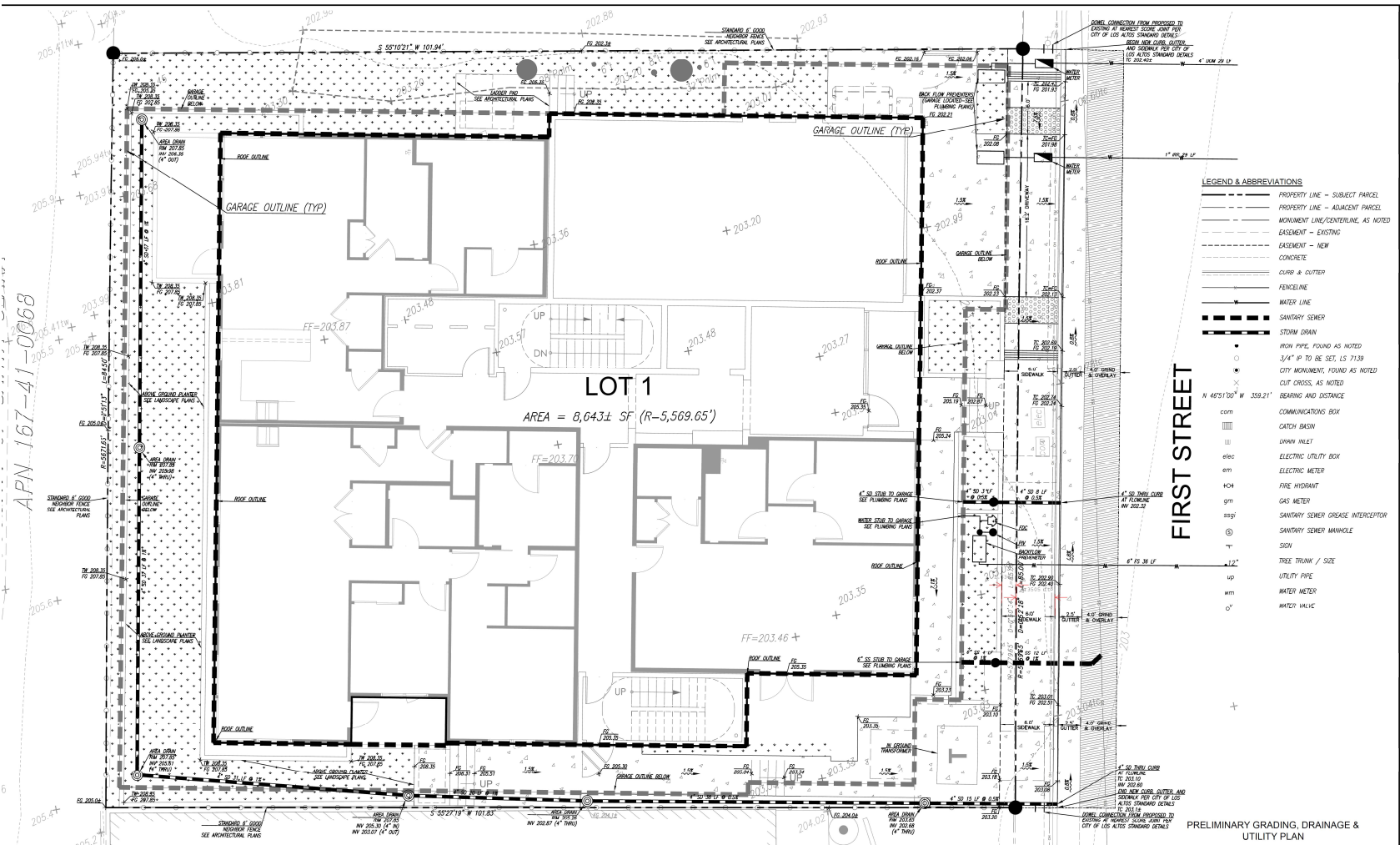
1ST FLOOR T.O.C.
2'-6" +205.37

BASEMENT T.O.P.
1'-6" +204.37

GROUND
0'-0" +202.87

South Elevation





APN 167-41-0068

- LEGEND & ABBREVIATIONS**
- PROPERTY LINE - SUBJECT PARCEL
 - PROPERTY LINE - ADJACENT PARCEL
 - MONUMENT LINE/CENTERLINE, AS NOTED
 - - - - - EASEMENT - EXISTING
 - - - - - EASEMENT - NEW
 - ▨ CONCRETE
 - ▨ CURB & GUTTER
 - ▨ FENCING
 - ▨ WATER LINE
 - ▨ SANITARY SEWER
 - ▨ STORM DRAIN
 - IRON PIPE, FOUND AS NOTED
 - 3/4" IP TO BE SET, LS 7139
 - ⊙ CITY MONUMENT, FOUND AS NOTED
 - ⊗ CUT CROSS, AS NOTED
 - N 45°51'00" W 359.21' BEARING AND DISTANCE
 - com COMMUNICATIONS BOX
 - ▨ CATCH BASIN
 - ▨ URVAN INLET
 - ▨ ELECTRIC UTILITY BOX
 - ▨ ELECTRIC METER
 - ⊕ F4H FIRE HYDRANT
 - ▨ gm GAS METER
 - ▨ ssgf SANITARY SEWER GREASE INTERCEPTOR
 - ⊕ SANITARY SEWER MANHOLE
 - ▨ sign SIGN
 - ▨ 12" TREE TRUNK / SIZE
 - ▨ UTILITY PIPE
 - ▨ wm WATER METER
 - WATER VALVE

FIRST STREET

PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN

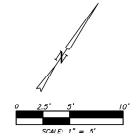
REVISIONS	
DATE	DESCRIPTION
11/11/2019	ISSUE FOR PERMITS
12/15/2019	ISSUE FOR PERMITS
06/22/2020	ISSUE FOR PERMITS

VESTING TENTATIVE TRACT MAP
RESIDENTIAL CONDOMINIUM PURPOSES
376 FIRST STREET

LOS ALTOS CALIFORNIA

JMH WEISS, INC.
Civil Engineering - Surveying - Land Planning
1733 Technology Drive, Ste 8000, San Jose, CA 95110
(408) 968-9010

AS SHOWN 12/14/18 5154 2 OF 2



Staff Recommendation

Approve tentative parcel map application TM19-0004 and design review permit application D19-0009 to construct a 15 unit four-story multiple-family residential condominium development project subject to the findings and conditions contained in the draft resolution

If decision for denial, appropriate findings would need to be provided in compliance with State Law(s).

