ATTACHMENT 4

PLANNING COMMISSION
AGENDA REPORT

Meeting Date: June 16, 2022

Subject: Consider Proposed Modification to the Vesting Tentative Map and State Density Bonus for a 196-Unit Multiple-Family Development at 5150 El Camino Real; consider finding that no further review under the California Environmental Quality Act (CEQA) is required for the project because the findings in CEQA Guidelines Section 15162 cannot be made.

Prepared by: Sean K. Gallegos, Senior Planner

Initiated by: Applicant – Michael Ducote, Prometheus Real Estate Group, Inc.

Attachments:
A. Draft Resolution
B. Applicant Materials
   - Density Bonus Report
C. Project Plans
D. December 10, 2019, City Council Staff Report, Attachments and Plans
   https://www.losaltosca.gov/citycouncil/page/city-council-regular-meeting-16
E. City Council Resolution 2019-43
   https://www.losaltosca.gov/sites/default/files/fileattachments/ordinance/66571/resolution_no._2019-43.docx.pdf

Staff Recommendation:
Recommend to the City Council:

1. Approval of a modification to the Vesting Tentative Map and State Density Bonus MOD22-0003 per the findings and conditions contained in the resolution (Attachment A).

Environmental Review:
An Initial Study and Mitigated Negative Declaration (IS/MND) was previously prepared in compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines (California Code of Regulations §15000 et. seq.) and the regulations and policies of the City of Los Altos. The Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project were adopted for the project by the City on December 10, 2019, and for reasons set forth in further detail later in this report, a subsequent MND is not required under State CEQA Guidelines Section 15162.

Project Description:
On December 10, 2019, the City Council approved a multiple-family condominium residential development with 196 units, common areas and one level of underground parking. The applicant

requests to modify the approved Vesting Tentative Map which created one lot for condominium purposes into a two-lot subdivision. Lot 1 includes the two five-story buildings along El Camino Real with 172 rental units and Lot 2 will include the townhouse buildings with 24 units that will be further subdivided by a condominium plan to create for-sale units. The applicant also requests to modify the previously approved 28 affordable units (12 moderate and 16 very-low) to 29 low-income affordable units (or 20% of the 145 base units), to satisfy the City's requirements for rental projects. The applicant also proposes maintaining the 35 percent density bonus, development concessions and waivers it is eligible under State Density Bonus Law and the Los Altos Municipal Code (LAMC), but the project will need an additional development waiver for the required 75-foot site frontage requirement for Lot 2.

The draft resolution contained in Attachment A includes the project's findings and conditions of approval. The project's Density Bonus Report is included in Attachment B. The following tables summarize the project's technical details:

Fiscal Impact:

The project will result in the following estimated financial contributions to the City:

- Park in-Lieu Fees: $6,958,000 ($35,500/multiple-family dwelling unit)
- Traffic Impact Fees: $815,164 ($4,159/multiple-family dwelling unit)
- Los Altos Public Art Fund: (one percent of construction costs, up to $200,000)

GENERAL PLAN DESIGNATION:	Thoroughfare Commercial		
ZONING:	CT (Commercial Thoroughfare)		
PARCEL SIZE:	3.8 acres (165,345 square feet)		
	Existing	**Proposed**	**Required/Allowed**
SETBACKS – LOT 1 (APARTMENTS)			
Front (north)	-	25 feet	25 feet
Rear (south)	-	119 feet (min.)	100 feet
Left side (east)	-	49.8 feet (min.)	7.5 feet (avg.)
Right side (west)	-	45 feet (min.)	7.5 feet (avg.)
SETBACKS – LOT 2 (TOWNHOMES)			
Front (west)	-	48 feet	25 feet
Rear (east)	-	45 feet	40 feet
Left side (north)	-	48 feet	40 feet
Right side (south.)	-	8 feet	7.5 feet (avg)
HEIGHT (Condo Bldgs.)			
Top of roof deck	30 feet[1]	56 feet	45 feet
Top of parapet wall	40 feet[1]	62 feet	57 feet
Stair towers	-	68 feet	57 feet
Elevator tower	-	68 feet	57 feet
HEIGHT (Townhome Bldgs.)			

Top of roof deck	-	30 feet	30 feet
Top of parapet wall	-	33.5 feet	42 feet
PARKING	291 spaces	290 spaces	169 spaces[2]
DENSITY			
Base density units	-	145 units	145 units (38 du/ac)
Density bonus units	-	51 units	51 units (35%)
Total units	-	196 units	196 units (52 du/ac)
Affordable units	-	29 units (20%)	29 units (20%)
OPEN SPACE			
Private	-	67 square feet/unit	50 square feet/unit
Public	-	62,880 square feet	3,200 square feet

[1] The 30-foot height, as allowed by the Zoning Code at the time, is measured from the site's highest grade, along the rear property line, to the mid-point of the building's sloping roof. The actual building height from adjacent grade to top of parapet wall is approximately 40 feet.

[2] The Zoning Code (Section 14.28.046.C) allows for reduced on-site parking (0.5 spaces/bedroom) when a project provides affordable housing and is within ½ mile of a major transit stop.

Background

City Council

On December 10, 2019, the City Council approved resolution No. 2019-43 making the findings, adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting program consistent with the California Environmental Quality Act, and approving the design review, use permit and subdivision applications for a new 196-unit multiple-family development at 5150 El Camino Real. The project included the development of two five-story condominium buildings along El Camino Real with 172 units and two three-story townhouse buildings along the rear with 24 condominium units. The approved project included 28 affordable units – 12 moderate and 16 very-low – in exchange for a 35 percent density bonus, an on-menu development incentive to allow for increased height and an off-menu incentive for reduced parking stall widths in the underground garage, and a waiver for a reduced percentage of landscaping in the front yard setback area.

Discussion/Analysis

General Plan

The General Plan contains goals and policies for the El Camino Real Corridor in the Land Use Element, Community Design & Historic Resources Element, Economic Development Element, and Housing Element which emphasize increasing commercial vitality, intensification of development, developing housing, including affordable housing, improving the streetscape of the El Camino Real corridor and ensuring compatibility with adjacent residential land uses and nearby single-family neighborhoods.

The Housing Element encourages maximum densities of residential development as well as facilitating affordable housing. The Project maintains a density of 52 units per acre, which would exceed the maximum density allowed for the El Camino Real corridor (38 dwellings per acre) and includes 29 affordable dwelling units. The site is identified as an opportunity site in the Housing

Element, with realistic potential to achieve 144 units. So, the proposed 196 units, with 29 affordable units, would meet and exceed the General Plan's Housing Element housing projection target for this site.

The Land Use Element encourages intensification along the El Camino Real corridor while also requiring that new development be compatible with nearby residential land uses. Since the site is adjacent to a multiple-family building to the west and single-family properties to the south, the Project includes increased setbacks along the right side and rear property lines, including a significant amount of landscaping and evergreen screening trees. In addition, the lower scale townhouses at the rear of the site provide a transition between the single-family residential uses and the taller condominium buildings along El Camino Real.

Zoning

The proposed subdivision includes two proposed lots. Lot 1 is proposed to be 2.4 acres and is considered a conforming interior lot according to CT zoning district and the "lot" definitions in Chapter 14.02 of the LAMC with the front lot line abutting El Camino Real. Lot 2 is a 1.4 acre lot that complies with the minimum 20,000 square foot area requirement of the CT zoning district (Section 14.50.070 LAMC), but does not have the required 75-foot site frontage along a public street. In lieu of satisfying this requirement, the project is eligible for a development waiver under State Density Bonus Law and the city's Multi-Family Affordable Housing Ordinance (Chapter 14.28).

Since Lot 2 does not have the required 75-foot site frontage, it would be considered a "flag lot" per Section 14.02.070 due to having access to a street by means of a corridor of land not meeting the requirements for site width. Lot 2 is accessible by a 26-foot-wide emergency vehicle access easement and public access utility easement, and a four- to seven-foot-wide pedestrian access easement across Lot 1 from El Camino Real.

Additionally, with regards to the lot orientation for a flag lot, Section 14.02.070 of the LAMC states that the "front lot" line is the "interior lot line most parallel to and nearest the street from which the means of access is obtained, except that where the average width of a flag lot exceeds its average depth and the longer dimension is considered the depth, the front lot line will be the property line from which the front yard is measured." Furthermore, Section 14.02.070 LAMC states that a "front lot" line may be assigned or designated by the City Planner.

For Lot 2, the lot line most parallel to El Camino real is 574.4 feet long. Since the lot's width of 574.4 feet exceeds its depth of 108 feet, the lot's 574.4-foot width is reoriented to be the lot's depth. Due to the lot's width becoming the lot's depth, the City Planner determined that the "front lot" line may be reoriented to either the east or west property lines. Staff determined that the west property line to be the front lot line. This is consistent with similar flag lot determinations on residential lots, would allow the project to maintain the yard relationships, required landscaping areas, and the approved building setbacks that exist with the approved site and design plans without any further changes.

While the applicant has not pursued a waiver under Government Code Section 65915(e) and Los Altos Municipal Code Section 14.28.046(C) from the definition of "flag lot" or "front lot" line for lot No. 2, a waiver request appears appropriate and reasonable for a project of this size and scope.[1] To provide appropriate vehicular and pedestrian access from El Camino Real to lot No. 2, the lot would have appropriate and reasonable access and entry spaces to the townhouse with 26-foot-wide lanes with emergency vehicle access easement (EVAE) and private access and utility easement (PAUE) easement, and four- to seven-foot wide pedestrian assessment easement along the east and west sides of lot No. 1. The orientation of the front lot line along the west property line would not be inconsistent with the development approved by the City Council on December 10, 2019, and it would result in the least adverse impacts to adjoining properties.

Thus, if the applicant requested a waiver, staff believes the requested waiver would not 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 households.

The density bonus, incentive and development waiver are discussed in the *Affordable Housing* section below.

Traffic and Circulation

A full Transportation Impact Analysis (TIA) was prepared and considered by the City Council on December 10, 2019. The TIA analyzed potential impacts to pedestrians, bicycles, and transit services from the project, vehicle queuing at intersections, traffic added to Distel Drive and Clark Avenue due to cut-through and school related trips, site access and on-site circulation. There are no substantial changes to the project which will require revisions of the previous TIA that would increase in the severity of previously identified significant effects. Therefore, staff does not believe a subsequent addendum to the TIA is required under State CEQA Guidelines Sections 15162.

Parking

With regard to on-site parking, since the project is providing affordable housing and is located within ½ mile of a major transit stop, it is eligible for reduced on-site parking standards as specified in Section 14.28.046(D). The project is required to have 0.5 on-site parking spaces per bedroom in each unit. With a total of 338 bedrooms in the condominium and townhouse units, a minimum of 169 on-site parking spaces are required for this project. The City Council previously approved the project with a total of 290 parking spaces including 236 spaces in the underground parking garage for the rental units, 48 spaces in the townhouse garages and six surface level guest spaces along the access road (three on Lot 1 and three on Lot 2). In addition, two loading spaces (10 feet x 25 feet) are provided along the access road. The modification to the Vesting Tentative Map does not modify the number of parking spaces (290) approved by the City Council on December 10, 2019.

[1] A project is entitled to a waiver if the findings for the waiver can be made, even if the waiver is not requested by the applicant. See *Bankers Hill 150 v. City of San Diego*, (2022) 74 Cal.App.5th 755, 770 ("[A] city must offer a waiver or reduction of development standards that would have the effect of physically precluding the construction of a development at the density, or with the requested incentives, permitted by the Density Bonus Law.")

Bicycle and Pedestrian Amenities
There are no proposed modifications to the previously approved bicycle and pedestrian amenities. Overall, the project's pedestrian amenities and improvements continue to meet or exceed all applicable City policies and guidelines.

Affordable Housing - Density Bonus and Development Incentives
The City Council previously approved a total of two development incentives and one waiver in exchange for providing affordable housing for the 196-unit condominium development.
The proposed modification to the Vesting Tentative Map subdivides the lot into two lots for condominiums, with the two five-story building with 172 rental units on Lot 1, and the townhouse buildings with 24 for-sale condominium units on Lot 2. Due to the five-story buildings on Lot 1 being for rental purposes, the City's Affordable Housing Ordinance (LAMC Chapter 14.28) requires a minimum of 20 percent of the units be affordable, with twenty (20) percent designated as affordable at the low-income level or fifteen (15) percent designated as affordable at the very-low income level.

With a base density of 145 units, the project must provide 29 affordable units. Since the applicant is proposing 29 low-income units, the project is in compliance with the City's Affordable Housing Ordinance. The following table breaks down the proposed unit types and sizes for both the affordable and market rate units for the project approved by the City Council and the proposal being reviewed by the Planning Commission:

Condominium Units				**Townhouse Units**			
		Approved 12/10/19	Proposed			Approved 12/10/19	Proposed
Affordable	1-bedroom	12	14	Affordable	2-bedroom	2	-
	2-bedroom	13	15		3-bedroom	1	-
Market Rate	1-bedroom	68	66	Market Rate	2-bedroom	2	4
	2-bedroom	77	75		3-bedroom	15	16
	3-bedroom	2	2		4-bedroom	4	4
Total		**172**	**172**			**24**	**24**

Housing Element program 4.3.2 requires that affordable housing units generally reflect the size and number of bedrooms of the market rate units. In addition, the Multiple-Family Affordable Housing Ordinance requires that all affordable units in a project be constructed concurrently with market rate units, be dispersed throughout the project, and not be significantly distinguishable by size, design, construction or materials. The project's Density Bonus Report (Attachment B) provides exhibits that show where the affordable units will be throughout the two five-story rental buildings, with no affordable proposed for the townhouse buildings. Condition No. 3 has been

added to specify the breakdown of affordable units by income level, that the units shall be provided at the location on the approved plans, and that they shall not be significantly distinguishable with regard to design, construction or materials. Thus, as designed and conditioned, the proposed affordable housing units appear to meet the intent of the City's affordable housing requirements.

Under the State's density bonus regulations (Section 65915 of the California Government Code), the project qualifies for a 35 percent density bonus with at least 20 percent low-income units.

With regard to incentives or concessions, since the project is providing 20 percent of its units as affordable at the low-income level, it continues to qualify for two incentives per State Law and City Ordinance. The City Council approved the original project on December 10, 2019, with a height incentive to allow the project to exceed the maximum height limit of 45 feet by 11 feet (on-menu) and a six-inch reduction in the required parking stall width for the spaces in the underground parking garage (off-menu). The proposed project is not requesting to modify the previously approved incentives and waivers.

The project is seeking a new waiver under Government Code Section 65915(e) and Los Altos Municipal Code Section 14.28.046(C) to not require the 75-foot site frontage for lot No. 2, which is required under 14.50.070 of the Zoning Code. Per State Law and City Ordinance, the City must grant a requested waiver or development standard reduction unless it can make one or more the following findings:

- The waiver or reduced development standard would not have the effect of physically precluding the construction of a development meeting the criteria of this section at the densities or with the incentives permitted under this section.
- The waiver or reduced development standard would have a specific, adverse impact upon health, safety, or the physical environment, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact.
- The waiver or reduced development standard would have an adverse impact on any real property that is listed in the California Register of Historical Resources.
- The waiver or reduced development standard would be contrary to state or federal law.

None of these findings can be made. To provide appropriate vehicular and pedestrian access from El Camino Real to Lot 2, they will have 26-foot-wide lanes with emergency vehicle access easement (EVAE) and private access and utility easement (PAUE) easements, and four- to seven-foot wide pedestrian assessments along the east and west sides of Lot 1. Thus, the requested waiver would not 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 households.

A Density Bonus Report that supports the requested density bonus, development incentives and waiver requests was prepared by the Applicant and is included in Attachment B.

For reference, the low-income housing units would be limited in cost to be affordable to a household that makes no more than 80 percent of the County's median income. The County's median family income for FY 2021 is $151,300 per HCD calculations.

Subdivision
The project includes a modified Vesting Tentative Map to create a two-lot subdivision. Lot 1 is proposed to be 2.4 acres and will include the two five-story building for 172 rental units along El Camino Real with associated private and common areas and Lot 2 is proposed to be 1.4 acres and will be further subdivided with a condominium plan for the townhouse buildings with 24 for-sale units and associated private and common areas. The subdivision conforms to the permitted General Plan and Zoning Code densities as modified by State law. The subdivision is not injurious to public health and safety, and is suitable for the proposed type of development, and the subdivision provides proper access easements for ingress, egress, public utilities and public services. A comprehensive list of findings and approval conditions for the subdivision modification are contained in the resolution found in Attachment A.

While the applicant requests to modify the 196-unit development to eliminate the phased construction of the project, based on City Council previous concerns that affordable housing and parking should be provided during the phases of construction or if (for unforeseen circumstances) the completion of the project could not be realized by the applicant. To address this, the following condition has been proposed in the Resolution:

> Condition No. 4: The condition shall supersede Condition No. 5 in Resolution No. 2022-043. Once construction is initiated by the developer, there shall be continuous progress without phasing of the development. The project shall provide the resident and guest parking spaces required for the rental and townhouse units
>
> Condition No. 5: The condition shall supersede Condition No. 5 in Resolution No. 2022-043. Once construction is initiated by the developer, there shall be continuous progress without phasing of the development.
>
> Condition No. 7: The condition shall supersede Condition No. 24 in Resolution No. 2022-043, Upon completion of the townhouses on Lot No. 2, five townhouses shall not be sold for five years from the date of occupancy and shall be held by an entity controlled by Prometheus Real Estate Group, Inc. If 172 rental units on Lot No. 1 are not initiated within five years from completion of townhouses, the five unsold townhouse units shall be dedicated as affordable units. If the 172 rental units on Lot No. 1 are initiated within five years from the completion of the townhouses, the condition for five unsold townhouse units be dedicated as affordable will terminate.

Environmental Review
CEQA requires analysis of agency approvals of discretionary "Projects." A "Project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment" (State CEQA Guidelines Section 15378). The proposed Project is a project under

CEQA. State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) provides that when a mitigated negative declaration (MND) is adopted for a project, no subsequent MND shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, that there are new significant environmental effects due to a change in the project or circumstances, or there is new information of substantial importance as identified in State CEQA Guidelines Section 15162(a)(3). The project was evaluated in 2019 with the approval of the 196-unit multiple-family development. A Mitigated Negative Declaration (MND) was prepared and certified for the project titled the 5150 El Camino Real Residential Development MND (SHC# 2019079050) and was adopted in December 2019.

The proposed project requests a modification to the approved vesting tentative map to subdivide the property from one lot to two lots. The tentative map does not involve any physical changes in the environment and hence does not have the potential for causing a significant effect on the environment. No potential new impacts related to the Project have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the 5150 El Camino Real Residential Development MND. No other special circumstances exist that would create a reasonable possibility that the Project will have a significant adverse effect on the environment. Therefore, no further environmental review is required.

Public Contact and Correspondence
For this meeting, a public hearing notice was published in the *Town Crier* and mailed to the 454 property owners and business tenants within 1,000 feet of the site. A public notice billboard with color renderings was installed along the project's El Camino Real frontage.

To-date, staff has not received comment letters on the project, including the CEQA related comment letters.

Options
The Planning Commission may recommend approval, approval with modifications, or denial of the proposed project. Any recommendation made by the Commission should be supported by the required findings contained in the Resolution. Once the Commission makes a recommendation, the Project will be forwarded to the City Council for consideration and final action.

ATTACHMENT A

RESOLUTION NO. 2022-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS MAKING FINDINGS, APPROVING A SUBDIVISION MODIFICATION APPLICATION FOR A 196-UNIT MULTIPLE-FAMILY DEVELOPMENT AT 5150 EL CAMINO REAL

WHEREAS, the City of Los Altos received a development application from Michael Ducote of Prometheus Real Estate Group, Inc. (Applicant), for a modification to a 196-unit multiple-family residential development at 5150 El Camino Real that includes a modification to a Subdivision MOD22-0003 application, referred to herein as the "Project"; and

WHEREAS, said Project is located in the CT District, which allows multiple-family housing as a conditional use at a maximum density of 38 dwelling units per net acre of land; and

WHEREAS, said Project has a net site area of 3.80 acres (165,345 square feet), which will allow for a base residential density of 145 dwelling units; and

WHEREAS, the Applicant is offering 29 low-income affordable housing units for sale as part of the Project; and

WHEREAS, the Applicant's proposed unit mix would consist of 20 percent of its base density as affordable, with 20 percent of the units affordable at the low-income level, thereby entitling the project to qualify for a density bonus, two incentives and additional concessions pursuant to Los Altos Municipal Code Section 14.28.046 and Government Code Section 65915, *et seq*.; and

WHEREAS, the City Council on December 10, 2019 by Resolution 2019-43 approved two incentives under Government Code Section 65915(e) and Los Altos Municipal Code Section 14.28.046 to allow: a) the two condominium buildings along El Camino Real to have a primary height of 56 feet, where the Code allows for 45 feet; and b) an on-site parking stall width of 8.5 feet for the parking spaces in the underground garage, where the Code requires an on-site parking stall width of nine feet on December 10, 2019; and

WHEREAS, the Applicant is eligible for and has requested a 35 percent density bonus to allow development of the Project pursuant to Government Code 65915 and Los Altos Municipal Code Section 14.28.046 and Table A in the Appendix to the Affordable Housing Ordinance; and

WHEREAS, the City Council approved on December 10, 2019 by Resolution 2019-43, a parking requirement alteration under Government Code Section 65915(e) and Los Altos Municipal Code Section 14.28.046 to allow for a reduction in the parking requirement, inclusive of handicapped and guest parking, to allow for a reduction in the parking requirement to: 1) zero to one bedroom units, one onsite parking space, 2) two to three bedroom units, two onsite parking spaces, and for four and more bedroom units, two and one-half parking space on December 10, 2019; and

WHEREAS, the Applicant is eligible for and has requested a waiver from the 75-foot site frontage requirement under Government Code Section 65915(e) and Los Altos Municipal Code Section 14.28.046 to not require a minimum site frontage where Section 14.50.070 requires a minimum 75-foot site frontage for lot No. 2; and

WHEREAS, the Project qualifies as a project under the California Environmental Quality Act (CEQA), Public Resource Code §§21000-21189.3 but no further environmental review is necessary; and

WHEREAS, State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) provides that when an EIR has been certified or negative declaration adopted for a project, no subsequent EIR or negative declaration shall be required for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, that there are new significant environmental effects due to a change in the project or circumstances, or there is new information of substantial importance as identified in CEQA Guidelines Section 15162(a)(3); and

WHEREAS, the subject property was evaluated in 2019 with the approval of the 196-unit multiple-family development at 5150 El Camino Real. A Mitigated Negative Declaration (MND) was prepared for the project; and

WHEREAS, an MND was prepared and certified by the City Council as part of the 5150 El Camino Real Residential Development MND (SHC# 2019079050) on December 10, 2019; and

WHEREAS, based on staff's review of the Project, no special circumstances exist that would create a reasonable possibility that the Project will have a significant effect on the environment beyond what was previously analyzed and disclosed; 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, on June 16, 2022, the Planning Commission conducted a duly noticed public hearing at which members of the public were afforded an opportunity to comment upon the Project, and at the conclusion of the hearing, the Planning Commission recommended that the City Council approve the Project; and

WHEREAS, on _____, the City Council held a duly noticed public meeting as prescribed by law and considered public testimony and evidence and recommendations presented by staff related to the Project; and

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

WHEREAS, the findings and conclusions made by the City Council 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, 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 Project subject to the Findings (Exhibit A), 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 16th day of June 2022 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Anita Enander, MAYOR

Attest:

_____
Angel Rodriguez, CITY CLERK

EXHIBIT A

FINDINGS

1. FINDING: Finding that no further environmental review is necessary under CEQA pursuant to State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations).

   CEQA requires analysis of agency approvals of discretionary "Projects." A "Project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment" (State CEQA Guidelines Section 15378).

   The proposed Project is a project under CEQA. State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) provides that when a mitigated negative declaration (MND) adopted for a project, no subsequent EIR or MND shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, that there are new significant environmental effects due to a change in the project or circumstances, or there is new information of substantial importance as identified in State CEQA Guidelines Section 15162(a)(3). The project was evaluated in 2019 with the approval of the 196-unit multiple-family development. A Mitigated Negative Declaration (MND) were prepared and certified for the project titled the 5150 El Camino Real Residential Development MND (SHC# 2019079050), which was adopted in December 2019.

   The proposed Project requests a modification to the approved vesting tentative map to subdivide the property from one lot to two lots. The tentative map does not involve any physical changes in the environment and hence does not have the potential for causing a significant effect on the environment. No potential new impacts related to the Project have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the 5150 El Camino Real Residential Development MND. No other special circumstances exist that would create a reasonable possibility that the Project will have a significant adverse effect on the environment. Therefore, no further environmental review is required.

2. SUBDIVISION FINDINGS. With regard to Subdivision MOD22-0003, the City Council finds, in accordance with Section 66474 of the Subdivision Map Act of the State of California, as follows:

   a. The proposed subdivision is not consistent with the General Plan;

      This Finding cannot be made. The proposed subdivision is consistent with the Los Altos General Plan, including the Land Use Element, which designates the parcel as Thoroughfare Commercial and allows for higher density residential development. Specific applicable policies of the General Plan for creating one parcel to be further divided into 196 condominium units include Land Use Element Policies 2.2, 4.3 and 4.4, Housing Element Policy 4.3, and the Infrastructure and Waste Disposal Element Policies 1.3, 2.2 and 3.1. The subdivision is also consistent with the El Camino Special Planning

b. The Project site is not physically suitable for this type and density of development in that the project meets all applicable Zoning requirements except where a density bonus, and development incentives have been granted;

This Finding cannot be made. The proposed subdivision is consistent with the Los Altos General Plan, including the Land Use Element, which designates the parcel as Commercial Thoroughfare and allows for higher density residential development. Specific applicable policies of the General Plan for creating one parcel to be further divided in 196 residential condominium units include Land Use Element Policies 2.2, 4.3 and 4.4, Housing Element Policy 4.3, and the Infrastructure and Waste Disposal Element Policies 1.3, 2.2 and 3.1. The subdivision is also consistent with the El Camino Special Planning Area within the Land Use Element. The subdivision is not within an area adopted as specific plan area.

c. The design of the subdivision and the proposed improvements are likely to cause substantial environmental damage, or substantially injure fish or wildlife; and no evidence of such has been presented;

This Finding cannot be made. The design of the subdivision and the proposed improvements will not cause substantial environmental damage, or substantially injure fish or wildlife because the site is located within a developed urban context and is not in or adjacent to any sensitive habitat areas;

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

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 urban services including sewer and water.

e. 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 the 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 access easements because there are no known existing access easements encumbering this property.

3. AFFORDABLE HOUSING AND DENSITY BONUS FINDINGS. With regard to the offered below market rate units and requested density bonus, and incentives and parking

requirement alteration, the City Council finds, in accordance with Los Altos Municipal Code Section 14.28.046, as follows:

a. The Applicant is offering 29 affordable units for rent at the low income, which is 20 percent of the Project's base density, and qualifies the Project for a 35 percent density bonus, two incentives, and a parking requirement alteration, as well as development standard waivers;

b. Per Table DB 3 in Section 14.28.040(C)(1)(b), a project that offers 20 percent of its total units (base density) as low income restricted affordable units shall be granted a density bonus of 35 percent, and per Table DB4 in Section 14.28.040(C)(1)(b), a project that offers 17 percent or more of its total units (base density) as low income restricted affordable units shall be granted two (2) incentives. Since the Project is providing 20 percent of its total units as affordable at the low income level, the City shall grant a density bonus of at least 35 percent and two (2) incentives;

c. Per Government Code Section 65915(e) and Section 14.28.046, a project can request a waiver or reduction of development standards that have the effect of physically precluding the construction of a development in addition to the density bonus and incentives permitted by the Code. Consistent with these requirements, the applicant is requesting a complete waiver from the requirement for a 75-foot street frontage for lot No. 2.

   With regard to the waiver, it can be supported by the fact that implementation of this Zoning Code standard physically precludes the construction of the development and the facilities. The waiver request appears appropriate and reasonable for a project of this size and scope. To provide appropriate vehicular and emergency vehicle access to the site, appropriate and reasonable access and entry spaces to the ground level townhouse, 26-foot wide lanes with emergency vehicle access (EVAE) and private access and utility easement (PAUE) easements, and four- to seven-foot wide pedestrian assessments along the east and west sides of lot No. 1 for pedestrian access to lot No. 2. Thus, the requested waiver would not 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 very low-income and moderate-income households.

a. The proposed project provides for a variety of housing types in a variety of income categories, including low-income units, and retaining the affordability of these units for 99 years allows the conservation of the City's affordable housing stock for the long term.

b. The proposed project, as conditioned, provides for the long-term affordability of housing units that further the Goals, Policies, and Programs of the 2015-2023 Housing Element of the Los Altos General Plan.

EXHIBIT B

CONDITIONS

GENERAL

1. **Conditions in Resolution No. 2022-043**
   The below conditions shall supplement and not supersede the conditions of approval in resolution No. 2022-42, unless specified otherwise in the below conditions.

2. **Approved Plans**
   The condition shall supersede Condition No. 1 in Resolution No. 2022-043, the project approval is based upon the plans and documentation received on May 20, 2022, except as modified by these conditions.

3. **Affordable Housing**
   The condition shall supersede Condition No. 2 in Resolution No. 2022-043, and the project shall provide the City 29 below market rate units as follows:
   a. Fourteen (14) one-bedroom condominium units at the low-income level; and
   b. Fifteen (15) two-bedroom condominium units at the low-income level;

4. **Phased Parking**
   The condition shall supersede Condition No. 5 in Resolution No. 2022-043. Once construction is initiated by the developer, there shall be continuous progress without phasing of the development. The project shall provide the resident and guest parking spaces required for the rental and townhouse units

5. **Phase Development**
   The condition shall supersede Condition No. 5 in Resolution No. 2022-043. Once construction is initiated by the developer, there shall be continuous progress without phasing of the development.

6. **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.

PRIOR TO SUBMITTAL OF BUILDING PERMIT

7. **Affordable Units**
   Condition No. 24 in Resolution No. 2022-043 shall supersede Condition No. 24 in Resolution 2022-043. The Project's below market rate units shall be constructed concurrently with the market rate units.

8. **Parkland Dedication**

The condition shall supersede Condition No. 26 in Resolution No. 2022-043. The applicant and City shall enter into good faith negotiations toward executing a memorandum of understanding (MOU) or Exclusive Negotiating Agreement (ENA) prior to issuance of the project's first building permit. The agreement would allow the city and applicant/developer to negotiate the terms of an agreement that will provide a public park at 745 Distel Drive, and shall:

a. Provide for a "turn key" park and detail the process by which the park design will be developed and approved.
b. Provide for payment to the city of the difference between the total cost of the park and the in-lieu park fee amount that would otherwise be paid.
c. Require the payment of the estimated difference between the total cost of the park and the otherwise required in-lieu fee at the time of issuance of the first building permit for the project.
d. Include an "opt-out" clause.

In the event that an MOU or ENA is not executed by the parties prior to issuance of the project's first building permit, the applicant shall instead pay the applicable in lieu park fee.

PRIOR TO FINAL MAP RECORDATION

9. Pedestrian Access Easement

The condition shall supersede Condition No. 33 in Resolution No. 2022-043, and the applicant shall dedicate the portion of the public sidewalk along the El Camino Real frontage that is on the project site and along the east and west side of the two-five-story buildings and along the townhouses to the City of Los Altos for use as a pedestrian access easement. Applicant shall submit documentation to the City for review and approval for the recordation of the public easement to the City of Los Altos.

10. Emergency Vehicle Access Easement

The applicant shall dedicate the roadway along the east and west side of the two-five-story buildings and along the townhouses to the City of Los Altos for use as an emergency vehicle access easement. Applicant shall submit documentation to the City for review and approval for the recordation of the public easement to the City of Los Altos.

PRIOR TO ISSUANCE OF BUILDING PERMIT

11. Final Map Recordation

The applicant shall record the final map. Plats and legal descriptions of the final map shall be submitted for review by the City Land Surveyor. Applicant shall provide a sufficient fee retainer to cover the cost of the map review by the City.

12. Affordable Housing Agreement

The condition shall supersede Condition No. 40 in Resolution No. 2022-043, and the Applicant shall execute and record an Affordable Housing Agreement, in a form approved by the City Attorney and signed by the Community Development Director, that offers 29 below market rate rental units affordable to low-income households in 99 years, as defined in Condition No.

2. The below market rate units shall be constructed concurrently with the market rate units, shall be provided at the location on the approved plans, and shall not be significantly distinguishable with regard to design, construction or materials. Upon completion of the townhouses on Lot No. 2, five townhouses shall not be sold for five years from the date of occupancy and shall be held by an entity controlled by Prometheus Real Estate Group, Inc. If 172 rental units on Lot No. 1 are not initiated within five years from completion of townhouses, the five unsold townhouse units shall be dedicated as affordable units. If the 172 rental units on Lot No. 1 are initiated within five years from the completion of the townhouses, the condition for five unsold townhouse units be dedicated as affordable will terminate.

13. Affordable Housing

The Condition No. 41 as stated in the following sentence in Resolution No 2022-41 shall be deleted. ~~Within 30 clays of project approval, the applicant shall enter into a Memorandum of Understanding with a third-party affordable housing developer to use best efforts to explore and effectuate financing options for the purchase and management of up to an additional 58 market-rate units in the Project to be dedicated as affordable rental units.~~

14. Grading and Drainage Plan

The applicant shall submit detailed plans for on-site and off-site grading and drainage plans that include drain swales, drain inlets, rough pad elevations, building envelopes, and grading elevations for review and approval by the City Engineer.

ATTACHMENT B

DENSITY BONUS REPORT

PER CALIFORNIA GOVERNMENT CODE SECTION 65915 ET SEQ. ("DENSITY BONUS LAW")

CALCULATION

- Lot Size: 3.8 acres
- Per General Plan Maximum Density allowed: 38 du/ac = 145 units
- Per Los Altos Municipal Code Required Affordable Housing (20%) = 145 units x 20% BMR = 29 BMR units (29 Low Income units)
- 20% Low Income units are required to qualify for the 35% State Density Bonus and 2 Incentives = 20% BMR x 145 units = 29 Low income units.

(Per Los Altos Municipal Code Section 14.28.040C(b)ii)

PROVIDED

- Total BMR: 29 Below-Market-Rate units (29 Low Income Units)
- 145 Units + 35% State Density Bonus = 196 units (172 rental units/24 townhomes)

REQUESTED INCENTIVES

- Height of condo building 1&2 increase by 11 feet (45 feet allowed + 11 foot increase = 56 feet)
- Reduction in parking stall width dimension to (8.5 feet x 18 feet versus 9 feet x 18 feet)

REQUESTED DEVELOPMENT STANDARD WAIVERS/REDUCTIONS

- Reduction of the 75-foot site frontage requirement identified in Planning Comment F.6. As requested by Staff, the project's revised site plan [see sheet APO.27*]* will depict the project's site frontages for both lots, which will demonstrate how the City's 75-foot site frontage requirement would physically preclude development of the project as proposed.

REQUESTED PARKING REDUCTION

- Per California Government Code Section 65915(p)(2) & per Los Altos Municipal Code Section §14.28.040 G2(B)

  "Development includes the maximum percentage of low-income ... units ... and is located within one-half mile of a major transit stop,...city and county shall not impose a vehicular parking ratio, ... that exceeds 0.5 spaces per bedroom."

PROJECT DATA

Address:	5150 El Camino Real, Los Altos, CA 94022
Site Area:	3.8 Acres
General Plan Designation:	Thoroughfare Commercial (38 du/ac)
Zoning Designation:	CT Commercial Thoroughfare District
Current Use:	Los Altos Plaza – Approximately 77,000 square feet of office
Entitlements Requested:	Vesting Tentative Tract Map, State Density Bonus
Proposed Program:	24 townhomes and 172 apartments – Total 196 units (52 du/ac)
Affordable Housing:	29 Below Market Rate Units: 29 Low Income Units
Construction Type:	Four separate buildings:

	Two buildings of 3-story townhomes at grade, Type V wood-framed construction. Two buildings of 5-story, Type III wood-framed apartments over one level of underground parking, Type I concrete.
Proposed Height:	Max. 30-ft height for townhomes; Max. 56-ft height for apartment buildings

RESPONSE TO STAFF QUESTIONS

1. For the parking requirement alteration, it is noted that "The project is located within 1/4–miles from a major transit station, a regional bus stop, and providing maximum affordable units." However, per our discussion, it appears that the nearest major transit stop is the Showers Transit Center, which is approximately ½ mile away. Please update this discussion to provide more specific in- formation to support the findings necessary to grant the reduce parking requirements.

   Traffic consultants have made the determination that our project qualifies as a transit priority project as the site is located within ¼ mile from a regional bus stop. "For purposes of this section, a high-quality transit corridor means a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours." The project is located along El Camino Real, which is a transit corridor with bus service from VTA Routes 22 and 522. A bus stop with routes 22 and 522, is located in front of our project site. Therefore, our site is located 0 miles or within ¼ mile from a regional bus stop.

2. For the two requested incentives, provide information and/or documentation to demonstrate how they result in identifiable and actual cost reductions to provide the affordable housing.

REQUESTED INCENTIVES

- Height of apartment building 1&2 increase by 11 feet (45 feet allowed + 11 feet = 56 feet)
- Reduction in parking stall dimension to (8.5 feet x 18 feet)

a. Increased height allows for more units which then reduces the actual construction cost

b. Lower parking ratios allow for the same, an increase in units which then translates into lower construction costs.

Table 1.0

	Without Incentives	With Incentives	Delta # of dwelling units
a. Building Height – Apt. Buildings1&2	45 feet maximum buildings 1&2	56 feet buildings 1&2	
	4-story building = 149 units	5-story buildings 1&2 = 172 units	1 less floor = - 33 (15 + 18) dwelling units
b. Apt. Parking (structured parking garage)	Parking dimension 9 feet wide x 18 feet long	Reduced parking dimension to 8.5 feet wide x 18 feet long	
	147 units or 226 beds	172 units or 264 beds	- 19 cars possible = - 38 beds, or ~ 25 dus*

Table 1.0 above compares total number of units between "with" and "without" incentive scenarios for both incentives under consideration:

***172 du/264 b=x du/226 b = 147 beds or equivalent of 25 dwelling units loss**

RESPONSE TO STAFF QUESTIONS

COST IMPLICATIONS IN TERMS OF DOLLARS

Cost Savings gaining 33 units with additional building height (same logic applies to both incentives): Assuming construction hard costs on a $/sf basis are fixed, and not at a discount with the added scale; Land Costs (fixed) = +/- $50k per door spread throughout the project @ 196 units

Site Work (fixed) = +/- $18k per door spread throughout the project @ 196 units Soft Costs (variable) = +/- 13% per door spread throughout the project @ 196 units

With vertical hard construction costs staying the same at 163 units and 196 units, the above calculations represent +/- $70k average savings per unit, or +/- $13.7mm. This value helps offset the reduced rental rates of the 29 affordable units.

COMMENT REGARDING APPLICANT'S BURDEN

Please note that a recent appellate case, *Schreiber v. City of Los Angeles* (2021) 69 Cal. App. 5th 549, examined the financial requirement for incentives, and explained that there is a presumption that an incentive will result in cost reductions and that an applicant therefore "is not required to establish that cost reductions will result." (Id. at 555.) Instead, a city must approve the request unless it makes one of the written findings set forth in Section 65915(d)(1). (Ibid.) "By requiring the city to grant incentives unless it makes particular findings, the statute places the burden of proof on the city to overcome the presumption that incentives will result in cost reductions." (Id. at 556.)

BELOW MARKET RATE UNITS – LOW INCOME

Rental Units:

UNIT TYPE	Quantity	SF	Unit Mix	Total SF
A1	2	777	13%	1,554
A2	4	877	29%	3,508
A3	4	874	29%	3,496
A4	4	1,015	29%	4,060
Total 1-bedroom units	**14**	**3,543**	**100%**	**12,618**
B1	2	1,135	13%	2,270
B2	1	1,299	7%	1,299
B3	1	1,347	7%	1,347
B4	0	0	0%	0
B5	0	0	0%	0
B6	3	1,520	20%	4,560
B7	6	1,486	40%	8,916
B8	0	0	0%	0
B9	2	1,474	13%	2,948
B10	0	0	0%	0
Total 2-bedroom units	**15**	**8,261**	**100%**	**21,340**
Total	**29**	**11,804**	**100%**	**33,958**

Low Income Rental
Units: (14) 1 - BED
(15) 2 – BED
Total Units:29

MARKET RATE UNITS

Rental Units:

UNIT TYPE	Quantity	SF	Unit Mix	Total SF
A1	36	777	55%	27,972
A2	0	0	0%	0
A3	1	874	1%	874
A4	29	1,015	44%	29,435
Total 1-bedroom units	**66**	**3,426**	**100%**	**59,041**
B1	8	1,135	10%	9,080
B2	3	1,299	4%	3,897
B3	13	1,347	17%	17,511
B4	5	1,292	7%	6,640
B5	19	1,350	25%	25,650
B6	7	1,520	9%	10,640
B7	8	1,486	11%	11,888
B8	5	1,322	7%	6,610
B9	3	1,474	4%	4,422
B10	4	1,403	6%	5,612
Total 2-bedroom units	**75**	**13,628**	**100%**	**101,950**
C1	**1**	**1,923**	**50%**	**1,923**
C2	**1**	**2,030**	**50%**	**2,030**
Total 3-bedroom Pent unit	**2**	**3,953**	**100%**	**3,953**
Total	**143**	**21,007**	**100%**	**164,944**

TOWNHOMES – MARKET RATE FOR SALE

UNIT TYPE	Quantity	SF	Unit Mix	Total SF
B8	4	2,122	17%	8,488
C3	4	2,358	17%	9,432
C4	12	2,639	50%	31,668
D1	4	3,172	16%	12,688
Total	**24**	**10,291**	**100%**	**62,276**

STREET LEVEL PLAN

AFFORDABLE UNIT ALLOCATION

1-BEDROOM AFFORDABLE UNIT

2-BEDROOM AFFORDABLE UNIT

LEVEL 2 PLAN

AFFORDABLE UNIT ALLOCATION

1-BEDROOM AFFORDABLE UNIT

2-BEDROOM AFFORDABLE UNIT

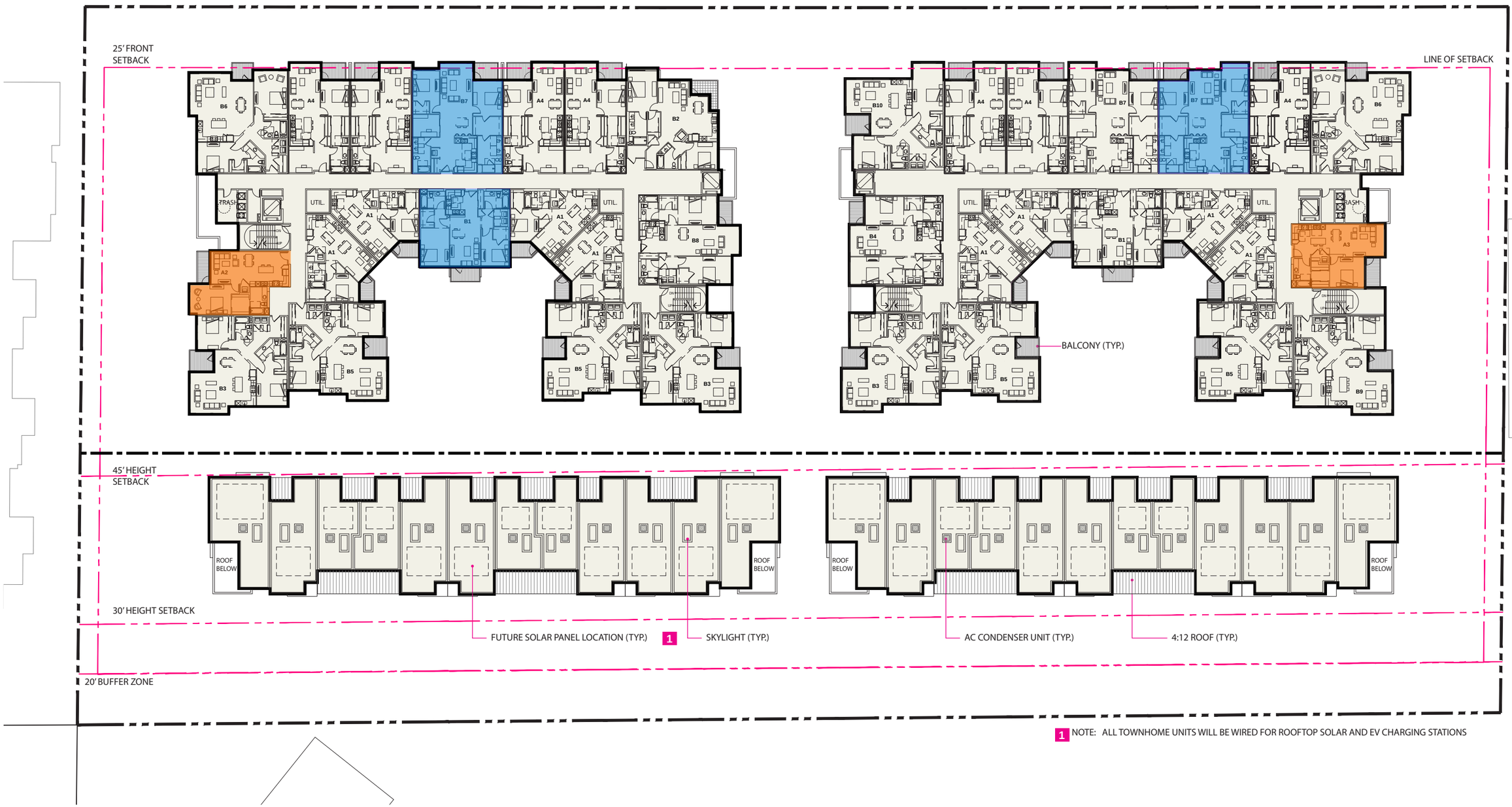
LEVEL 3 PLAN

AFFORDABLE UNIT ALLOCATION

1-BEDROOM AFFORDABLE UNIT

2-BEDROOM AFFORDABLE UNIT

LEVEL 4 / TOWNHOME ROOF PLAN



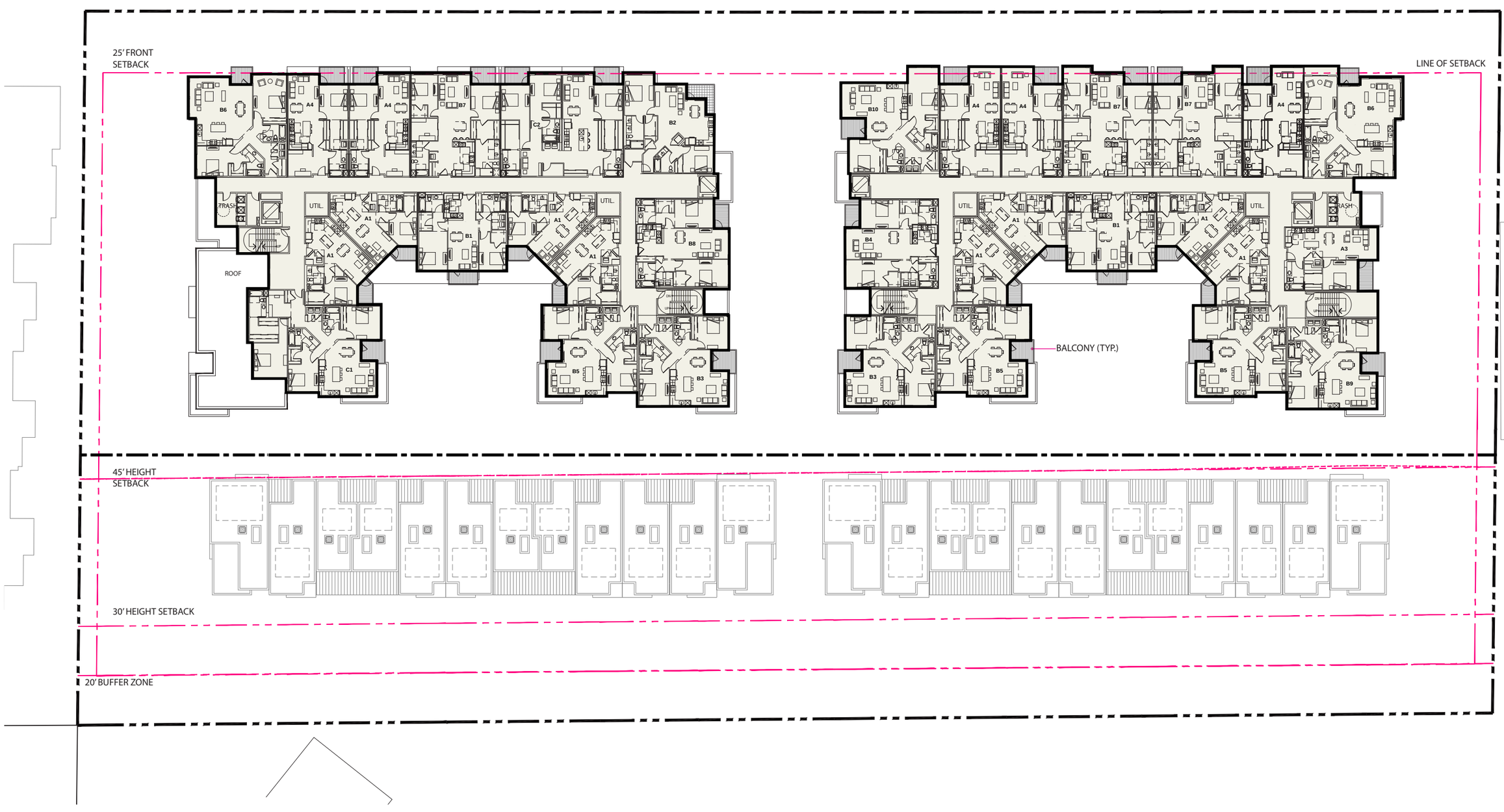
1 NOTE: ALL TOWNHOME UNITS WILL BE WIRED FOR ROOFTOP SOLAR AND EV CHARGING STATIONS

AFFORDABLE UNIT ALLOCATION

1-BEDROOM AFFORDABLE UNIT

2-BEDROOM AFFORDABLE UNIT

LEVEL 5 PLAN

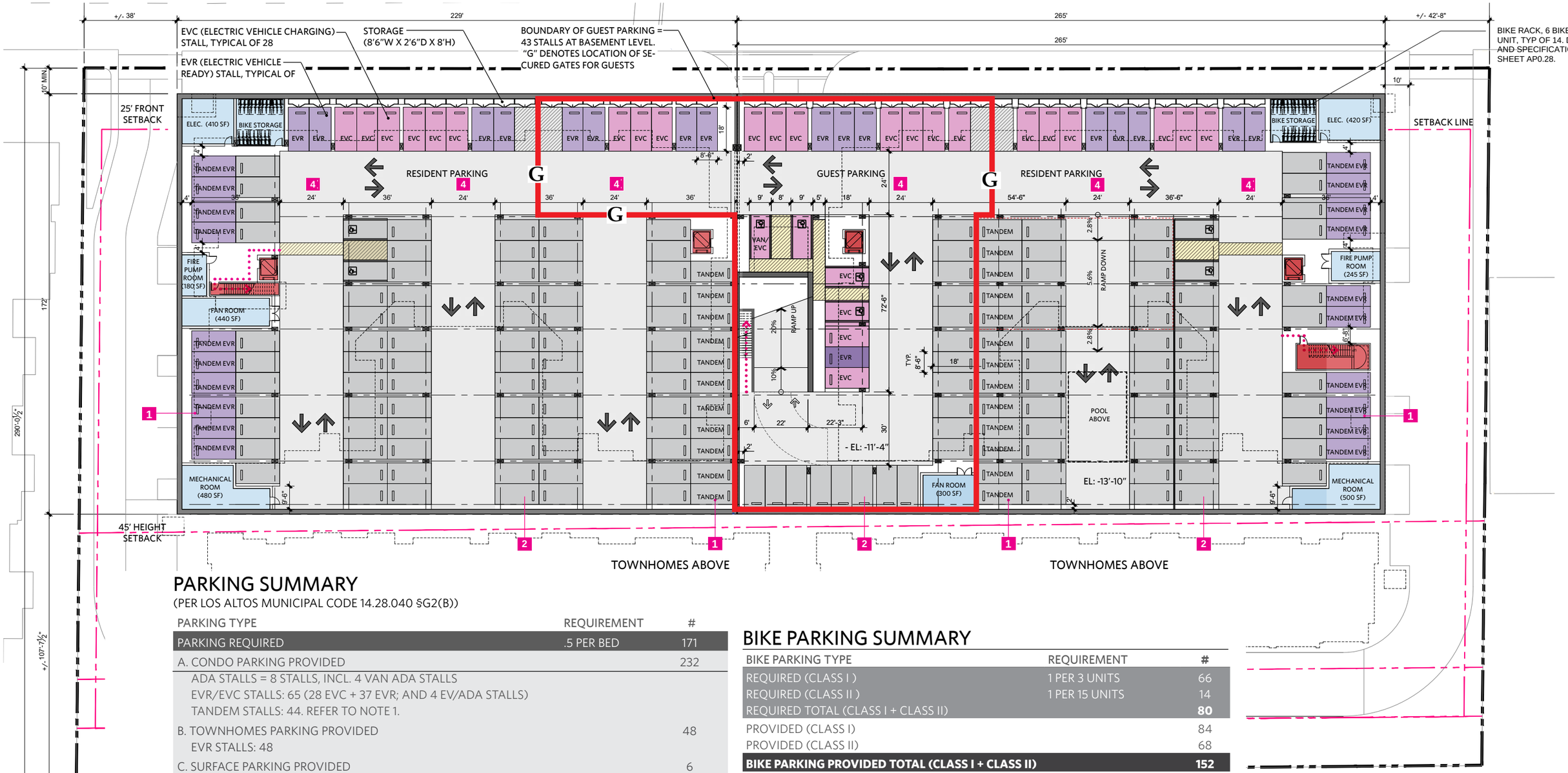


AFFORDABLE UNIT ALLOCATION

1-BEDROOM AFFORDABLE UNIT

2-BEDROOM AFFORDABLE UNIT

SUBTERRANEAN GARAGE PLAN



PARKING SUMMARY

(PER LOS ALTOS MUNICIPAL CODE 14.28.040 §G2(B))

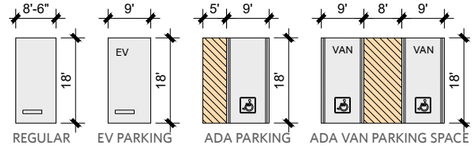
PARKING TYPE	REQUIREMENT	#
PARKING REQUIRED	.5 PER BED	171
A. CONDO PARKING PROVIDED		232
ADA STALLS = 8 STALLS, INCL. 4 VAN ADA STALLS EVR/EVC STALLS: 65 (28 EVC + 37 EVR; AND 4 EV/ADA STALLS) TANDEM STALLS: 44. REFER TO NOTE 1.		
B. TOWNHOMES PARKING PROVIDED EVR STALLS: 48		48
C. SURFACE PARKING PROVIDED		6
PARKING PROVIDED TOTAL **EVR/EVC STALLS: 115 (30 EVC + 85 EVR)**		**286**

GUEST PARKING	REQUIREMENT	#
GUEST PARKING REQUIRED	N/A	0
GUEST PARKING PROVIDED:		
CONDO GUEST PARKING		43
SURFACE GUEST PARKING		6
GUEST PARKING PROVIDED TOTAL		49

BIKE PARKING SUMMARY

BIKE PARKING TYPE	REQUIREMENT	#
REQUIRED (CLASS I)	1 PER 3 UNITS	66
REQUIRED (CLASS II)	1 PER 15 UNITS	14
REQUIRED TOTAL (CLASS I + CLASS II)		**80**
PROVIDED (CLASS I)		84
PROVIDED (CLASS II)		68
BIKE PARKING PROVIDED TOTAL (CLASS I + CLASS II)		**152**

TYPICAL PARKING SPACE DIMENSIONS



1. TANDEM CONFIGURATION WILL BE ASSIGNED TO THE SAME UNIT
2. REQUESTED INCENTIVE: REDUCTION IN PARKING STALL WIDTH DIMENSION TO 8.5 FEET X 18 VERSUS 9 FEET X 18 FEET
3. REQUESTED WAIVER: REDUCTION OF THE SUBTERRANEAN PARKING STRUCTURE DRIVE WIDTH FROM 26 FEET TO 24 FEET

LEGEND

- G — SECURITY GATE
- EVC — ELECTRIC VEHICLE CHARGING STALL
- EVR — ELECTRIC VEHICLE READY STALL
- EGRESS PATH

NOTE: THE GARAGE GROSS FLOOR AREA IS 83,640SF.

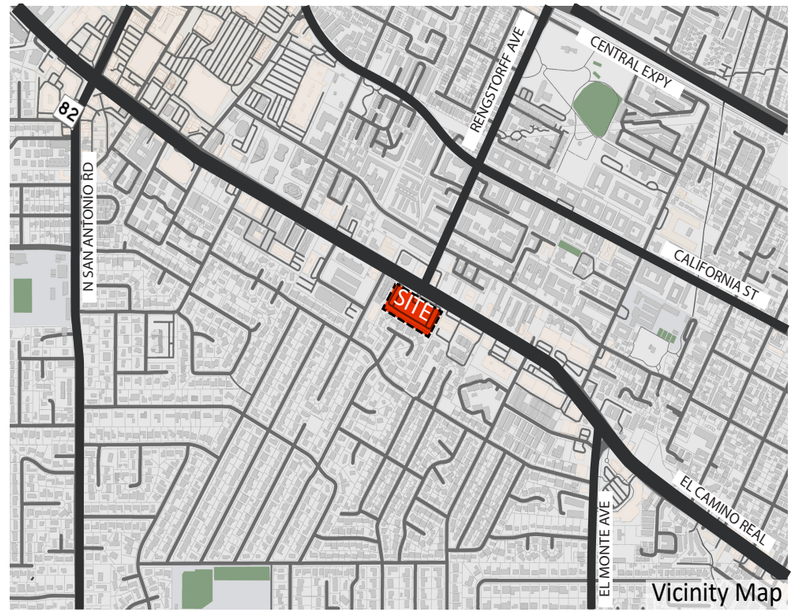
PROJECT NARRATIVE

Prometheus envisions a community-enhancing development project. This project will do its part to help solve Los Altos's (and the overall region's) need for market-rate housing while respecting the fabric of the existing neighborhood. The design takes into account special consideration for the single-family property owners to the south of the property and to the project's overall interaction with El Camino Real. The goal is to create a great place to live while promoting sustainability, walkability and the use of mass transit.

The site is located at 5150 El Camino Real, on the south side of the street at the terminus of Rengstorff Avenue. To the west of the property is a high-density residential development. To the east of the property is the Mountain View, KinderCare and Taekwon Kids facility. To the south are six existing single family homes. The property is located mid-block. Overall, the property is located in a desirable urban area of Silicon Valley. The neighborhood has great transportation linkages to the South Bay and Peninsula as well as the greater Bay Area and is convenient to major employment areas. Residential support services such as schools, recreational areas and shopping are considered above average.

Apartment Buildings A & B
Apartment Buildings A & B front El Camino Real at the gateway into Los Altos from Rengstorff Ave. Apartment Buildings A & B are five-story buildings, housing 85 and 87 units above one level of underground parking. The buildings consist of mostly one and two bedroom units, with a select number of three bedroom units. The average area of the units is 886 square feet for one-bedroom units, 1,355 square feet for two-bedroom units and 1,977 square feet for three bedroom penthouses. Two main entry lobbies with elevators for residents front El Camino Real. There is ample bicycle parking within the parking garage as well as throughout the property. The building design features a contemporary design with strong vertical massing, contrasting rich body colors and materials, and high quality architectural detailing.

Townhomes
The townhome component of the project meets the required front, rear and side setbacks and heights described in the zoning designation. These buildings do not exceed 30 feet in height and are located no closer than 40 feet from the rear property line. The townhomes will be built at grade and will each have a two car parking garage. The average square footage for the townhomes is 2,595 square feet.



PROJECT TEAM

PROMETHEUS **Client:**
Prometheus Real Estate Group, Inc.
1900 South Norfolk Street
San Mateo, CA 94403
Contact: Michael Ducote
mducote@prometheusreg.com

Architect:
BDE Architecture
950 Howard Street
San Francisco, CA 94103
Contact: Brenna Weaver
bweaver@bdearch.com

Civil Engineer:
CBG
2633 Camino Ramon, Suite 350
San Ramon, CA 94583
Contact: Lee Rosenblatt
lrosenblatt@cbandg.com

Landscape Architect:
The Guzzardo Partnership Inc.
181 Greenwich Street
San Francisco, CA 94111
Contact: Kurt Culver
kculver@TGP-INC.com

TABLE OF CONTENTS

AP0.00	PROJECT INFORMATION
AP0.01	CITY CONTEXT
AP0.02	EXISTING SITE PHOTOS
AP0.03	SITE CONTEXT
AP0.04	CONSTRUCTION MANAGEMENT PLAN
AP0.05	FIRE ACCESS DIAGRAM
AP0.06	SUBTERRANEAN LEVEL GARAGE PLAN
AP0.07	STREET LEVEL PLAN
AP0.08	SECTION PERSPECTIVE
AP0.09	SECTION PERSPECTIVE
AP0.10	LEVEL 2 PLAN
AP0.11	LEVEL 3 PLAN
AP0.12	LEVEL 4 PLAN / TOWNHOME ROOF PLAN
AP0.13	LEVEL 5 PLAN
AP0.14	APARTMENT ROOF PLAN
AP0.15	STREETSCAPE ELEVATIONS
AP0.16	BUILDING A - NORTH ELEVATION
AP0.17	BUILDING B - NORTH ELEVATION
AP0.18	TOWNHOME SOUTH ELEVATION
AP0.19	TOWNHOME NORTH ELEVATION
AP0.20	WEST ELEVATION
AP0.21	EAST ELEVATION
AP0.22	ILLUSTRATIVE BUILDING SECTION
AP0.23	BUILDING SECTIONS A-A, B-B, & C-C
AP0.24	BUILDING SECTIONS D-D & E-E
AP0.25	COLORS AND MATERIALS
AP0.26	SHADOW STUDY
AP0.27	OPEN SPACE CALCULATION
AP0.28	BIKE PARKING - DERO DECKER OR SIMILAR
C0.0	VESTING TENTATIVE MAP COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	CIVIL SITE PLAN
C3.0	PRELIMINARY GRADING AND DRAINAGE PLAN
C4.0	PRELIMINARY UTILITY PLAN
C5.0	PRELIMINARY STORMWATER MGMT PLAN
C6.0	BASEMENT VEHICULAR TRUCK TURNING
C6.1	BASEMENT VEHICULAR TRUCK TURNING
L-1.0	SCHEMATIC LANDSCAPE PLAN
L-2.0	PLANT PALETTE and IMAGES
L-3.0	IRRIGATION ZONING DIAGRAM
L-4.0	TREE DISPOSITION PLAN
L-5.0	ARBORIST REPORT
L-6.0	SCHEMATIC LANDSCAPE ENLARGEMENTS

PROJECT DATA

Address:	5150 El Camino Real, Los Altos, CA 94022
Site Area:	3.8 Acres (Lot 1 - 2.4 Acres, Lot 2 - 1.4 Acres)
Lot Coverage:	41.12% (Lot 1 - 45.47%, Lot 2 - 33.60%)
Building Floor Area:	67,994 SF (Lot 1 - 47,610 SF, Lot 2 - 20,384 SF)
General Plan Designation:	Thoroughfare Commercial (38 du/ac)
Zoning Designation:	CT Commercial Thoroughfare District
Current Use:	Los Altos Plaza – Approximately 77,000 square feet of office
Entitlements Requested:	Vesting Tentative Tract Map, State Density Bonus
Requested Incentives:	-Height of apartments building A and B increase by 11 feet -Reduction in parking stall width dimension to 8.5 feet x 18 versus 9 feet x 18 feet
Requested Waivers:	-Reduction of the 75-foot site frontage requirement for Lot 2
Proposed Program:	(24) Townhomes and (172) Apartments – Total (196) units (52 du/ac)
Affordable Housing:	(29) Below Market Rate Units: (29) Low Rate Income Units
Construction Type:	Four separate buildings: Two buildings of 3-story townhomes, at grade, Type V wood-framed construction. Two buildings of 5-story, Type III wood-framed apartments over one level of underground parking, Type I concrete.
Proposed Height:	Max. 30-ft height for townhomes Max. 56-ft height for apartment buildings (45 feet allowed + 11 feet increase = 56 feet)

PARKING SUMMARY

(PER LOS ALTOS MUNICIPAL CODE 14.28.040 §G2(B))

PARKING TYPE	REQUIREMENT	#
PARKING REQUIRED	.5 PER BED	171
A. PARKING PROVIDED - APART PARKING ADA STALLS = 8 STALLS, INCL. 4 VAN ADA STALLS EVR/EVC STALLS: 65 (28 EVC +37 EVR; AND 4 EV/ADA STALLS) TANDEM STALLS: 44		232
B. PARKING PROVIDED - TOWNHOMES PARKING EVR STALLS: 48		48
C. PARKING PROVIDED - SURFACE PARKING		6
PARKING PROVIDED TOTAL **EVR/EVC STALLS: 115 (30 EVC + 85 EVR)**		**286**

GUEST PARKING

GUEST PARKING	REQUIREMENT	#
GUEST PARKING REQUIRED	N/A	0
GUEST PARKING PROVIDED: APART GUEST PARKING SURFACE GUEST PARKING		43 6
GUEST PARKING PROVIDED TOTAL		**49***

* AT A RATIO OF 1 STALL PER 4 DWELLING UNITS

PROJECT SUMMARY

BASE UNIT COUNT	145 UNITS
INCLUDING STATE DENSITY BONUS	196 UNITS
DENSITY	52 DU/AC

PODIUM APARTMENTS

UNIT TYPE	QUANTITY	AVERAGE SQUARE FEET
A1	38	777
A2	4	877
A3	5	874
A4	33	1,015
TOTAL 1-BEDROOM UNITS	80	886
B1	10	1,135
B2	4	1,299
B3	14	1,347
B4	5	1,292
B5	19	1,350
B6	10	1,520
B7	14	1,486
B8	5	1,322
B9	5	1,474
B10	4	1,403
TOTAL 2-BEDROOM UNITS	90	1,355
C1	1	1,923
C2	1	2,030
TOTAL 3-BEDROOM PENTHOUSE UNITS	2	1,977
TOTAL	**172**	**1,144**

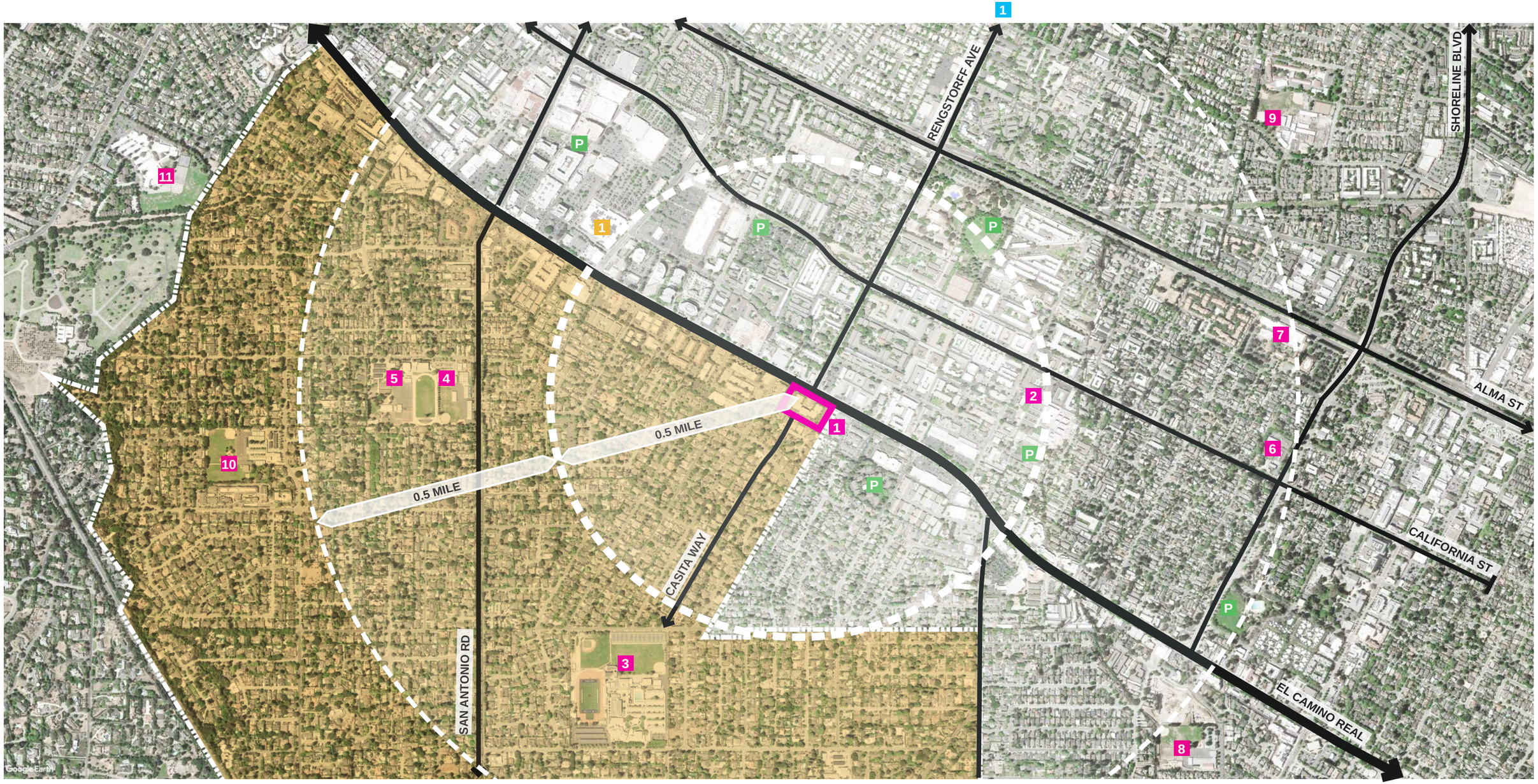
TOWNHOMES

UNIT TYPE	QUANTITY	AVERAGE SQUARE FEET
B8 (2BR)	4	2,122
C3 (3BR)	4	2,358
C4 (3BR)	12	2,639
D1 (4BR)	4	3,172
TOTAL	**24**	**2,595**

BIKE PARKING SUMMARY

BIKE PARKING TYPE	REQUIREMENT	#
REQUIRED (CLASS I)	1 PER 3 UNITS	66
REQUIRED (CLASS II)	1 PER 15 UNITS	14
REQUIRED TOTAL (CLASS I + CLASS II)		80
PROVIDED (CLASS I)		84
PROVIDED (CLASS II)		68
BIKE PARKING PROVIDED TOTAL (CLASS I + CLASS II)		**152**

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.



PROJECT SITE
LOS ALTOS CITY BOUNDARY

1 SAN ANTONIO SHOPPING CENTER
P PARK / PLAZA

1 MOUNTAIN VIEW KINDERCARE
2 MARIANO CASTRO ELEMENTARY SCHOOL
3 LOS ALTOS HIGH SCHOOL
4 BULLIS CHARTER SCHOOL
5 EGAN JUNIOR HIGH SCHOOL
6 MOUNTAIN VIEW ACADEMY
7 KHAN LAB SCHOOL
8 ST JOSEPH CATHOLIC SCHOOL
9 STEVENSON ELEMENTARY SCHOOL
10 SANTA RITA ELEMENTARY SCHOOL
11 ELLEN FLETCHER MIDDLE SCHOOL
1 FUTURE GOOGLE CAMPUS

CITY CONTEXT

AP0.01

BDE ARCHITECTURE
PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 2022

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.

1. 5100 ECR - LANDSCAPE/SIDEWALK ALONG EL CAMINO REAL

2. VIEW OF EXISTING BUILDINGS AT RENGSTORFF AVE. TERMINUS

3. TREES/ SIDEWALK ALONG EL CAMINO REAL

8. WEST PROPERTY LINE AND 5100 ECR BEYOND

PHOTO KEY MAP

4. ON-GRADE PARKING AT EAST

7. FENCE AND PARKING IN REAR

6. FENCE AT REAR PROPERTY LINE

5. PARKING LOT OF SOUTH-EAST CORNER

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.

SITE CONTEXT

AP0.03

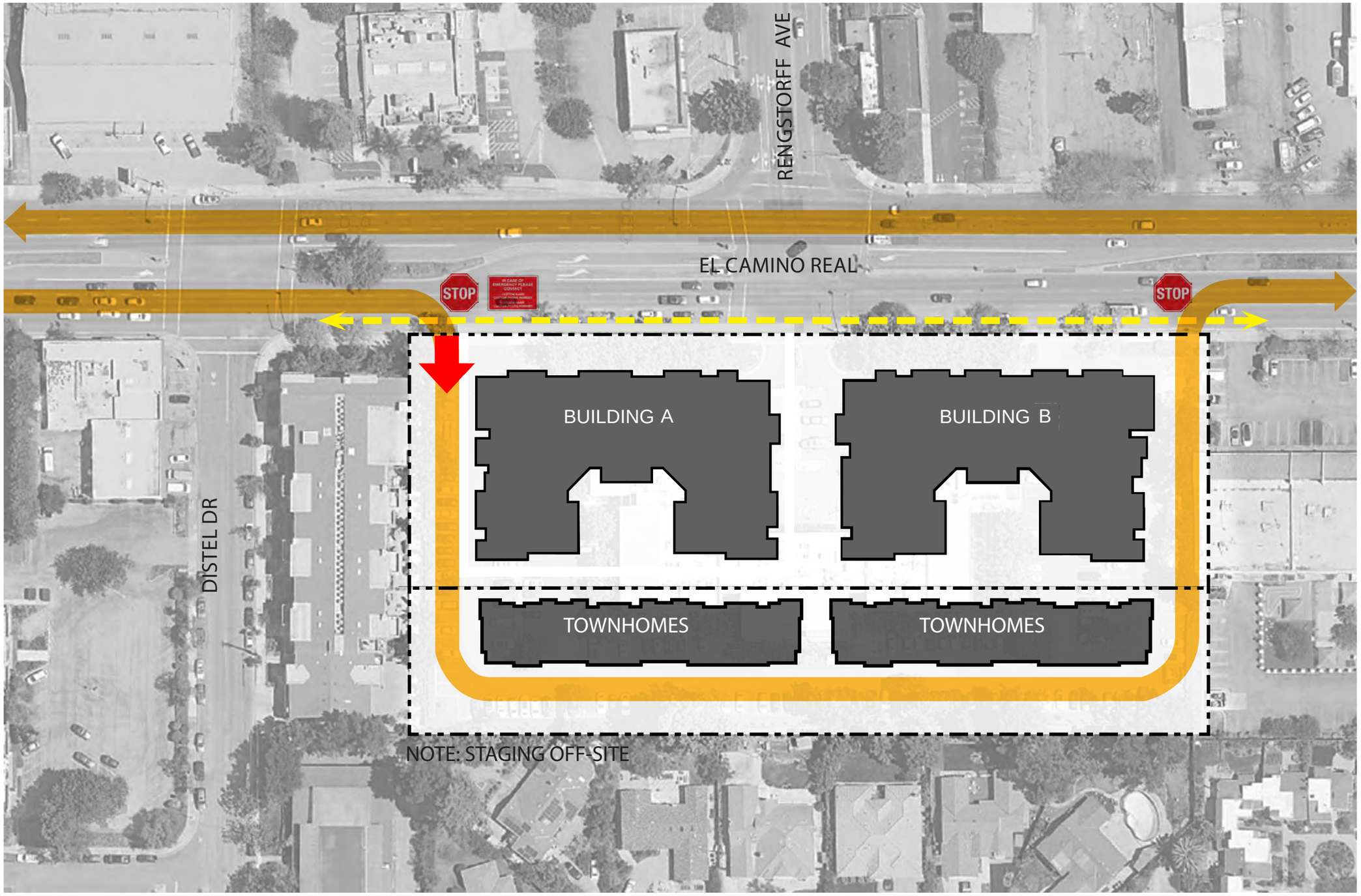
5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 2022

BDE ARCHITECTURE

PROMETHEUS



CONSTRUCTION MANAGEMENT PLAN AP0.04

BDE ARCHITECTURE

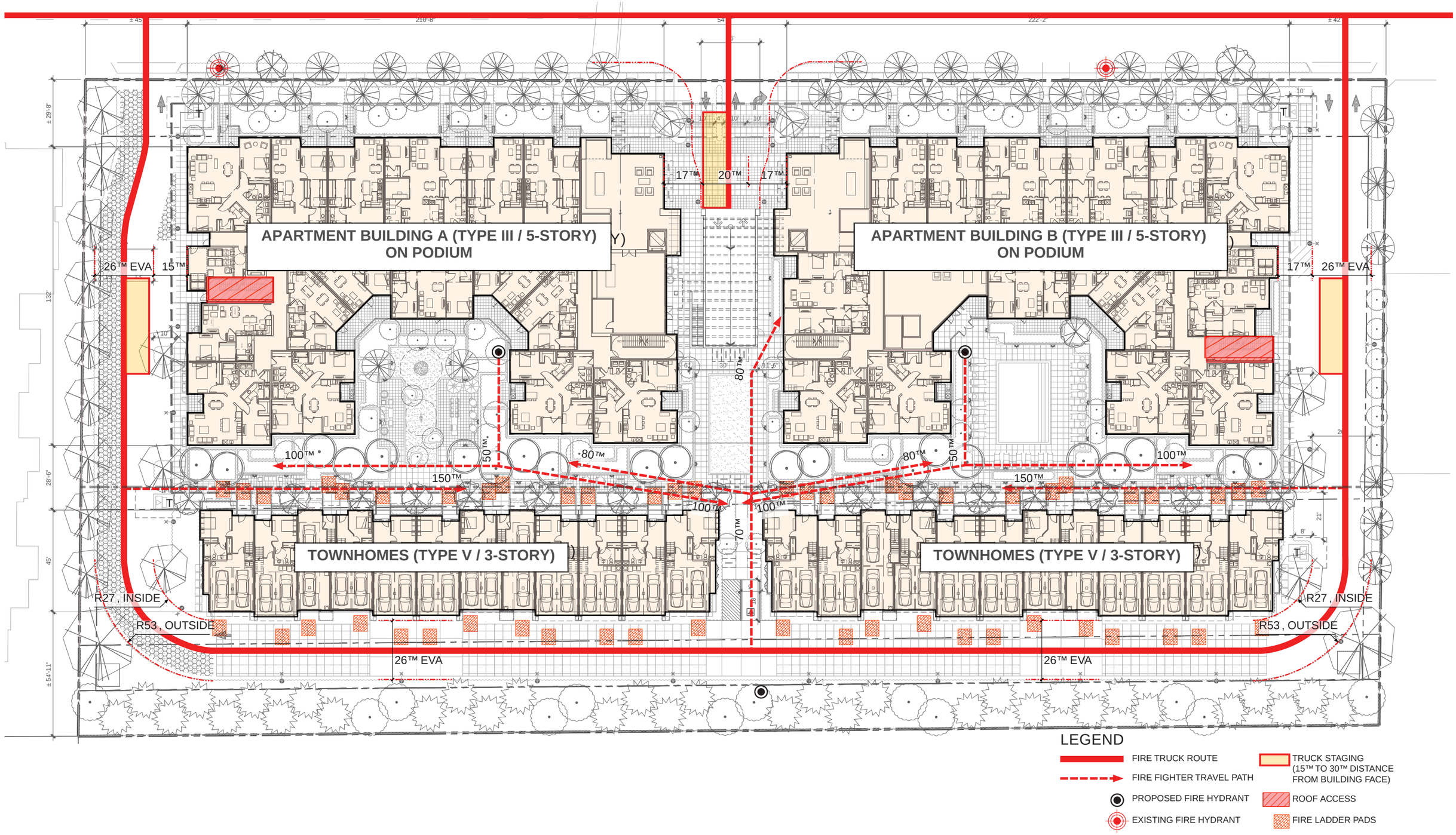
PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 2022

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.



FIRE ACCESS DIAGRAM

AP0.05

5150 EL CAMINO REAL

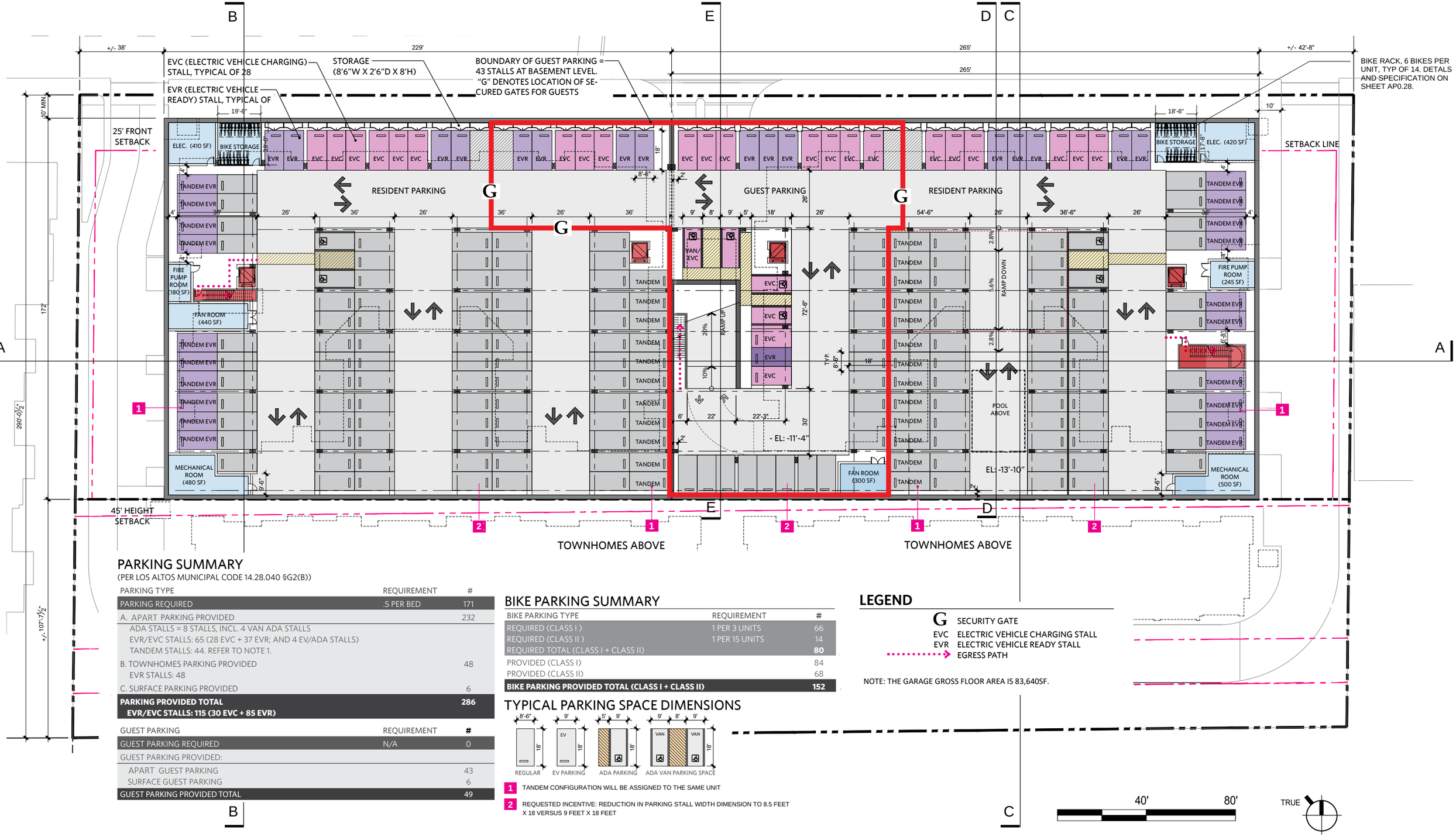
LOS ALTOS, CALIFORNIA

MAY 20, 2022

BDE ARCHITECTURE

PROMETHEUS

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.



PARKING SUMMARY

(PER LOS ALTOS MUNICIPAL CODE 14.28.040 §G2(B))

PARKING TYPE	REQUIREMENT	#
PARKING REQUIRED	.5 PER BED	171
A. APART PARKING PROVIDED		232
ADA STALLS = 8 STALLS, INCL. 4 VAN ADA STALLS EVR/EVC STALLS: 65 (28 EVC + 37 EVR; AND 4 EV/ADA STALLS) TANDEM STALLS: 44. REFER TO NOTE 1.		
B. TOWNHOMES PARKING PROVIDED EVR STALLS: 48		48
C. SURFACE PARKING PROVIDED		6
PARKING PROVIDED TOTAL **EVR/EVC STALLS: 115 (30 EVC + 85 EVR)**		**286**

GUEST PARKING	REQUIREMENT	#
GUEST PARKING REQUIRED	N/A	0
GUEST PARKING PROVIDED:		
APART GUEST PARKING		43
SURFACE GUEST PARKING		6
GUEST PARKING PROVIDED TOTAL		49

BIKE PARKING SUMMARY

BIKE PARKING TYPE	REQUIREMENT	#
REQUIRED (CLASS I)	1 PER 3 UNITS	66
REQUIRED (CLASS II)	1 PER 15 UNITS	14
REQUIRED TOTAL (CLASS I + CLASS II)		**80**
PROVIDED (CLASS I)		84
PROVIDED (CLASS II)		68
BIKE PARKING PROVIDED TOTAL (CLASS I + CLASS II)		**152**

TYPICAL PARKING SPACE DIMENSIONS

1 TANDEM CONFIGURATION WILL BE ASSIGNED TO THE SAME UNIT

2 REQUESTED INCENTIVE: REDUCTION IN PARKING STALL WIDTH DIMENSION TO 8.5 FEET X 18 VERSUS 9 FEET X 18 FEET

LEGEND

G SECURITY GATE

EVC ELECTRIC VEHICLE CHARGING STALL

EVR ELECTRIC VEHICLE READY STALL

EGRESS PATH

NOTE: THE GARAGE GROSS FLOOR AREA IS 83,640SF.

40' 80'

TRUE

SUBTERRANEAN GARAGE PLAN AP0.06

BDE ARCHITECTURE

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 2022

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.

STREET LEVEL PLAN

AP0.07

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 2022

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.

EL CAMINO REAL FRONTAGE

MATERIAL LEGEND

(SEE EXTERIOR MATERIAL SHEET FOR MORE DETAIL)

1. PARAPET CORNICE W/ METAL COPING
2. METAL AWNING W/ COMPOSITE WOOD SOFFIT
3. METAL AWNING W/ COMPOSITE WOOD LOUVER
4. PAINTED METAL LOUVER SCREEN
5. EXTERIOR PLASTER
6. FIBER CEMENT SIDING
7. COMPOSITE WOOD SIDING
8. VINYL WINDOW (TYP.)
9. ALUMINUM STORE FRONT
10. PAINTED METAL TRELLIS W/ COMPOSITE WOOD LOUVER
11. COMPOSITE WOOD LOUVER FENCE WITH METAL GATE
12. METAL PICKET RAILING
13. METAL RAILING W/ COMPOSITE WOOD SIDING
14. METAL RAILING W/ PERFORATED METAL PANELS
15. STANDING SEAM METAL ROOF
16. PAINTED METAL GUARDRAIL

UNIT | PATIO | LANDSCAPING | SIDEWALK WITH TREE GRATES | LANDSCAPE BUFFER | EL CAMINO REAL

SECTION PERSPECTIVE

AP0.08

BDE ARCHITECTURE

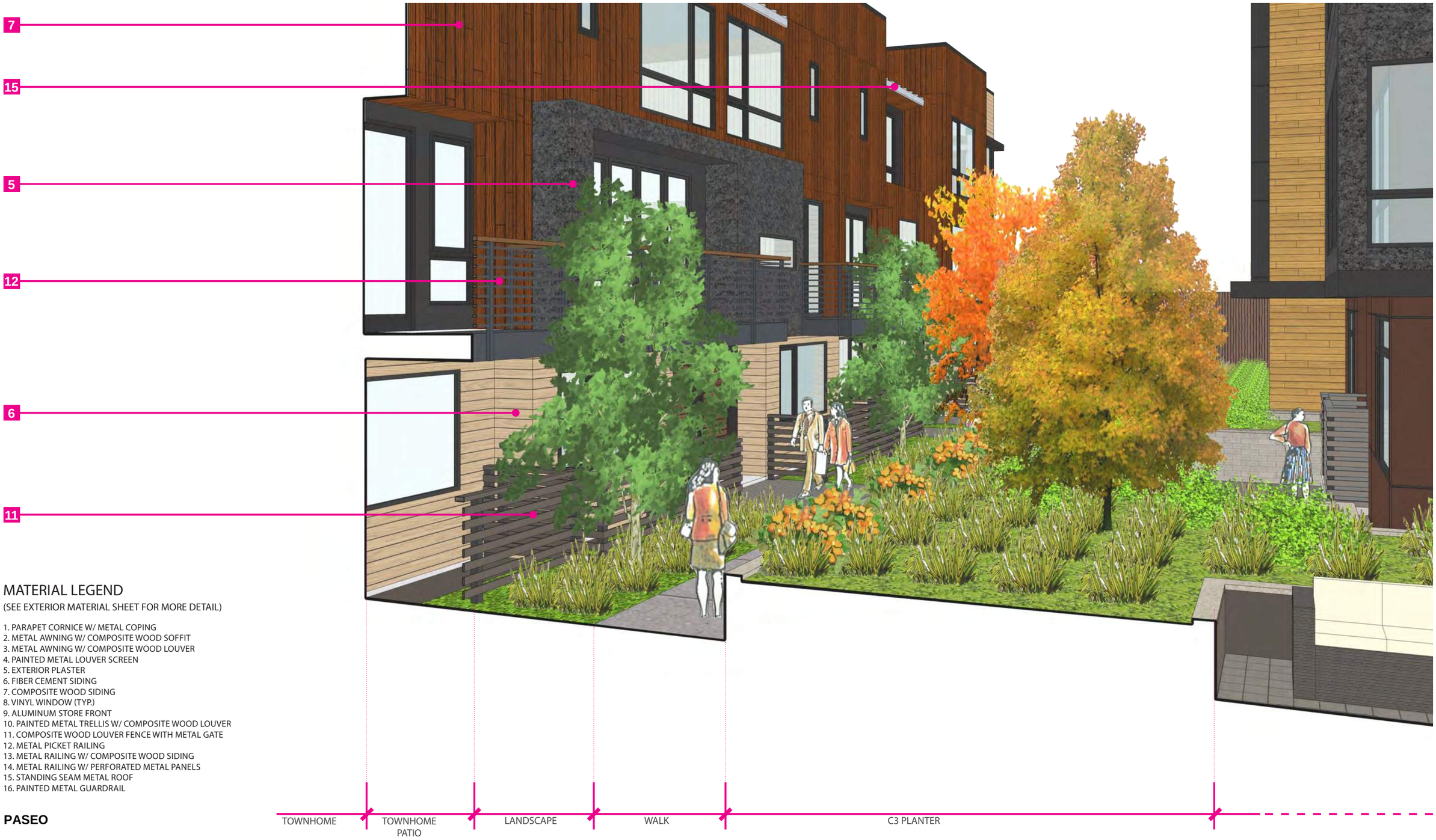
PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 2022

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.



MATERIAL LEGEND

(SEE EXTERIOR MATERIAL SHEET FOR MORE DETAIL)

1. PARAPET CORNICE W/ METAL COPING
2. METAL AWNING W/ COMPOSITE WOOD SOFFIT
3. METAL AWNING W/ COMPOSITE WOOD LOUVER
4. PAINTED METAL LOUVER SCREEN
5. EXTERIOR PLASTER
6. FIBER CEMENT SIDING
7. COMPOSITE WOOD SIDING
8. VINYL WINDOW (TYP.)
9. ALUMINUM STORE FRONT
10. PAINTED METAL TRELLIS W/ COMPOSITE WOOD LOUVER
11. COMPOSITE WOOD LOUVER FENCE WITH METAL GATE
12. METAL PICKET RAILING
13. METAL RAILING W/ COMPOSITE WOOD SIDING
14. METAL RAILING W/ PERFORATED METAL PANELS
15. STANDING SEAM METAL ROOF
16. PAINTED METAL GUARDRAIL

PASEO

SECTION PERSPECTIVE

AP0.09

BDE ARCHITECTURE

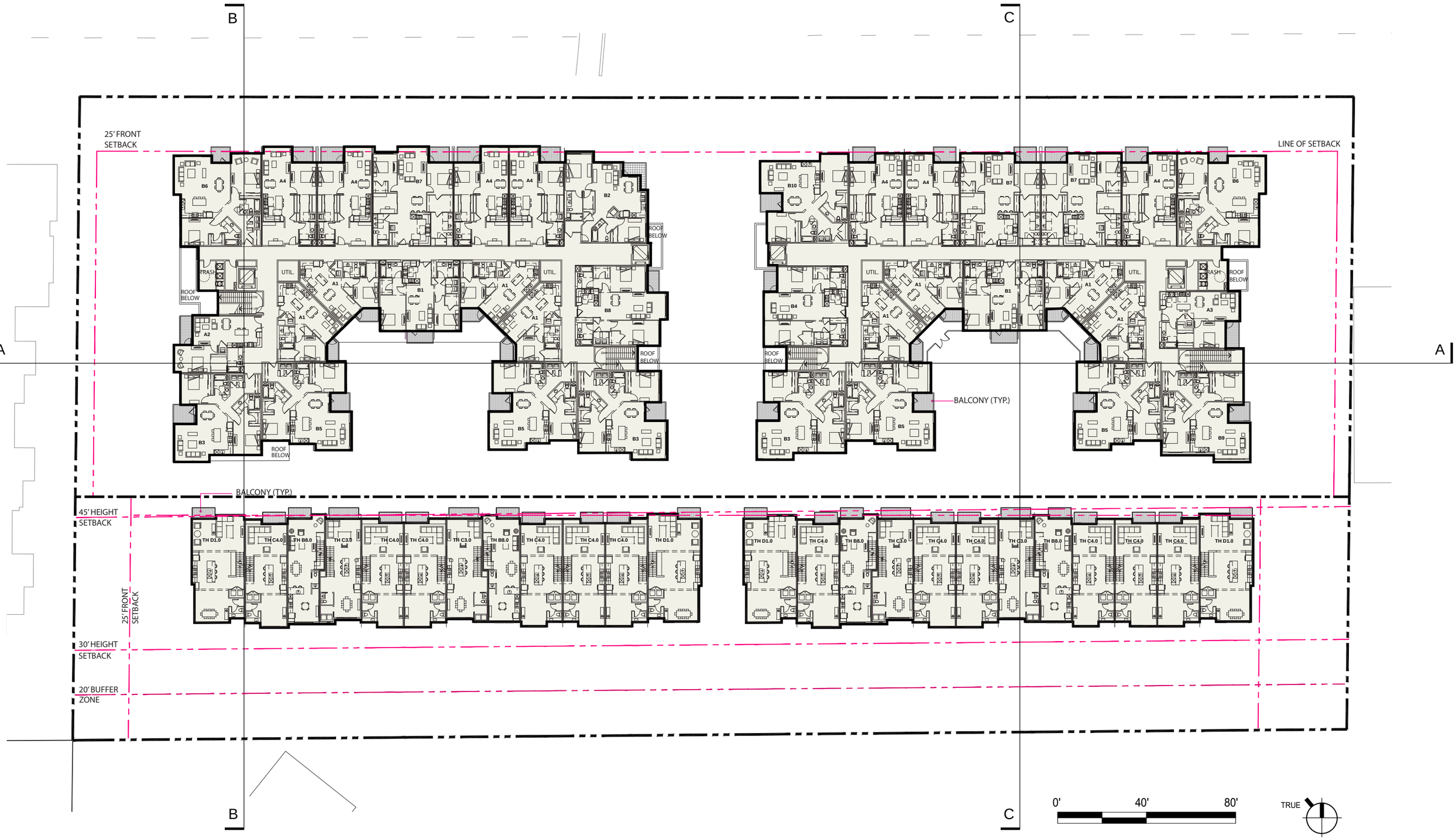
PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 2022

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.



LEVEL 2 PLAN

AP0.10

5150 EL CAMINO REAL

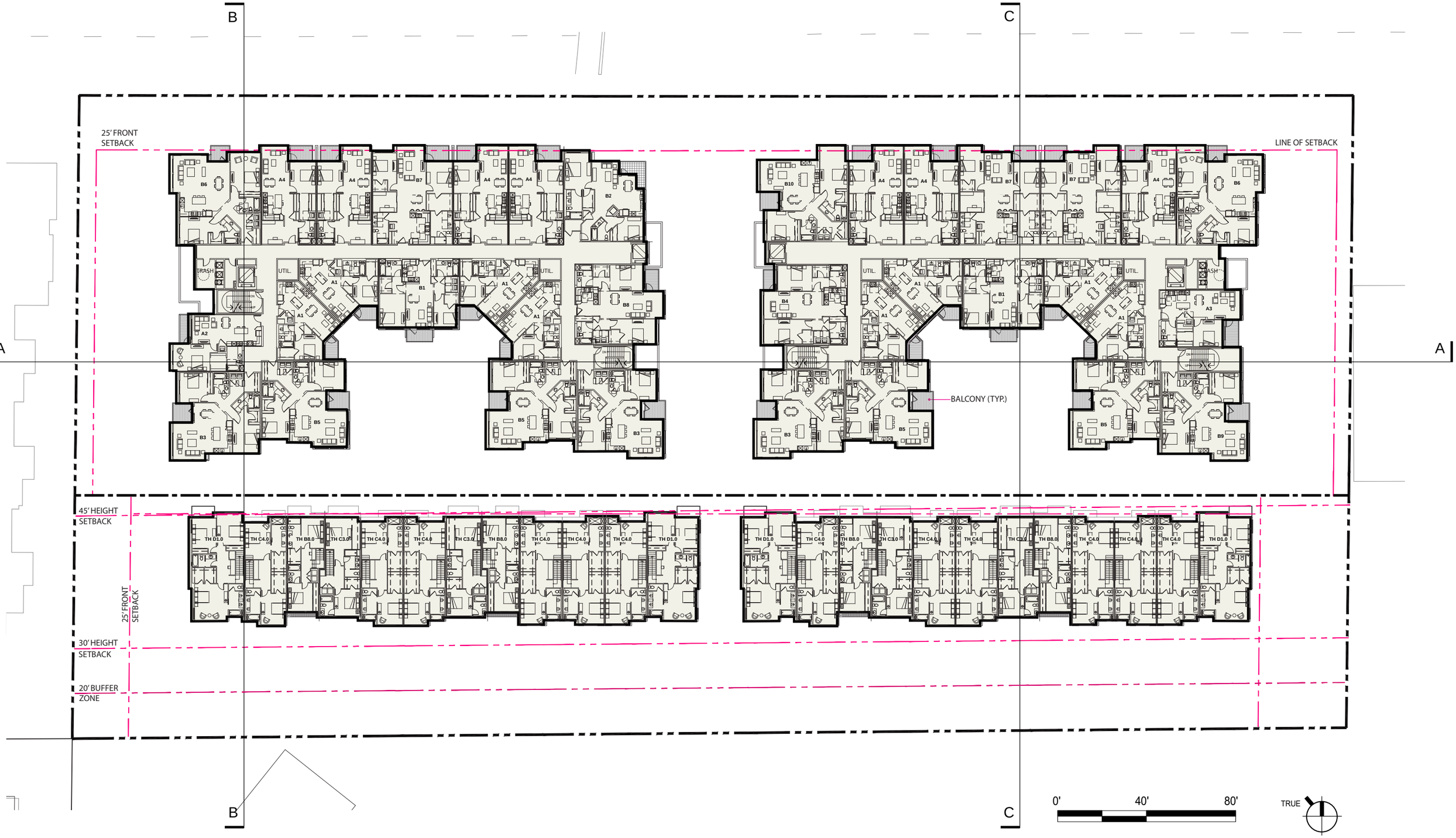
LOS ALTOS, CALIFORNIA

MAY 20, 2022

BDE ARCHITECTURE

PROMETHEUS

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.



LEVEL 3 PLAN

AP0.11

5150 EL CAMINO REAL

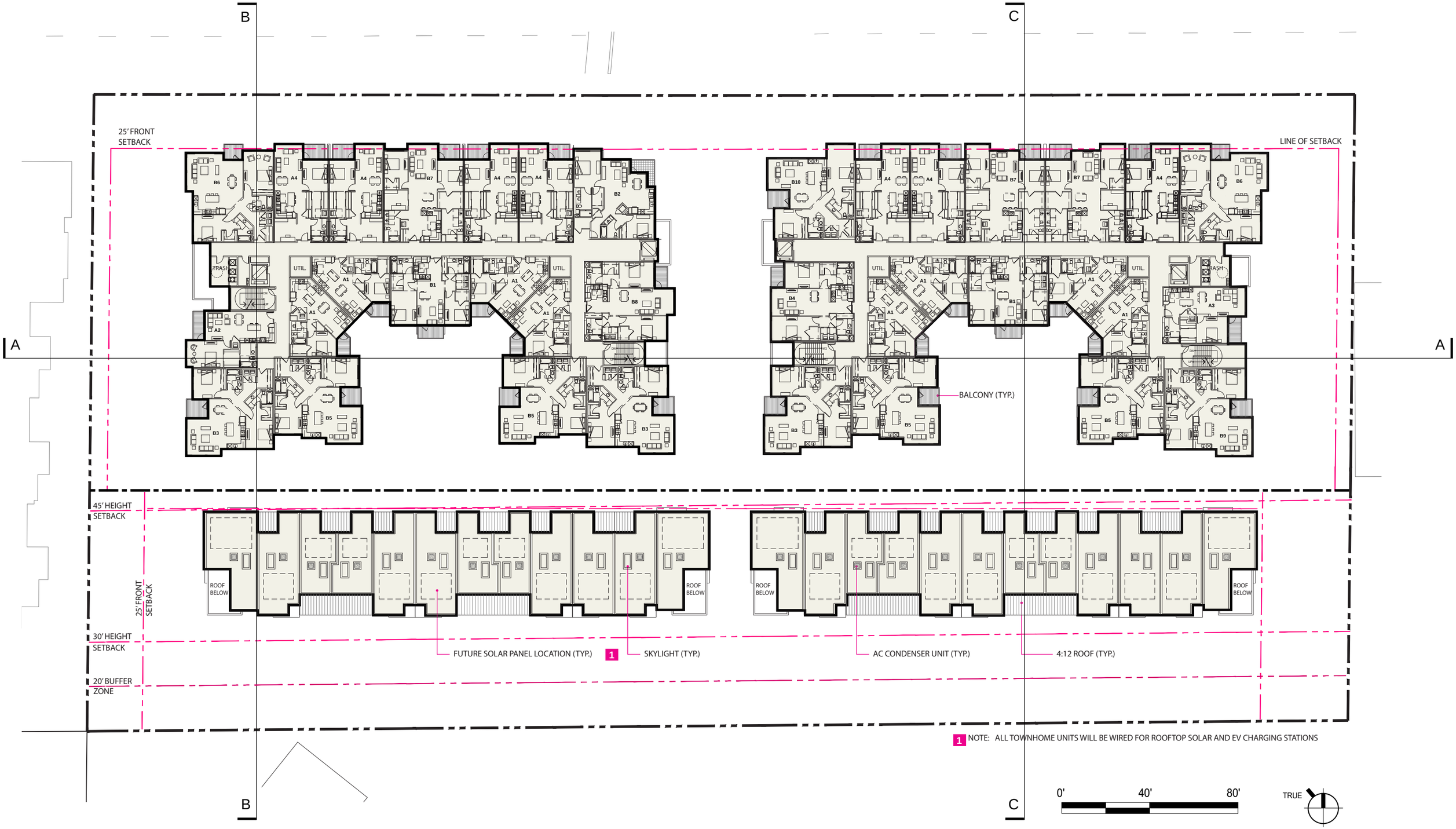
LOS ALTOS, CALIFORNIA

MAY 20, 2022

PROMETHEUS

3DE ARCHITECTURE

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.



LEVEL 4 / TOWNHOME ROOF PLAN AP0.12

BDE ARCHITECTURE

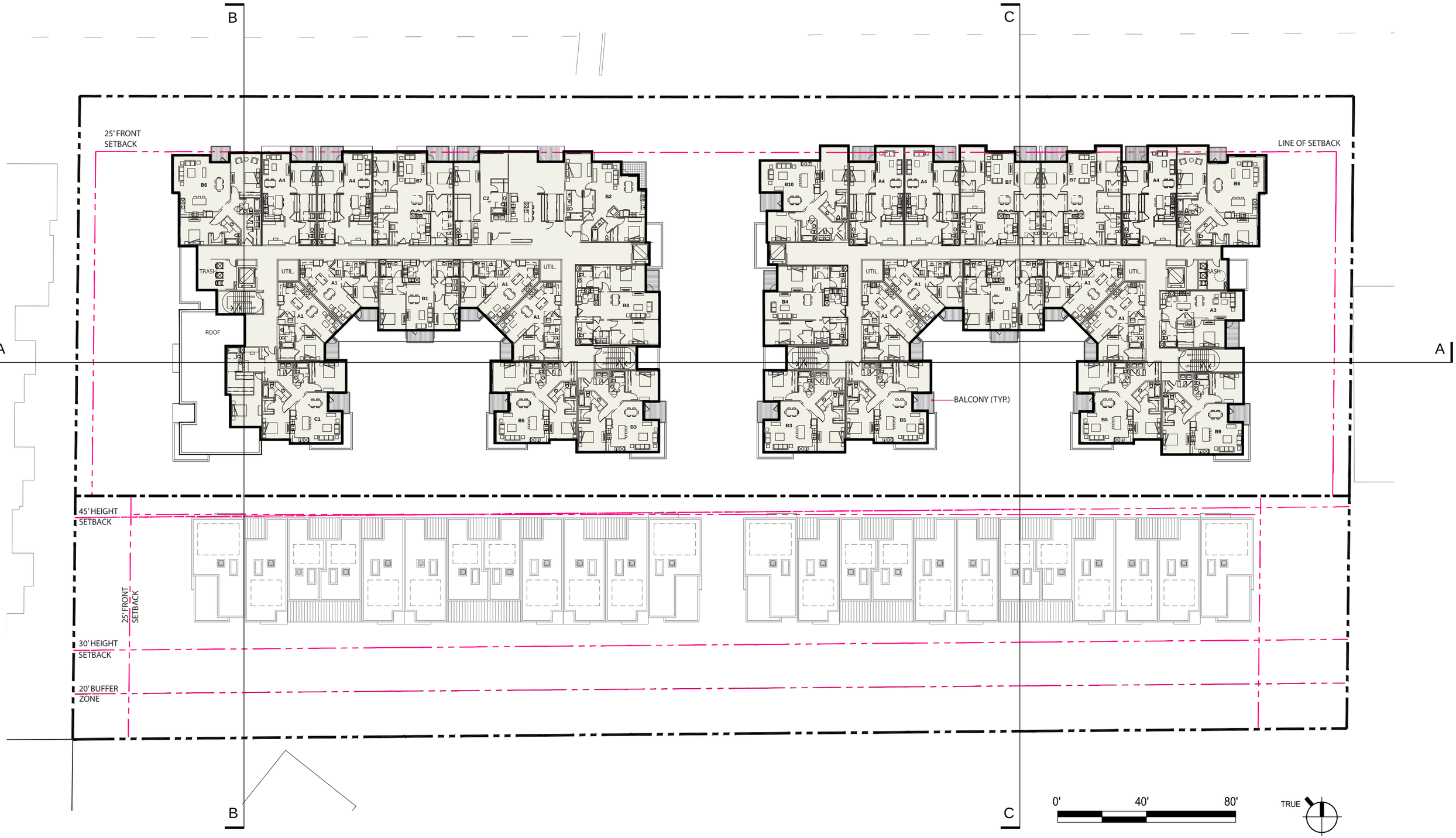
PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 2022

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.



LEVEL 5 PLAN

AP0.13

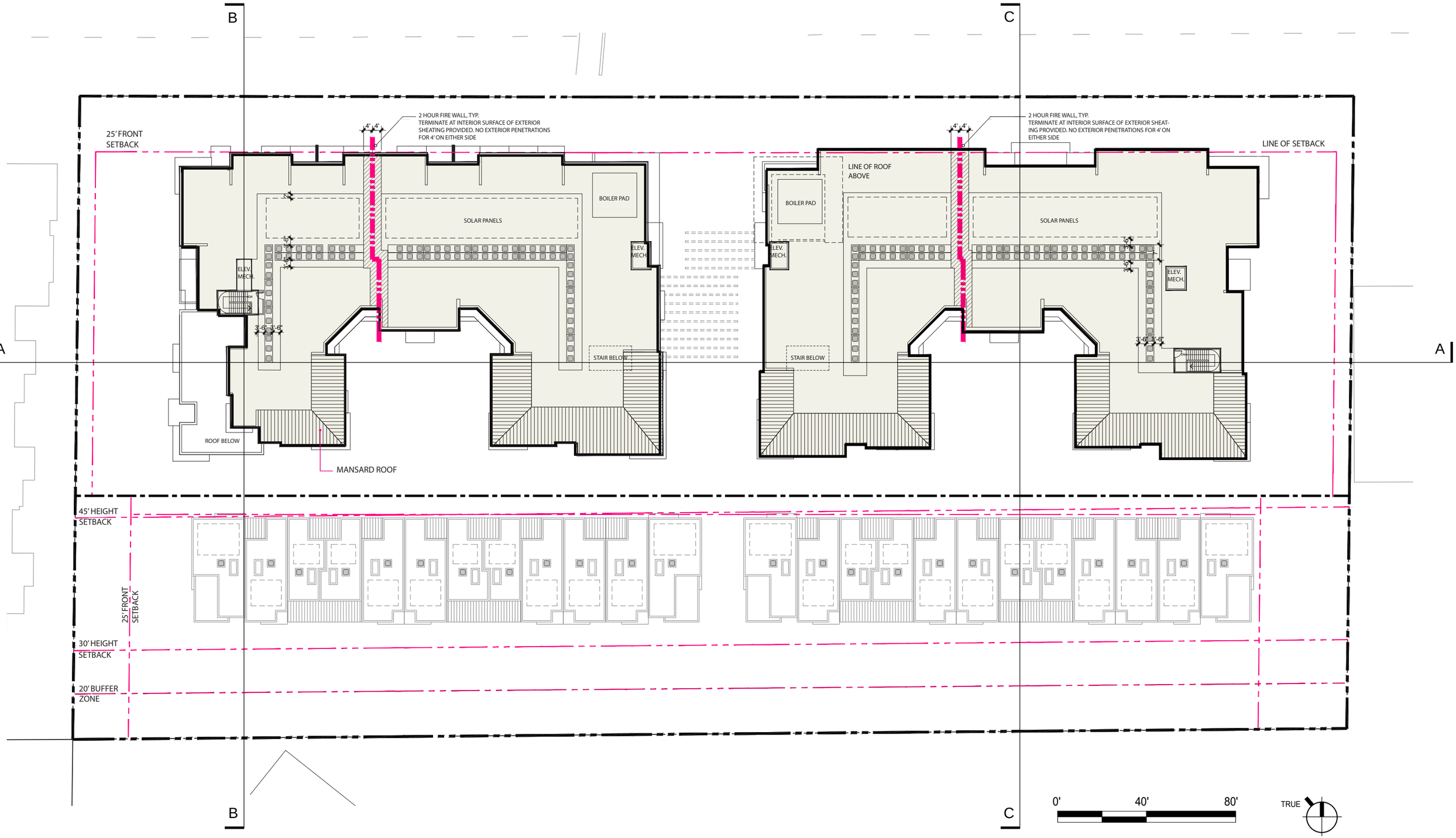
PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 2022

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.



APARTMENT ROOF PLAN

AP0.14

BDE ARCHITECTURE

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 2022

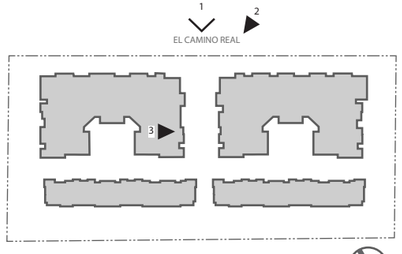
All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

EL CAMINO REAL STREETSCAPE ELEVATION

EL CAMINO REAL FRONTAGE - NORTH ELEVATION

2 | MID-BLOCK PLAZA

3 | AERIAL VIEW OF MID-BLOCK PLAZA



KEY PLAN

STREETSCAPE ELEVATIONS **AP0.15**

BDE ARCHITECTURE | PROMETHEUS | **5150 EL CAMINO REAL** | LOS ALTOS, CALIFORNIA | MAY 20, 2022

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.

BUILDING B - NORTH - EL CAMINO REAL

2 | MID-BLOCK PLAZA

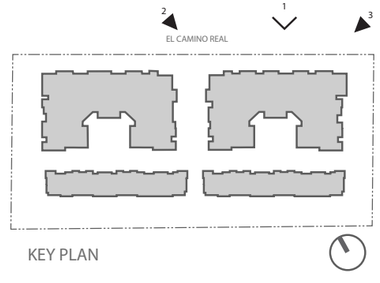
3 | NORTH EAST CORNER

1 | NORTH(EL CAMINO REAL) ELEVATION

MATERIAL LEGEND

(SEE EXTERIOR MATERIAL SHEET FOR MORE DETAIL)

1. PARAPET CORNICE W/ METAL COPING
2. METAL AWNING W/ COMPOSITE WOOD SOFFIT
3. METAL AWNING W/ COMPOSITE WOOD LOUVER
4. PAINTED METAL LOUVER SCREEN
5. EXTERIOR PLASTER
6. FIBER CEMENT SIDING
7. COMPOSITE WOOD SIDING
8. VINYL WINDOW (TYP.)
9. ALUMINUM STORE FRONT
10. PAINTED METAL TRELLIS W/ COMPOSITE WOOD LOUVER
11. COMPOSITE WOOD LOUVER FENCE WITH METAL GATE
12. METAL PICKET RAILING
13. METAL RAILING W/ COMPOSITE WOOD SIDING
14. METAL RAILING W/ PERFORATED METAL PANELS
15. STANDING SEAM METAL ROOF
16. PAINTED METAL GUARDRAIL



KEY PLAN

BUILDING A - NORTH ELEVATION

AP0.16

BDE ARCHITECTURE

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

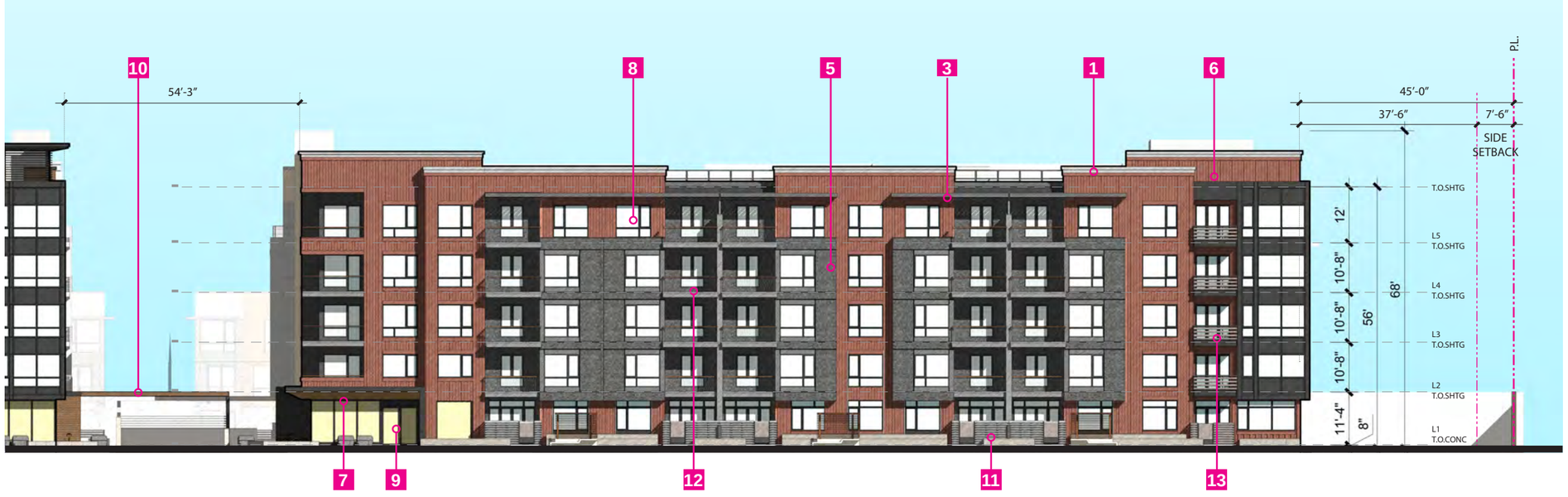
MAY 20, 2022

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.

BUILDING A - NORTH - EL CAMINO REAL

2 | VIEW FROM ECR (EL CAMINO REAL)

3 | VIEW FROM ECR (EL CAMINO REAL)

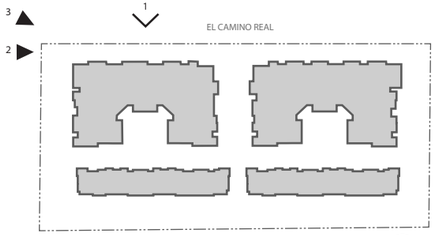


1 | NORTH (EL CAMINO REAL) ELEVATION

MATERIAL LEGEND

(SEE EXTERIOR MATERIAL SHEET FOR MORE DETAIL)

1. PARAPET CORNICE W/ METAL COPING
2. METAL AWNING W/ COMPOSITE WOOD SOFFIT
3. METAL AWNING W/ COMPOSITE WOOD LOUVER
4. PAINTED METAL LOUVER SCREEN
5. EXTERIOR PLASTER
6. FIBER CEMENT SIDING
7. COMPOSITE WOOD SIDING
8. VINYL WINDOW (TYP.)
9. ALUMINUM STORE FRONT
10. PAINTED METAL TRELLIS W/ COMPOSITE WOOD LOUVER
11. COMPOSITE WOOD LOUVER FENCE WITH METAL GATE
12. METAL PICKET RAILING
13. METAL RAILING W/ COMPOSITE WOOD SIDING
14. METAL RAILING W/ PERFORATED METAL PANELS
15. STANDING SEAM METAL ROOF
16. PAINTED METAL GUARDRAIL



KEY PLAN

BUILDING B - NORTH ELEVATION

AP0.17

ARCHITECTURE | PROMETHEUS

5150 EL CAMINO REAL

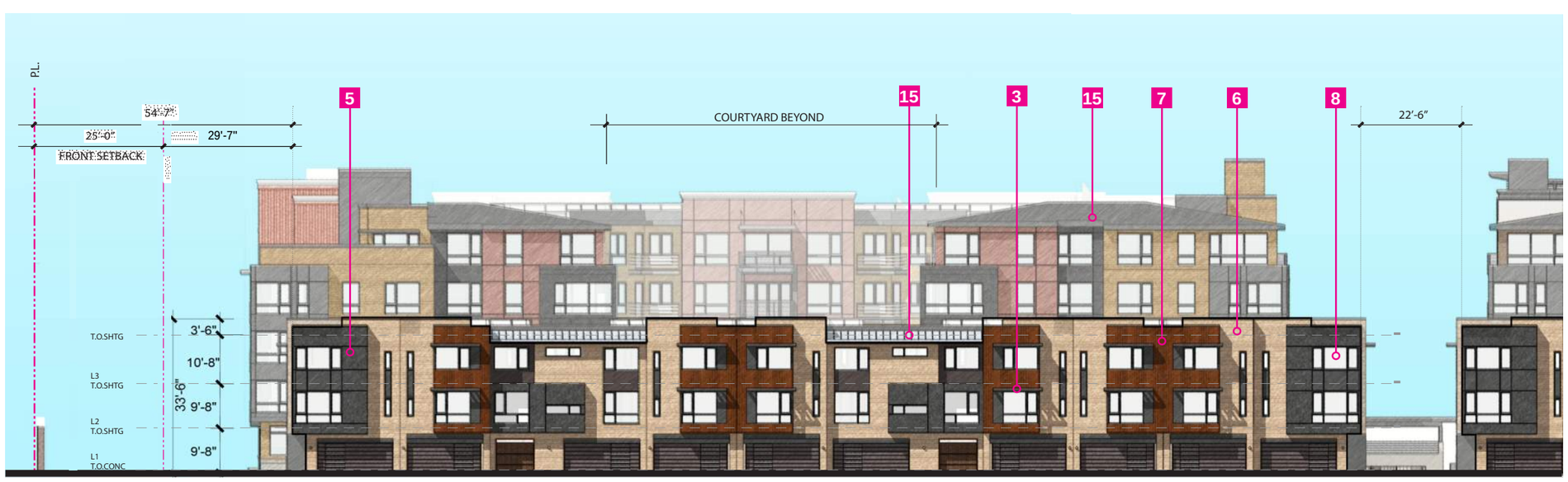
LOS ALTOS, CALIFORNIA

MAY 20, 2022

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.

TOWNHOME ELEVATION - SOUTH

2 | TOWNHOME SOUTH FACADE

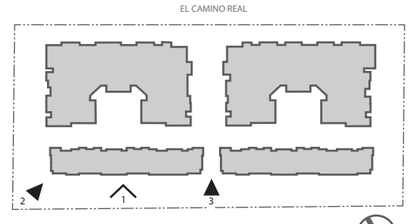


1 | TOWNHOME SOUTH ELEVATION

MATERIAL LEGEND

(SEE EXTERIOR MATERIAL SHEET FOR MORE DETAIL)

1. PARAPET CORNICE W/ METAL COPING
2. METAL AWNING W/ COMPOSITE WOOD SOFFIT
3. METAL AWNING W/ COMPOSITE WOOD LOUVER
4. PAINTED METAL LOUVER SCREEN
5. EXTERIOR PLASTER
6. FIBER CEMENT SIDING
7. COMPOSITE WOOD SIDING
8. VINYL WINDOW (TYP.)
9. ALUMINUM STORE FRONT
10. PAINTED METAL TRELLIS W/ COMPOSITE WOOD LOUVER
11. COMPOSITE WOOD LOUVER FENCE WITH METAL GATE
12. METAL PICKET RAILING
13. METAL RAILING W/ COMPOSITE WOOD SIDING
14. METAL RAILING W/ PERFORATED METAL PANELS
15. STANDING SEAM METAL ROOF
16. PAINTED METAL GUARDRAIL



KEY PLAN

TOWNHOME SOUTH ELEVATION

AP0.18

BDE ARCHITECTURE

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 2022

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.

TOWNHOME ELEVATION - NORTH

2 | TOWNHOME NORTH FACADE

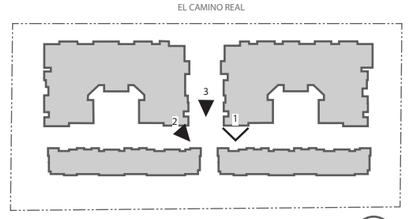
3 | AERIAL VIEW OF PASEO

1 | TOWNHOME NORTH ELEVATION

MATERIAL LEGEND

(SEE EXTERIOR MATERIAL SHEET FOR MORE DETAIL)

1. PARAPET CORNICE W/ METAL COPING
2. METAL AWNING W/ COMPOSITE WOOD SOFFIT
3. METAL AWNING W/ COMPOSITE WOOD LOUVER
4. PAINTED METAL LOUVER SCREEN
5. EXTERIOR PLASTER
6. FIBER CEMENT SIDING
7. COMPOSITE WOOD SIDING
8. VINYL WINDOW (TYP.)
9. ALUMINUM STORE FRONT
10. PAINTED METAL TRELLIS W/ COMPOSITE WOOD LOUVER
11. COMPOSITE WOOD LOUVER FENCE WITH METAL GATE
12. METAL PICKET RAILING
13. METAL RAILING W/ COMPOSITE WOOD SIDING
14. METAL RAILING W/ PERFORATED METAL PANELS
15. STANDING SEAM METAL ROOF
16. PAINTED METAL GUARDRAIL



KEY PLAN

TOWNHOME NORTH ELEVATION

AP0.19

BDE ARCHITECTURE

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

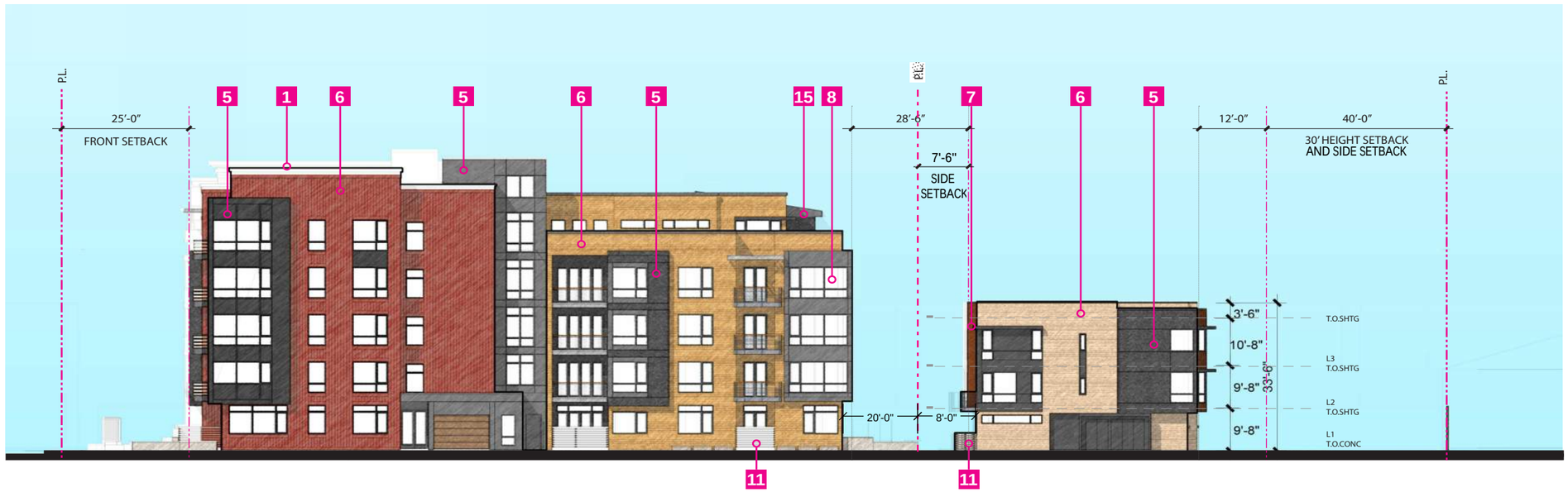
MAY 20, 2022

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.

WEST ELEVATION

2 | AERIAL VIEW

3 | WEST FACADE

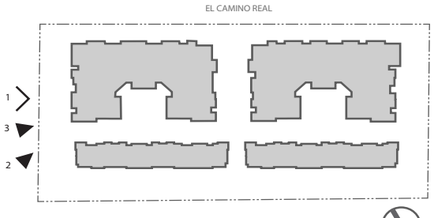


1 | WEST ELEVATION

MATERIAL LEGEND

(SEE EXTERIOR MATERIAL SHEET FOR MORE DETAIL)

1. PARAPET CORNICE W/ METAL COPING
2. METAL AWNING W/ COMPOSITE WOOD SOFFIT
3. METAL AWNING W/ COMPOSITE WOOD LOUVER
4. PAINTED METAL LOUVER SCREEN
5. EXTERIOR PLASTER
6. FIBER CEMENT SIDING
7. COMPOSITE WOOD SIDING
8. VINYL WINDOW (TYP.)
9. ALUMINUM STORE FRONT
10. PAINTED METAL TRELLIS W/ COMPOSITE WOOD LOUVER
11. COMPOSITE WOOD LOUVER FENCE WITH METAL GATE
12. METAL PICKET RAILING
13. METAL RAILING W/ COMPOSITE WOOD SIDING
14. METAL RAILING W/ PERFORATED METAL PANELS
15. STANDING SEAM METAL ROOF
16. PAINTED METAL GUARDRAIL



KEY PLAN

BDE ARCHITECTURE

PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

WEST ELEVATION

AP0.20

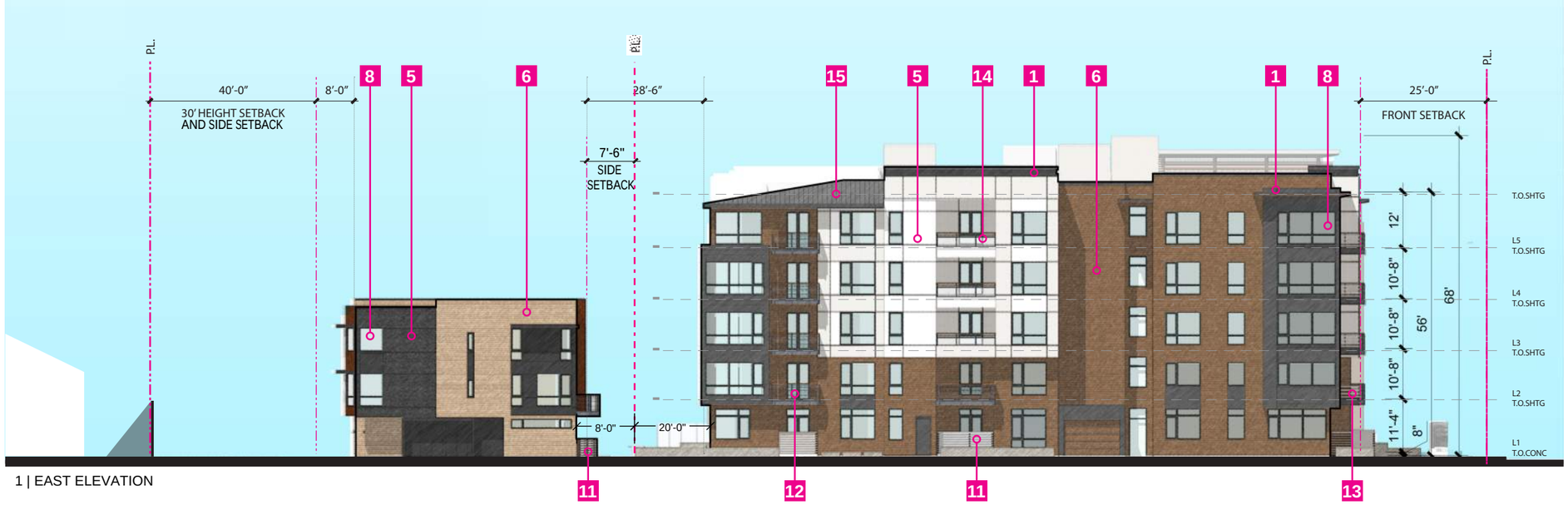
MAY 20, 2022

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.

EAST ELEVATION

2 | VIEW OF PASEO AND POOL

3 | VIEW OF PASEO

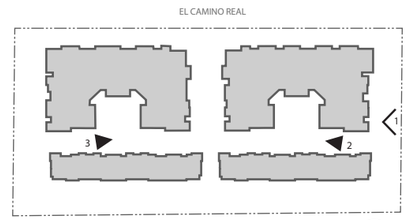


1 | EAST ELEVATION

MATERIAL LEGEND

(SEE EXTERIOR MATERIAL SHEET FOR MORE DETAIL)

1. PARAPET CORNICE W/ METAL COPING
2. METAL AWNING W/ COMPOSITE WOOD SOFFIT
3. METAL AWNING W/ COMPOSITE WOOD LOUVER
4. PAINTED METAL LOUVER SCREEN
5. EXTERIOR PLASTER
6. FIBER CEMENT SIDING
7. COMPOSITE WOOD SIDING
8. VINYL WINDOW (TYP.)
9. ALUMINUM STORE FRONT
10. PAINTED METAL TRELLIS W/ COMPOSITE WOOD LOUVER
11. COMPOSITE WOOD LOUVER FENCE WITH METAL GATE
12. METAL PICKET RAILING
13. METAL RAILING W/ COMPOSITE WOOD SIDING
14. METAL RAILING W/ PERFORATED METAL PANELS
15. STANDING SEAM METAL ROOF
16. PAINTED METAL GUARDRAIL



KEY PLAN

BDE ARCHITECTURE

PROMETHEUS

5150 EL CAMINO REAL

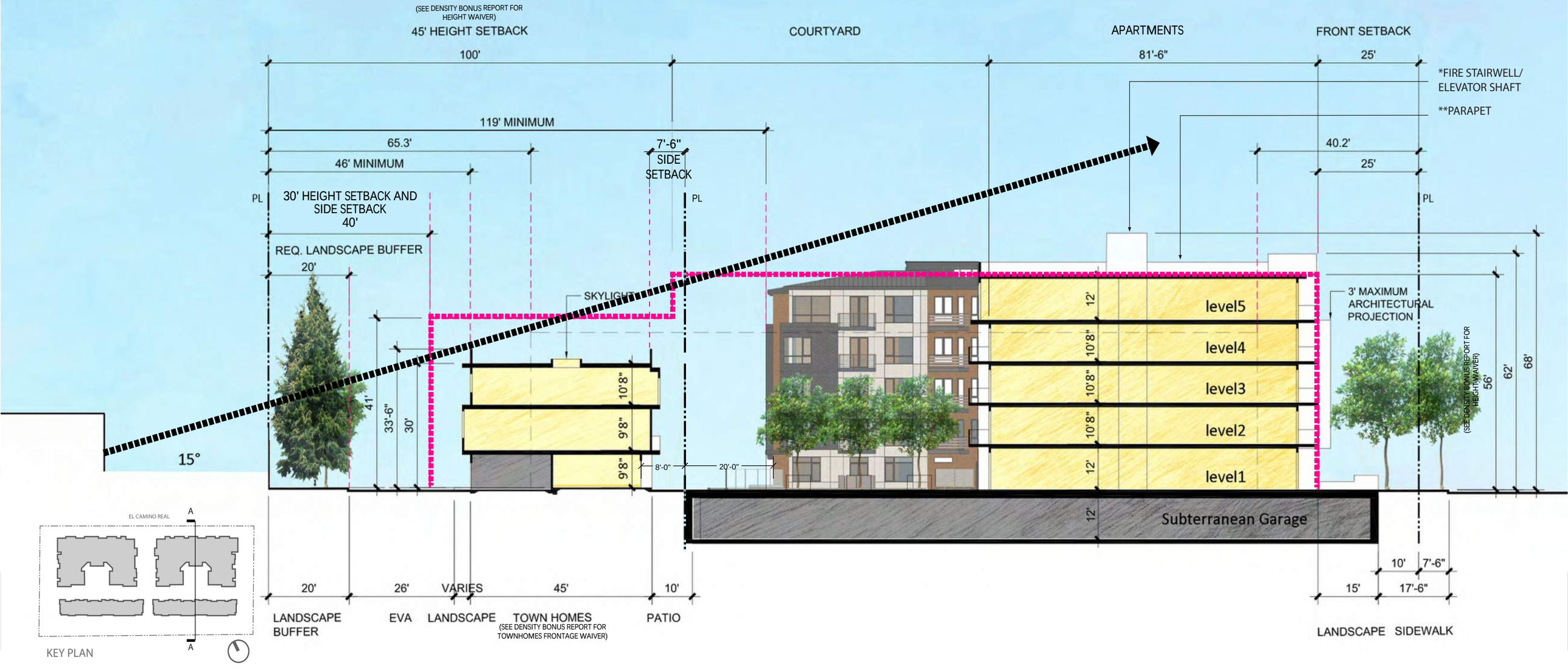
LOS ALTOS, CALIFORNIA

EAST ELEVATION

AP0.21

MAY 20, 2022

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.



ILLUSTRATIVE BUILDING SECTION AP0.22

BDE ARCHITECTURE

PROMETHEUS

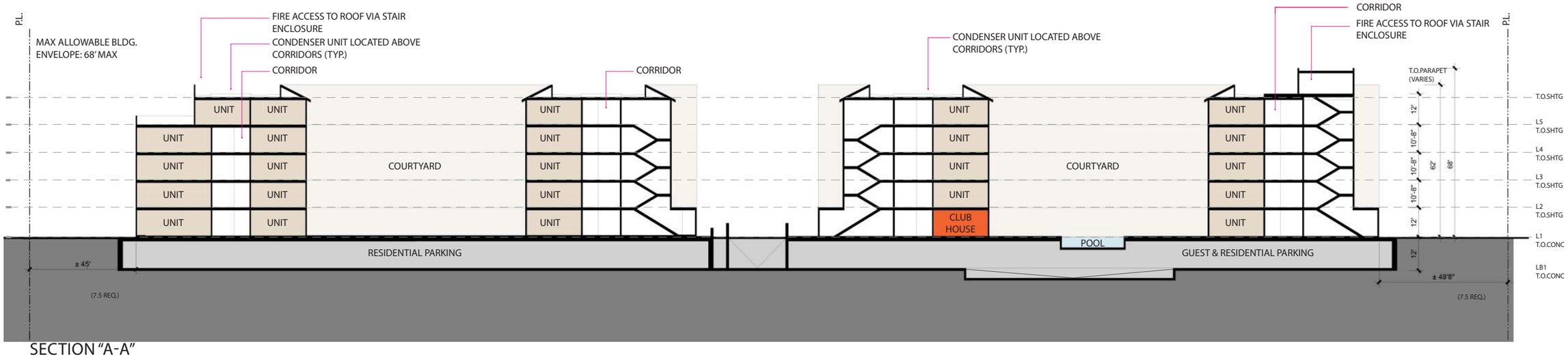
5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

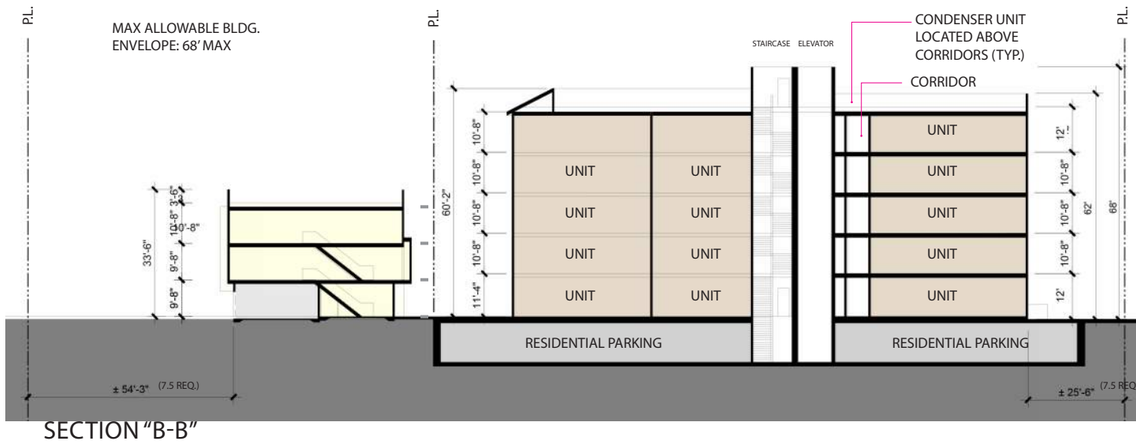
MAY 20, 2022

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.

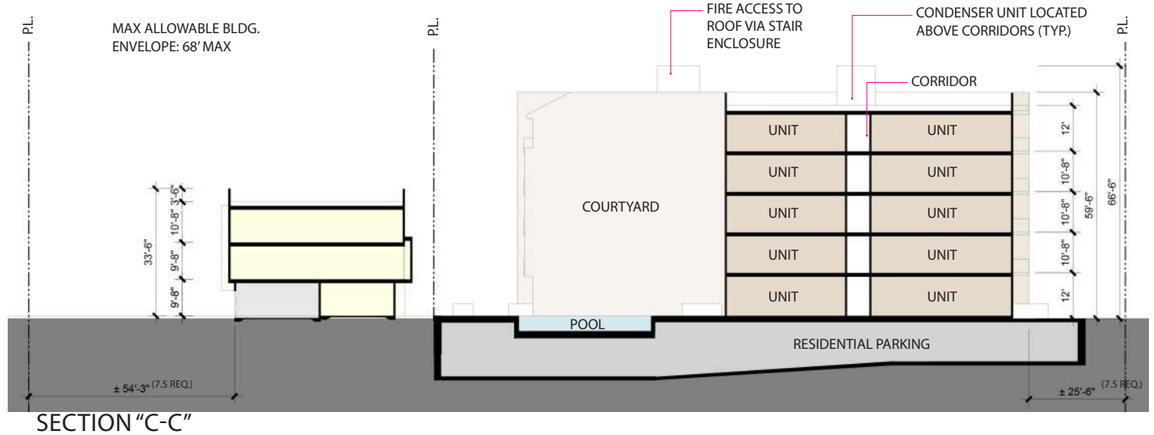
BUILDING SECTIONS A-A, B-B, & C-C



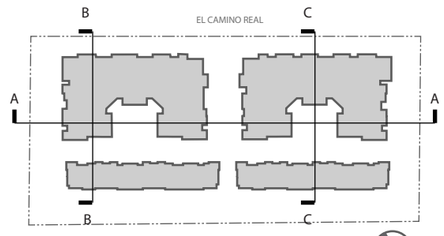
SECTION "A-A"



SECTION "B-B"



SECTION "C-C"



KEY PLAN

BUILDING SECTIONS

AP0.23

BDE ARCHITECTURE

PROMETHEUS

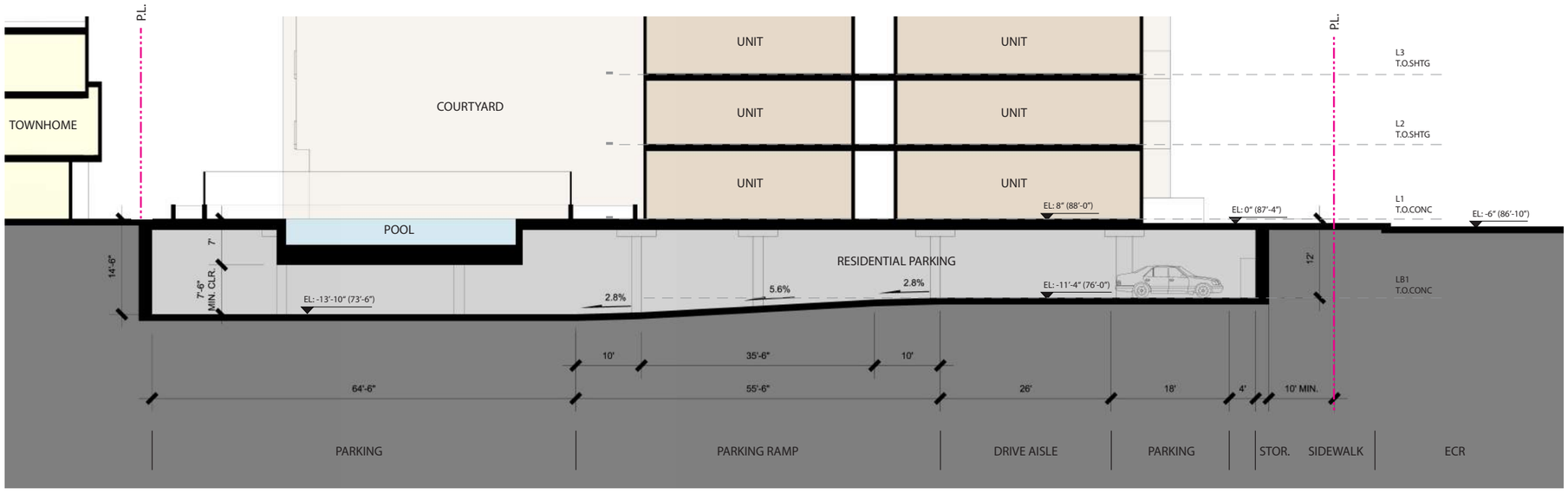
5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

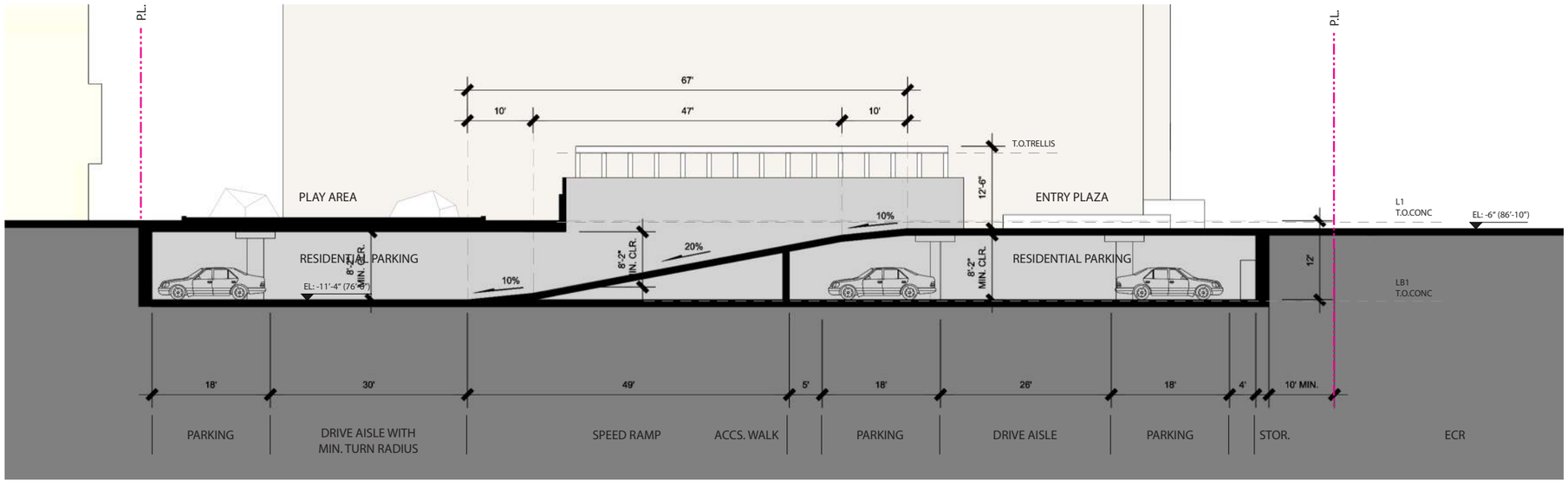
MAY 20, 2022

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.

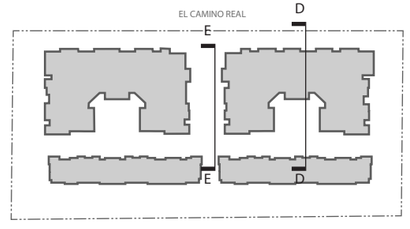
BUILDING SECTIONS D-D & E-E



SECTION "D-D"



SECTION "E-E"



KEY PLAN

BUILDING SECTIONS

AP0.24

BDE ARCHITECTURE

PROMETHEUS

5150 EL CAMINO REAL

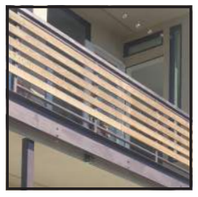
LOS ALTOS, CALIFORNIA

MAY 20, 2022

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.

COLORS & MATERIALS

STUCCO COLOR #1
(SMOOTH TROWELED)



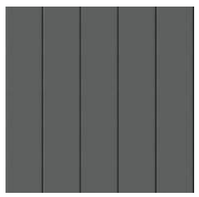
STEEL CABLE RAILING W/ BOARD

BOARD & BATTEN

EXTERIOR PLASTER #2
(SMOOTH TROWELED)

METAL AWNING

HORIZONTAL SIDING



VERTICAL SIDING

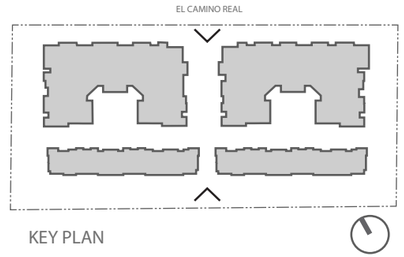
METAL TRELLIS/ CANOPY

METAL RAILING (TYP.)

MATERIAL LEGEND

(SEE EXTERIOR MATERIAL SHEET FOR MORE DETAIL)

1. PARAPET CORNICE W/ METAL COPING
2. METAL AWNING W/ COMPOSITE WOOD SOFFIT
3. METAL AWNING W/ COMPOSITE WOOD LOUVER
4. PAINTED METAL LOUVER SCREEN
5. EXTERIOR PLASTER
6. FIBER CEMENT SIDING
7. COMPOSITE WOOD SIDING
8. VINYL WINDOW (TYP.)
9. ALUMINUM STORE FRONT
10. PAINTED METAL TRELLIS W/ COMPOSITE WOOD LOUVER
11. COMPOSITE WOOD LOUVER FENCE WITH METAL GATE
12. METAL PICKET RAILING
13. METAL RAILING W/ COMPOSITE WOOD SIDING
14. METAL RAILING W/ PERFORATED METAL PANELS
15. STANDING SEAM METAL ROOF
16. PAINTED METAL GUARDRAIL



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.

SHADOW STUDY

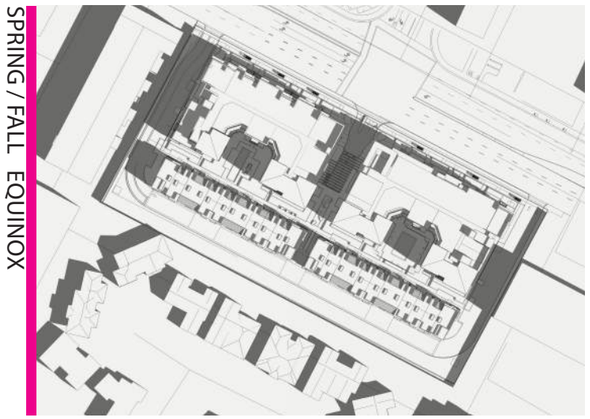
SUMMER SOLSTICE

JUNE 21 AT 9:00 AM

JUNE 21 AT 12:00 PM

JUNE 21 AT 3:00 AM

SPRING / FALL EQUINOX

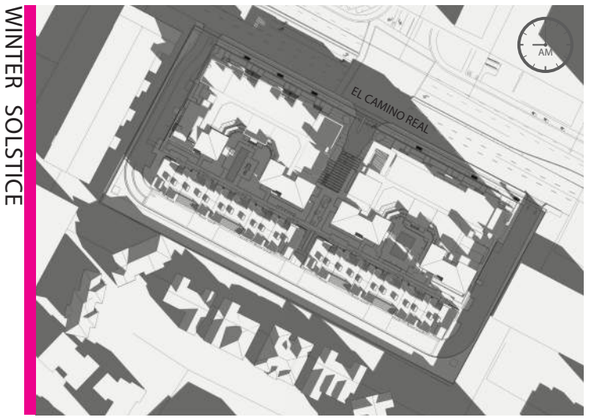


MARCH / SEPTEMBER 21 AT 9:00 AM

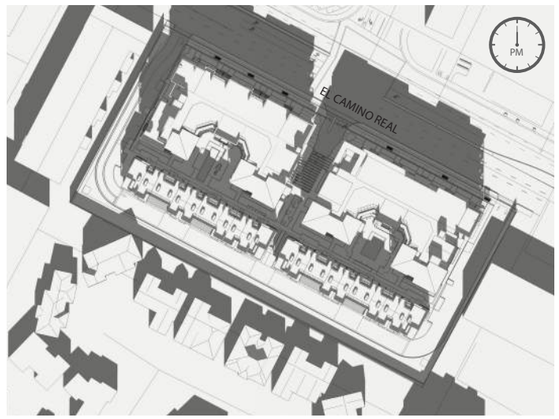
MARCH / SEPTEMBER 21 AT 12:00 PM

MARCH / SEPTEMBER 21 AT 3:00 PM

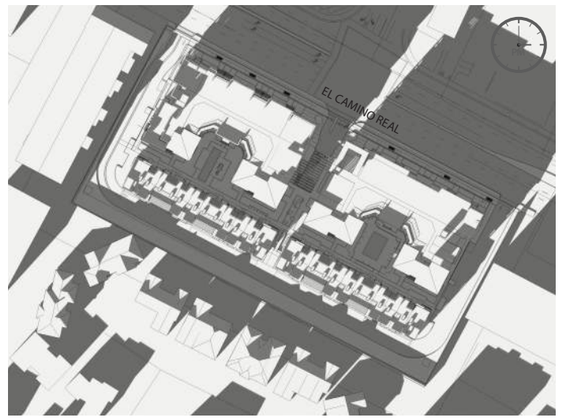
WINTER SOLSTICE



DECEMBER 21 AT 9:00 AM

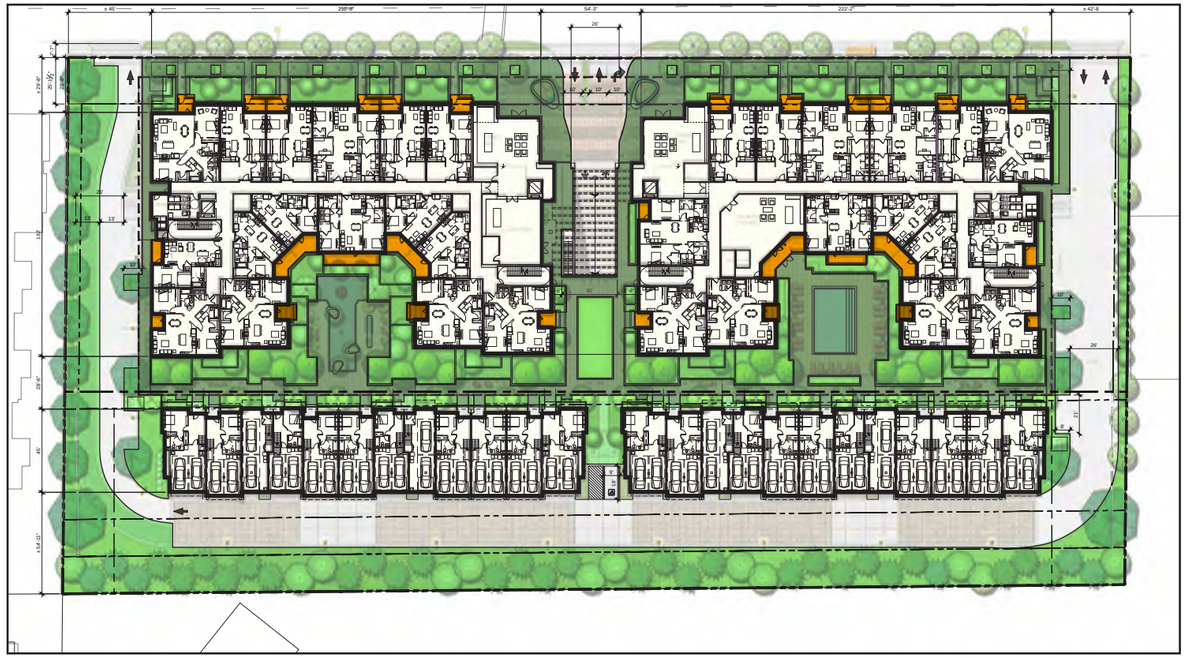


DECEMBER 21 AT 12:00 PM



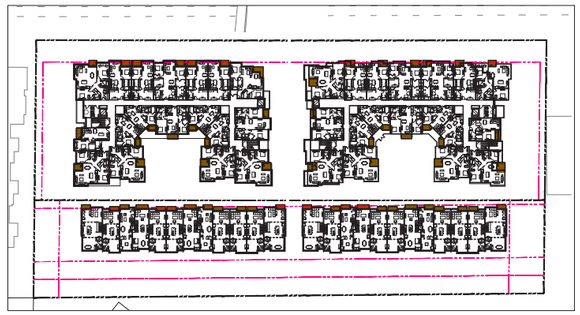
DECEMBER 21 AT 3:00 PM

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.



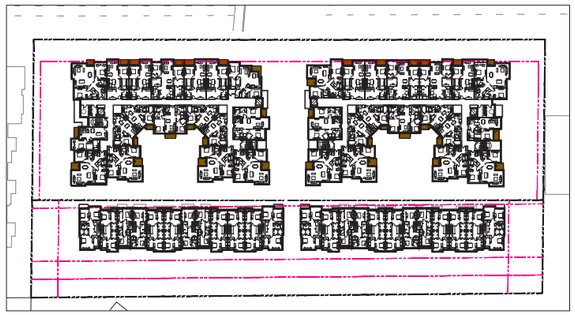
GROUND FLOOR

PRIVATE OPEN SPACE : 3,500 SF
COMMON OPEN SPACE: 62,880 SF



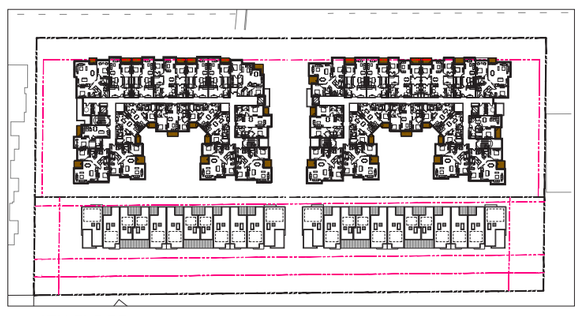
2ND FLOOR

PRIVATE OPEN SPACE : 3,350 SF



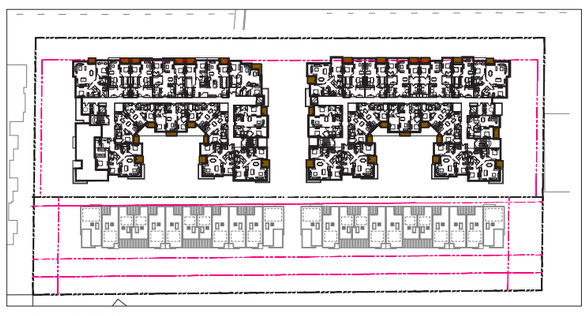
3RD FLOOR

PRIVATE OPEN SPACE : 2,150 SF



4TH FLOOR

PRIVATE OPEN SPACE : 2,150 SF



5TH FLOOR

PRIVATE OPEN SPACE : 2,000 SF

LEGEND

- TOTAL PRIVATE OPEN SPACE
- COMMON OPEN SPACE (NON-PERMEABLE SURFACE)
- COMMON OPEN SPACE (PERMEABLE SURFACE)

FRONT SETBACK LANDSCAPE REQUIREMENT

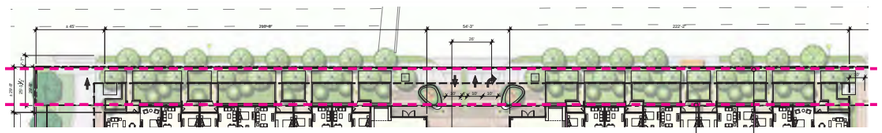
PER LOS ALTOS MUNICIPAL CODE SECTION 14.50.090

FRONT SETBACK LANDSCAPE REQUIRED

- The minimum front yard depth shall be twenty-five (25) feet, with a minimum of fifty (50) percent of which shall be landscaped

APARTMENTS

14,380 SF	REQUIRED	PROVIDED
FRONT SETBACK LANDSCAPE AREA	7,190 SF	7,190 SF

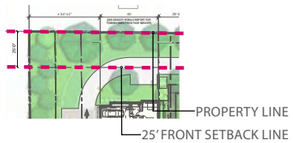


FRONT SETBACK LANDSCAPE PROVIDED

- The total frontyard setback area is 14,380 sf
- The total landscape area is 7,190 sf, which is 50% of this setback area
- Project is in compliance of setback area requirement.

TOWNHOMES

2,711 SF	REQUIRED	PROVIDED
FRONT SETBACK LANDSCAPE AREA	1,356 SF	1,505 SF



FRONT SETBACK LANDSCAPE PROVIDED

- The total frontyard setback area is 2,711 sf
- The total landscape area is 1,505 sf, which is 55% of this setback area
- Project is in compliance of setback area requirement.
- See Density Bonus Report for townhomes frontage waiver.

OPEN SPACE CALCULATION

PER LOS ALTOS MUNICIPAL CODE SECTION 14.50.150 (CT DISTRICTS)

196 UNITS	REQUIRED	PROVIDED	
PRIVATE OPEN SPACE	9,800 SF	13,150 SF	
NON-PERMEABLE SURFACE		20,176 SF	32%
PERMEABLE SURFACE		42,704 SF	68%
COMMON OPEN SPACE	3,200 SF	62,880 SF	100%

PRIVATE OPEN SPACE REQUIRED

- An average of fifty (50) square feet of private open space shall be provided for the total number of dwelling units within a project.
- 196 units X 50 sf = 9,800 sf

PRIVATE OPEN SPACE PROVIDED

- The average private open space per apartment unit is 69.5 sf. 172 units X 69.5 sf = 11,950 sf.
- The average private open space per town 24 townhomes X 50 sf = 1,200 sf
- The total private open space is 13,150 sf.

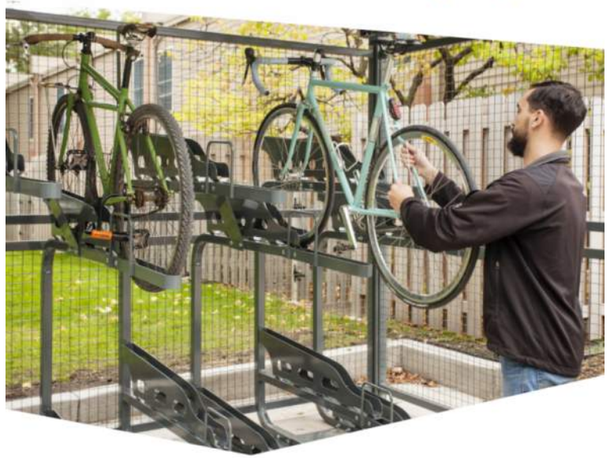
COMMON OPEN SPACE REQUIRED

- Fifty-one (51) or more units: a minimum of three thousand two hundred (3,200) square feet of common open space shall be provided.
- Common open space areas shall be surfaced with any practical combination of landscaping, paving, decking, concrete, or other serviceable material with no more than fifty (50) percent of the area at grade level covered with a non-permeable surface.

COMMON OPEN SPACE PROVIDED

- The total non-permeable surface area is 20,176 sf (32%)
- The total permeable surface area is 42,704 sf (68%)
- The total common open space is 62,880 sf

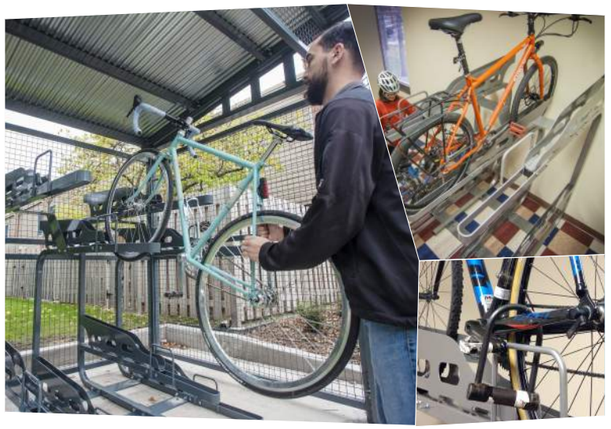
All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.



Dero **Duplex**

The Dero Duplex doubles the capacity of your bike parking area with secure, efficient, and orderly storage. Its staggered design means that bikes enter and exit easily without entanglement. Sturdy trays with high sides keep bikes from slipping off while loading or unloading and also make the Duplex compatible with most standard u-locks.

Fixant 21768.545



FINISH OPTIONS

Galvanized

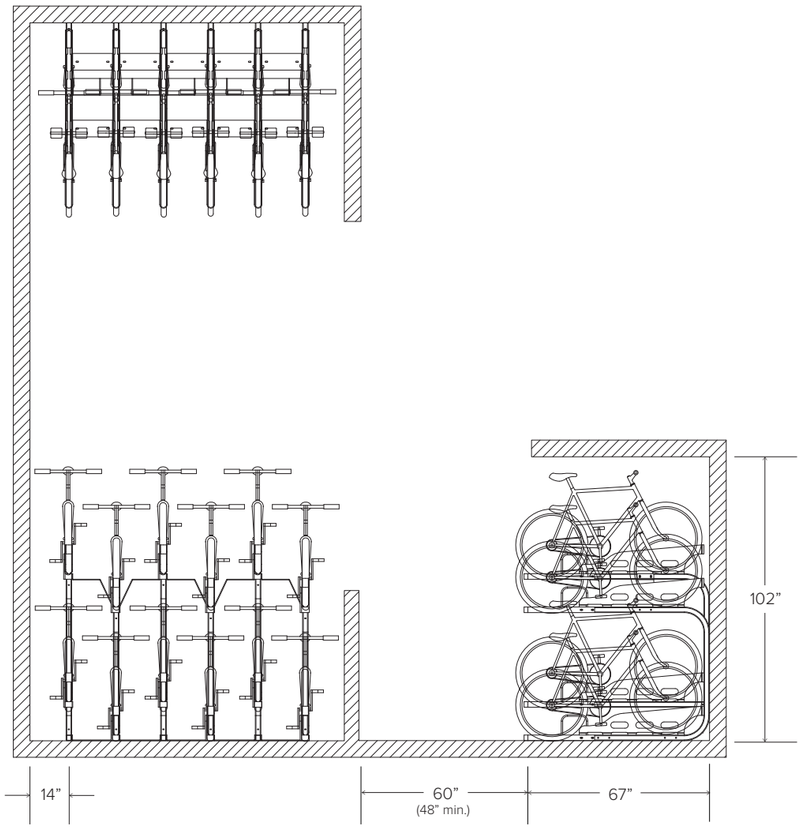
Stainless

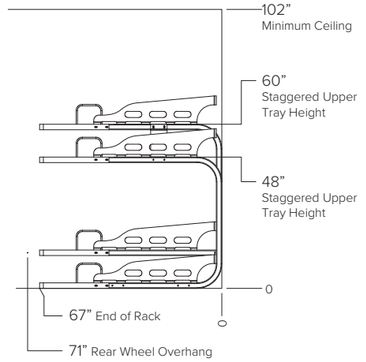
Powder Coat

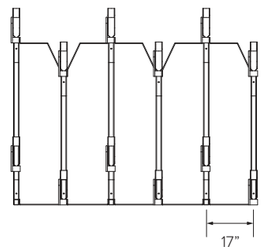
White · Black · Light Gray RAL 7042 · Deep Red RAL 3003 · Yellow RAL 1023
CNH Bright Yellow · Orange RAL 2004 · Beige RAL 1001 · Iron Gray RAL 7011 · Hunter Green RAL 6005
Light Green RAL 6018 · Green RAL 6016 · Sepia Brown RAL 8014 · Blue RAL 5005 · Sky Blue RAL 5015
Dark Purple · Flat Black · Wine Red RAL 3005 · Bronze · Silver RAL 9007

©2021

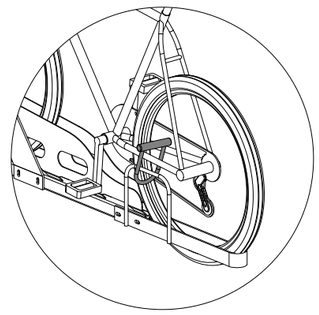
DERO x PLAYCORE Company | Dero **Duplex**







CAPACITY	Varies per configuration Minimum 6 bike system required for stability
MATERIALS	**Main frame tube:** 2” 11g square tube **Connector plates:** 1/4” plate **Bike trays:** 11g plate
FINISHES	☐ **Galvanized** An after fabrication hot dipped galvanized finish is our standard option. ☐ **Powder Coat** Our powder coat finish assures a high level of adhesion and durability by following these steps: 1. Sandblast 2. Epoxy primer electrostatically applied 3. Final thick TGIC polyester powder coat ☐ **Stainless** 304 grade stainless steel material with external surfaces polished to a satin finish. All surfaces passivated.
MOUNT OPTIONS	**Surface only** Each connector plate accepts 3/8” wedge anchors.



U-lock compatible

BIKE PARKING - DERO DECKER OR SIMILAR

AP0.28

BDE ARCHITECTURE | PROMETHEUS

5150 EL CAMINO REAL

LOS ALTOS, CALIFORNIA

MAY 20, 2022

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.

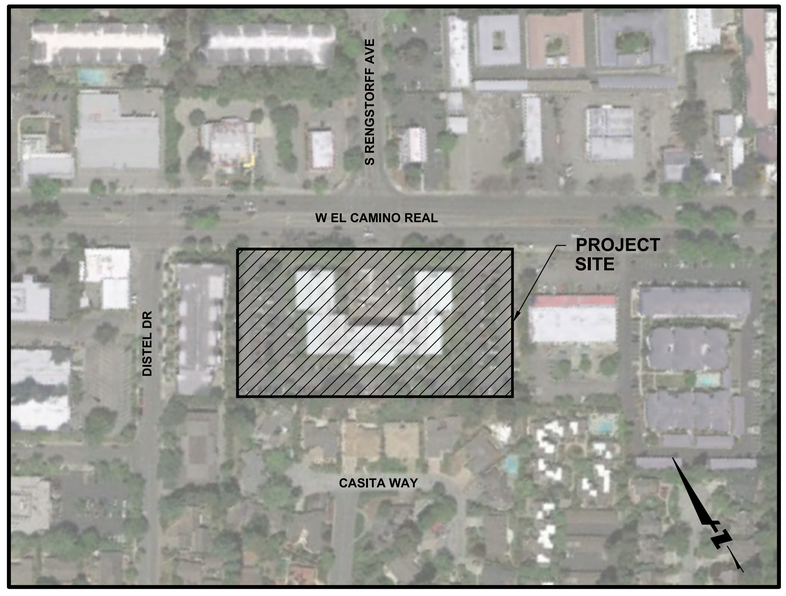
PROPOSED VESTING TENTATIVE MAP CONFORMS TO THE ORIGINAL APPROVED VESTING TENTATIVE MAP PREPARED BY BKF ENGINEERS AS A PART OF THE ORIGINAL PROJECT ENTITLEMENT.

NO MODIFICATIONS HAVE BEEN MADE EXCEPT TO SUBDIVIDE THE PROPERTY INTO TWO PARCELS, MODIFICATIONS OF UNIT TYPES, AND REPLACEMENT OF ENGINEER AND OWNER (IDENTIFIED WITH AN *).

VESTING TENTATIVE MAP APPLICATION
FOR CONDOMINIUM PURPOSES
*PROMETHEUS REAL ESTATE GROUP, INC.
5150 EL CAMINO REAL
CITY OF LOS ALTOS
SANTA CLARA COUNTY, CALIFORNIA

GENERAL PROJECT INFORMATION

*	1. OWNER/SUBDIVIDER:	PROMETHEUS REAL ESTATE GROUP, INC. 1900 SOUTH NORFOLK STREET, SUITE 150 SAN MATEO, CA 94403
*	2. ENGINEER:	CARLSON, BARBEE & GIBSON 2633 CAMINO RAMON, SUITE 350 SAN RAMON, CA 94583 TEL (925) 866-0322
	3. SUBDIVIDED AREA:	165,345 SQ FT (APPROX. 3.80 ACRES)
	4. UTILITIES:	
	WATER SUPPLY:	CAL WATER
	FIRE PROTECTION:	SANTA CLARA COUNTY FIRE
	SEWAGE DISPOSAL:	CITY OF LOS ALTOS
	STORM DRAIN:	CITY OF LOS ALTOS
	GAS & ELECTRIC:	PACIFIC GAS & ELECTRIC
	TELEPHONE:	AT&T
	CABLE TELEVISION:	COMCAST
	5. APN:	170-04-066
	6. ZONING:	CT COMMERCIAL THOROUGHFARE
	7. LAND USE:	THOROUGHFARE COMMERCIAL
	8. GENERAL PLAN:	EL CAMINO REAL
	9. FLOOD ZONE DESIGNATION:	ZONE X PER MAP #0685C0038H AREA OF 0.2% ANNUAL CHANCE FLOODPLANE
*	10. NUMBER OF LOTS:	2
*	11. NUMBER OF RESIDENTIAL APARTMENTS	172
*	12. NUMBER OF RESIDENTIAL TOWNHOME STYLE CONDOMINIUMS:	24



VICINITY MAP
NTS

TABLE OF CONTENTS

NUMBER	DESCRIPTION
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	CIVIL SITE PLAN
C3.0	PRELIMINARY GRADING AND DRAINAGE PLAN
C4.0	PRELIMINARY UTILITY MAP
C5.0	PRELIMINARY STORMWATER MANAGEMENT PLAN
C6.0	BASEMENT VEHICULAR TRUCK TURNING
C6.1	BASEMENT VEHICULAR TRUCK TURNING

BENCHMARK

BRASS DISK NEAR THE SOUTHEASTERLY CORNER OF THE NORTHEAST HEADWALL AT CALIFORNIA AVENUE AND PERMANENTE CREEK. CITY OF MOUNTAIN VIEW
ELEVATION = 78.20

BASIS OF BEARINGS

THE BEARING OF NORTH 47°16'42" EAST ALONG THE CENTERLINE OF MURCHISON DRIVE AS SHOWN ON THE SUBDIVISION MAP FILED FOR RECORD ON MAY 5, 1954, IN BOOK 38 OF MAPS AT PAGES 48 & 49, ORIGINAL RECORDS OF SAN MATEO COUNTY, WAS TAKE AS THE BASIS OF BEARINGS FOR THIS SURVEY.

LEGEND

	PROPOSED	EXISTING
PROPERTY LINE		
EASEMENT LINE		
STORM DRAIN LINE		
SANITARY SEWER LINE		
WATER LINE		
FIRE LINE		
BIORETENTION AREA		
PERVIOUS TURF BLOCK		
FIRE HYDRANT	FH	
FIRE DEPARTMENT CONNECTION		
FIRE WATER BACKFLOW PREVENTER		
DOMESTIC WATER BACKFLOW PREVENTER		
POST INDICATOR VALVE		
WATER BOX (WB)		
WATER VALVE (WV)		
AREA LIGHT		
TRAFFIC SIGNAL (TS)		
TRAFFIC SIGNAL BOX (TSB)		
STREET LIGHT		
STREET LIGHT BOX (SLB)		
ELECTRICAL BOX (EB)		
CURB STORM DRAIN INLET (SDDI)		
STORM DRAIN OVERFLOW INLET		
MANHOLE		
SANITARY SEWER MANHOLE (SSMH)		S
STORM DRAIN MANHOLE (SDMH)		
AREA DRAIN		
MONITORING WELL		
CLEAN OUT		

ABBREVIATIONS

SYMBOL	DESCRIPTION
APN	ASSESSOR PARCEL NUMBER
APPROX	APPROXIMATE
BFP	BACK FLOW PREVENTION DEVICE
BLDG	BUILDING
BW	BACK OF WALK
C&G	CURB AND GUTTER
CB	CATCH BASIN
CD	CURB DRAIN
CI	CURB INLET
CONC	CONCRETE
CY	CUBIC YARDS
DEMO	DEMOLITION
DI	DROP INLET
DW	DOMESTIC WATER
DW, D/W, DWY	DRIVEWAY
E, ELEC	ELECTRIC
(E), EX, EXIST	EXISTING
EB	ELECTRIC BOX
EG	EXISTING GROUND
EL, ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
ETW	EDGE OF TRAVELED WAY
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
FC	FACE OF CURB
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISHED SURFACE
GB	GRADE BREAK
GM	GAS METER
HC/HCR	HANDICAP RAMP

SYMBOL	DESCRIPTION
HDPE	HIGH DENSITY POLYETHYLNE
HP	HIGH POINT
INV	INVERT
IRR	IRRIGATION
JP	JOINT POLE
JT	JOINT TRENCH
LF	LINEAR FOOT
LG	LIP OF GUTTER
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
MON	MONUMENT
(N)	NEW
NO.	NUMBER
NTS	NOT TO SCALE
PG&E	PACIFIC GAS & ELECTRIC
PGE	PG&E EASEMENT
PGETLE	PG&E TOWER LINE EASEMENT
PIV	POST INDICATOR VALVE
P/L	PROPERTY LINE
POC	POINT OF CONNECTION
PR, PROP	PROPOSED
PRV	PRESSURE REDUCING VALVE
PSE	PUBLIC SURVEY EASEMENT
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RE	ROADWAY EASEMENT
RIM	RIM ELEVATION
R/W, R-O-W	RIGHT OF WAY
RTE	RAIL TRACK EASEMENT
RUE	ROAD UTILITY EASEMENT
S	SLOPE
SD	STORM DRAIN

SYMBOL	DESCRIPTION
SDCB	STORM DRAIN CATCH BASIN
SDCI	STORM DRAIN CURB INLET
SDCO	STORM DRAIN CLEANOUT
SDE	STORM DRAIN EASEMENT
SDJB	STORM DRAIN JUNCTION BOX
SDMH	STORM DRAIN MANHOLE
SHT	SHEET
SL	STREET LIGHT
SQFT	SQUARE FEET
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
SW, S/W	SIDEWALK
STD	STANDARD
SWE	SIDEWALK EASEMENT
TC	TOP OF CURB
TEL, TELE	TELEPHONE
TG	TOP OF GRATE
THRU	THROUGH
TM	TENTATIVE MAP
TOS	TOP OF SLAB
TRANS	TRANSFORMER
TS	TRAFFIC SIGNAL
TSB/TSPB	TRAFFIC SIGNAL BOX
TTA	TOP OF TREATMENT SOIL
TYP	TYPICAL
UB	UTILITY BOX
UE	UTILITY EASEMENT
USD	UNION SANITARY DISTRICT
VCP	VITRIFIED CLAY PIPE
W	WATER
WL	WATER LINE
WM	WATER METER
WV	WATER VALVE
W/	WITH

SAN RAMON · (925) 866-0322
SACRAMENTO · (916) 375-1877
WWW.CBANDG.COM
CIVIL ENGINEERS · SURVEYORS · PLANNERS
cbg

* Prometheus Real Estate Group, Inc.
5150 El Camino Real, Los Altos, CA

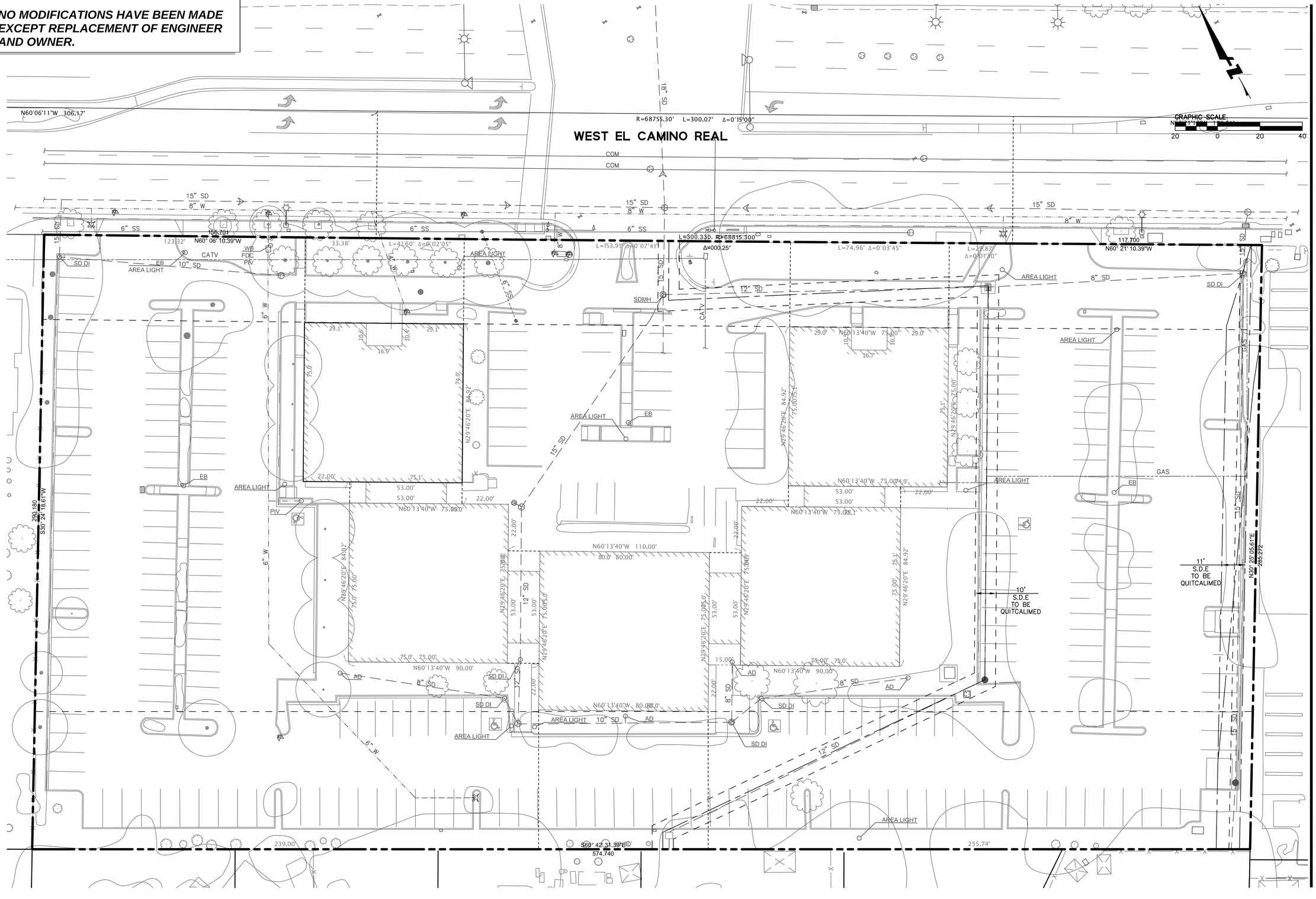
Sheet Title:
VESTING TENTATIVE MAP COVER SHEET

Job No. 3165
Date: 05/20/2022
Scale: AS SHOWN
Drawn By: MA

Sheet No:
C0.0

THIS PAGE WAS PREPARED BY BKF ENGINEERS AS A PART OF THE ORIGINAL PROJECT ENTITLEMENT.

NO MODIFICATIONS HAVE BEEN MADE EXCEPT REPLACEMENT OF ENGINEER AND OWNER.



SAN RAMON • (925) 866-0322
SACRAMENTO • (916) 375-1877
WWW.CBANDG.COM

cbg

CIVIL ENGINEERS • SURVEYORS • PLANNERS

Prometheus Real Estate Group, Inc.
5150 El Camino Real, Los Altos, CA

Sheet Title:

EXISTING CONDITIONS

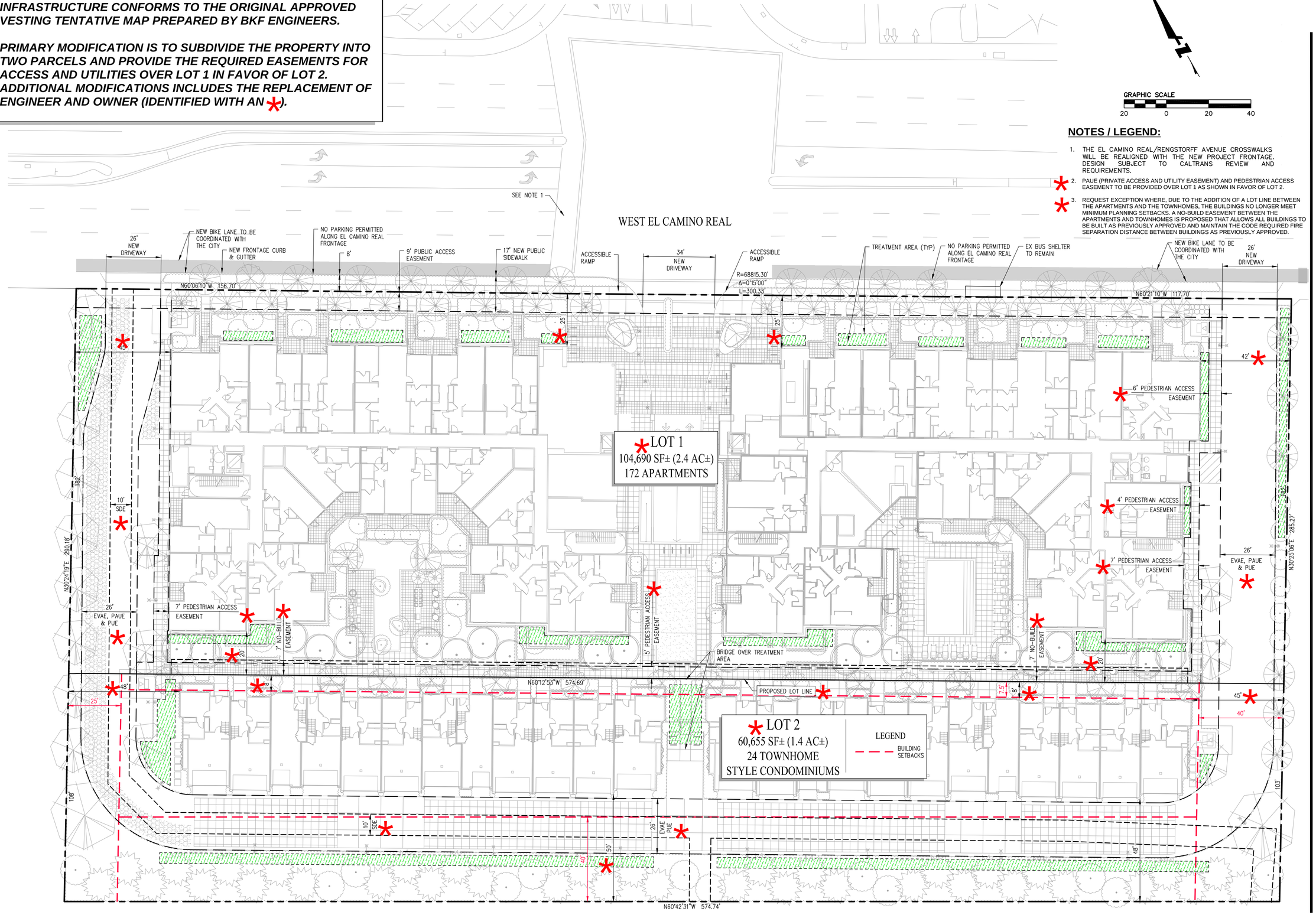
Job No.	3165
Date:	05/20/2022
Scale:	AS SHOWN
Drawn By:	MA

Sheet No:

C1.0

BUILDING FOOTPRINTS, ROADWAYS AND OTHER INFRASTRUCTURE CONFORMS TO THE ORIGINAL APPROVED VESTING TENTATIVE MAP PREPARED BY BKF ENGINEERS.

PRIMARY MODIFICATION IS TO SUBDIVIDE THE PROPERTY INTO TWO PARCELS AND PROVIDE THE REQUIRED EASEMENTS FOR ACCESS AND UTILITIES OVER LOT 1 IN FAVOR OF LOT 2. ADDITIONAL MODIFICATIONS INCLUDES THE REPLACEMENT OF ENGINEER AND OWNER (IDENTIFIED WITH AN *).



GRAPHIC SCALE
20 0 20 40

NOTES / LEGEND:

1. THE EL CAMINO REAL/RENGSTORFF AVENUE CROSSWALKS WILL BE REALIGNED WITH THE NEW PROJECT FRONTAGE. DESIGN SUBJECT TO CALTRANS REVIEW AND REQUIREMENTS.
2. * PAUE (PRIVATE ACCESS AND UTILITY EASEMENT) AND PEDESTRIAN ACCESS EASEMENT TO BE PROVIDED OVER LOT 1 AS SHOWN IN FAVOR OF LOT 2.
3. * REQUEST EXCEPTION WHERE, DUE TO THE ADDITION OF A LOT LINE BETWEEN THE APARTMENTS AND THE TOWNHOMES, THE BUILDINGS NO LONGER MEET MINIMUM PLANNING SETBACKS. A NO-BUILD EASEMENT BETWEEN THE APARTMENTS AND TOWNHOMES IS PROPOSED THAT ALLOWS ALL BUILDINGS TO BE BUILT AS PREVIOUSLY APPROVED AND MAINTAIN THE CODE REQUIRED FIRE SEPARATION DISTANCE BETWEEN BUILDINGS AS PREVIOUSLY APPROVED.

SAN RAMON · (925) 866-0322
SACRAMENTO · (916) 375-1877
WWW.CBANDG.COM
PLANNERS · SURVEYORS · CIVIL ENGINEERS
cbg
Prometheus Real Estate Group, Inc.
5150 El Camino Real, Los Altos, CA

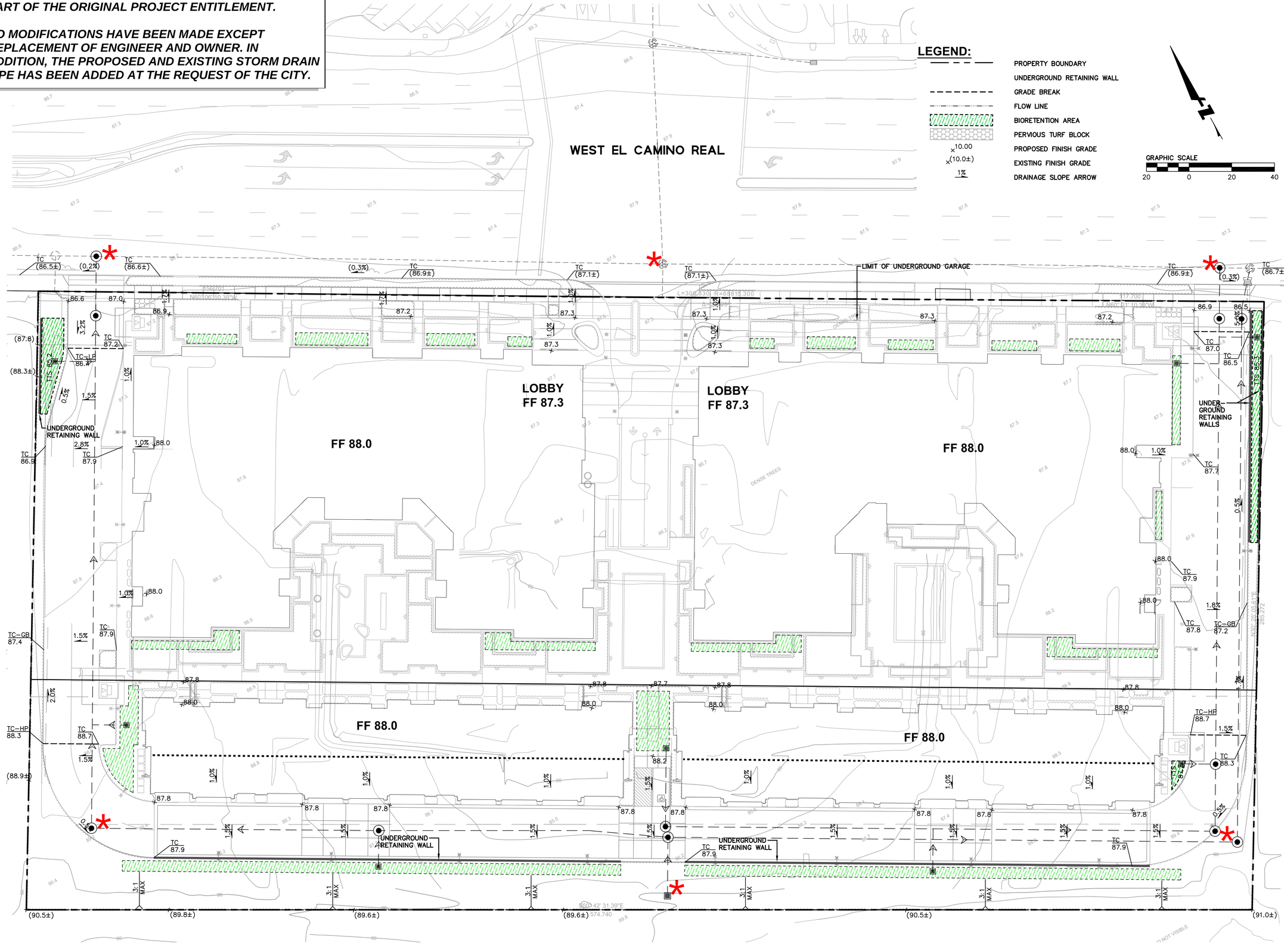
Sheet Title:
CIVIL SITE PLAN

Job No. 3165
Date: 05/20/2022
Scale: AS SHOWN
Drawn By: MA

Sheet No:
C2.0

THIS PAGE WAS PREPARED BY BKF ENGINEERS AS A PART OF THE ORIGINAL PROJECT ENTITLEMENT.

NO MODIFICATIONS HAVE BEEN MADE EXCEPT REPLACEMENT OF ENGINEER AND OWNER. IN ADDITION, THE PROPOSED AND EXISTING STORM DRAIN PIPE HAS BEEN ADDED AT THE REQUEST OF THE CITY.



cbg
CIVIL ENGINEERS • SURVEYORS • PLANNERS
SAN RAMON • (925) 866-0322
SACRAMENTO • (916) 375-1877
WWW.CBANDG.COM

Prometheus Real Estate Group, Inc.
5150 El Camino Real, Los Altos, CA

Sheet Title:

PRELIMINARY GRADING AND DRAINAGE PLAN

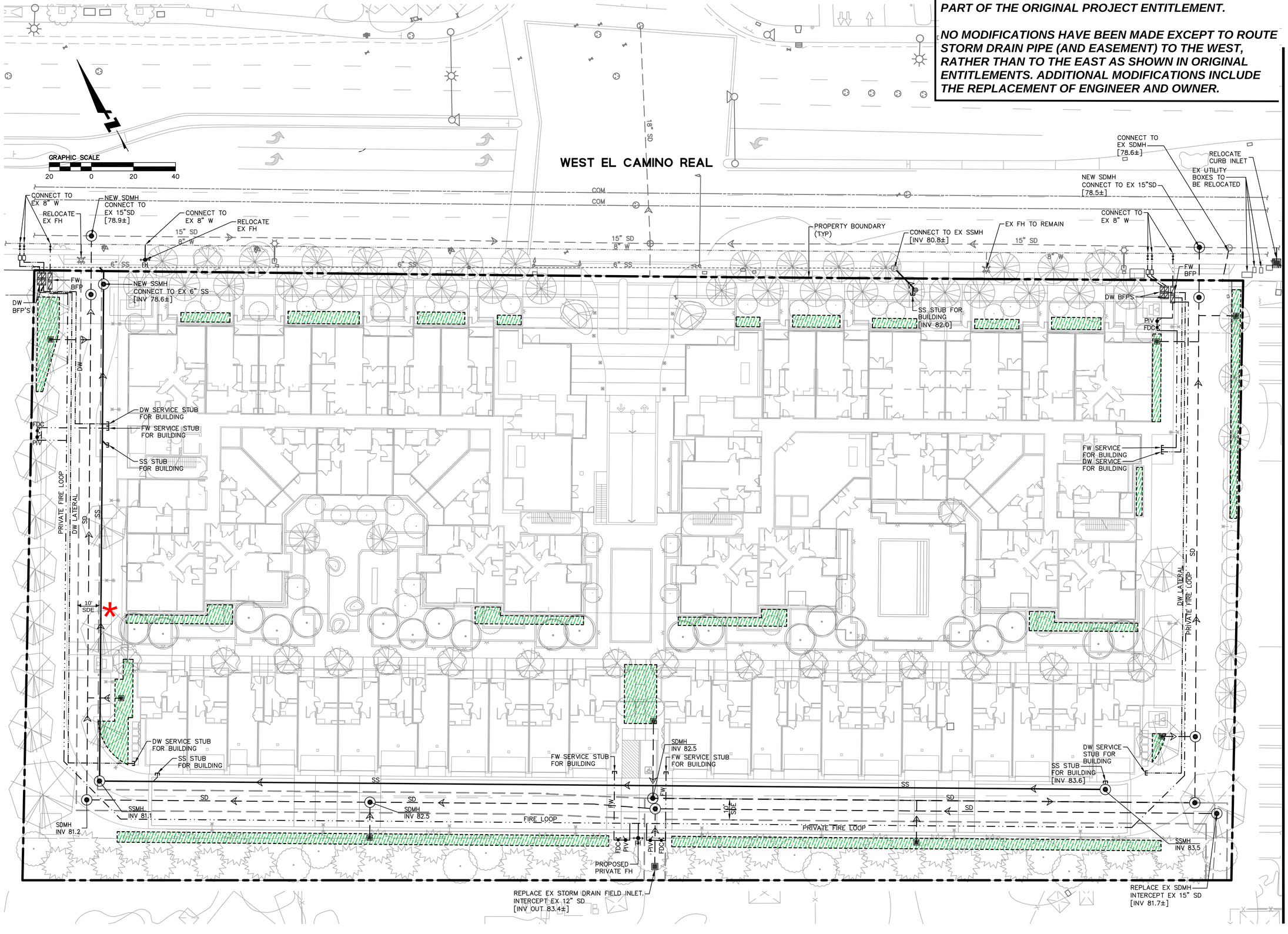
Job No. 3165
Date: 05/20/2022
Scale: AS SHOWN
Drawn By: MA

Sheet No:

C3.0

THIS PAGE WAS PREPARED BY BKF ENGINEERS AS A PART OF THE ORIGINAL PROJECT ENTITLEMENT.

NO MODIFICATIONS HAVE BEEN MADE EXCEPT TO ROUTE STORM DRAIN PIPE (AND EASEMENT) TO THE WEST, RATHER THAN TO THE EAST AS SHOWN IN ORIGINAL ENTITLEMENTS. ADDITIONAL MODIFICATIONS INCLUDE THE REPLACEMENT OF ENGINEER AND OWNER.



SAN RAMON • (925) 866-0322
SACRAMENTO • (916) 375-1877
WWW.CBANDG.COM
CIVIL ENGINEERS • SURVEYORS • PLANNERS
cbg

Prometheus Real Estate Group, Inc.
5150 El Camino Real, Los Altos, CA

Sheet Title:

PRELIMINARY UTILITY PLAN

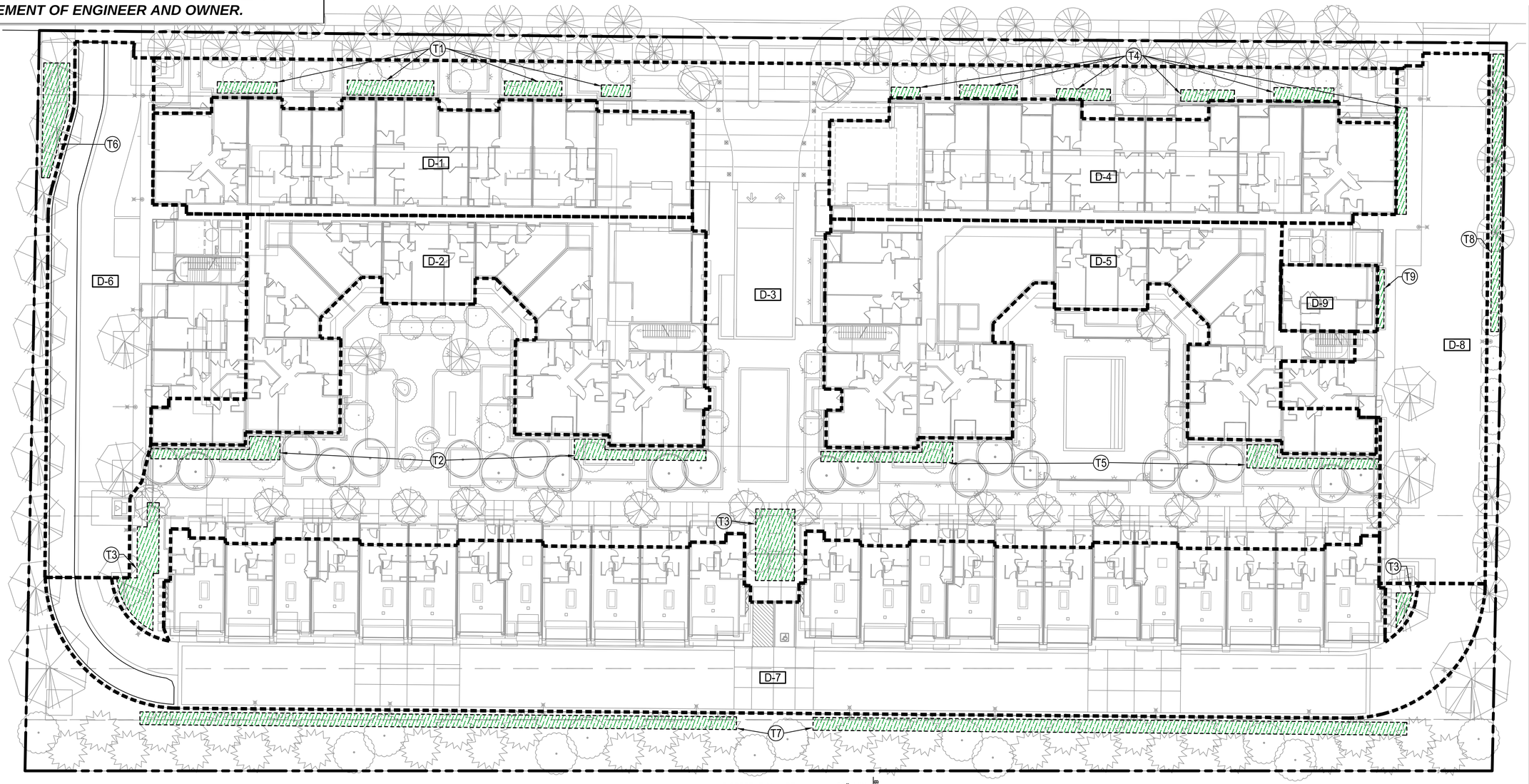
Job No.	3165
Date:	05/20/2022
Scale:	AS SHOWN
Drawn By:	MA

Sheet No:

C4.0

THIS PAGE WAS PREPARED BY BKF ENGINEERS AS A PART OF THE ORIGINAL PROJECT ENTITLEMENT.

NO MODIFICATIONS HAVE BEEN MADE EXCEPT REPLACEMENT OF ENGINEER AND OWNER.

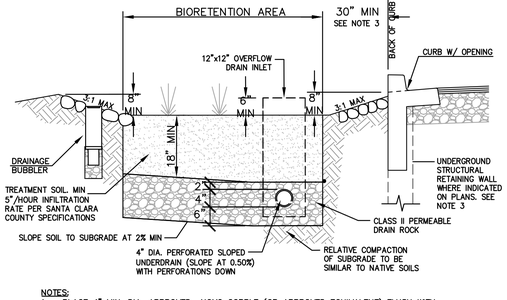


LEGEND:

- DRAINAGE AREA BOUNDARY
- BIORETENTION AREA
- PERVIOUS TURF BLOCK
- D-7 — DRAINAGE MANAGEMENT AREA DESIGNATION
- T3 — BIORETENTION AREA DESIGNATION

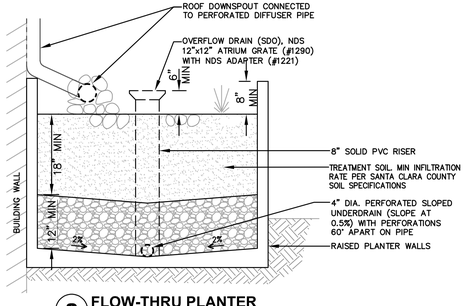
STORMWATER MANAGEMENT TABLE							
DRAINAGE AREA DESIGNATION	DRAINAGE AREA (SF)	PERVIOUS AREA (SF)	WEIGHTED CUMULATIVE DRAINAGE AREA (SF)	TREATMENT AREA DESIGNATION	TREATMENT AREA TYPE	REQUIRED TREATMENT AREA (SF)	PROVIDED TREATMENT AREA (SF)
D-1	9,101	0	9,101	T1	FLOW-THRU	364	478
D-2	12,199	0	12,199	T2	FLOW-THRU	488	518
D-3	22,228	0	22,228	T3	BIORETENTION	889	895
D-4	9,760	0	9,760	T4	FLOW-THRU	390	667
D-5	12,354	0	12,354	T5	FLOW-THRU	494	521
D-6	10,552	2,087	8,674	T6	BIORETENTION	347	359
D-7	33,923	687	33,305	T7	BIORETENTION	1332	2,331
D-8	8,538	0	8,538	T8	BIORETENTION	342	390
D-9	983	0	983	T9	BIORETENTION	39	63

**FLOW THRU PLANTERS AND BIORETENTION AREAS ARE SIZED FOR 4% OF THE IMPERVIOUS AREA DRAINING TO THEM PER THE FLOW TREATMENT SIZING METHOD.



NOTES:
1. PLACE 4" MIN. DIA. APPROVED NOYO COBBLE (OR APPROVED EQUIVALENT) FLUSH WITH CHANNEL SURFACE AROUND ALL STRUCTURES WITHIN BIORETENTION AREA (DRAINAGE BUBBLERS, OVERFLOW DRAINS, SIGNS, LIGHT POSTS, IRRIGATION BOXES, ETC.), EXTENDING 12" FROM EDGE OF STRUCTURE.
2. TREATMENT SOIL TO BE UNCOMPACTED AT FINAL CONDITION. KEEP HEAVY EQUIPMENT OUT OF TREATMENT AREAS.
3. STRUCTURAL BIORETENTION RETAINING WALL WITH FOOTING OR CROSS-BRACING REQUIRED AT ALL LOCATIONS WHERE BIORETENTION BASINS ARE LESS THAN 3' FROM CURB OR WALL.

1 BIORETENTION AREA
NTS



2 FLOW-THRU PLANTER
NTS

GRAPHIC SCALE
20 0 20 40

cbg
CIVIL ENGINEERS • SURVEYORS • PLANNERS
SAN RAMON • (925) 866-0322
SACRAMENTO • (916) 375-1877
WWW.CBANDG.COM

Prometheus Real Estate Group, Inc.
5150 El Camino Real, Los Altos, CA

Sheet Title:
PRELIMINARY STORMWATER MANAGEMENT PLAN

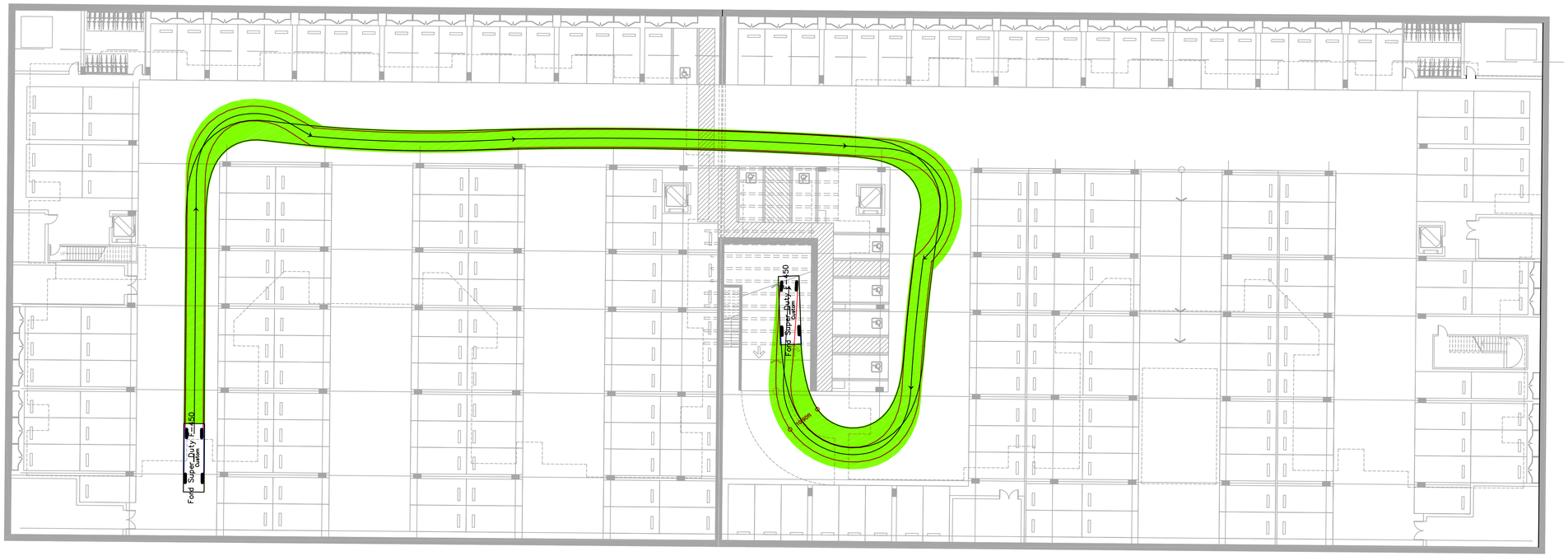
Job No. 3165
Date: 05/20/2022
Scale: AS SHOWN
Drawn By: MA

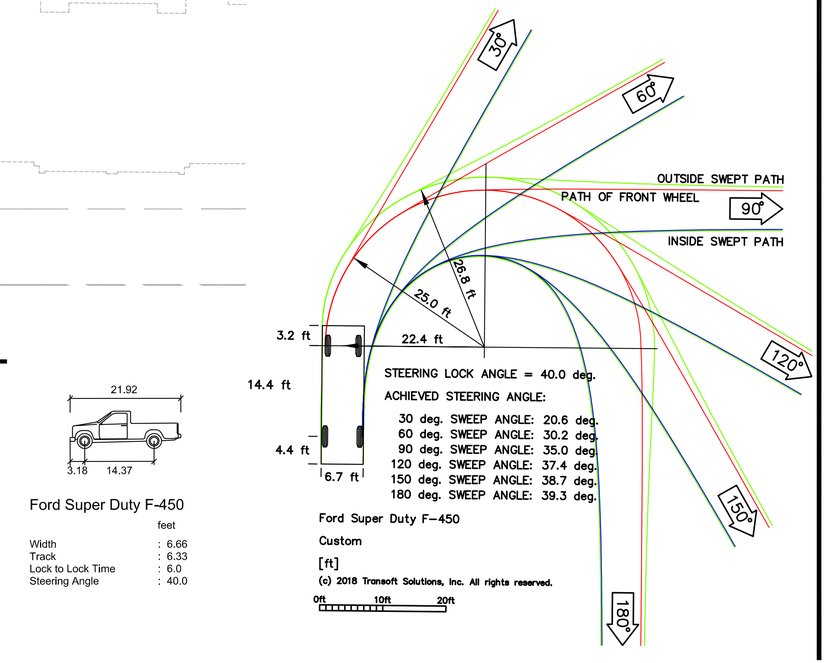
Sheet No:
C5.0

THIS PAGE WAS PREPARED BY BKF ENGINEERS AS A PART OF THE ORIGINAL PROJECT ENTITLEMENT.

NO MODIFICATIONS HAVE BEEN MADE EXCEPT REPLACEMENT OF ENGINEER AND OWNER.

GRAPHIC SCALE
20 0 20 40





Ford Super Duty F-450

	feet
Width	: 6.66
Track	: 6.33
Lock to Lock Time	: 6.0
Steering Angle	: 40.0

SAN RAMON · (925) 866-0322
SACRAMENTO · (916) 375-1877
WWW.CBANDG.COM
CIVIL ENGINEERS · SURVEYORS · PLANNERS
cbg

Prometheus Real Estate Group, Inc.
5150 El Camino Real, Los Altos, CA

Sheet Title:
BASEMENT VEHICULAR TRUCK TURNING

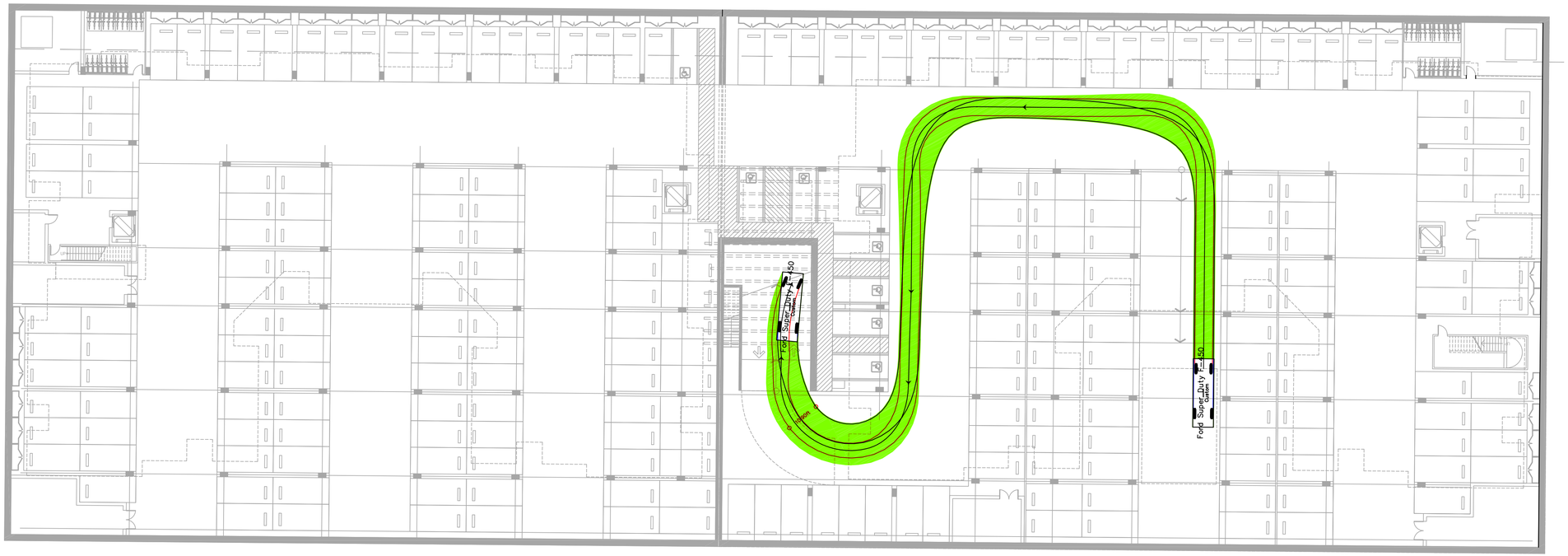
Job No.	3165
Date:	05/20/2022
Scale:	AS SHOWN
Drawn By:	MA

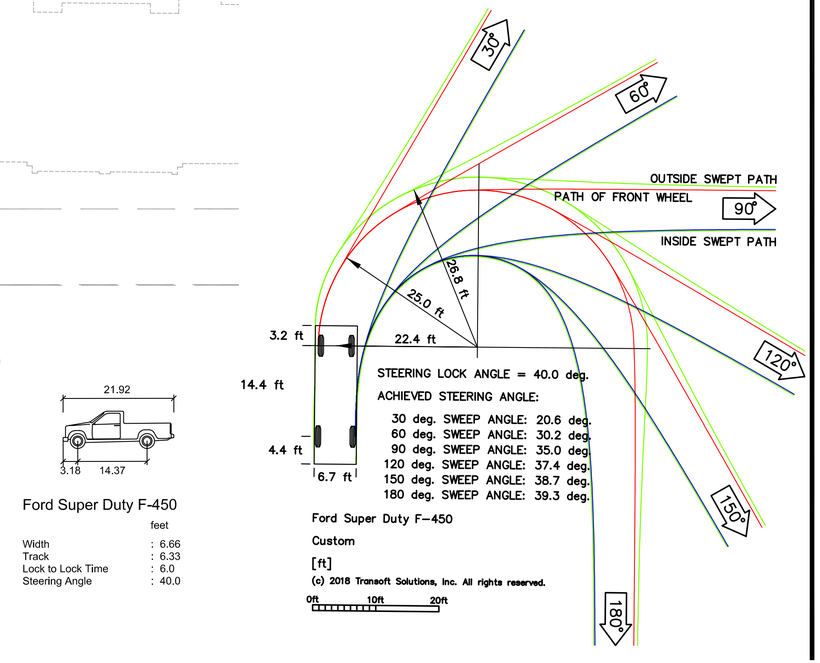
Sheet No:
C6.0

THIS PAGE WAS PREPARED BY BKF ENGINEERS AS A PART OF THE ORIGINAL PROJECT ENTITLEMENT.

NO MODIFICATIONS HAVE BEEN MADE EXCEPT REPLACEMENT OF ENGINEER AND OWNER.

GRAPHIC SCALE
20 0 20 40





Ford Super Duty F-450

	feet
Width	: 6.66
Track	: 6.33
Lock to Lock Time	: 6.0
Steering Angle	: 40.0

cbg
CIVIL ENGINEERS · SURVEYORS · PLANNERS
SAN RAMON · (925) 866-0322
SACRAMENTO · (916) 375-1877
WWW.CBANDG.COM

Prometheus Real Estate Group, Inc.
5150 El Camino Real, Los Altos, CA

Sheet Title:
BASEMENT VEHICULAR TRUCK TURNING

Job No.	3165
Date:	05/20/2022
Scale:	AS SHOWN
Drawn By:	MA

Sheet No:
C6.1

32- Platanus acerifolia
24" box
Raised Planter on Structure
Private Patio
Vehicular Accent Paving
Pedestrian Accent Paving
Private Patio
Ex Tree to Remain, typ of 2 on El Camino
Transformer Screening
11- Laurus 'Saratoga'
24" box
2- Magnolia s. 'Lilliputian'
24" box
LOBBY/ MAIL
Bike Rack typ. (2 per rack)
10- Laurus 'Saratoga'
24" box
Transformer Screening
5- Podocarpus gracillior
24" box
Turfblock EVA
Private Patio
Pedestrian Scale Pole Light, typ.
Pedestrian Accent Paving
Raised Planter on Structure
TRASH STAGING
TRASH
Dog Walk
CLUBHOUSE
Seating Area
7- Cornus kousa
24" box
6- Laurus 'Saratoga'
24" box
4- Arbutus 'Marina'
24" box
CLUB HOUSE (1-LEVEL)
Private Patio
1- Magnolia g. 'Little Gem'
24" box
3- Lophostemon confertus
24" box
2- Acer palmatum
24" box
4- Lophostemon confertus
24" box
Raised Planter on Structure
RESTROOM
LOADING
Private Patio
Drive Aisle Pole Light, typ.
Grill Area
Pool
21- Lagerstroemia 'Natchez'
24" box
Lawn Area
7- Laurus 'Saratoga'
24" box
Pool Fence
3- Magnolia s. 'Lilliputian'
24" box
Play Area
6- Ginkgo biloba
24" box
EVA
16- Magnolia 'St. Mary'
24" box
Recessed Wall Light, typ.
4- Podocarpus gracillior
24" box
Ground Ladder Access, typ.
Ground Ladder Access, typ.
New Wood Fence
8' ht. min, 12' ht. max
New Wood Fence
8' ht. min, 12' ht. max
New Wood Fence
8' ht. min, 12' ht. max
New Wood Fence
8' ht. min, 12' ht. max
New Wood Fence
8' ht. min, 12' ht. max
New Wood Fence
8' ht. min, 12' ht. max

745 Casita Way
1 Fremont Poplar - 2
2 Coast Redwood - 6
3 Soutnern Live Oak - 1
4 Blue Spruce - 3

743 Casita Way
1 Fremont Poplar - 2
2 Coast Redwood - 4

739 Casita Way
1 Fremont Poplar - 2
2 Coast Redwood - 4

735 Casita Way
1 Fremont Poplar - 2
2 Coast Redwood - 4

731 Casita Way
1 Fremont Poplar - 2
2 Coast Redwood - 6
4 Blue Spruce - 1

725 Casita Way
1 Fremont Poplar - 2
2 Coast Redwood - 3
3 Soutnern Live Oak - 1
4 Blue Spruce - 2

Scale: 1" = 20'
0 10 20 40
North

SCHEMATIC LANDSCAPE PLAN

L-1

BDE ARCHITECTURE

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners

5150 EL CAMINO REAL, LOS ALTOS

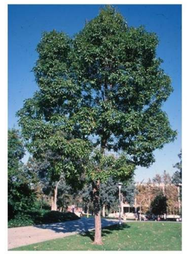
05/20/22

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.

EVERGREEN SCREENING TREES

Live Oak

Afghan Pine


Brisbane Box

Incense Cedar

Fern Pine

STREET AND SHADE TREES

Sweet Bay

Maidenhair Tree

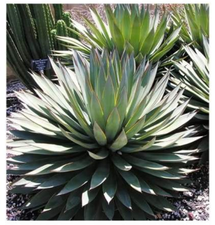
Pyramidal European Hornbeam

London Plane Tree

Red Maple

SHRUBS AND GROUNDCOVERS

Leucadendron


Blue Flame Agave

Lion's Tail

Sweet Pea Shrub

Creeping Coprosma

Myers Asparagus Fern

Kaffir Lily

Euphorbia

Hot Lips Sage

Mexican Heather

Cape Rush

New Zealand Flax

Compact Breath of Heaven

Winter Blooming Bergenia

Lily Turf

PLANT PALETTE

TREES * 24" box standard unless notes otherwise.

SIZE	BOTANICAL NAME	COMMON NAME	MAT. SIZE	GR. RATE
*	Acer palmatum	Japanese Maple	20'x20'	Slow
*	Acer r. 'Red Sunset'	'Red Sunset' Maple	15'x45'	Fast
*	Arbutus 'Marina'	Strawberry Tree	30'x30'	Slow
*	Calocedrus decurrens	Incense–Cedar	50'x35'	Fast
*	Cornus kousa	Kousa Dogwood	20'x20'	Medium
*	Chamaerops humilis	Med. Fan Palm	20'x15'	Slow
*	Cupressus s 'Stricta'	Italian Cypress	50'x10'	Medium
*	Fraxinus uhdei	Evergreen Ash	60'x40'	Fast
*	Ginkgo b. 'Fairmount'	Maidenhair Tree	40'x20'	Slow
*	Lagerstroemia 'Natchez'	Crepe Myrtle	25'x20'	Fast
*	Laurus 'Saratoga'	Sweet Bay	25'x15'	Slow
*	Lophostemon confertus	Brisbane Box	40'x25'	Fast
*	Magnolia g. 'Little Gem'	Southern Magnolia	20'x15'	Slow
*	Magnolia s. 'Lilliputian'	Saucer Magnolia	18'x15'	Slow
*	Olea e. 'Swan Hill'	Fruitless Olive	25'x25'	Slow
*	Pinus eldarica	Afghan Pine	50'x25'	Fast
*	Pistacia c. 'Keith Davey'	Chinese Pistache	45'x45'	Medium
*	Platanus a. 'Columbia'	London Plane Tree	60'x35'	Fast
*	Podocarpus gracilior	Fern Pine	40'x15'	Slow
*	Quercus f. 'Schmidt'	Hungarian Oak	50'x30'	Fast
*	Quercus virginiana	Southern Live Oak	60'x60'	Slow
*	Washingtonia filifera	California Fan Palm	50'x20'	Fast

SHRUBS

SIZE	BOTANICAL NAME	COMMON NAME
5 gal	Anigozanthos 'Bush Gold'	Yellow Kangaroo Paw
5 gal	Acacia cognata 'Cousin Itt'	Little River Wattle
5 gal	Asparagus d. 'Meyers'	Myers Asparagus Fern
5 gal	Acanthus mollis	Bears Breech
5 gal	Arctostaphylos 'John Dourley'	Manzanita
5 gal	Buxus s. 'Green Beauty'	Boxwood
5 gal	Callistemon 'Little John'	Dwarf Weeping Bottlebrush
5 gal	Ceanothus 'Concha'	California Lilac
5 gal	Chondropetalum tectorum	Cape Rush
5 gal	Clivia mimata	Kaffir Lily
5 gal	Coleonema p. 'Compacta'	Compact Breath of Heaven
5 gal	Coleonema p. 'Sunset Gold'	Gold Breath of Heaven
5 gal	Dietes bicolor	Fortnight Lily
5 gal	Dianella 'Little Rev'	Dwarf Flax Lily
5 gal	Dianella t. 'Variegata'	Varegated Flax Lily
5 gal	Euphorbia x martini	Euphorbia
5 gal	Elaeagnus p. 'Variegata'	Yellow–Edge Elaeagnus
5 gal	Fatsia j. 'Moseri'	Compact Japanese Aralia
5 gal	Feijoa sellowiana	Pineapple Guava
5 gal	Grevillea rosmarinifolia 'Dwarf'	Grevillea
5 gal	Hypericum moseranum	Gold Flower

SIZE	BOTANICAL NAME	COMMON NAME
15 gal	Juniperus s. 'Cologreen'	Juniper 'Cologreen'
5 gal	Lavatera t. 'Barnsley'	Tree Mallow
5 gal	Leymus c. 'Canyon Prince'	Wild Rye
5 gal	Leonotis leonuris	Lion's Tail
5 gal	Lomandra 'Lime Tuff'	Dwarf Mat Rush
5 gal	Leucadendron 'Pisa'	Leucadendron
5 gal	Nephrolepis cordifolia	Sword Fern
5 gal	Olea e. 'Little Ollie'	Dwarf Olive
5 gal	Pittosporum t. 'Cream de Mint'	Dwarf Tobira
5 gal	Phlomis fruticosa	Sweet Pea Shrub
5 gal	Photinia x f. 'Indian Princess'	Chinese Photinia
15 gal	Podocarpus e. 'Monmal'	Icee Blue Yellow Wood
5 gal	Polygala x dalmaisiana	Sweet Pea Shrub
5 gal	Phormium 'Duet'	New Zealand Flax
5 gal	Phormium 'Firebird'	New Zealand Flax
5 gal	Phormium 'Sea Jade'	New Zealand Flax
5 gal	Phormium 'Yellow Wave'	New Zealand Flax
5 gal	Rhaphiolepis i. 'Clara'	Indian Hawthorn
5 gal	Rhaphiolepis u. minor	Yedda Hawthorn
5 gal	Rosa 'White Simplicity'	White Simplicity Rose
5 gal	Rosmarinus 'Tuscan Blue'	Upright Rosemary
5 gal	Salvia m. 'Hot Lips'	Hot Lips Sage
5 gal	Salvia l. 'Santa Barbara'	Mexican Sage
5 gal	Strelitzia reginae	Bird of Paradise

GROUNDCOVER

SIZE	BOTANICAL NAME	COMMON NAME
1 gal	Agapanthus 'Queen Anne'	Lily of the Nile
5 gal	Arctostaphylos 'Pacific Mist'	Manzanita
1 gal	Bergenia crassifolia	Winter Blooming Bergenia
5 gal	Ceanothus g. h. 'Yankee Point'	Yankee Point Ceanothus
5 gal	Cuphea llavea	Mexican Heather
1 gal	Coprosma x kirkii	Creeping Coprosma
1 gal	Convolvulus mauritanicus	Ground Morning Glory
5 gal	Grevillea 'Fanfare'	Grevillea
5 gal	Lavandula intermedia	Lavender
1 gal	Liriope m. 'Big Blue'	Lily Turf
5 gal	Myrtus c. 'Compacta'	Dwarf Myrtle
5 gal	Mahonia repens	Creeping Mahonia
5 gal	Nandina 'Harbour Dwarf'	Dwarf Heavenly Bamboo
1 gal	Rubus p. 'Emerald Carpet'	No Common Name
5 gal	Rosa 'Flower Carpet Amber'	Amber Carpet Rose

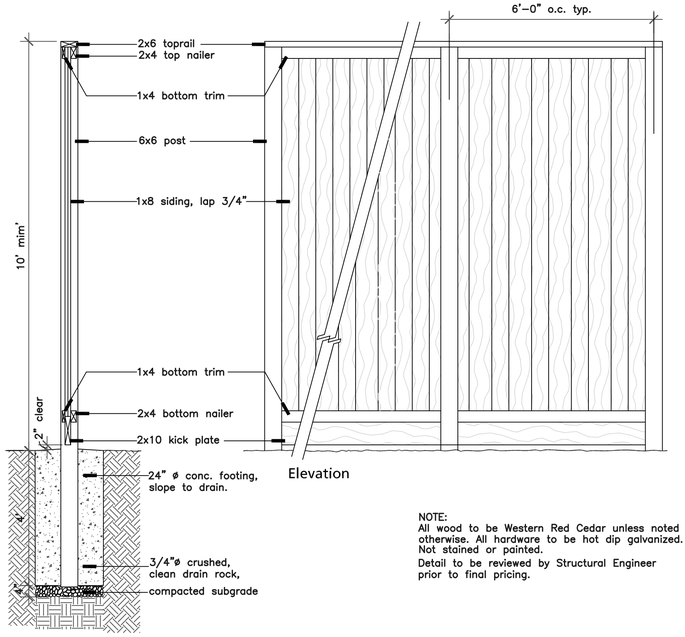
VINES

SIZE	BOTANICAL NAME	COMMON NAME
5 gal	Clytostoma callistegioides	Voilet Trumpet Vine
5 gal	Rosa 'Sally Holmes'	Sally Holmes Rose

BDE ARCHITECTURE

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners

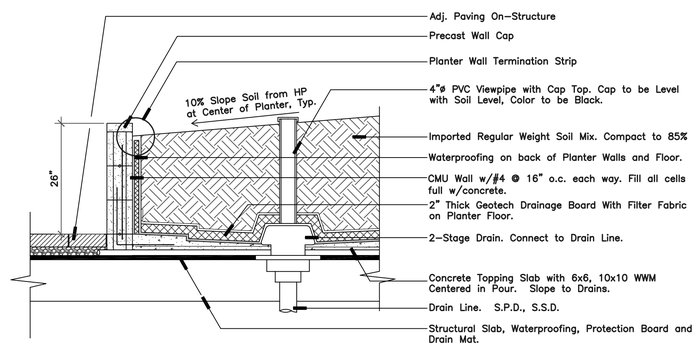
All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.



NOTE:
All wood to be Western Red Cedar unless noted otherwise. All hardware to be hot dip galvanized. Not stained or painted.
Detail to be reviewed by Structural Engineer prior to final pricing.

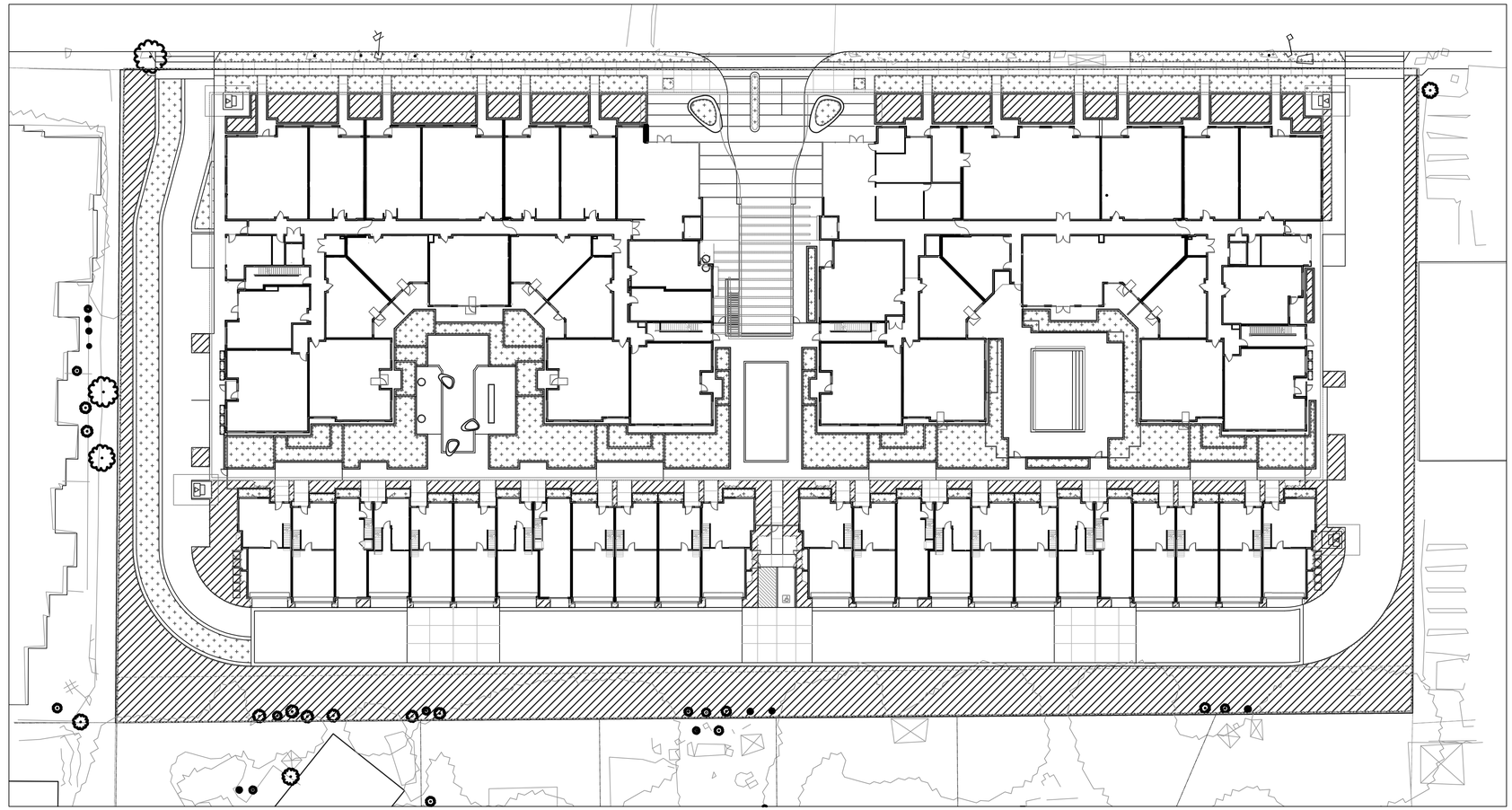
Good Neighbor Fence

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



Planter Wall on Structure

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



WATER USE LEGEND

Key	Wucols Category	Area
	Low Water Use	26,614 sf
	Medium Water Use	13,606 sf
	High Water Use	650 sf

Scale: 1" = 30'
0 15 30 60

North

IRRIGATION ZONING DIAGRAM

L-3

5150 EL CAMINO REAL, LOS ALTOS

05/20/22

BDE ARCHITECTURE

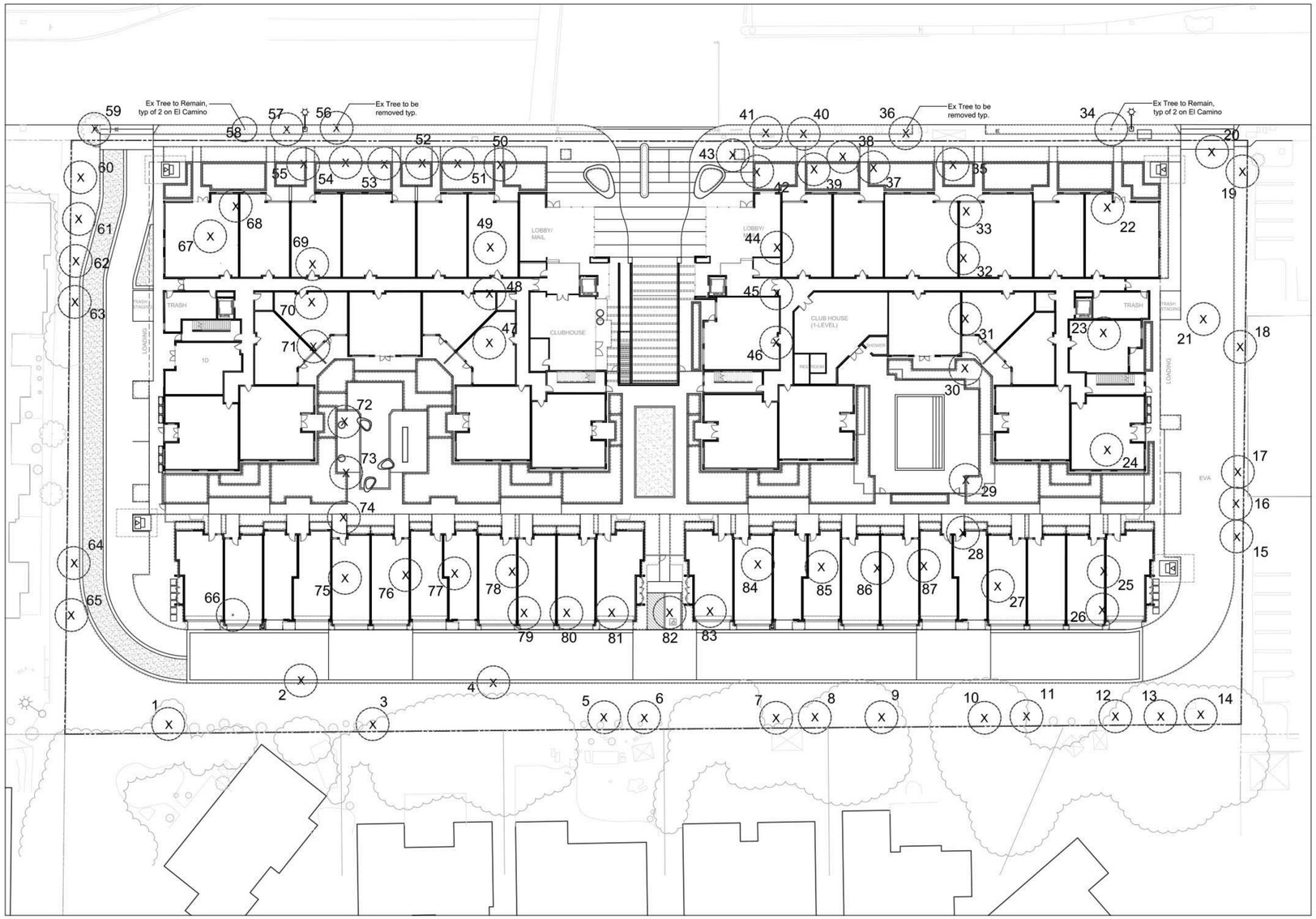
THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners

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.

TREE MITIGATION CHART

Total Existing Trees on Site	87
Existing Trees to be Removed	85
Minimum Replacement Trees Required at 1:Unit	196
Total Proposed Trees	199

Note: Newly planted, unsurveyed trees along east and west property lines will be saved if proposed site improvements allows.



TREE DISPOSITION PLAN

L-4

5150 EL CAMINO REAL, LOS ALTOS

05/20/22

BDE ARCHITECTURE

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners

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.

2/15/2022

Tree Survey

Kevin R. Kielty
Certified Arborist
650-224-1158

5150 El Camino Real, Los Altos

Tree #	Species	Botanical Name	DBH (inches)	Condition	Ht./ Spread	Comments
1	Monterey pine	*Pinus radiata*	7.5	45%	25/20	Fair vigor, Poor form, Leans northeas
2	Privet	*Ligustrum japonicum*	12.1	50%	25/25	Poor to fair vigor, Poor form, Poor crotches @ 4
3	Monterey pine	*Pinus radiata*	21.4	55%	50/35	Fair vigor, Fair form, Tall for DBH
4	Privet	*Ligustrum japonicum*	5	45%	20/20	Poor to fair vigor, Poor form, In parking landscape finge
5	Monterey pine	*Pinus radiata*	24.1	45%	40/40	Poor to fair vigor, Poor form, Leans east, Bark beetles
6	Coast live oak	*Quercus agrifolia*	13.4	45%	35/30	Good vigor, Poor form, Leans eas
7	Monterey pine	*Pinus radiata*	19.1	40%	40/35	Poor to fair vigor, Poor form, Bark beetles
8	Monterey pine	*Pinus radiata*	16.1	45%	40/35	Fair vigor, Poor form, Trunk bends eas
9	Privet	*genus Ligustru*	8	55%	30/30	Fair vigor, Fair form, Codominant @ 6
10	Monterey pine	*Pinus radiata*	15.4	40%	40/25	Fair vigor, Poor form, Topped in pas
11	Monterey pine	*Pinus radiata*	13.9	45%	40/35	Poor to fair vigor, Poor form, Bends eas
12	Monterey pine	*Pinus radiata*	15.1	35%	40/35	Poor to fair vigor, Poor form, Codominant @ 20', Poor crotch
13	Monterey pine	*Pinus radiata*	14.8	45%	40/30	Poor to fair vigor, Poor form, Codominant @ 20
14	Monterey pine	*Pinus radiata*	21.6	50%	35/35	Fair vigor, Poor form, Leans southeas
15	Monterey pine	*Pinus radiata*	27.2	55%	50/45	Good vigor, Fair form, Restricted root zone
16	Monterey pine	*Pinus radiata*	17.1	45%	40/35	Poor to fair vigor, Poor form, Restricted root zone
17	Monterey pine	*Pinus radiata*	16.8	50%	40/35	Poor to fair vigor, Poor form, Restricted root zone
18	Monterey pine	*Pinus radiata*	13.9	45%	40/30	Poor vigor, Fair form, Restricted root zone
19	Monterey pine	*Pinus radiata*	24.8	55%	45/40	Fair vigor, Fair form, Restricted root zone
20	Monterey pine	*Pinus radiata*	26.6	55%	45/45	Fair vigor, Fair form, Heavy lateral limb
21	Privet	*Ligustrum japonicum*	7.6	45%	20/20	Poor vigor, Fair form, in parking landscape finge
22	Carob	*Ceratonia siliqua*	18.8	60%	20/30	Good vigor, Fair form, Restricted root zone
23	Carob	*Ceratonia siliqua*	18.8	60%	20/30	Good vigor, Fair form, Restricted root zone
24	Carob	*Ceratonia siliqua*	11.6	55%	15/20	Good vigor, Fair form, Leans south
25	Carob	*Ceratonia siliqua*	7.8	60%	15/20	Good vigor, Fair form, Restricted root zone
26	Carob	*Ceratonia siliqua*	14.4	55%	15/20	Good vigor, Fair form, Restricted root zone, in parking landscape finger
27	London plane	*Platanus orientalis*	13.3	70%	35/40	Good vigor, Fair form, Codominant @ 10
28	London plane	*Platanus orientalis*	11.6	65%	35/40	Good vigor, Fair form, Codominant @ 10
29	London plane	*Platanus orientalis*	13.2	65%	35/25	Fair vigor, Fair form, Sycamore scale
30	London plane	*Platanus orientalis*	14.5	70%	35/25	Good vigor, Fair form, Sycamore scale
31	London plane	*Platanus orientalis*	10.8	55%	35/25	Fair vigor, Fair form, Roots cut for handicap ramp
32	London plane	*Platanus orientalis*	11.4	60%	35/30	Fair vigor, Fair form, Trunk bends southeas
33	London plane	*Platanus orientalis*	12.8	55%	35/30	Fair vigor, Fair form, Roots cut for sidewall
34	London plane	*Platanus orientalis*	12.6	55%	35/40	Fair vigor, Fair form, Spreading

2/15/2022

Tree Survey

Kevin R. Kielty
Certified Arborist
650-224-1158

Tree #	Species	Botanical Name	DBH (inches)	Condition	Ht./ Spread	Comments
35	London plane	*Platanus orientalis*	15.6	60%	35/40	Good vigor, Fair form, Heavy over bus stop
36	Chinese pistache	*Pistacia chinensis*	11.5	50%	30/30	Good vigor, Poor form, Leans southeas
37	London plane	*Platanus orientalis*	11.3	55%	35/30	Fair vigor, Fair form, Sycamore scale
38	London plane	*Platanus orientalis*	14.7	60%	35/40	Fair vigor, Fair form, Spreading
39	London plane	*Platanus orientalis*	11.8	55%	35/30	Fair vigor, Poor to fair form, Upright
40	Chinese pistache	*Pistacia chinensis*	8.5	45%	30/25	Good vigor, Poor form, Suppressed
41	Chinese pistache	*Pistacia chinensis*	10.2	60%	30/40	Good vigor, Fair form, Heavy over stree
42	London plane	*Platanus orientalis*	13.5	60%	35/35	Fair vigor, Fair form, Tussock moth
43	London plane	*Platanus orientalis*	18.3	60%	35/40	Fair vigor, Fair form, Tussock moth
44	London plane	*Platanus orientalis*	13.1	60%	35/25	Fair vigor, Fair form, Tussock moth
45	London plane	*Platanus orientalis*	10.9	50%	40/30	Fair vigor, Poor to fair form, Leans northeas
46	London plane	*Platanus orientalis*	12.4	60%	35/35	Fair vigor, Fair form, Tussock moth
47	London plane	*Platanus orientalis*	11.4	55%	40/30	Fair vigor, Poor to fair form, Tall for DBH
48	London plane	*Platanus orientalis*	9.8	60%	35/30	Good vigor, Fair form, Heavy to south
49	London plane	*Platanus orientalis*	14.6	65%	40/35	Good vigor, Fair form, Heavy over parking
50	London plane	*Platanus orientalis*	20.4	65%	40/40	Good vigor, Fair form, Spreading canopy
51	London plane	*Platanus orientalis*	14.6	60%	40/40	Good vigor, Fair form, Spreading canopy
52	London plane	*Platanus orientalis*	15.9	60%	40/40	Good vigor, Fair form, Spreading canopy
53	London plane	*Platanus orientalis*	13.1	60%	35/35	Good vigor, Fair form, Spreading canopy
54	London plane	*Platanus orientalis*	12.3	55%	35/35	Fair vigor, Poor form, Trunk bends eas
55	London plane	*Platanus orientalis*	16.4	60%	35/35	Fair vigor, Fair form, Roots cut for handicap ramp
56	Liquidambar	*Liquidambar styraciflua*	12.9	55%	45/35	Fair vigor, Poor form, Poor crotch @ 12
57	Liquidambar	*Liquidambar styraciflua*	13.5	55%	45/35	Fair vigor, Poor form, Poor crotch @ 12
58	London plane	*Platanus orientalis*	3.3	20%	20/15	Good vigor, Fair form, Newly planted
59	Liquidambar	*Liquidambar styraciflua*	11.4	55%	35/30	Good vigor, Poor to fair form, Spreading
60	Monterey pine	*Pinus radiata*	26	60%	45/40	Good vigor, Fair form, Restricted root
61	Monterey pine	*Pinus radiata*	26	55%	45/40	Fair vigor, Fair form, Restricted root zone
62	Monterey pine	*Pinus radiata*	15	55%	40/40	Fair vigor, Fair form, Restricted root zone
63	Monterey pine	*Pinus radiata*	14	50%	35/30	Fair vigor,Poor form, Poor crotch @ 30
64	Monterey pine	*Pinus radiata*	13	50%	30/30	Good vigor, Poor form, Heavy lateral
65	Monterey pine	*Pinus radiata*	16	55%	40/35	Fair vigor, Fair form, Pine pitch canke
66	Carob	*Ceratonia siliqua*	14.5	55%	25/30	Fair vigor, Poor to fair form, Restricted root zone
67	Carob	*Ceratonia siliqua*	19.9	60%	30/40	Good vigor, Fair form, Restricted root zone
68	Carob	*Ceratonia siliqua*	16.1	60%	30/40	Good vigor, Fair form, Restricted root zone
69	London plane	*Platanus orientalis*	10.5	65%	35/25	Good vigor, Fair form, Roots cut for sidewall
70	London plane	*Platanus orientalis*	8.8	65%	35/25	Good vigor, Fair form, Roots cut for sidewall
71	London plane	*Platanus orientalis*	7.8	65%	35/25	Good vigor, Fair form, Roots cut for sidewall

2/15/2022

Tree Survey

Kevin R. Kielty
Certified Arborist
650-224-1158

Tree #	Species	Botanical Name	DBH (inches)	Condition	Ht./ Spread	Comments
72	London plane	*Platanus orientalis*	10.4	65%	35/25	Fair vigor, Fair form, located top of slope
73	London plane	*Platanus orientalis*	8.6	65%	35/25	Fair vigor, Fair form, located top of slope
74	London plane	*Platanus orientalis*	9.5	60%	35/25	Fair vigor, Fair form, located top of slope
75	London plane	*Platanus orientalis*	10.2	65%	35/25	Fair vigor, Fair form, located top of slope
76	London plane	*Platanus orientalis*	9.9	60%	35/25	Fair vigor, Fair form, located top of slope
77	London plane	*Platanus orientalis*	10.7	60%	35/25	Fair vigor, Fair form, located top of slope
78	London plane	*Platanus orientalis*	9.2	60%	35/25	Fair vigor, Fair form, Sycamore scale
79	London plane	*Platanus orientalis*	7.3	65%	30/30	Fair vigor, Fair form, Sycamore scale
80	London plane	*Platanus orientalis*	9.3	60%	35/30	Fair vigor, Poor form, Poor live crown ratio
81	London plane	*Platanus orientalis*	9.1	60%	35/30	Fair vigor, Poor form, Poor live crown ratio
82	London plane	*Platanus orientalis*	8.3	60%	35/30	Fair vigor, Poor form, Poor live crown ratio
84	London plane	*Platanus orientalis*	8.4	55%	35/25	Fair vigor, Poor form, Trunk bends
85	London plane	*Platanus orientalis*	11.1	65%	40/35	Good vigor, Fair form, Multi @ 20'
86	London plane	*Platanus orientalis*	11.4	55%	40/30	Fair vigor, Poor to fair form, Tussock moth
87	London plane	*Platanus orientalis*	10.2	55%	40/30	Fair vigor, Poor to fair form, Mildew

Kielty Arborist Services LLC
Certified Arborist WE#0476A
P.O. Box 6187
San Mateo, CA 94403
650-515-9783

May 8, 2018

Stotler Design Group
Attn: Mr. Scott Stotler
349 First Street
Los Altos, CA 94022

Site: 5150 El Camino Real, Los Altos, CA

Dear Mr. Stotler,

As requested on Monday, May 7, 2018, I visited the above site to inspect and comment on the trees. Construction is planned for this site and your concern as to the health and safety of the trees has prompted this visit.

Method:
All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on a to scale map provided by you. The trees were then measured for diameter at 48 inches above ground level (DBH or diameter at breast height). The trees were given a condition rating for form and vitality. The trees condition ratings are based on 50 percent vitality and 50 percent form, using the following scale.

1 - 29 Very Poor
50 - 69 Fair
70 - 89 Good
90 - 100 Excellent

The height of the trees was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

Summary:
The trees on site are all imported trees with the exception of the coast live oak #6. The trees are all part of the landscape plan when the site was developed. The majority of the trees are in the parking lot in planting fingers. The health of the imported trees are in fair to good condition with the exception of the poor performing pines.

The pines are declining due to pine pitch canker and bark beetle and will eventually die. The years of drought, pitch canker and bark beetle has killed thousands of pines on the peninsula. The pines will be eventually be removed. The following tree protection plan will help to reduce impacts to the trees on site.

Tree Protection Plan:
Tree protection zones should be established and maintained throughout the entire length of the project. Fencing for the protection zones (near construction) should be 6-foot-tall metal chain link type supported by 2-inch diameter metal poles pounded into the ground to a depth of no less than 2 feet. The support poles should be spaced no more than 10 feet apart on center. The location for the tree protection fencing should be placed at the trees driplines where possible. Where not possible tree protection should be placed as close as possible to the proposed work while still allowing room for construction to safely continue. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". No materials or equipment should be stored or cleaned inside the tree protection zones. When fencing needs to be reduced for access the unprotected area underneath the tree dripline should be protected by a landscape buffer. The trees in the landscape fingers should be wrapped with orange plastic fencing.

Landscape Buffer
Where tree protection does not cover the entire root zone of the trees, or when a smaller tree protection zone is needed for access, a landscape buffer consisting of wood chips spread to a depth of six inches with plywood or steel plates placed on top will be placed where foot traffic is expected to be heavy. The landscape buffer will help to reduce compaction to the unprotected root zone.

Tree Trimming
During construction any trimming will be supervised by the site arborist and must stay underneath 25% of the trees total foliage. At this time no tree trimming is proposed.

Root Cutting
Any roots to be cut should be monitored and documented. Large roots or large masses of roots to be cut should be inspected by the site arborist. The site arborist may recommend irrigation or fertilizing at that time. Cut all roots clean with a saw or loppers. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist.

Trenching and Excavation
Trenching for irrigation, electrical, drainage or any other reason, should be hand dug when beneath the dripline of desired trees. Hand digging and careful placement of pipes below or beside protected roots will dramatically reduce root loss, thus reducing trauma to desired trees. Trenches should be back filled as soon as possible using native materials and compacted to near original levels. Trenches to be left open with exposed roots shall be covered with burlap and kept moist. Plywood laid over the trench will help to protect roots below.

Irrigation
Only the imported trees on site will require supplemental irrigation. The native oak tree survives off of annual rainfall and does not need supplemental irrigation. Irrigating oaks during dry summer months increasing the trees risk of developing oak root fungus infections and should be avoided at all cost. The only time irrigation should be applied to an oak tree on site is if its root zone is traumatized or during the winter months if rainfall is sparse.

Inspections
The site will be inspected after the tree protection measures are installed and before the start of construction. The inspections will be documented with inspection letters being provided to the owner and contractor. Other inspections will be carried out on an as needed basis. It is the contractor's responsibility to notify the site arborist when construction is to start, and whenever there is to be work performed within the dripline of a protected tree on site at least 48 hours in advance. The contractor also must notify the site arborist when the excavation work is to take place in order to properly document the work. During the site visits the site arborist will offer mitigation measures specific to the work completed. Kielty Arborist Services can be reached at 650-515-9783(Kevin), 650-532-4418(David), or by email at kkarbor0476@yahoo.com

This information should be kept on site at all times. The information included in this report is believed to be true and based on sound arboricultural principles and practices.

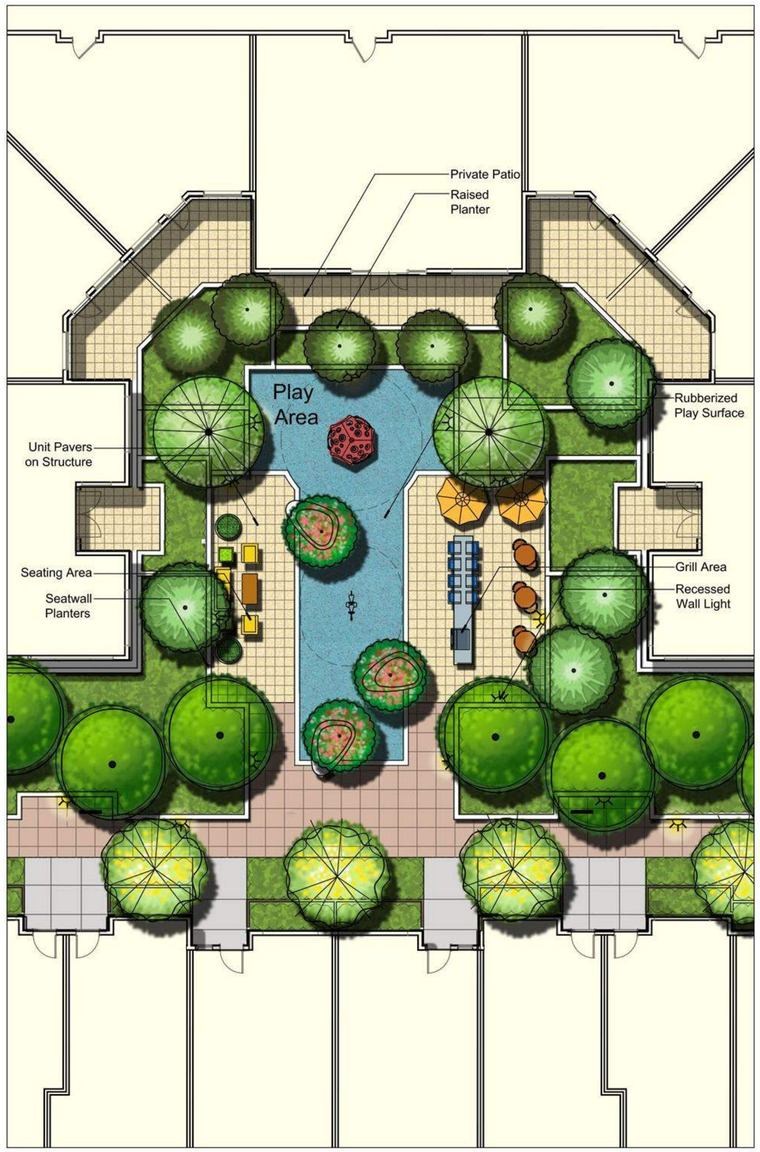
Sincerely,

Kevin R. Kielty
Certified Arborist WE#0476A

David P. Beckham
Certified Arborist WE#10724A

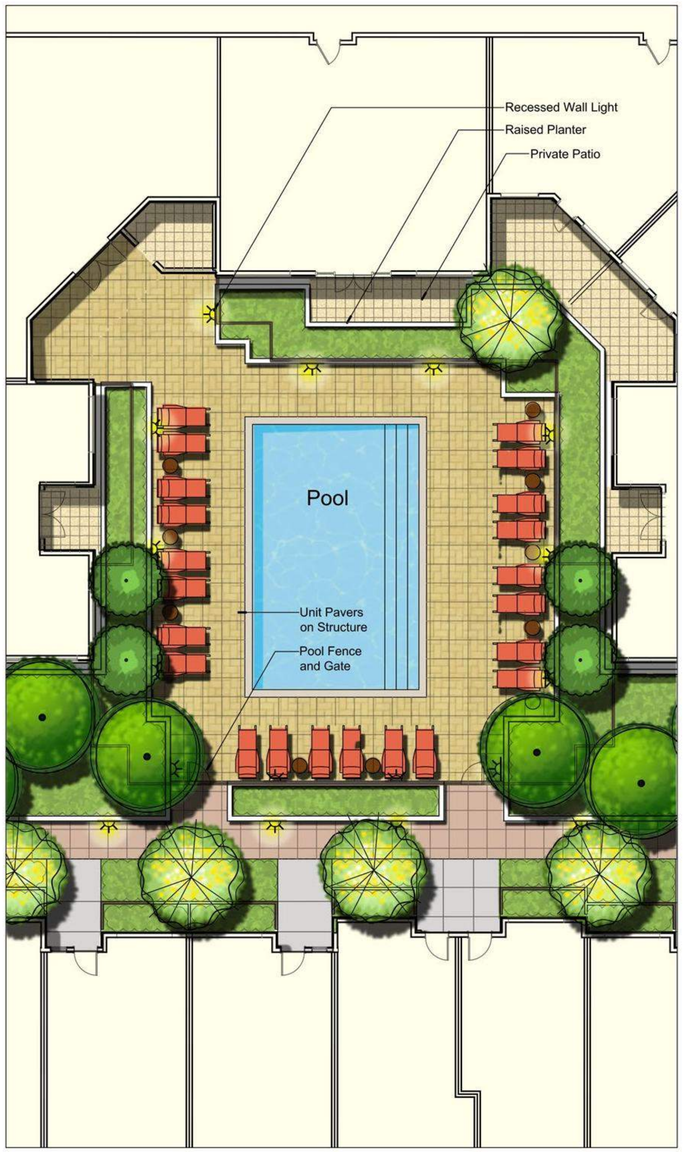
BDE ARCHITECTURE
THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners

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.

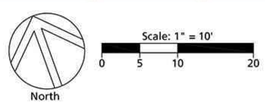


WEST COURTYARD

CENTRAL COURTYARD



POOL COURTYARD



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.

LEAGUE OF WOMEN VOTERS®
OF LOS ALTOS-MOUNTAIN VIEW AREA

June 15, 2022

Chair Doran and Members of the Planning Commission
City of Los Altos
1 N. San Antonio Road
Los Altos, CA 94022

Re: Agenda Item #3 – 5150 El Camino Real Development, Planning Commission meeting June 16th

Dear Chair Doran and Members of the Planning Commission:

The LWV supports inclusionary zoning as a method to increase the supply of safe, decent, adequate housing for all Californians. We have consistently commended Los Altos for its below-market-rate (BMR) program as it has been the main way that Los Altos has been providing affordable housing.

One of the basic tenets of BMR programs is that the affordable units are **dispersed throughout the housing development** and are not able to be distinguished from the market-rate units. Therefore, we are concerned that the new proposal for 5150 El Camino Real does not include any BMR units in the ownership component.

The calculations for the density bonus/BMR units are a bit difficult to follow now that the developer wants to split the project into two lots. Our recommendation is that the developer provide a total of 29 BMRs, as the Staff Report suggests; this is fairly consistent with the Dutchints proposal approved earlier. However, a proportion of these BMRs should be in the townhouse component The closest ratio would appear to be dispersing 25 BMRs throughout the rental portion at low-income (LI) levels and 4 units within the ownership project. To be consistent with the Los Altos inclusionary ordinance, the majority of these ownership units (3) should be moderate income and one should be (LI).

However, to be consistent with the Staff Report recommendation and the benefits of State Density Bonus Law perhaps all the BMR ownership units, like the rental BMRs, should be LI. Another option would be to allow Prometheus to provide all the BMRs as rentals, since Los Altos has fewer rental BMRs compared to ownership and rental BMRs are typically more manageable than ownership. If the City opts to go this route, we recommend that some of the BMRs be very low-income (VLI) units and ask Staff to determine what percentage of LI and VLI would be equivalent to the cost to the developer of providing the ownership BMRs.

We appreciate Staff and the Planning Commission paying close attention to appropriate implementation of the BMR ordinance as well as density bonus law. We are also pleased to see that most of the units will be rental as Los Altos has been building very few rental units; rentals are more affordable to those with lower incomes, and we support providing a range of housing types.

(Please send any questions about this email to Sue Russell at susan.russell75@gmail.com.)

Karin Bricker, President LWV of Los Altos/Mountain View Area
Cc: Gabe Engeland. Nick Zornes Sean Gallegos Angel Rodriguez