

RESOLUTION NO. 2022-XX

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS
ADOPTING A MITIGATED NEGATIVE DECLARATION AND APPROVING THE
DESIGN REVIEW, CONDITIONAL USE PERMIT AND SUBDIVISION
APPLICATIONS FOR A FORTY-SEVEN UNIT MULTIPLE FAMILY
DEVELOPMENT PROJECT AT 4350 EL CAMINO REAL**

WHEREAS, the City of Los Altos received a development application from Angela and Greg Galatolo, (Applicant), for a new forty-seven unit multiple-family residential building at 4350 El Camino Real that includes requests for Design Review (File Number D19-0001) Conditional Use Permit (UP19-0001) and Subdivision (SD19-0001) applications referred to herein as the “Project”; and

WHEREAS, said Project is in the Commercial Thoroughfare (CT) district, which allows multiple-family housing as a conditional use and for a maximum of 38 dwelling units per acre allowable residential density, and the Proposal proposes a density of 72 dwelling units per acre; and

WHEREAS, the Applicant is offering seven (7) units with four (4) moderate income affordable housing units and three (3) Very-Low-income units for-sale as part of the Project which is above the required fifteen percent required inclusionary housing units; and

WHEREAS, the Applicant’s proposed unit mix would consist of 28 percent of a theoretical “base” project of 25 units as affordable units, with 16 percent of the units affordable at the moderate-income level and 12 percent of the affordable units at the very-low-income level; and

WHEREAS, by providing 12 percent of the affordable units at the very-low-income level, the Project is entitled to a 38.75% density bonus, two incentives or concessions (“concessions”), and waivers of development standards, pursuant to Los Altos Municipal Code Section 14.28.040 and Government Code Section 65915, *et seq.*; and

WHEREAS, the Project is consistent as conditioned with Chapter 14.28.030 of the Los Altos Municipal Code in that the proposed mix of affordable units is “significantly distinguishable by size” from the proposed mix of market rate units; and

WHEREAS, the Applicant has requested two concessions under Government Code Section 65915(d) and Los Altos Municipal Code Section 14.28.040. F.2 to allow for: 1) a building height of 53.84 feet where Section 14.52.100 the Municipal Code allows for a maximum of 45 feet and is an on-menu concession; and 2) reduction of parking aisle width from required 26ft aisle to 24ft per Section 14.74.200 A 1. Parking Standards Exhibit-A which is an off-menu concession; 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 October 18, 2018, the Planning Commission held a design review study session on the Project where it received public testimony and provided the Applicant with architectural and site design feedback; and

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WHEREAS, on August 28, 2019, the Complete Streets 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 Complete Streets Commission provided direction for proposed changes to the Project; and

WHEREAS, on October 23, 2019, the Complete Streets 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 Complete Streets Commission voted 4-0 to forward to Planning Commission and City Council to recommend approval of the Project; and

WHEREAS, on September 24, 2020, the City Council was to provide feedback on the story pole policy exception request by the applicant to install story poles on the site for the proposed Project, which was continues to November 12th hearing; and

WHEREAS, on January 26, 2021, the City Council reviewed and approved a modified story pole design to comply with the city's Story Pole policy in addition to requesting modification to billboards, 30 days prior to the Planning Commission hearing to a day after the City Council hearing; and

WHEREAS, on October 22, 2021, staff provided the applicant with a letter of inconsistency for the proposed project detailing project non-conformance to Chapter 14.28 of the Los Altos Municipal Code; and

WHEREAS, an initial study for the project has been completed pursuant to CEQA which identifies potentially significant effects on the environment which would result from the project, and concludes that these impacts can be avoided or reduced to a level of insignificance with adoption and implementation of certain mitigation measures therein identified and listed; and

WHEREAS, based on this initial study, a mitigated negative declaration and mitigation monitoring and reporting plan has been prepared in accordance with CEQA, which finds that any potentially significant environmental effects of the proposed project would be sufficiently mitigated to a level of insignificance with implementation of mitigation measures specified therein; a complete copy of the mitigated negative declaration and mitigation monitoring and reporting plan and all supporting exhibits and documents are on file and can be viewed at the city office; and

WHEREAS, on January 12, 2022, a the city published Notice of Intent to adopt a Mitigated Negative Declaration for the Project by providing notice that the document was available for review to owners of property within a 1,000ft radius of the Project, delivering notice to the Office of Planning and Research, filing notice with the County Clerk's Office, and publishing notice in the *Town Crier* and on the City's website which started a 30-day public review period; and

WHEREAS, at the _____ meeting, the City Council reviewed and considered the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan for the Project, any comments received to-date and the responses prepared, invited additional comments from the public; and

WHEREAS, the City Council conducted its own independent analysis of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan and determined that the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan were appropriate as there is

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substantial evidence the Project would not result in any significant environmental impacts and the mitigated negative declaration reflects the city's independent judgment and analysis; and

WHEREAS, on February 21, 2022, staff conducted a site visit and confirmed that only three of the story poles were installed on site and, there was an inconsistency with the approved billboard signs on the site. The billboard signs did not have the requested QR code updates as approved by the City Council and there was no link to webpages hosting the 3D walkthroughs; and

WHEREAS, on February 13, 2022, the Applicant installed and provided certification for the modified story poles on the site consistent with the approved story pole design plan, but did not update the billboards with the QR codes; and

WHEREAS, on February 23, 2022, the City gave public notice of the Planning Commission's public hearing on the proposed Project by advertisement in a newspaper of general circulation and to all property owners and business tenants within a 1,000-foot radius and a meeting notice was posted to the billboard sign; and

WHEREAS, on March 16, 2022, the applicant provided revised operational letter and density bonus report to be inserted into the staff report packet; and

WHEREAS, on March 17, 2022, the Planning Commission voted 6-0 to continue the hearing of the proposed project to April 7, 2022, Planning commission hearing; and

WHEREAS, on May 20, 2022, the applicant provided a substantially redesigned and revised architectural plan set, operational letter and density bonus report that reflected the comments and feedback heard at the April 7th public hearing, and

WHEREAS, on July 21, 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 City Council approval of the Project; and

WHEREAS, on _____, 2022, the City gave public notice of the City Council's public hearing on the proposed Project by advertisement in a newspaper of general circulation and to all property owners and business tenants within a 1,000-foot radius and a meeting notice was posted to the billboard sign; and

WHEREAS, on _____, 2022 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

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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 adopts a Mitigated Negative Declaration for the Project and hereby _____ the Project subject to the Findings (Exhibit A) and Conditions of Approval (Exhibit B) attached hereto and incorporated by this reference.

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution passed and adopted by the City Council of the City of Los Altos at a meeting thereof on the ____day of _____ 2022 by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

Anita Enander, MAYOR

Attest:

Angel Rodriguez, INTERIM CITY CLERK

EXHIBIT A

FINDINGS

1. **Design Review Permit**

Per Chapter 14.76.060 – Design Review Findings, the City Council must make the following findings to grant the Design Review Permit:

- A. The proposal meets the goals, policies and objectives of the general plan and any specific plan, design guidelines and ordinance design criteria adopted for the specific district or area.

This finding can be made: The proposal meets the goals, policies and objectives of the general plan, design guidelines and ordinance design criteria adopted for the Commercial Thoroughfare District.

- B. The proposal has architectural integrity and has an appropriate relationship with other structures in the immediate area in terms of height, bulk and design.

This finding can be made. The proposed project has architectural integrity while complying with the design standards required by the CT zone with exceptions as approved with Density Bonus development incentives and waivers. The buildings in the immediate area are four to five stories, which is similar in scale and proportion to the proposed project. The relationship of this proposal with the neighboring structures and that of the recently approved project in the area will result in buildings with similar bulk and design to the extent allowed in the CT zoning district and envisioned in the General Plan for the El Camino Real Corridor.

- C. Building mass is articulated to relate to the human scale, both horizontally and vertically. Building elevations have variation and depth and avoid large blank wall surfaces. Residential or mixed-use residential projects incorporate elements that signal habitation, such as identifiable entrances, stairs, porches, bays, and balconies.

The findings can be made. The bulk and massing have been appropriately scaled using architectural design elements such as sunshades, entrance canopies, façade material separation and precast sills to articulate the human scale.

The vertical and horizontal articulation of the building mass have been designed to reflect the articulation provisions of the design standards for CT zoning district. The building has been designed as a series of primary bays ranging from 24 feet to 34 feet wide, that are punctuated by narrower 9 foot to 10-foot intermediate bays.

The design incorporates a base, body and upper-level façade expression by using architectural elements and façade treatments entrance stoops and canopies to highlight pedestrian entrances, project eave at the fourth floor and project metal cap detail to separate the fifth floor visually from the rest of the floors. This reduces the bulky nature of the five-story structure as detailed in the design standards for CT zone.

There are several identifiable key elements such as entrances, stairs and stoops, balconies and corner façade detailing to signal habitation in the residential project. The pedestrian entrances and vehicular entrances are distinguished using architectural elements such as a canopy and façade treatments besides doors.

- D. Exterior materials and finishes convey high quality, integrity, permanence and durability, and materials are used effectively to define building elements such as base, body, parapets, bays, arcades, and structural elements. Materials, finishes, and colors have been used in a manner that serves to reduce the perceived appearance of height, bulk, and mass, and are harmonious with other structures in the immediate area.

The findings can be made. The material and finishes include a limestone base with stone and wood siding material for most of the primary street facades.

The corner of the building has a portion of the façade finished in Corten Steel panels and aluminum storefront windowpanes for the corner lobby entrance leading to the mailbox. The upper stories have metal clad windows incorporating metal sunshade and projecting precast sills while recessing the windows for a more residential appearance.

The high quality exterior materials proposed such as Corten steel panel, wood siding, stone siding and plaster, the use of these materials on the facades are serving to reduce the height, mass, and bulk are articulated as visual elements to read base, body, parapets, and other structural elements for this proposal.

- E. Landscaping is generous and inviting, and landscape and hardscape features are designed to complement the building and parking areas, and to be integrated with the building architecture and the surrounding streetscape. Landscaping includes substantial street tree canopy, either in the public right-of-way or within the project frontage.

The findings can be made. Landscaping is generous and inviting. The project incorporates the appropriate designed hardscape and softscape features at the lobbies and entrances to signify entry elements. The tree canopy is substantial along the street sides. The landscaped courtyard area includes amenities such as a herb garden, benches, planters and seating pebbled. Additionally, there is a rooftop deck which includes a barbeque, planters, and seating to provide additional landscape and gathering space for the residents.

- F. Signage is designed to complement the building architecture in terms of style, materials, colors, and proportions.

The findings can be made. The architectural rendering indicates entrance signage which complement the building architectural style. A sign permit review is required if the project is approved.

- G. Mechanical equipment is screened from public view and the screening is designed to be consistent with the building architecture in form, material, and detailing.

The findings can be made. The rooftop mechanical and other mechanical equipment shall be appropriately screened from public view using a perforate mechanical screen which is consistent with the building design.

- H. Service, trash and utility areas are screened from public view, or are enclosed in structures that are consistent with the building architecture in materials and detailing.

The finding can be made: The garbage staging area on the first floor is screened and is consistent with the building architecture.

2. **Conditional Use Permit**

To grant Conditional Use Permit UP19-001, to approve the permit the City Council must find the following in accordance with Chapter 14.80.060 of the LAMC:

- A. That the proposed location of the conditional use is desirable or essential to the public health, safety, comfort, convenience, prosperity, or welfare.

This finding can be made: The proposed multi-family residential building is envisioned as a conditional use in the General Plan and has been reviewed and conditioned for approval for health and safety and environmental considerations. Based upon the Initial Study/Negative Declaration (IS/MND) for the project, there is evidence that the project will have a minimal impact on the physical environment of the surrounding community which can be mitigated using conditional approval of this project. The project will enhance the housing stock and make available more homes to enhance comfort, prosperity and welfare of the community, furthering the City's housing goals.

- B. That the proposed location of the conditional use is in accordance with the objectives of the zoning plan as stated in [Chapter 14.02](#) of this title;

This finding can be made. The project will not have a significant environmental impact and it will meet many of the goals and objectives of the General Plan and complies with the City's inclusionary housing requirements. Pursuant with State Density Bonus requirements, the project request and complies with the density bonus and avails additional height increase and parking reduction standards while seeking qualifiable concessions because it complies with required affordable housing standards. It meets all the City's design policies and objectives, as set forth above with respect to the Design Review Permit findings. Notwithstanding the requested concessions, the project complies with all the objectives set forth in Section 14.02.020 of the Los Altos Municipal Code.

- C. That the proposed location of the conditional use, under the circumstances of the particular case, will not be detrimental to the health, safety, comfort, convenience, prosperity, or welfare of persons residing or working in the vicinity or injurious to property or improvements in the vicinity.

This finding can be made. Because the project will not cause a significant environmental impact, as indicated in the IS/MND, the development of a housing project in the corner location of El Camino and Los Altos Ave. will not be detrimental to the health and safety. The project

will not be injurious to property or improvements in the vicinity because of the proposed mitigated measures detailed in the IS/MND to take necessary precautions during the time of construction.

- D. That the proposed conditional use will comply with the regulations prescribed for the district in which the site is located and the general provisions of [Chapter 14.02](#);

This finding can be made. Notwithstanding the density bonus concessions and approvals which is consistent with State Law, the proposed conditional use of a multi-family residential project complies with the regulations prescribed for the CT district as detailed in the Planning Commission agenda report discussion and analysis and conforms to development standards with the exception of development concessions and waivers the project is eligible for through Density Bonus allowances.

3. **SUBDIVISION FINDINGS.**

Regarding Subdivision TM19-0001, to approve the map, the City Council must find that none of the following findings can be made, in accordance with Chapter 4, Article 1, Section 66474 of the Subdivision Map Act of the State of California:

- A. The proposed subdivision is not consistent with applicable general and specific plans as specified in 65451.

This Finding cannot be made. The proposal is consistent with applicable General Plan and Housing Element Goals of the city.

- B. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

This Finding cannot be made. The design of improvement of the proposed subdivision is consistent with the General Plan and Housing Element of the El Camino Real Corridor vision of the city.

- C. That the site is not physically suitable for the type of development.

This Finding cannot be made. The site is physically suitable for this type of development because it is in conformance with the Thoroughfare Commercial land use designations of the General Plan and complies with all applicable CT Zoning District site development standards excluding those exceptions otherwise approved.

- D. That the site is not physically suitable for the proposed density of development.

This Finding cannot be made. The proposed density of development remains consistent with the State Law provisions for Density Bonus and the city's development standards for CT zone and is suitable for the proposed density.

- E. That the design of the subdivision or type of improvement is likely to cause serious public health problems.

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This Finding cannot be made. The design of the subdivision and the proposed improvements would not cause substantial environmental damage, or substantially injure fish or wildlife if mitigation measures recommended in the Initial Study/Mitigated Negative Declaration (“IS/MND”) prepared for the project are implemented, as indicated in the IS/MND.

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

This Finding cannot be made. The design of the subdivision will not conflict with access easements because there are no known existing access easements encumbering this property.

EXHIBIT B

CONDITIONS OF APPROVAL

GENERAL

1. Approved Plans

- 1.1. The project approval is based upon the plans dated May 20, 2022, and the support materials and technical reports, except as modified by these conditions and as specified below.
- 1.2. The bike parking room shall have electrical outlets for the residents use for electric biking charging.
- 1.3. Two affordable/BMR one-bedroom units shown on the plans shall be replaced by two (2) two-bedroom units on the same floor (e.g. a one-bedroom BMR unit on the second floor will be replaced with a two-bedroom BMR unit on the second floor)

2. Affordable Housing

The below market rate (BMR) units shall be subject to an Affordable Housing Agreement approved as to form by the City Attorney, and that the units will be comparable to the market rate units in terms of design, construction, and materials and shall be provided at the location on the approved plans.

The applicant shall offer the City seven (7) for-sale below market rate units as follows:

- 2.1. Two (2) one-bedroom unit at the very-low-income level;
- 2.2. One (1) two-bedroom unit at the very-low-income level;
- 2.3. Three (3) two-bedroom units at the moderate-income level; and
- 2.4. One (1) three-bedroom unit at the moderate-income level.

3. Encroachment Permit

An encroachment permit and/or an excavation permit shall be obtained prior to any work done within the public right-of-way and it shall be in accordance with plans to be approved by the City Engineer. Note: Any work within El Camino Real will require applicant to obtain an encroachment permit with Caltrans prior to commencement of work.

4. Public Utilities

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

5. Americans with Disabilities Act

All improvements shall comply with Americans with Disabilities Act (ADA).

6. Sewer Lateral

Any proposed sewer lateral connection shall be approved by the City Engineer.

7. Transportation Permit

A Transportation Permit, per the requirements specified in California Vehicle Code Division 15, is required before any large equipment, materials or soil is transported or hauled to or from the construction site.

8. NPDES

The project shall comply with the San Francisco Bay Region Municipal Regional Stormwater (MRP) National Pollutant Discharge Elimination System (NPDES) Permit No. CA S612008, Order R2-2015-0049, Provision C.3 dated November 19, 2015 and show that all treatment measures are in accordance with the C.3 Provisions for Low Impact Development (LID). The improvement plans shall include the “Blueprint for a Clean Bay” plan sheet in all plan submittals.

9. Signage Permit – City of Los Altos

Prior to the issuance of the Building permit, the applicant will apply and get approved on a detailed signage permit from the Planning Division.

10. Encroachment Permit – Caltrans

Prior to any permanent work or temporary traffic control that encroaches onto Caltrans’ ROW requires a Caltrans-issued encroachment permit. As part of the encroachment permit submittal process, you may be asked by the Office of Encroachment Permits to submit a completed encroachment permit application package, digital set of plans clearly delineating Caltrans’ ROW, digital copy of signed, dated and stamped (include stamp expiration date) traffic control plans, this comment letter, your response to the comment letter, and where applicable, the following items: new or amended Maintenance Agreement (MA), approved Design Standard Decision Document (DSDD), approved encroachment exception request, and/or airspace lease agreement. Your application package may be emailed to D4Permits@dot.ca.gov.

11. Public Utilities

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

12. Diesel Generator Prohibition

Diesel powered electric generators are prohibited for any purpose in this project.

13. Indemnity and Hold Harmless

The applicant/property owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney’s fees, incurred by the City or held to be the liability of the City in connection with the City’s defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City’s action with respect to the applicant’s project. The City may withhold final maps and/or permits, including temporary or final occupancy permits, for failure to pay all costs and expenses, including attorney’s fees, incurred by the City in connection with the City’s defense of its actions.

14. Mitigation and Monitoring Program

All mitigation measures included in the Mitigated Negative Declaration (MND) will be satisfied according to the Mitigation and Monitoring Reporting Program and shall be incorporated in the first page of the approved construction/building plan set.

PRIOR TO SUBMITTAL OF BUILDING PERMIT

15. Green Building Standards

The applicant shall provide verification that the project will comply with the City's Green Building Standards (Section 12.26 of the Municipal Code) from a qualified green building professional.

16. Property Address

The applicant shall provide an address signage plan as required by the Building Official.

17. Water Efficient Landscape Plan

Provide a landscape documentation package prepared by a licensed landscape professional showing how the project complies with the City's Water Efficient Landscape Regulations and include signed statements from the project's landscape professional and property owner.

18. Reach Codes

Building Permit Applications submitted on or after January 26, 2021 shall comply with specific amendments to the 2019 California Green Building Standards for Electric Vehicle Infrastructure and the 2019 California Energy Code as provided in Ordinances Nos. 2020-470A, 2020-470B, 2020-470C, and 2020-471 which amended Chapter 12.22 Energy Code and Chapter 12.26 California Green Building Standards Code of the Los Altos Municipal Code. The building design plans shall comply with the standards and the applicant shall submit supplemental application materials as required by the Building Division to demonstrate compliance.

19. Climate Action Plan Checklist

The applicant shall implement and incorporate the best management practices (BMPs) into the plans as specified in the Climate Action Compliance Memo submitted on March 11, 2019.

20. California Water Service Upgrades

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

21. Pollution Prevention

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

22. Storm Water Management Plan

The Applicant shall submit a Storm Water Management Plan (SWMP) in compliance with the MRP. The SWMP shall be reviewed and approved by a City approved third party consultant

at the Applicant's expense. The recommendations from the Storm Water Management Plan (SWMP) shall be shown on the building plans.

23. Outdoor Condensing Unit Sound Rating

The Applicant shall show the location of any outdoor condensing unit(s) on the site plan including the model number of the unit(s) and nominal size (i.e. tonnage) of the unit. The Applicant Shall provide the manufacturer's specifications showing the sound rating for each unit. The condensing unit(s) must be located to comply with the City's Noise Control Ordinance (Chapter 6.16) and in compliance with the Planning Division setback provisions. The units shall be screened from view of the street.

24. Off-haul Excavated Soil

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

25. Electric Vehicle Charging Station Infrastructure

The building's electrical service shall be designed to support the required load necessary for installation of electric vehicle changing stations in the underground parking garage.

26. Santa Clara County Fire Department Review

The project shall comply with all Santa Clara County Fire Department standards including but not limited to the comments and conditions provided in the Fire Department Development Review Comment letter dated June 9, 2021. A formal review of the building permit plans will be completed subsequent to submittal of a complete set of building permit design plans.

27. Complete Street Commission

- 27.1. Install a "STOP" sign and stop bar at the garage exit to advise motorists to STOP before exiting the driveway.
- 27.2. The outbound garage ramp shall have a maximum slope of 2 percent within 20 feet of the top of the ramp.
- 27.3. No parking shall be permitted along the El Camino Real Street frontage.
- 27.4. The truck loading space shall be no less than ten (10) feet wide by twenty-five (25) feet long.
- 27.5. The loading space shall be accessible from a public street, and it shall not interfere or conflict with the driveway for the below-grade parking garage.
- 27.6. Allow a bus stop bench or custom shelter in coordination and approved by VTA. Replace existing shelter with a new VTA standard shelter (17' Full Back with Ad panel) consistent with VTA direction. Include a pedestrian use and maintenance easement for the bus stop facility location on private property.
- 27.7. Locate the shelter out of the sidewalk by pushing it into the landscaping; provide a 7'x25' shelter pad consistent with VTA direction. This will improve sight distance from the driveway entrance if the driveway is not relocated
- 27.8. Install a new bus pad 10'x75' minimum per VTA Standards (see attachment "VTA Bus Stop Passenger Fac Standards 2010 (37)")

- 27.9. Remove street tree and landscaping adjacent to bus stop areas consistent with VTA direction.

PRIOR TO FINAL MAP RECORDATION

28. Pedestrian Easement

The map shall show a dedication of the pedestrian easement to the City of Los Altos for use as public right-of-way as a public easement, 1' easement shall be dedicated along the portion of Los Altos Avenue and El Camino Real to allow for a 6' sidewalk installation along El Camino Real. Applicant shall submit documentation to the City for review and approval for the recordation of the public easement to the City of Los Altos.

29. Public Utility Dedication

The applicant shall dedicate public utility easements as required by the utility companies to serve the site.

30. Payment of Fees

The applicant shall pay all applicable fees, including but not limited to sanitary sewer impact fees, parkland dedication in lieu fees, traffic impact fees, and map check fee plus deposit as required by the City of Los Altos Municipal Code.

31. Affordable Housing Agreement

The Applicant shall execute and record an Affordable Housing Agreement, in a form approved and signed by the Community Development Director and the City Attorney, that seven (7) below market rate units, for a period of at least 55 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.

32. Subdivision Agreement

The property owner shall execute a subdivision improvement agreement with the City and shall be recorded after City Council approves the recordation of the Final Map.

PRIOR TO ISSUANCE OF BUILDING PERMIT

33. 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.

34. Performance Bonds

The applicant shall submit a cost estimate for the improvements in the public right-of-way and shall submit a 100 percent performance bond or cash deposit (to be held until acceptance of improvements) for the work in the public right-of-way. A separate cash deposit shall be submitted to match the cost estimate for the work within the public parking plaza, which includes replacement of the entire width of the driveway along the southeast frontage of the

site. The deposit shall also include an additional six percent of the construction cost estimate to cover the City's administration costs.

35. Storm Water Filtration Systems

The applicant shall insure the design of all storm water filtration systems and devices are without standing water to avoid mosquito/insect infestation.

36. 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.

37. Sewage Capacity Study

The applicant shall show sewer connection to the City sewer main and submit calculations showing that the City's existing 8-inch sewer main will not exceed two-thirds full due to the additional sewage capacity from proposed project. For any segment that is calculated to exceed two-thirds full for average daily flow or for any segment that the flow is surcharged in the main due to peak flow, the applicant shall upgrade the sewer line or pay a fair share contribution for the sewer upgrade to be approved by the City Engineer.

38. Construction Management Plan

The applicant shall submit a construction management plan for review and approval by the Community Development Director and the City Engineer. The construction management plan shall address any construction activities affecting the public right-of-way, including but not limited to excavation, traffic control, truck routing, pedestrian protection, material storage, earth retention and construction vehicle parking. A Transportation Permit, per the requirements in California Vehicle Code Division 15, is required before any large equipment, materials or soil is transported or hauled to or from the construction site.

39. Solid Waste Ordinance Compliance

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

40. Solid Waste and Recyclables Disposal Plan

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

41. Sidewalk Lights

The applicant shall install new light fixture along El Camino Real in the vicinity of the existing bus stop, install new light in place of removed existing light. Applicant shall install new light fixture along Los Altos Avenue.

42. Operational Noise

Prior to the issuance of building permits, mechanical equipment shall be selected and designed to reduce impacts on surrounding uses to meet the City's requirements. A qualified acoustical consultant shall be retained by the project applicant to review mechanical noise as the equipment systems are selected in order to determine specific noise reduction measures necessary to reduce noise to comply with the City's 50 dBA eq residential noise limit at the shared property lines. Noise reduction measures that would accomplish this reduction include, but are not limited to, selection of equipment that emits low noise levels and/or installation of noise barriers such as enclosures and parapet walls to block the line of sight between the noise source and the nearest receptors.

PRIOR TO FINAL OCCUPANCY

43. Condominium Map

The applicant shall record the condominium map as required by the City Engineer.

44. Sidewalk in Public Right-of-Way

The applicant shall install a new sidewalk, vertical curb and gutter, and driveway approaches from property line to property line along the frontage of El Camino Real and Los Altos Avenue and as required by the City Engineer.

45. ADA ramps

The applicant shall update the existing ADA ramps at southeast and southwest corners of the intersection of Los Altos Ave and El Camino Real per current Caltrans Standards.

46. Public Infrastructure Repairs

The applicant shall repair any damaged right-of-way infrastructures and otherwise displaced curb, gutter and/or sidewalks and City's storm drain inlet shall be removed and replaced as directed by the City Engineer or his designee. The applicant is responsible to resurface (grind and overlay) half of the street along the frontage of El Camino Real and full width of Los Altos Ave. if determined to be damaged during construction, as directed by the City Engineer or his designee. *Note: Any work within El Camino Real will require an applicant to obtain an encroachment permit with Caltrans prior to commencement of work.*

47. Storm Water Inlet

The applicant shall label all new or existing public and private catch basin inlets which are on or directly adjacent to the site with the "NO DUMPING - FLOWS TO ADOBE CREEK" logo.

48. Maintenance Bond

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

49. SWMP Certification

ATTACHMENT A

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

50. Landscaping Installation and Verification

Provide a landscape Certificate of Completion, signed by the project's landscape professional and property owner, verifying that the trees, landscaping and irrigation were installed per the approved landscape documentation package.