

# County of Santa Clara

Department of Planning and Development  
Planning Office

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STAFF REPORT  
Zoning Administration  
May 21, 2020

## Public Hearing Item 1

Staff Contact: Valerie Negrete  
(408) 299-5791, [Valerie.negrete@pln.sccgov.org](mailto:Valerie.negrete@pln.sccgov.org)

### **File: PLN18-11471 Minor Modification to a Concurrent Land Use Permit (Los Altos Country Club): Architecture and Site Approval (ASA) & Grading Approval (G)**

**Summary:** Amendment to a previously approved concurrent land use permit for Architecture and Site Approval (ASA) and Grading Approval (G), in order to allow a temporary 960 square-foot (s.f.) Pro Shop trailer and a 3,234 s.f.. temporary tent during the construction of an approved 15,000 s.f.. Pro Shop. No additional grading or tree removal is required for the construction of the temporary structures.

**Owner:** Los Altos Country Club  
**Applicant:** Watta Valadez, ArtTec  
**Lot Size:** 6 acres  
**APN:** 331-11-125 and 331-08-005  
**Supervisory District:** #5

**Gen. Plan Designation:** USA (Los Altos)  
**Zoning:** R1-E-20-n1/A  
**Address:** 1560 Country Club Dr, Los Altos  
**Present Land Use:** Golf Course & Club

#### **RECOMMENDED ACTIONS**

- A. Accept Categorical Exemption, pursuant to Section 15304 (e) of the California Environmental Quality Act (CEQA) for *“Minor temporary use of land having negligible or no permanent effects on the environment”*; and,
- B. Grant Minor Modification to the concurrent land use permits: Architecture and Site Approval (ASA) and Grading Approval (G) outlined in Attachment B.

#### **ATTACHMENTS INCLUDED**

Attachment A – Proposed CEQA Determination – Categorical Exemption  
Attachment B – Proposed Modified Conditions of Approval  
Attachment C – Location & Vicinity Map  
Attachment D – Proposed Plans  
Attachment E – May 2, 2019 ASA Staff Report and Final Conditions of Approval

Board of Supervisors: Mike Wasserman, Cindy Chavez, Dave Cortese, Susan Ellenberg, S. Joseph Simitian  
County Executive: Jeffrey V. Smith

## PROJECT DESCRIPTION

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The property is a developed golf course and country club, which includes a golf course, fitness center, restaurant, and outdoor sports courts. On May 2, 2019, the Zoning Administrator approved a concurrent land use permit for Architecture and Site Approval (ASA) and Grading Approval (G) for the demolition of the existing 8,500 square-foot (s.f.) ProShop, and the construction of a new 15,000 s.f. ProShop with additional cart storage in the same general location (see Exhibit E- May 2, 2019 ASA Staff Report). The prior approval did not include any temporary structures during the construction of the new Pro Shop. The subject request includes an amendment to this approval to allow for a temporary 960 s.f.. Pro Shop trailer, and temporary 3,234 s.f.. tent for storage of golf carts during the construction of the Pro Shop. County Code Section 4.20.020, provides that accessory structures shall not exceed 16-ft in height. No additional trees are proposed to be removed besides the previously approved trees, and no additional grading is proposed.

### *Temporary Trailer*

A 960 s.f. temporary office and sales structure is proposed to be located within 60 ft. of the approved Pro Shop while under construction, and 156 s.f. from the edge of the right-of-way of Loyola Drive for a total of 12-months. The temporary office and sales structure will be a maximum of 12-feet in height, and will serve as a Pro Shop with a small office space for clubhouse staff. The Applicant will be required to obtain a Building Permit as a condition of approval and the trailer will be required to be removed within 12 months of placement on the site.

### *Temporary Tent*

To cover golf carts from the weather and outdoor elements during construction of the Pro Shop, the applicant proposes a 3,234 s.f. tent within the golf course, adjacent to the Pro Shop. The temporary tent will be 120 ft. from the Pro Shop, and 100 ft. from the right-of-way of Loyola Drive. The tent is proposed to be no more than 16-feet high and will require a building permit.

## Setting/Location Information

The property is located over 800 feet south of the City of Los Altos boundary, within the unincorporated area of Santa Clara County. The Lot Altos Country Club is surrounded by a number of residential properties that, the majority of which are at least .25 acres in size. The site is served by the City of Los Altos for sewer connection and California Water Service Company for potable water service.

No changes to parking, employees, traffic, or on-site capacity is proposed with this project.

## REASONS FOR RECOMMENDATIONS

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### **A. Environmental Review and Determination (CEQA)**

The proposed project qualifies for a Categorical Exemption, pursuant to Section 15304 (e) of the California Environmental Quality Act (CEQA) for “*Minor temporary use of land having negligible or no permanent effects on the environment.*” The temporary structures will be located within the existing golf course, in areas that are already disturbed by landscaped grass, as part of the driving range and golf course. There will be no grading



associated with the placement of the two structures. No additional trees are proposed to be removed beyond what was previously approved for removal. Lastly, no additional activities are proposed with this development, and no additional memberships are requested with this project.

**B. Minor Modification of Concurrent Land Use Approval for ASA and G**

According to Section § 5.20.200(A), a Minor Modification to a previously approved project may be requested by an applicant. The Minor Modification may be subject to a new public hearing. As the Zoning Ordinance does not provide a process for approval of temporary structures, and the requested temporary uses are part of the previously approved project, the Zoning Administrator determined that a public hearing to modify the conditions of approval would be required. As such, the Zoning Administration Hearing Officer is being asked to affirm all of the following “findings” in **bold**, with a discussion following in plain text.

**1. [The project] does not involve substantive changes to the approved site plan;**

The scope of this project is a minor change to the approved site plan, with the addition of two temporary structures that are not part of the previous approval. The temporary office trailer and temporary tent would be used on an interim basis, as the new main Pro Shop is under construction. The temporary structures would not require additional grading or tree removal, and Staff has determined that the amendment is minor and does not involve substantive changes to the May 2, 2019 approved site plan. As such, this finding can be made to approve the minor modification.

**2. [The project] does not significantly change the nature of the approved use;**

As noted under the ‘Setting/Location Information’ section of this report, the property is currently operating as a golf course and country club. The proposed minor modification will not change the prior approval for the demolition and reconstruction of a new Pro Shop, and will allow temporary structures to serve the operation while the Pro Shop is being constructed. There are no proposed changes to the approved use (Golf Course and associated uses) as a result of this project. The number of employees, hours of operation, and number of trips to and from the site will remain the same. As such, this finding can be made to approve the minor modification.

**3. [The project] does not intensify the approved use; and**

The facility includes a variety of activities associated with the existing golf course and country club and the proposed modification will not change any of these uses. The two proposed temporary structures would be removed prior to the opening of the Pro Shop and within the following time constraints:

- a) The temporary office trailer will be allowed for a maximum of 12 months, and
- b) The temporary tent will be allowed for a maximum of 6 months.

The temporary office trailer and temporary tent will be required to be removed at the expiration of 12 months and 6 months, respectively. The temporary structures will not be eligible for extensions of time, as these structures would be considered permanent and subject to sprinklering and/or need to be placed on permanent foundation. As such, this finding can be made to approve the Minor Modification.

**4. [The project] would not result in any new or substantially greater environmental effects than the originally approved project.**

Temporary structures will be placed in already disturbed areas and will not require any further grading. As such, no further environmental review was required under CEQA. This project would not create any greater impacts than the Pro-shop project. As such, this finding can be made to approve the minor modification.

**C. Architectural and Site Approval (ASA)**

The prior approval for the ancillary use of the golf course, the demolition and reconstruction of a new ProShop, did not include installation of temporary structures for extended periods of time. As the current request includes the installation of two temporary structures (temporary trailer and temporary tent), the project requires an additional analysis of the ASA findings for the temporary structures. The Zoning Administration Hearing Officer may approve the Minor Modification if all applicable findings listed in §5.40.040 of the County Zoning Ordinance can be made. Listed below are the individual findings in **bold**, with a discussion following in plain text.

**1. Adequate traffic safety, on-site circulation, parking and loading areas, and insignificant effect of the development on traffic movement in the area;**

Traffic will not increase with the installation of the temporary structures. No increase in the number of visitors, members, or employee trips are proposed. Pursuant to the existing Use Permit approved on December 11, 2011, a total of 255 parking spaces are permitted on-site, and no changes to personnel are proposed as part of this project. Adequate parking is provided on-site, and remains in compliance with the requirements of the 2011 expansion project and Use Permit. As such, the project will not impact traffic levels beyond what was analyzed in the adopted Mitigated Negative Declaration or the prior approval of the rebuilt Pro Shop. Temporary construction traffic for the temporary trailer, tent and Pro Shop will be conditioned to occur during permissible days and times, with construction parking only permitted on-site (See Attachment B). As such, this finding continues to be made with the installation of the two proposed temporary structures.

**2. Appearance of proposed site development and structures, including signs, will not be detrimental to the character of the surrounding neighborhood or zoning district;**

Demolition of the existing ProShop and reconstruction of a new Pro Shop was approved by the Zoning Administrator on May 2, 2019. At that time, the project did not include any temporary structures to be installed during the construction of the Pro

Shop. Both the temporary trailer and tent will be situated over 100 feet from Loyola Drive and will be not visible from the right-of-way or easily visible from neighboring properties given the construction activity taking place adjacent to Loyola Drive for the new Pro Shop. The temporary structures will be internal to the property.

Additional conditions of approval have been added which will require the removal of these temporary structures within 12 months for the trailer and 6 months for the tent (see Attachment B). It is important to note that the temporary structures are not permitted to be installed for longer than 12 months or 6 months as the structures are considered temporary and not permanent structures which would require additional improvements such as sprinklers, fire alarms and placement on a permanent foundation. and no extensions of time will be permissible. Furthermore, no changes to the Pro Shop project are proposed and no new signs are proposed with this project. As such, this finding can be made.

**3. Appearance and continued maintenance of proposed landscaping will not be detrimental to the character of the surrounding neighborhood or zoning district;**

New landscaping was previously analyzed and approved as part of the ProShop project to further screen the new ProShop building from Loyola Drive. Both tree protection measures and tree replacement are included in the original approval by the Zoning Administrator. Landscaping conditions did not change as part of this modification. As such, this finding can continue to be made.

**4. No significant, unmitigated adverse public health, safety and environmental effects of proposed development;**

As with the May 2,2019 Zoning Administrator approval for ASA and G, no additional members or operational changes are proposed with this project. The proposed structures are temporary and will be situated in existing grassy areas within the golf course. Proposed temporary structures will require building permits and will be required to comply with respective building and fire codes.

These temporary structures will not result in new environmental impacts to traffic, noise, construction noise or air quality. The project was reviewed by County's Land Development Engineering Division, Department of Environmental Health, the Fire Marshalls' Office, and Roads and Airports. No issues related to health, safety or environmental effects were found to exist. The temporary office trailer and tent will serve to house Pro Shop functions while the permanent Pro Shop is being constructed. The 3,234 s.f. tent will be removed within 6 months and the 960 s.f. office trailer within 12 months from building permit issuance. As such, as conditioned, this finding can be made.

**5. No adverse effect of the development on flood control, storm drainage, and surface water drainage;**

The nearest Creek is Permanente Creek, located over 600 feet from the subject site. The project has been reviewed by the County's Land Development Engineering Division and no issues related to flood control, storm drainage and surface water drainage were found to exist. Site runoff for the property is controlled by a bio retention area located adjacent to Loyola Drive. Runoff from the additional impervious surface for the permanent ProShop was conditioned to be adequately managed and treated through the conditions of approval. As such, this finding continues to be made.

**6. Adequate existing and proposed fire protection improvements to serve the development;**

The proposed project was reviewed by the County Fire Marshal and conditioned to clearly show fire access to accommodate emergency vehicles. The parking lot to the northeast of the ProShop will provide emergency access for fire vehicles, with a new 26' access gate with safety knox box, and new curb to accommodate a fire turnaround. It is important to note that both the Building Department and Fire Marshall will not permit the temporary structure to be installed for greater than 12 months for the trailer and 6 months for the tent. Building permits for the temporary structures will be required as outlined in the Revised Proposed Conditions of Approval (see Attachment B). As such, this finding can be made.

**7. No significant increase in noise levels;**

Noise associated with the new ProShop was analyzed with the prior approval from May 2, 2019. It is not anticipated that there would be any increase in the ambient noise levels, as a result of the newly constructed ProShop. Further, the temporary structures will not introduce new noise levels in the area beyond what was analyzed.

As an ongoing Condition of Approval, the project will be required to comply with County Noise Ordinance. As proposed, the project will not result in a significant increase in noise levels in the area, neither will the temporary structures. As such, this finding continues to be made.

**8. Conformance with zoning standards, unless such standards are expressly eligible for modification by the Zoning Administrator as specified in the Zoning Ordinance;**

The proposed project satisfies all of the required zoning standards, as stipulated in the County Zoning Ordinance. The zoning district for the subject golf course and country club parcel is R1-E-20-n1/A, and the area of the ProShop is zoned A, which requires minimum front, side and rear setbacks of 30 feet, 30 feet, and 30 feet, respectively. The new ProShop will be situated 30 feet from the side property line along Loyola Drive. The maximum height for structures is 35 feet. As noted in the project description section of this report, the height of the temporary tent will be maximum 16 feet tall and the temporary trailer no more than 12 feet. The project complies with the minimum required setbacks and is within the allowed height limits established for the zoning

district. No proposed modification to these standards are requested. As such, this finding can be made.

**9. Conformance with the general plan and any applicable area or specific plan, or, where applicable, city general plan conformance for property located within a city's urban service area; and**

The property is located within the Urban Service Area of the City of Los Altos. The city's General Plan governs the subject site for use and density. Within the City of Los Altos this property's General Plan designation is Open Space with a pre-zoning of Public and Community Facilities (PCF). The project is in conformance with the County's General Plan as the property is approved to operate as a golf course and country club through an approved Use Permit. The site has operated as a country club and golf course since 1923. The subject project for temporary structure approval would maintain conformance with the General Plan. As such, this finding continues to be made.

**10. Substantial conformance with the adopted "*Guidelines for Architecture and Site Approval*" and any other applicable guidelines adopted by the County.**

The proposal will be required to adhere to all Conditions of Approval required by other agencies and the Zoning Administrator. The intent of the "*Guidelines for Architecture and Site Approval*" is to "*secure the general purposes of the zoning ordinance and the General Plan and to maintain the character and integrity of the neighborhood by promoting excellence of development, preventing undue traffic hazards or congestion, and encouraging the most appropriate development and use of land in harmony with the neighborhood.*" The original, permanent proposal is in harmony with the existing neighborhood as the building location and general scale is not changing. The temporary structures proposed with this modification, are temporary and the office will be removed within 12 months and tent 6 months after installed. There would be no significant environmental effects on traffic, or congestion, or noise the proposal secures such general purposes. As such, this finding can be made.

## **ADDITIONAL INFORMATION**

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**Grading Approval.** Grading of approximately 2,400 cubic yards of cut and 100 cubic yards of fill were previously approved by the Zoning Administrator on May 2, 2019 as part of the re-modeling of the ProShop. The subject Minor Modification does not include any additional grading for the placement of these temporary structures. The applicant has been notified that additional grading would necessitate a modification to the concurrent land use permit for the ASA and G. As currently proposed, all of the Grading findings noted in the May 2, 2019 Staff Report (see Attachment E) continue to be made and are not required to be made again with this Minor Modification request.

**Tree Removal.** On May 2, 2019, the Zoning Administrator approved the removal of three (3) protected trees (two (2) 23" Olive trees and (1) 35" Deodar Cedar tree)) for development of the Pro Shop. No additional trees were requested for removal as part of the subject request.

## BACKGROUND

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The Los Altos Golf (Golf Course) and Country Club (Country Club) was originally founded in 1923 on a 110-acre site. In 1966, the Planning Commission granted a Use Permit to allow the construction of a new dining room, ProShop and snack shop within the existing structures of the Country Club. Between 1981 and 2006, the Planning Commission approved expansions and renovations of/to the Golf Course and the clubhouse areas. A major renovation of the Golf Course was approved by the Planning Commission in 2008. In 2011, a Major Modification to the Use Permit, ASA and Grading Approval was approved by the Planning Commission for a clubhouse remodel, expanded patio areas, lounge areas, yoga studios, expanded parking area and golf course.

On May 2, 2019, the Zoning Administrator approved a demolition and development of a new ProShop. Several months after approval of the ProShop, on February 10, 2020, the Applicant inquired about the installation of two temporary structures to accommodate needs on-site while the ProShop was under construction. After determining that there is no process within the County Ordinance to allow for temporary structures, the Zoning Administrator determined that allowance of temporary structures could be considered with a modification to the May 2, 2019 concurrent land use approval and a public hearing.

On February 11, 2020, the applicant submitted a request for a Minor Modification to the May 2, 2019 ProShop approval in order to allow a temporary tent and office trailer during the construction of the ProShop. The application was subsequently deemed complete for further processing on March 10, 2020. On May 8, 2020, a public notice was mailed to all residents within a 300-foot radius. Additionally, on May 11, 2020, a public notice was published in the newspaper.

## STAFF REPORT REVIEW

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Prepared by: Valerie Negrete, Associate Planner



Reviewed by: Leza Mikhail, Principal Planner & Zoning Administrator



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## ATTACHMENT A

### Proposed CEQA Determination – Categorical Exemption



# ATTACHMENT A

## Notice of Exemption from CEQA

To: ☒ County Clerk-Recorder  
County of Santa Clara

☐ Office of Planning & Research  
P.O. Box 3044, Room 222  
Sacramento, CA 95812-3044

<b>Project Title</b> 1560 Country Club Drive, Los Altos	<b>File Number (if applicable)</b> 11471-18A-18GA – Minor Modification	
<b>Project Location</b> 1560 Country Club Drive, Los Altos, over 800 feet south of the City of Los Altos boundary, within the unincorporated area of Santa Clara County. Zoning: A		
<b>Public Agency Approving Project</b> County of Santa Clara	<b>Person or Agency Carrying Out Project</b> Valerie Negrete, Associate Planner	
<b>Project Description (including purpose and beneficiaries of project)</b> Amendment to a previously approved concurrent land use permit for an Architecture and Site Approval (ASA) and Grading Approval (G), in order to allow a temporary 960 square foot (s.f.) Pro Shop trailer and a 3,234 s.f. temporary tent during the construction of an approved approximate 15,000 s.f. PrSshop. Previously approved grading of approximately 2,400 cubic yards of cut and 100 cubic yards of fill with three (3) protected trees proposed for removal.		
<b>Exempt Status check one/indicate type of State CEQA Guidelines section number:</b> <input checked="" type="checkbox"/> Categorical Exemption [CEQA Guidelines 15301-15333]: <input type="checkbox"/> Statutory Exemption [CEQA Guidelines 15260-15285]: <input type="checkbox"/> Declared Emergency [15269(a)]: <input type="checkbox"/> Emergency Project [15269(b)(c)]: <input type="checkbox"/> General Rule [CEQA Guidelines 15061(b)(3)]:		
<b>Reasons the project is exempt:</b>  The proposed project qualifies for a Categorical Exemption, Section 15304 (e) for the placement of Temporary Structures.  The proposed project includes two temporary structures during the development of a previously approved structure (Pro Shop).		
<b>County Contact Person</b> Valerie Negrete	<b>Title</b> Planner	<b>Telephone Number</b> (408) 299-5791

Date: 05/07/20 Signature:

Name/Title: Valerie Negrete/ Associate Planner

Approved by: 

## ATTACHMENT B

### Proposed Modified Conditions of Approval

## **ATTACHMENT B**

### **Conditions of Approval**

#### ARCHITECTURE SITE APPROVAL AND GRADING APPROVAL (MINOR MODIFICATION)

**Date:** May 21, 2020

**Owner/Applicant:** Los Altos Country Club.

**Location:** 1560 Country Club Drive, Los Altos (APN: 331-11-125 & 331-08-005)

**File Number:** PLN18-11471

**CEQA:** Categorically Exempt pursuant to Section 15304 (e)

**Project Description:** Minor Modification to a previously approved concurrent land use permit: Architecture and Site Approval (ASA) and Grading Approval (G). The Minor Modification allows a temporary 960 square foot (s.f.) ProShop trailer and a 3,234 s.f. temporary tent to be installed during the construction of an approved 15,000 sf. Pro Shop. Previously approved grading of 2,400 cubic yards of cut and 100 cubic yards of fill remain, and three (3) protected trees are proposed for removal, including two (2) 23" Olive trees and (1) 35" Deodar Cedar tree.

If you have any question regarding the following conditions of approval, call the person whose name is listed as the contact for that agency. He or she represents a particular specialty or office and can provide details about the conditions of approval.

Agency	Name	Phone	E-mail
Planning	Valerie Negrete	(408) 299- 5791	<a href="mailto:Valerie.negrete@pln.sccgov.org">Valerie.negrete@pln.sccgov.org</a>
Environmental Health	Darrin Lee	(408) 299 - 5748	<a href="mailto:darrin.lee@cep.sccgov.org">darrin.lee@cep.sccgov.org</a>
Land Development Engineering	Ed Duazo	(408) 299 – 5733	<a href="mailto:Ed.duazo@pln.sccgov.org">Ed.duazo@pln.sccgov.org</a>
Fire Department	Alex Goff	(408) 299-5763	<a href="mailto:Alex.goff@sccfd.org">Alex.goff@sccfd.org</a>

#### **STANDARD CONDITIONS OF APPROVAL (New Conditions of Approval No. 43 and 44)**

##### **Planning**

1. All conditions of approval from County File Use Permit No. 1427-11P-11A-11G, dated December 1, 2011, shall remain in full force and effect and are applicable with this approval.
2. Development and maintenance of the project shall take place in accordance with approved plans, received by the Planning Department on February 19, 2019. The plans

show the demolition of an existing approximate 8,500 square foot Proshop to build a new 15,000 square foot Proshop in the same general location.

3. The approximate 15,000 square foot Proshop shall be colored in the approved color, Divine White, as shown in the approved plans, received by the Planning Department on February 19, 2019.
4. In the event that previously unidentified historic or prehistoric archaeological resources are discovered during construction, the contractor shall cease work in the immediate area and the County Planning Office and Campus Archaeologist shall be contacted. An independent qualified archaeologist retained by the County at the expense of the applicant shall assess the significance of the find and make mitigation recommendations.
5. If archeological resources are discovered as described above, construction monitoring shall be conducted at any time ground-disturbing activities (greater than 12 inches in depth) are taking place in the immediate vicinity of the identified resources. If monitoring does not produce evidence of significant cultural resources within the project area, further mitigation shall be limited to construction monitoring, unless additional testing or other specific mitigation measures are determined by a qualified archaeologist to be necessary to ensure avoidance of damage to significant archaeological resources. A technical report of findings describing the results of all monitoring shall be prepared in accordance with professional standards. The archaeological monitoring program shall be implemented by an individual meeting the Secretary of Interior Professional Qualifications Standards in Archaeology (36 CFR 61); individual field monitors shall be qualified in the recognition of cultural resources and possess sufficient academic and field training as required to conduct the work effectively and without undue delay.
6. In the event that human skeletal remains are encountered, the applicant is required by County Ordinance No. B6-18 to immediately notify the County Coroner. Upon determination by the County Coroner that the remains are Native American, the coroner shall contact the California Native American Heritage Commission, pursuant to subdivision (c) of section 7050.5 of the Health and Safety Code and the County Coordinator of Indian affairs. No further disturbance of the site may be made except as authorized by the County Coordinator of Indian Affairs in accordance with the provisions of state law and this chapter. If artifacts are found on the site a qualified archaeologist shall be contacted along with the County Planning Office. No further disturbance of the artifacts may be made except as authorized by the County Planning Office.

#### Department of Environmental Health

7. All construction activities shall be in conformance with the Santa Clara County Noise Ordinance Section B11-154 and prohibited between the hours of 7:00 p.m. and 7:00 a.m. on weekdays and Saturdays, or at any time on Sundays for the duration of construction. All activities must comply with the Santa Clara County Noise Ordinance at all times

#### Land Development Engineering

8. Property owner is responsible for the adequacy of any drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health or damage to adjoining property.

Fire Marshal's Office

9. The building shall be equipped with an approved automatic fire sprinkler system complying with NFPA 13 because addition exceeds 500 sq. ft. and total floor area exceeds 3,600 sq. ft. Fire sprinklers may also be required by the Building Code for your project.
10. Should the Fire Marshal standards conflict with any other local, state or federal requirement, the most restrictive shall apply. Construction of access roads and driveways shall use good engineering practice.
11. Fire department Access Roads shall be provided within 150-ft. of all exterior portions of all structures. Access roads shall comply with the following:
  - a. Width: Clear width of drivable surface of 20-ft.
  - b. Vertical Clearance: 15-ft.
  - c. Inside Curve Radius: 42-ft.
  - d. Grade: Maximum grade shall not exceed 15%.
  - e. Surface: All driving surfaces shall be all-weather and capable of sustaining 75,000-pound gross vehicle weight.
  - f. Gates: Gates shall not obstruct the required width or vertical clearance of the driveway and may require a Fire Department Lock Box/Gate Switch to allow for fire department access. Installation shall comply with CFMO-A3.
  - g. All fire apparatus access roads meeting the minimum width shall have permanent "no parking fire lane" signs located so that all access roads are clearly identified, and the required clearance maintained as per CFC 503.3.
  - h. Driveways (fire apparatus access roads within the property) shall be provided within 150-ft. of all exterior portions of all structures. Access roads shall comply with the following:
    - A) Width: Clear width of drivable surface of 20 ft.
    - B) Vertical Clearance: 13-ft. 6-in.
    - C) Curve radius, grade, surface, bridges and gates shall comply with the provisions listed for Access Roads.

- F) Surface: All driving surfaces shall be all-weather and capable of sustaining 75,000-pound gross vehicle weight.
- I) Gates: Gates shall not obstruct the required width or vertical clearance of the driveway and may require a Fire Department Lock Box/Gate Switch approved by the responding fire department to allow for fire department access. Installation shall comply with CFMO-A3.
- J) All fire apparatus access roads meeting the minimum width shall have permanent "no parking fire lane" signs located so that all access roads are clearly identified and the required clearance maintained as per CFC §503.1.2.
- K) A number address approved by the Building Inspection Office shall be placed on the building (or at the entrance to the facility) in such a position as to be plainly visible and legible from the street or road fronting the property. [REF: CFC §505.1]

**CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO GRADING OR BUILDING PERMIT ISSUANCE**

**Planning**

- 12. **Prior to issuance of any permits**, the applicant shall pay all reasonable costs associated with the work by the Department of Planning and Development.
- 13. Submit a Construction Management and Logistics Plan for approval by Planning and Land Development Engineering, **prior to issuance of any grading permits**, that clearly identifies the elements listed below:
  - A. The location, anticipated quantities and time frame for construction staging and earthwork stockpiling associated with this project. Said location is required to be approved by Planning and Land Development Engineering.
  - B. Provide off-street construction related parking. Identify off-street parking location(s) on site plan for all construction related vehicles (employee parking and construction equipment) throughout the construction period. If adequate parking cannot be provided on the construction sites, identify on the site plan or vicinity map the satellite parking location(s) that will be used.
  - C. Prohibit impacts to accessing public transit access and movement of public transit vehicles. Identify on site plan all temporary or permanent access limitations, re-routes, lane closures, or limits to public transit movements or place a note on the site plan stating *"No temporary or permanent access limitations, re-routes, lane closures, or limits to public transit movement are permitted."*

- D. Provide written notification to all contractors and subcontractors regarding appropriate routes and weight limits and speed limits for local roads used to access construction sites. Provide one copy of the notices to the County Planning Office.
14. Verification of adequate signs shall be posted along Loyola Drive and in front of the project site, no smaller than 1,296 square inches in size, containing the name, telephone number, and email address of the appropriate person the public may contact to register a complaint about construction noise. The applicant shall keep a written record of all such complaints and shall provide copies of these records to the County Planning Office.
15. **Prior to issuance of building permit**, the applicant shall submit a copy of the approved landscape and irrigation system plan, prepared and stamped by a licensed landscape architect or contractor to Planning Office. Plan shall include tree replacement as recommended by the Arborist Report dated November 20, 2018, prepared by Ned Patchett. At minimum there shall be no less than ten (10) 24" boxed native trees to replace the three (3) trees proposed for removal.
16. Applicant shall adhere to tree protection measures described in the Arborist Report dated November 20, 2018, prepared by Ned Patchett. This includes but is not limited to protective fencing around existing trees adjacent to construction during any grading or building activity.

Fire Marshal's Office

17. A written construction site safety plan shall be submitted directly to the Fire Marshal's Office prior to approval of any Land Development Engineering construction permit (if required) or prior to approval of the building permit.
18. Fire protection water system shall be installed and inspected prior to approval of the foundation or final inspection for construction with completely noncombustible components. System shall be maintained in good working order and accessible throughout construction. A Stop-Work Order may be placed on the project if the required hydrant systems are not installed, accessible, and/or functioning.
19. Minimum fire-flow for this facility/structure shall be 1,500 gallons per minute (gpm) at 20 pounds per square inch (psi) for 2 hours based on 15,898 type V-A construction with a reduction for the installation of a NFPA 13 fire sprinkler system. NOTE: The fire-flow may be adjusted depending upon the final size of the structure shown on the building permit set of drawings.
20. Standard hydrant(s) shall be provided within 400-ft. of all portions of the/all structure(s). The number of hydrants shall be determined by Table C105.1 and the number needed to meet the distance requirement. Hydrant placement shall be approved by this office. NOTE: a listed fire pump may be required. [REF: 2007 CFC §508.5.1]
21. **At the time of plan submittal for building permit**, provide written verification from the water company that these condition can be satisfied. NOTE: water company must supply location of nearest hydrant(s) in addition to available fire-flow at 20 psi. More



than one hydrant may be used to satisfy this requirement if spacing does not exceed spacing per CFC Table C105.1.

22. A separate permit shall be obtained from the Fire Marshal's Office by a state licensed contractor prior to installation of hydrant system and any listed fire pump. Please allow for a minimum of 30 days for plan review.

**IMPORTANT:** Fire protection water system shall be installed and inspected **prior to approval of the foundation**. System shall be maintained in good working order and accessible throughout construction. A Stop-Work order may be placed on the project if the required hydrant systems are not installed, accessible, and/or functioning.

23. The building shall be equipped with an approved automatic fire sprinkler system complying with NFPA 13, to be verified **prior to issuance of building permit issuance**.

#### Department of Environmental Health

24. **Prior to issuance of a building permit**, properly abandon existing septic tank by pumping and filling the septic tank. Contact Building Inspection at 408-299-5700 to obtain a septic tank abandonment permit.
25. **Prior to issuance of a building permit**, A new septic tank will be installed and sized County Onsite Wastewater Treatment System Design Manual's specification. Obtain a septic system repair permit from the Department of Environmental Health.

Note: This facility has an active Wastewater Discharge Order 88-138 from the Central Coast Regional Water Control Board. The existing Onsite Wastewater Treatment System consists of sand filter treatment system with a 100,000 gallon/day capacity. Currently, half the of the treatment system has been developed/ utilized.

26. All food facilities require plan review by the plan review and construction unit of the Department of Environmental Health (DEH) that is separate from any plan review done by the County Building Department. Contact DEH at 408-918-3400 regarding plan submittal requirements.

#### Land Development Engineering

26. Obtain a Grading Permit from Land Development Engineering (LDE) **prior to beginning any construction activities**. Issuance of the grading permit is required **prior to LDE clearance of the building permit** (building and grading permits may be applied for concurrently). The process for obtaining a grading permit and the forms that are required can be found at the following web page:

[www.sccplanning.org](http://www.sccplanning.org) > I Want to.. > Apply for a Permit > Grading Permit

If the County Roads and Airports Department provides a condition of approval to obtain an encroachment permit, for your convenience, the grading and encroachment permits will be processed concurrently under one set of improvement (grading) plans.

Please contact LDE at (299-5734) for additional information and timelines.

27. Final plans shall include a single sheet which contains the County standard notes and certificates as shown on County Standard Cover Sheet. Plans shall be neatly and accurately drawn, at an appropriate scale that will enable ready identification and recognition of submitted information.
28. Final improvement plans shall be prepared by a licensed civil engineer for review and approval by LDE and the scope of work shall be in substantial conformance with the conditionally approved preliminary plans on file with the Planning Office. Include plan, profile, typical sections, contour grading for all street, road, driveway, structures and other improvements as appropriate for construction. The final design shall be in conformance with all currently adopted standards and ordinances. The following standards are available on-line:

March 1981 Standards and Policies Manual, Volume 1 (Land Development)  
[www.sccplanning.org](http://www.sccplanning.org) > Plans & Ordinances > Land Development Standards and Policies

§ 2007 Santa Clara County Drainage Manual  
[www.sccplanning.org](http://www.sccplanning.org) > Plans & Ordinances > Grading and Drainage Ordinance

29. Survey monuments shall be shown on the improvement plan to provide sufficient information to locate the proposed improvements and the property lines. Existing monuments must be exposed, verified and noted on the grading plans. Where existing monuments are below grade, they shall be field verified by the surveyor and the grade shall be restored and a temporary stake shall be placed identifying the location of the found monument. If existing survey monuments are not found, temporary staking delineating the property line may be placed **prior to construction** and new monuments shall be set **prior to final acceptance of the improvements**. The permanent survey monuments shall be set pursuant to the State Land Surveyor's Act. The Land Surveyor / Engineer in charge of the boundary survey shall file appropriate records pursuant to Business and Professions Code Section 8762 or 8771 of the Land Surveyors Act with the County Surveyor.
30. The improvement plans shall include an Erosion and Sediment Control Plan that outlines seasonally appropriate erosion and sediment controls during the construction period). Include the County's Standard Best Management Practice Plan Sheets BMP-1 and BMP-2 with the Plan Set.
31. All applicable easements affecting the parcel(s) with benefactors and recording information shall be shown on the improvement plans.

32. Provide a drainage analysis prepared by a licensed civil engineer in accordance with criteria as designated in the 2007 County Drainage Manual (see Section 6.3.3 and Appendix L for design requirements). The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow for the 10-year and 100-year storm event or cause a hazard or public nuisance. The mean annual precipitation is available on the on-line property profile.
33. All new on-site utilities, mains and services shall be placed underground and extended to serve the proposed development. All extensions shall be included in the improvement plans. Off-site work should be coordinated with any other undergrounding to serve other properties in the immediate area.
34. Provide a Storm Water Management Plan. The Storm Water Management Plan shall incorporate site design measures, source control measures, and show drainage management areas, treatment measures, and hydromodification features, as applicable. Sizing calculations for the treatment measures and hydraulic analysis of the hydromodification will be required. Please see the C.3 Stormwater Handbook published by the Santa Clara Valley Urban Runoff Pollution Prevention Program (SCVURPPP). Information is available at [www.scvurppp.org](http://www.scvurppp.org).
35. Submit one copy of the signed and stamped of the geotechnical report for the project.
36. Submit a plan review letter by the Project Geotechnical Engineer certifying that the geotechnical recommendation in the above geotechnical report have been incorporated into the improvement plan.
37. Indicate on the improvement plans the land area that will be disturbed. If one acre or more of land area will be disturbed, file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) for coverage under the State General Construction Permit. The SWRCB will issue a Waste Discharge Identification number (WDID). The WDID number shall be shown on the on the final improvement plans. The SWRCB web site is at: [www.waterboards.ca.gov](http://www.waterboards.ca.gov) > Water Issues > Programs > Stormwater

## **CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO BUILDING PERMIT**

### **FINAL**

#### **Planning**

38. A certified arborist shall monitor the construction and provide written recommendations to preserve any potentially impacted trees associated with the proposed improvements. Submit a plan-review and a construction-observation letter **prior to the issuance of final occupancy** summarizing implementation of these mitigation measures.

### Environmental Health

39. **Prior to final occupancy**, provide proof of garbage service at the time of final occupancy sign-off. Garbage service in the unincorporated areas of Santa Clara County is mandatory.

### Land Development Engineering

40. Existing and set permanent survey monuments shall be verified by inspectors **prior to final acceptance of the improvements** by the County. Any permanent survey monuments damaged or missing shall be reset by a licensed land surveyor or registered civil engineer authorized to practice land surveying and they shall file appropriate records pursuant to Business and Professions Code Section 8762 or 8771 of the Land Surveyors Act with the County Surveyor.
41. Construct the improvements. Construction staking is required and shall be the responsibility of the developer.

### Fire Marshall's Office

42. The fire sprinkler system shall be installed and finalized by this office **prior to occupancy**. A separate permit shall be obtained from the Fire Marshal's Office by a state licensed C-16 contractor **prior to installation**. Please allow for a minimum of 30 days for plan review of fire sprinkler plans.

## **TEMPORARY TRAILER AND TEMPORARY TENT**

### Planning

43. As shown on plans dated February 7, 2020, a temporary 960 sf. ProShop trailer will be allowed on the property for no more than 12 months; and a temporary 3,234 sf. temporary tent for no more than 6 months. (ADDED MAY 21, 2020 ZA HEARING)
44. No additional extensions of time for these structures are allowed. Any extension of time would subject these structures to being considered permanent structures and may require additional requirements for permanent structures. (ADDED MAY 21, 2020 ZA HEARING)
45. The temporary office and sales structure will be a maximum of 12-feet in height and located within 60 ft. of the approved Pro Shop.
46. The tent is proposed to be no more than 16-feet high and located 100 ft. from the right-of-way of Loyola Drive.

### Fire Marshal's Office

47. Both temporary trailer and tent require building permits and are subject to accessibility requirements in the Building Code.
48. If the temporary tent is placed longer than 6 months it is considered permanent and shall have a NFPA 13 Fire Sprinkler system with monitoring required per California Fire

Code 2019 Edition. A structural engineer must verify that the tent will be able to withstand the load of the sprinkler system.

These conditions and Minor Modification to the concurrent land use permit (ASA and G), approved on May 21, 2020 by the Zoning Administration Hearing Officer, are valid for a period of four (4) years.

THE CONDITIONS OF APPROVAL MUST BE COMPLETED, AND A BUILDING PERMIT ISSUED BY MAY 21, 2024, UNLESS AN EXTENSION OF TIME APPLICATION IS MADE AND GRANTED FOR THE PERMANENT STRUCTIONS ONLY.

This approval is based upon information submitted on the application form and approved plans. Erroneous information, omission of relevant information or substantial changes will void this approval.

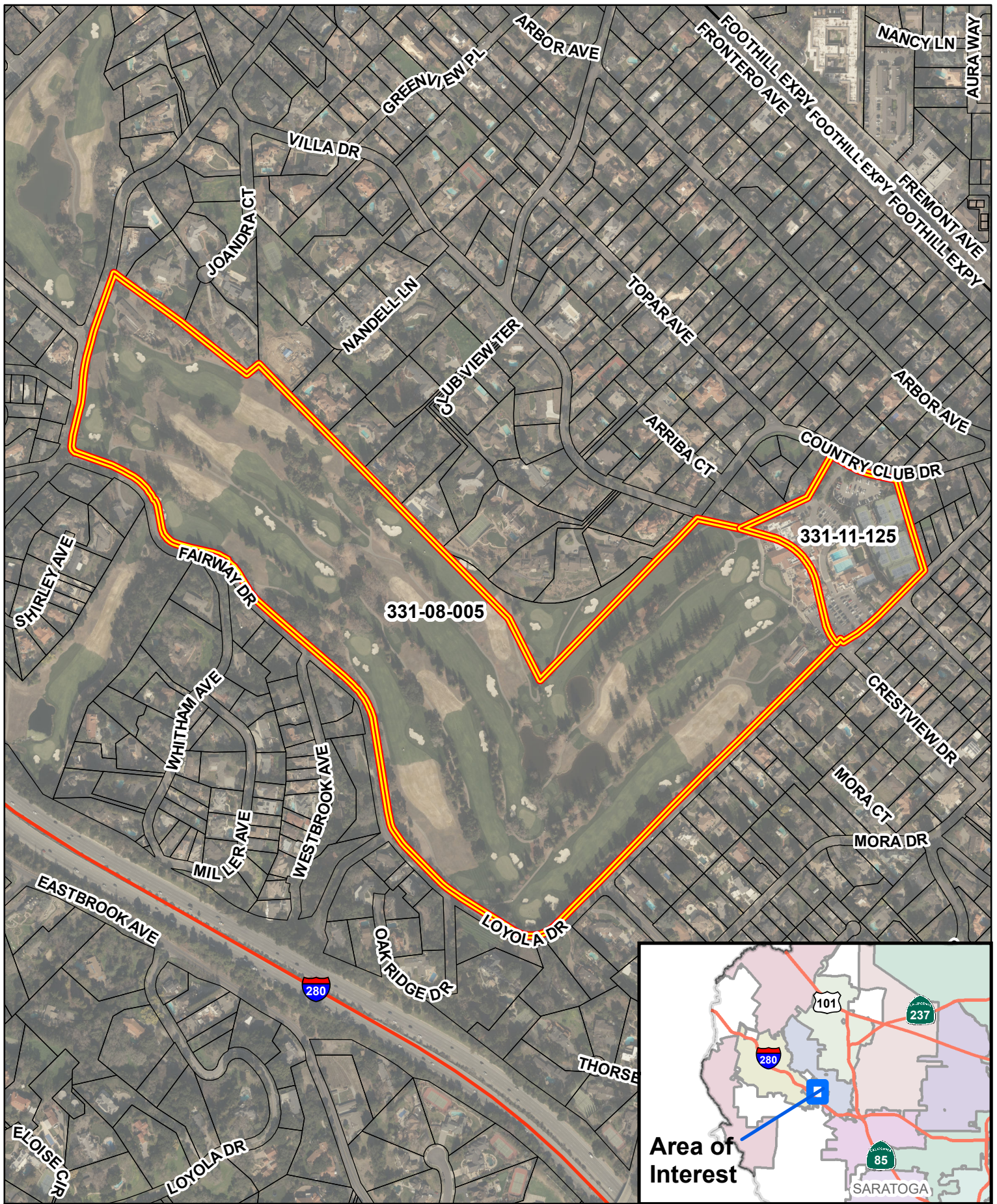
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Valerie Negrete, Associate Planner

ATTACHMENT C

Location & Vicinity Map





File: 11471  
APN: 331-11-125

## Vicinity Map

0 250 500  
Feet



This map created by the Santa Clara County Planning Office. The GIS data was compiled from various sources. While deemed reliable, the Planning Office assumes no liability.  
5/13/2020 9:54:12 AM Y:\Projects\11471\11471\_vicinity\_map.mxd



ATTACHMENT D

Proposed Plans



# ATTACHMENT D



An Architectural and Site Approval Amendment for:

## LOS ALTOS GOLF AND COUNTRY CLUB

1560 Country Club Drive

Los Altos, California



ARC TEC  
ARCHITECTURAL TECHNOLOGIES  
www.arctecinc.com  
Arizona

2960 East Northern Avenue, Building C  
Phoenix, AZ 85028 402.953.2355

California  
1731 Technology Drive, Suite 750  
San Jose, CA 95113 408.496.1121

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In Association with:

An Architectural and Site Approval Amendment for:

# LOS ALTOS GOLF AND COUNTRY CLUB

Los Altos, California  
1560 Country Club Drive



PROJECT NO: 154085



1. VIEW FROM FIRST HOLE FAIRWAY

### PROJECT DATA

OWNER NAME:	LOS ALTOS GOLF AND COUNTRY CLUB	BUILDING AREA:	960 S.F.
PROJECT ADDRESS:	1560 COUNTRY CLUB DRIVE LOS ALTOS, CALIFORNIA 94024	NUMBER OF STORIES:	1
		OCCUPANCY CLASS:	M
		CONSTRUCTION TYPE:	1
		ZONING:	A, R1E-1AC
		SITE AREA:	86.4 AC / 3,764,199 S.F.

THE TEMPORARY PRO SHOP TRAILER WILL BE IN USE FOR 12 MONTHS.

THE TEMPORARY GOLF CART CANOPY WILL BE IN USE FOR 6 MONTHS.

### APPLICABLE CODES

2019 CALIFORNIA BUILDING CODE (CCR TITLE 24, PART 2)  
2019 CALIFORNIA ELECTRIC CODE (CCR TITLE 24, PART 3)  
2019 CALIFORNIA MECHANICAL CODE (CCR TITLE 24, PART 4)  
2019 CALIFORNIA PLUMBING CODE (CCR TITLE 24, PART 5)  
2019 CALIFORNIA ENERGY CODE (CCR TITLE 24, PART 6)  
2019 CALIFORNIA FIRE CODE (CCR TITLE 24, PART 9)  
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CCR TITLE 24, PART 11)

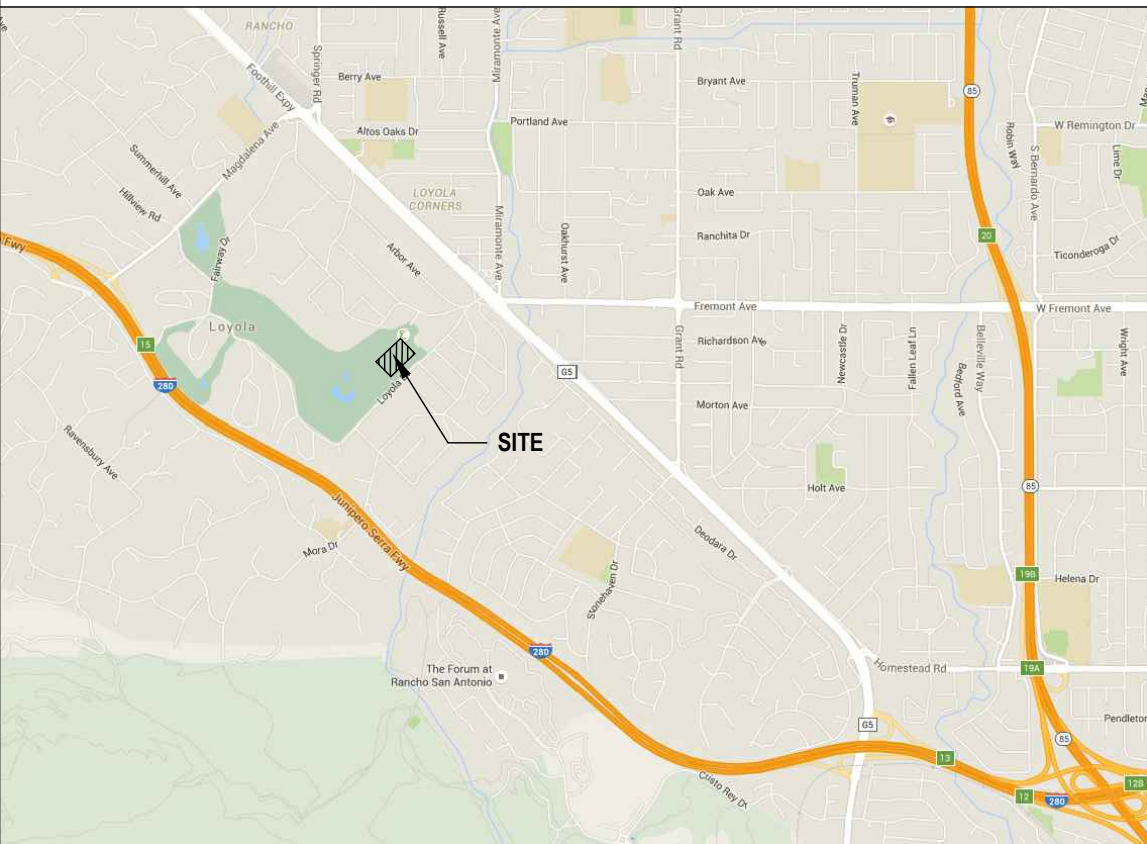
ALL CODES ARE SUBJECT TO LOCAL GOVERNMENT AMENDMENTS PER CALIFORNIA BUILDING STANDARDS COMMISSION BULLETIN 10-03.

### PROJECT DESCRIPTION

THIS AMENDMENT APPLICATION CONSISTS OF A TEMPORARY PRO SHOP TRAILER AND GOLF CART CANOPY TO BE USED DURING THE CONSTRUCTION OF APPROVED PLANNING APPLICATION PLN 18-11471.

SCOPE OF WORK INCLUDES INSTALLATION OF TEMPORARY PRO SHOP TRAILER, CONSTRUCTION OF TEMPORARY PEDESTRIAN PATH AND GOLF CART CANOPY. DISTURBED SITE AREAS TO BE RESTORED TO PREVIOUSLY APPROVED CONDITIONS AT CULMINATION OF MAIN BUILDING CONSTRUCTION.

### VICINITY MAP



### PROJECT TEAM

OWNER:  
LOS ALTOS GOLF & COUNTRY CLUB  
1560 Country Club Drive  
Los Altos, CA 94024  
PHONE: 650.947.3100  
CONTACT: David Hiebert  
EMAIL: david@hieberthome.com

ARCHITECT:  
ARC TEC INC.  
99 Almaden Boulevard, Suite 840  
San Jose, CA 95113  
PHONE: 408.496.0676  
CONTACT: Rob Wood  
EMAIL: RobW@arctecinc.com

CIVIL ENGINEER:  
KIER & WRIGHT  
3350 Scott Blvd., Building 22  
Santa Clara, CA 95054  
PHONE: 408.727.6665  
CONTACT: Mark Knudsen  
EMAIL: mknudsen@kierwright.com

LANDSCAPE ARCHITECT:  
KLA, Inc.  
151 N. Norlin Street  
Sonoma, CA 95370  
PHONE: 209.532.2856  
CONTACT: Tom Holloway  
EMAIL: tom@kla-ca.com

### DRAWING INDEX AND ISSUE DATES

- PRELIMINARY OR PRICING PLANS
- FIRST FORMAL SUBMITTAL OR NO CHANGES SINCE PREVIOUS ISSUE
- MODIFICATIONS SINCE PREVIOUS ISSUE

ISSUE DATES AND DESCRIPTIONS  
11.20.2018 ASA SUBMITTAL  
01.07.2019 ASA RESUBMITTAL  
02.07.2020 ASA SUBMITTAL  
02.07.2020 COUNTY ASA AMENDMENT

### COVER SHEET

• • • •

### ARCHITECTURAL

A0.01	NEIGHBORHOOD CONTEXT PHOTOS	•
A1.00	EXISTING SITE/ DEMOLITION PLAN	• • • •
A1.01	SITE PLAN	• • • •
A1.02	SITE PHOTOMETRIC PLAN	• • • •
A1.03	SITE PLAN - CONSTRUCTION PHASE	• • • •
A2.11	LOWER LEVEL FLOOR PLAN	• • • •
A2.12	UPPER LEVEL FLOOR PLAN	• • • •
A2.13	PRO SHOP TRAILER PLAN AND ELEVATIONS	• • • •
A2.14	GOLF CART CANOPY DRAWINGS	• • • •
A2.31	ROOF PLAN	• • • •
A3.11	EXTERIOR ELEVATIONS	• • • •
A3.12	ENLARGED ENTRY TOWER ELEVATION AND SECTION	• • • •
A3.31	EXTERIOR RENDERINGS	• • • •
A3.32	EXTERIOR RENDERINGS	• • • •
A4.01	BUILDING SECTIONS AND DETAILS	• • • •
A4.02	DOOR AND WINDOW DETAILS	• • • •

### CIVIL

CV	COVER SHEET	• • • •
C1.0	TOPOGRAPHIC SURVEY	• • • •
C1.1	TOPOGRAPHIC SURVEY	• • • •
C2	TYPICAL SECTIONS	• • • •
C2.2	CONSTRUCTION SITE PLAN	• • • •
C3	PRELIMINARY GRADING & DRAINAGE PLAN	• • • •
C4	PRELIMINARY UTILITY PLAN	• • • •
C5	STORM WATER QUALITY CONTROL PLAN	• • • •
C6	FIRE EXHIBIT	• • • •

### LANDSCAPE

L0.1	ILLUSTRATIVE LANDSCAPE PLAN	• • • •
L0.2	PRELIMINARY PLANTING PLAN	• • • •
L0.3	PRELIMINARY IRRIGATION PLAN	• • • •
L0.4	MID-CONSTRUCTION LANDSCAPE PLAN	• • • •

UPON REMOVAL OF TEMPORARY TRAILER AND GOLF CART CANOPY, ALL SITE CONDITIONS SHALL BE RETURNED TO MATCH THE APPROVED PLAN PER PLN 18-11471





## California

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APN:	331-11-125, 331-08-005
COUNTY ZONING:	A, R1E-1AC
SITE AREA:	86.4 AC / 3,764,199 S.F.
COUNTY SETBACK:	30'-0"
NUMBER OF STORIES (2 ALLOWED):	1
BUILDING HEIGHT (30' ALLOWED):	21'-8"
PROPOSED UPPER LEVEL:	8,585 S.F.
PROPOSED BASEMENT LEVEL:	7,313 S.F.
TOTAL BUILDING AREA:	15,898 S.F.

STANDARD PARKING SPACES:	243 SPACES
ACCESSIBLE PARKING SPACES:	8 SPACES
NEW ACCESSIBLE PARKING STALLS:	1 SPACES
TOTAL PARKING SPACES:	252 SPACES

STALL TYPE	WIDTH	DEPTH	COMPLIANT
STANDARD	8'-6"	18'-0"	YES

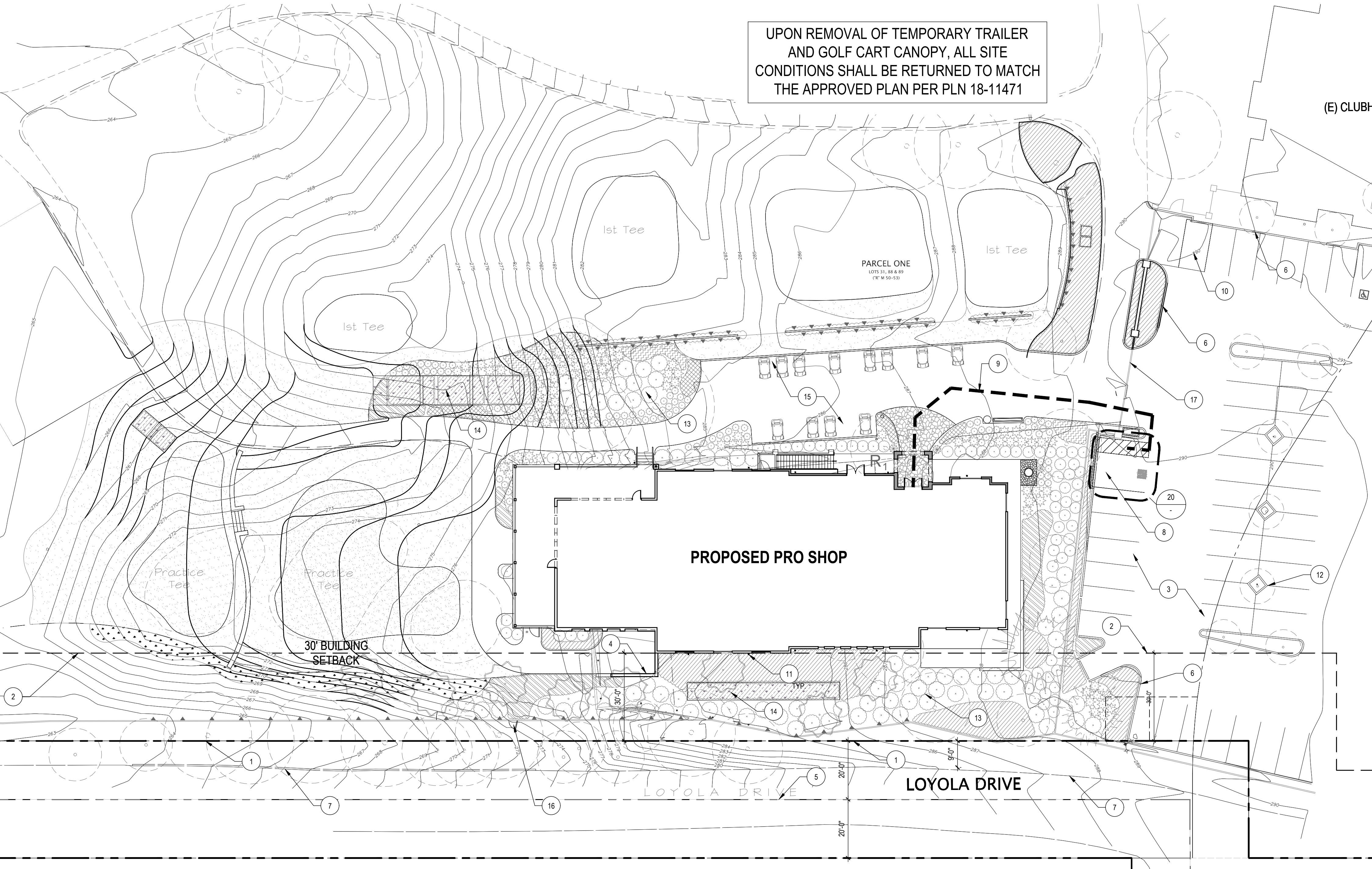
REQUIRED NUMBER OF ACCESSIBLE PARKING STALLS (CBC TABLE 11B-208.2)

TOTAL PARKING SPACES	MINIMUM REQUIRED	COMPLIANT
201-300	7	YES

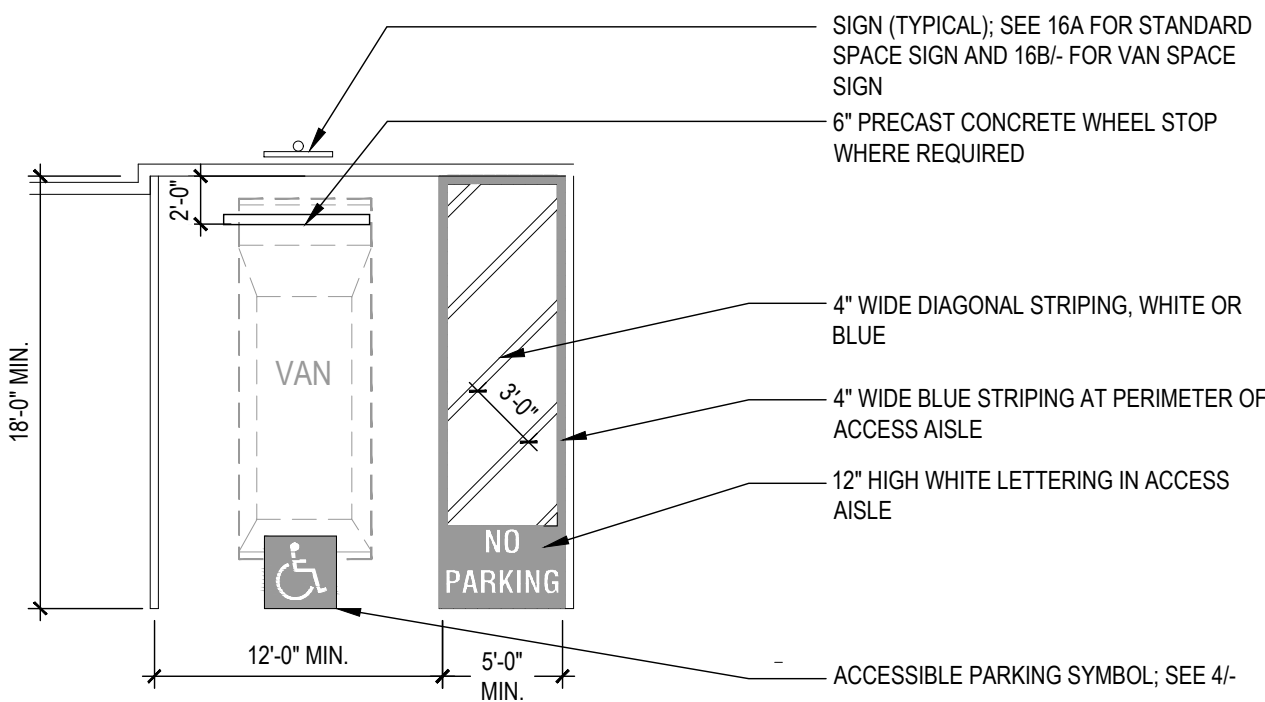
NOT ALL KEYNOTES MAY APPLY

- 1 EDGE OF RIGHT-OF-WAY / PROPERTY LINE
- 2 30' SETBACK FROM THE EDGE OF RIGHT-OF-WAY / PROPERTY LINE
- 3 (E) ASPHALT PAVING
- 4 COMPLIANT RETAINING WALL IN ACCORDANCE WITH SANTA CLARA ZONING ORDINANCE 4.20.110 A.4 (HEIGHT LIMITATION CONFORMS). SEE CIVIL
- 5 CENTER OF RIGHT-OF-WAY
- 6 (E) CONCRETE CURB
- 7 EDGE OF PAVEMENT
- 8 NEW ACCESSIBLE VAN PARKING STALL STRIPING, SEE DETAIL 20/-
- 9 ACCESSIBLE PATH OF TRAVEL
- 10 NEW PARKING STALL
- 11 DOWNSPOUT NOZZLE LOCATION
- 12 (E) LANDSCAPE, REFER TO LANDSCAPE SHEETS
- 13 LANDSCAPED AREA, REFER TO LANDSCAPE SHEETS
- 14 BIO-RETENTION AREA, REFER TO CIVIL SHEETS
- 15 HARDSCAPE, REFER TO LANDSCAPE SHEETS
- 16 NEW PEDESTRIAN GATE IN (E) FENCE WITH KNOX BOX FOR FIRE DEPARTMENT ACCESS
- 17 NEW 26' WIDE FIRE ACCESS GATE WITH KNOX BOX FOR FIRE DEPARTMENT ACCESS

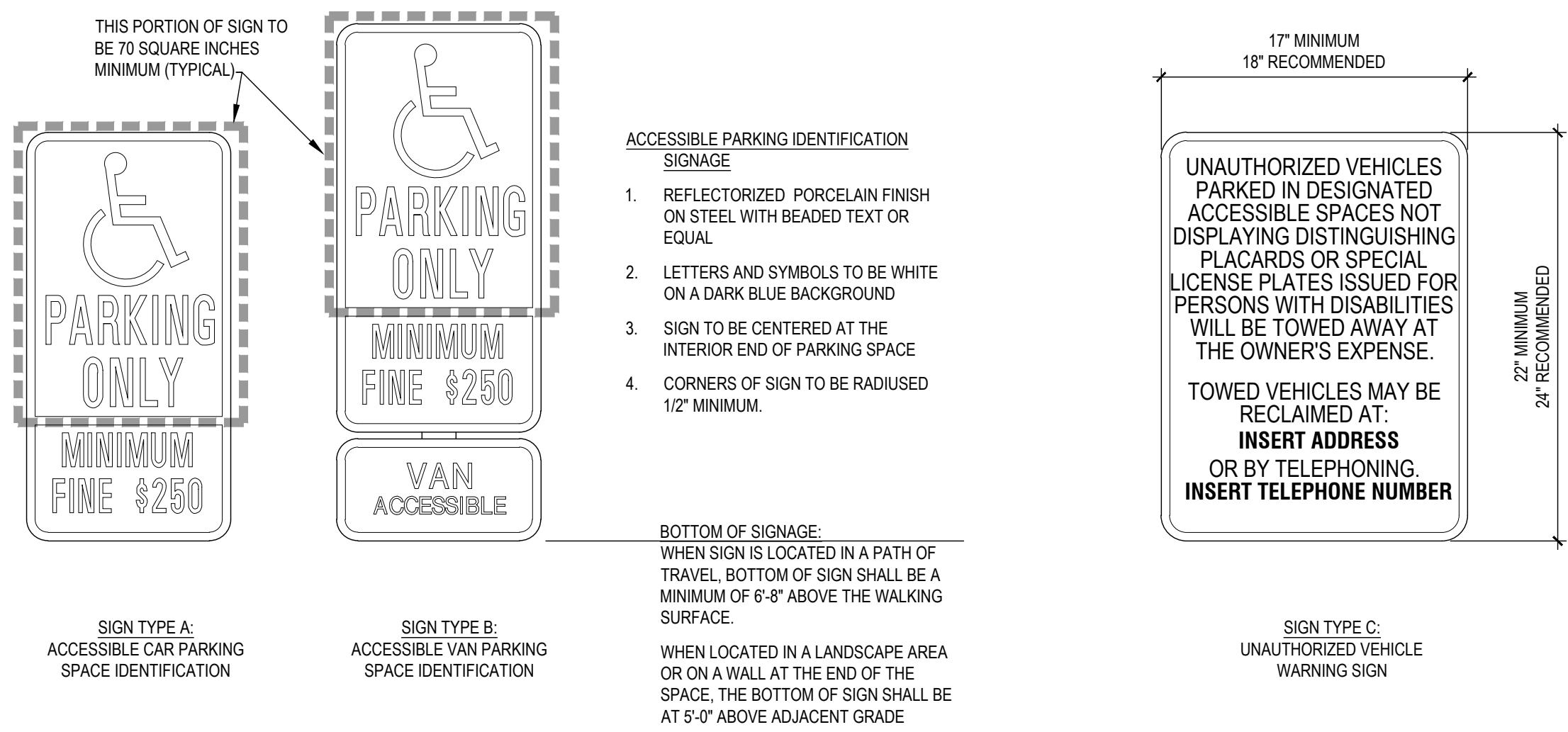
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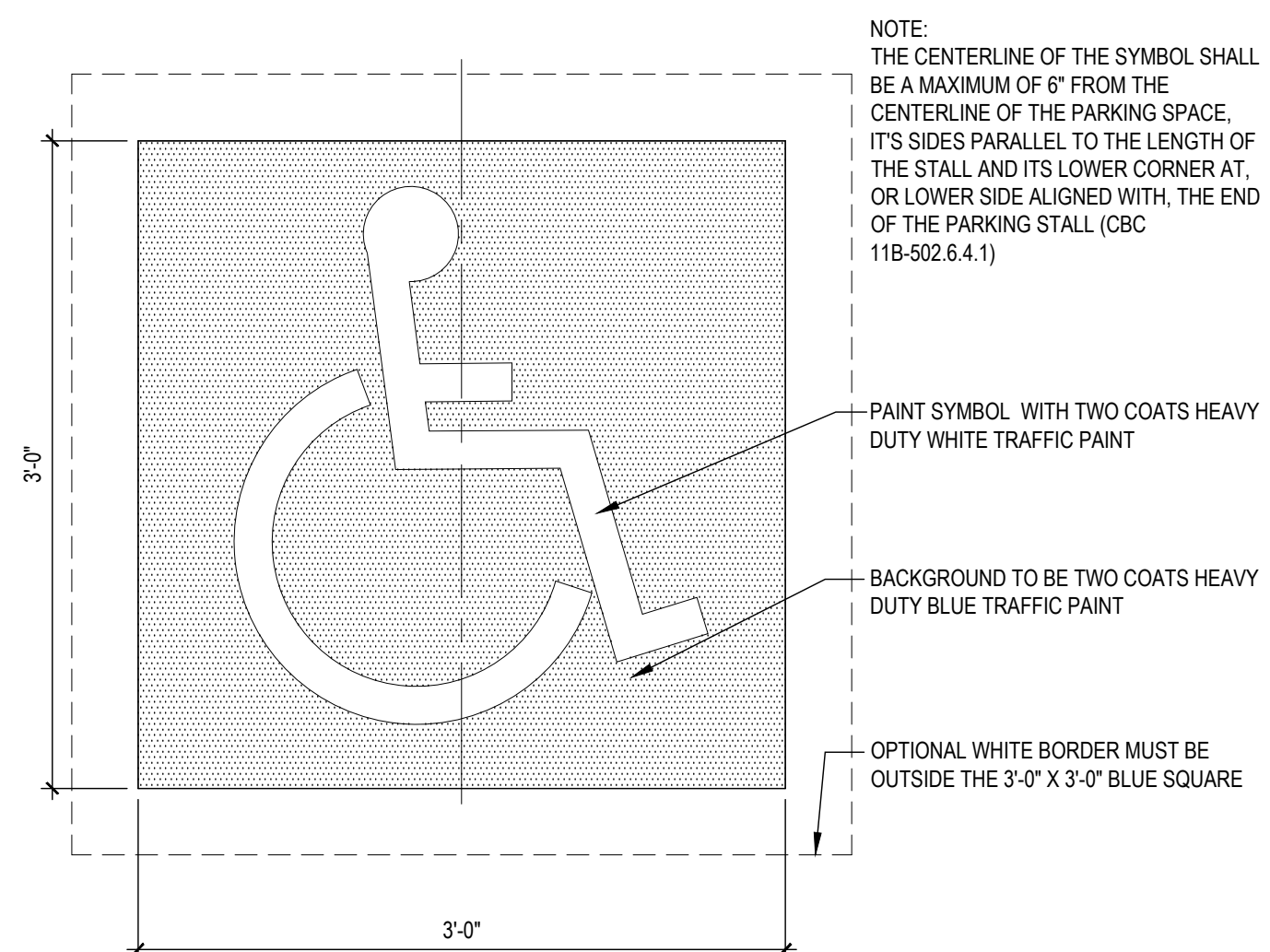
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SCALE: 1 1/2"=1'-0"



SCALE: N.T.S.



**LOS ALTOS GOLF AND COUNTRY CLUB**  
1560 Country Club Drive  
Los Altos, California

## An Architectural and Site Approval Amendment for:

1560 Country Club Drive  
Los Altos, California

Los Altos, California



DATE	DESCRIPTION
1.20.2018	COUNTY ASA SUBMITTAL
1.07.2019	COUNTY ASA RESUBMITTAL
2.19.2019	COUNTY ASA RESUBMITTAL
2.07.2020	COUNTY ASA AMENDMENT

## SITE PLAN

## A1.01

PROJECT NO: 154085





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TOTAL PARKING SPACES	MINIMUM REQUIRED	COMPLIANT
201-300	7	YES

NOT ALL KEYNOTES MAY APPLY

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- 2 30' SETBACK FROM THE EDGE OF RIGHT-OF-WAY / PROPERTY LINE
- 3 (E) ASPHALT PAVING
- 4 COMPLIANT RETAINING WALL IN ACCORDANCE WITH SANTA CLARA ZONING ORDINANCE 4.20.110 A.4 (HEIGHT LIMITATION CONFORMS), SEE CIVIL
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- 6 (E) CONCRETE CURB
- 7 EDGE OF PAVEMENT
- 8 NEW ACCESSIBLE VAN PARKING STALL STRIPING, SEE DETAIL 201-
- 9 ACCESSIBLE PATH OF TRAVEL
- 10 NEW PARKING STALL
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- 12 (E) LANDSCAPE, REFER TO LANDSCAPE SHEETS
- 13 LANDSCAPED AREA, REFER TO LANDSCAPE SHEETS
- 14 BIO-RETENTION AREA, REFER TO CIVIL SHEETS
- 15 HARDSCAPE, REFER TO LANDSCAPE SHEETS
- 16 NEW PEDESTRIAN GATE IN (E) FENCE WITH KNOX BOX FOR FIRE DEPARTMENT ACCESS
- 17 NEW 26" WIDE FIRE ACCESS GATE WITH KNOX BOX FOR FIRE DEPARTMENT ACCESS
- 18 TEMPORARY MODULAR RAMP AND LANDING TO MEET ALL CODE AND ACCESSIBILITY REQUIREMENTS
- 19 TEMPORARY PEDESTRIAN PATH - SEE CIVIL SHEET C2.2 FOR ADDITIONAL INFORMATION
- 20 APPROXIMATE LOCATION OF CONSTRUCTION FENCE FOR APPROVED PRO SHOP PER PLN 18-11471
- 21 MINIMAL LIGHTING TO BE PROVIDED AT TEMPORARY LANDING
- 22 NEW TEMPORARY VEHICLE GATE WITH KNOX BOX FOR FIRE DEPARTMENT ACCESS - SEE CIVIL SHEET C6 FOR ADDITIONAL INFORMATION
- 23 TEMPORARY FIRE DEPARTMENT ACCESS AREA WITH ALL WEATHER MATERIAL CAPABLE OF HOLDING 75,000 POUNDS, SHOWN HATCHED - SEE CIVIL SHEET C6 FOR ADDITIONAL INFORMATION

An Architectural and Site Approval Amendment for:

**LOS ALTOS GOLF AND COUNTRY CLUB**

1560 Country Club Drive  
Los Altos, California

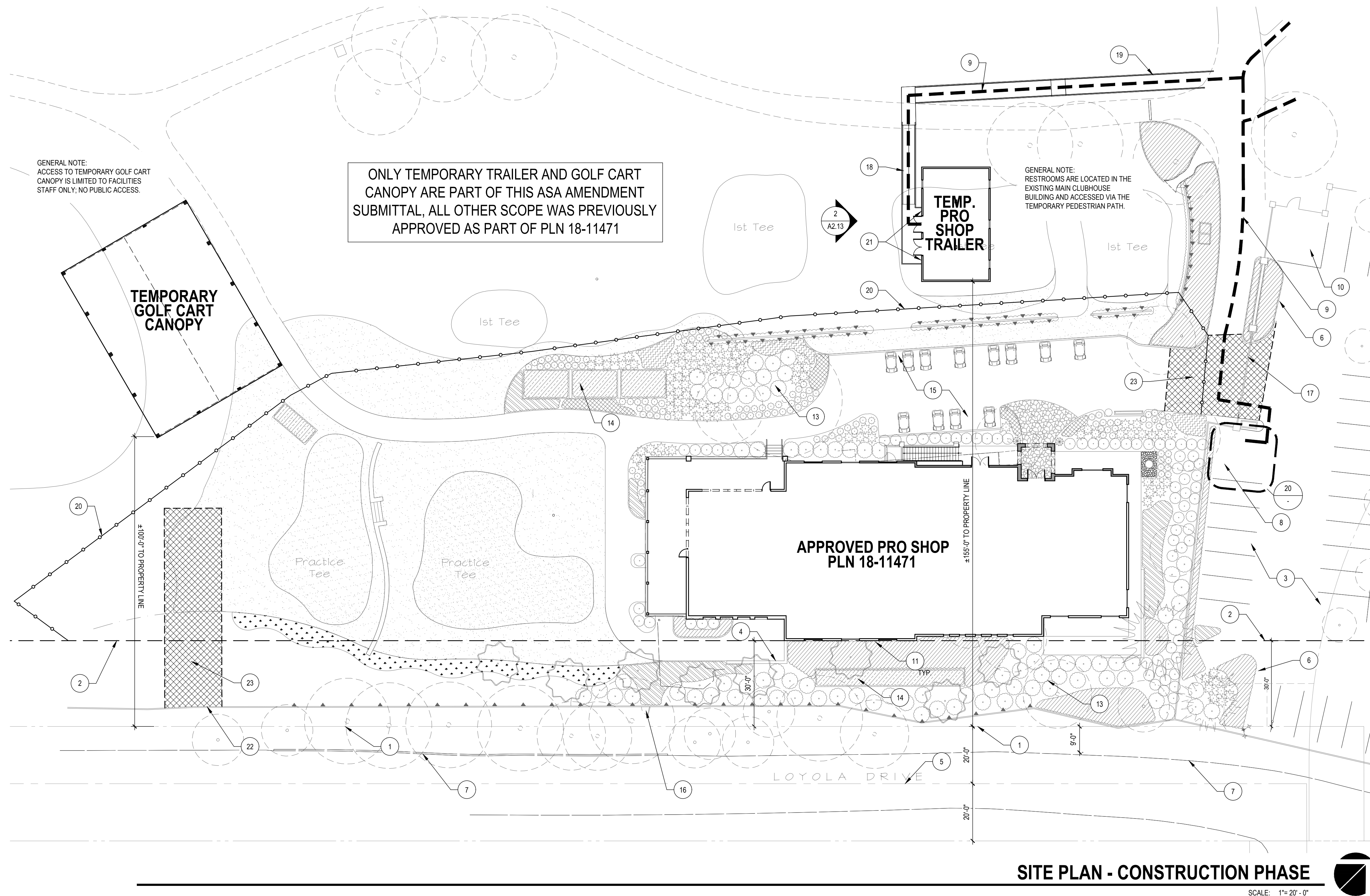


DATE	DESCRIPTION
11.20.2018	COUNTY ASA SUBMITTAL
11.07.2019	COUNTY ASA RESUBMITTAL
12.19.2019	COUNTY ASA RESUBMITTAL
12.07.2020	COUNTY ASA AMENDMENT

SITE PLAN - CONSTRUCTION  
PHASE

### A1.03

PROJECT NO: 154085



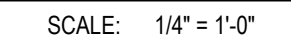
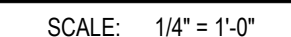
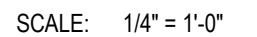
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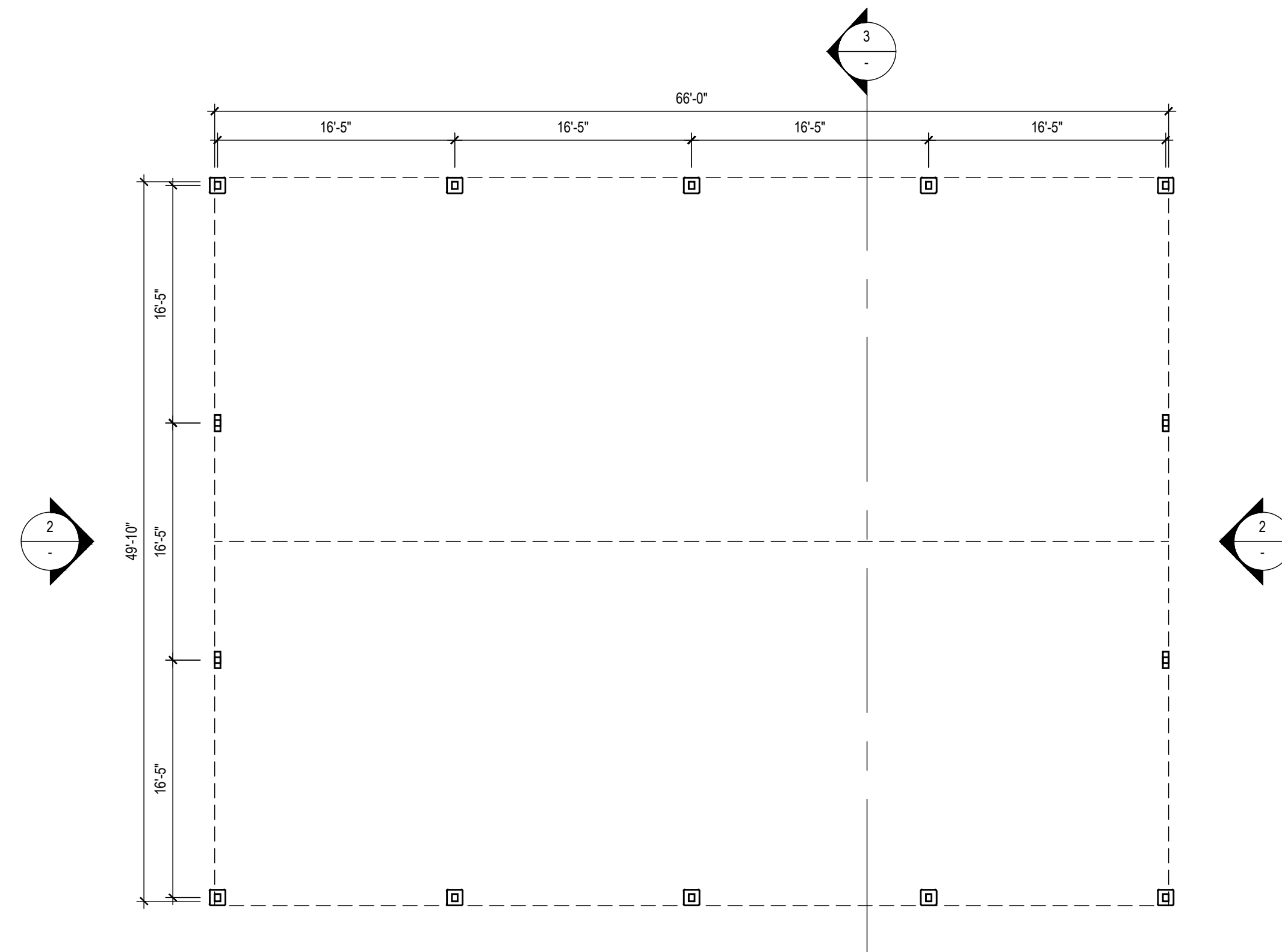


Back - East elevation  
Facing parking area

SCALE: NTS

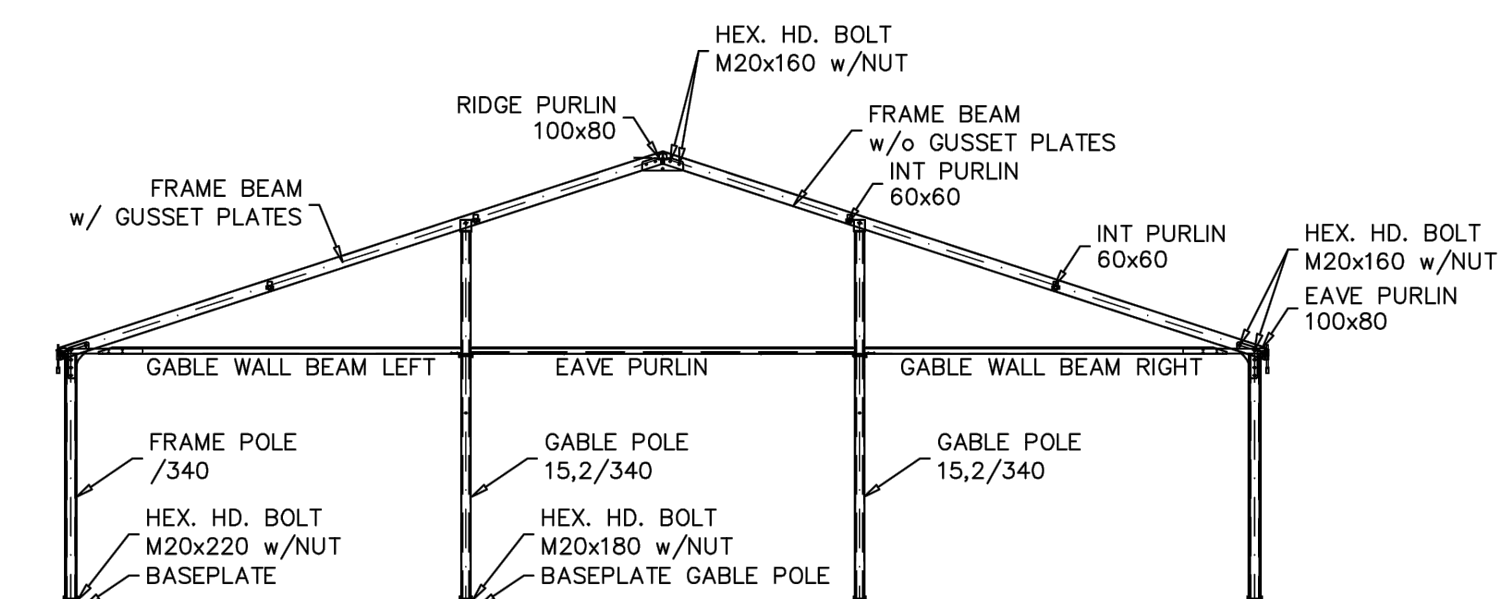
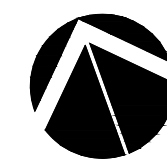






## TEMPORARY GOLF CART CANOPY PLAN

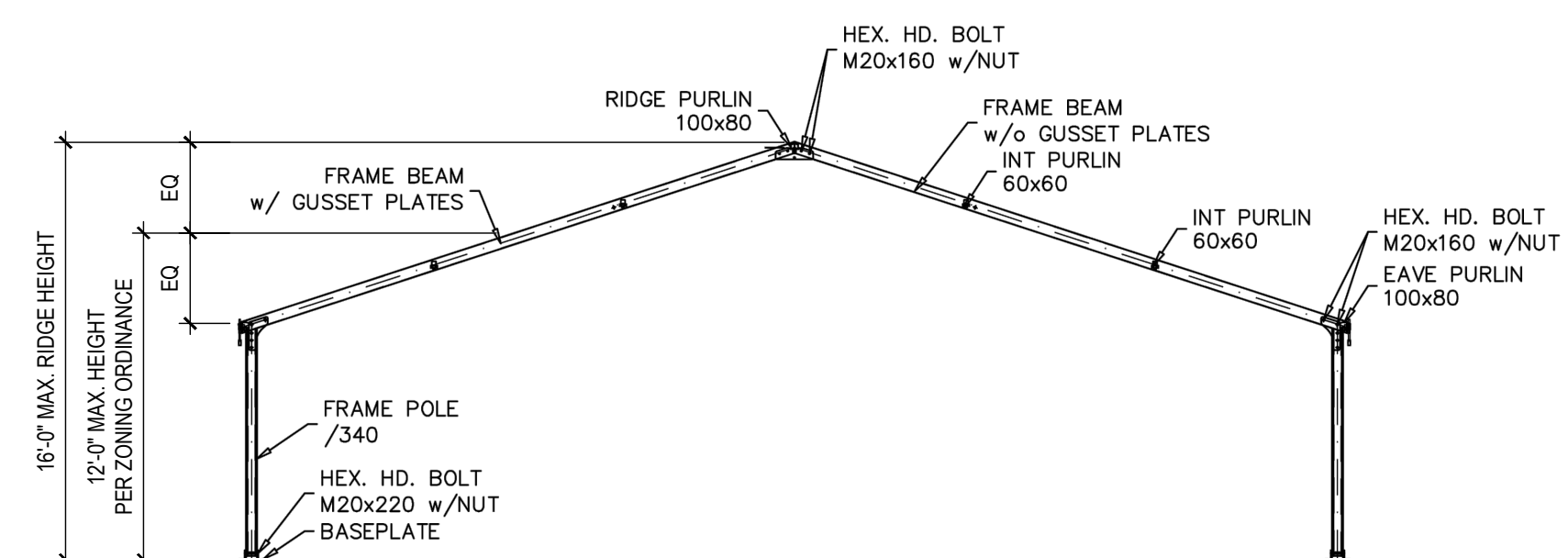
SCALE: 1/8" = 1'-0"



### TEMPORARY EAST/WEST ELEVATION

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

(2)



## TEMPORARY GOLF CART CANOPY SECTION

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

3

DATE	DESCRIPTION
11.20.2018	COUNTY ASA SUBMITTAL
01.07.2019	COUNTY ASA RESUBMITTAL
02.19.2019	COUNTY ASA RESUBMITTAL
02.07.2020	COUNTY ASA AMENDMENT

## ATTACHMENT E

May 2, 2019 ASA Staff Report and Final Conditions of Approval



## County of Santa Clara

Department of Planning and Development  
Planning Office

County Government Center, East Wing, 7th Floor  
70 West Hedding Street  
San Jose, California 95110-1705  
(408) 299-5770 FAX (408) 288-9198  
[www.sccplanning.org](http://www.sccplanning.org)



STAFF REPORT  
Zoning Administration  
May 2, 2019

### Public Hearing Item #3

Staff Contact: Valerie Negrete  
(408) 299-5791, [Valerie.negrete@pln.sccgov.org](mailto:Valerie.negrete@pln.sccgov.org)

### File: 11471-18ASA-18G (Los Altos Country Club) Architecture and Site Approval, Grading Approval

**Summary:** Architecture and Site Approval (ASA) and Grading Approval (G) for the development of an approximate 15,000 square-foot Proshop. Grading of approximately 2,400 cubic yards of cut and 100 cubic yards of fill. Three (3) protected trees are proposed for removal, including two (2) 23" Olive trees and (1) 35" Deodar Cedar tree.

**Owner:** Los Altos Country Club  
**Applicant:** Craig Almaleh, ArtTec  
**Lot Size:** 6 acres  
**APN:** 331-11-125  
**Supervisory District:** #5

**Gen. Plan Designation:** USA (Los Altos)  
**Zoning:** R1-E-20-n1/A  
**Address:** 1560 Country Club Dr, Los Altos  
**Present Land Use:** Golf Course & Club

#### RECOMMENDED ACTIONS

- A. Accept Categorical Exemptions, under Section 15302 (b) of the CEQA Guidelines, Attachment A.
- B. Grant Architectural & Site Approval (ASA) and Grading Approval (G), subject to Conditions of Approval outlined in Attachment B.

#### ATTACHMENTS INCLUDED

Attachment A – Proposed CEQA Determination – Categorical Exemption  
Attachment B – Proposed Conditions of Approval  
Attachment C – Location & Vicinity Map  
Attachment D – Proposed Plans  
Attachment E – Proshop Exterior color

#### PROJECT DESCRIPTION

The proposed project includes the demolition of an existing 8,500 square-foot pro-shop, and the construction of a new 15,000 square-foot pro-shop with additional cart storage in the same general location. The footprint of the building follows the existing grade and building placement. The height of the proposed building at the north entrance is 21 feet, as measured from finished grade. As the grade slopes downward, the height increases to approximately 30 feet facing west towards the fairway.



The property is a developed with a golf course and country club the proposed grading for underground golf cart storage and the building footprint includes 2,400 (c.y.) of cut and 100 (c.y.) of fill.

Three (3) protected trees are proposed for removal including two (2) 23" Olive trees and (1) 35" Deodar Cedar tree. In order to facilitate an indoor practice golf simulator, a larger area was needed which resulted in the need to remove trees within the footprint of the new Proshop. To assess tree removal impacts, an Arborist Report, prepared by Ned Patchett, was submitted, along with recommendations for replacement (discussed in ASA finding #3).

### **Setting/Location Information**

The property is located over 800 feet south of the City of Los Altos boundary, within the unincorporated area of Santa Clara County. Surrounded by residential properties that are at least .25 acres in size, the site is served by the City of Los Altos for sewer connection and California Water Service Company for potable water service.

This project will not affect current use of the site as a Golf Course Country Club. No changes to parking, employees, traffic, or on-site capacity is proposed with this project.

## **REASONS FOR RECOMMENDATIONS**

### **A. Environmental Review and Determination (CEQA)**

The proposed project qualifies for a Categorical Exemption, pursuant to Section 15302(b) of the California Environmental Quality Act (CEQA) for "Replacement or Reconstruction" of existing structures and facilities. The new structure will be located on the same site as the existing structure and will have substantially the same purpose and capacity. The proposed Proshop will be located in the same footprint as the existing structure and will be increased slightly to accommodate the proposed indoor golf simulators. Grading associated with this development will follow the existing footprint and contours of the property. No additional activities are proposed with this development, and no additional memberships are requested with this project.

It should be noted that the project was originally noticed with “Use of Prior CEQA” as the form of meeting CEQA requirements. However, after the public notices were sent and the Agenda was published, Staff determined that the project qualifies as an exemption instead. This is due to the fact that the initial Mitigated Negative Declaration did not anticipate demolition of the subject structure.

**B. Architectural and Site Approval (ASA)**

The subject proposal requires an ASA as a building will be modified under the approved use permit. The Zoning Administrator may approve an Architecture and Site Approval application if able to make all applicable findings listed in §5.40.040 of the County Zoning Ordinance. Listed below are the individual findings in **bold**, with a discussion following in plain text.

**1. Adequate traffic safety, on-site circulation, parking and loading areas, and insignificant effect of the development on traffic movement in the area;**

Traffic will not increase with this proposal. No increase in the number of visitor, member, or employee trips are proposed. Pursuant to the existing Use Permit, a total of 255 parking spaces are permitted on-site and no changes to personnel are proposed as part of this project. Adequate parking is provided on-site, and as required with the 2011 expansion project and Use Permit. As such, the project will not impact traffic levels beyond what was analyzed in the adopted Mitigated Negative Declaration. Temporary construction traffic will be conditioned to occur during permissible days and times, with construction parking only permitted on-site. (See Attachment B)

**2. Appearance of proposed site development and structures, including signs, will not be detrimental to the character of the surrounding neighborhood or zoning district;**

The surrounding neighborhood is developed with rural residential properties. The existing Proshop is situated to southern-most area of the Country Club, approximately 200 feet from the main clubhouse, and over 30 feet from Loyola Drive. The overall height of the new Proshop is 21 feet, and the footprint is not proposed to change as a result of the proposed project.

The existing Proshop is visible along Loyola Drive heading east. The view of the Proshop will be substantially the same, except for a slightly taller pitched roof. Existing vegetation along Loyola Drive, heading east, screens the majority of the building from view, and this vantage point will remain the same. The applicant is also proposing additional landscaping along Loyola Drive in order to further screen the building and provide for replacement of trees proposed for removal (See Finding #3 below).

The existing Proshop is a Spanish Colonial Revival style structure with Spanish tile roofing, as were many of the other structures of the Country Club when they were built between 1924-1925. The Proshop is the last structure to be redeveloped and is proposed

to be re-built to emulate the original building. The original application proposed an exterior to be painted “High Reflective White”. Due to the buildings location along Loyola Drive staff had concerns that the color was too bright. In response to staffs concerns, the applicant agreed to modify their proposal to “Divine White” which is more subtle white (See Attachment E).

After working with staff, the applicant provided additional features along the south elevation facing Loyola Drive to include wood windows, canvas awning and recessed building siding features to further break-up the aesthetic of the wall facing Loyola Drive. Existing hand carved wood pilasters are also proposed to be integrated along the new entry.

No new signs are proposed with this project.

**3. Appearance and continued maintenance of proposed landscaping will not be detrimental to the character of the surrounding neighborhood or zoning district;**

Additional landscaping is proposed along Loyola Drive and the east portion of the Proshop to further screen the new Proshop building. To assess protection and/removal impacts, the applicant submitted an Arborist Report. The report concluded that removal of a total of three (3) protected trees are necessary for the development of the Proshop, including one (1) 23” Olive; one (1) 35” Deodar Cedar; one (1) 20” Olive and one (1) unprotected 10” Crepe Myrtle. These trees are situated along the north portion of the proposed building. The Arborist recommended the following for tree replacement, which was found to be acceptable and compliant with County Ordinances:

Tree diameter (in inches)	Replacement	Tree to be Removed	Replacement
5-18	(3) 15 gallon or (2) 24-inch box trees	N/A	N/A
18-24	(4) 15 gallon or (3) 24-inch box trees	2 – (1-23” Olive tree & 1-20” Olive tree)	(6) – 24” box trees
24+	(5) 15 gallon or (4) 24-inch box trees	1-35” Deodar Cedar	(4) – 24” box trees
<b>TOTAL TREE REPLACEMENT:</b>			<b>(10) – 24” box trees</b>

As a condition of approval, and consistent with the Arborist Report, final landscaping plans will be required to indicate the exact location of tree replacement, at a minimum of ten (10) 24” box trees or larger native trees. Therefore, staff finds the proposal to be consistent with the character and surrounding area.

**4. No significant, unmitigated adverse public health, safety and environmental effects of proposed development;**



No additional members or operational changes are proposed with this project. The proposed structure will be situated in the same location as the existing and will conform to the applicable zoning standards. Proposed improvements would not result in new environmental impacts to traffic, noise, construction noise or air quality. The project was reviewed by County's Land Development Engineering Division, Department of Environmental Health, the Fire Marshalls' Office, and Roads and Airports and no issues related to health, safety or environmental effects were found to exist. The proposed structure will serve the same use as the existing and will have the same capacity.

**5. No adverse effect of the development on flood control, storm drainage, and surface water drainage;**

The proposed project will not have any significant impact to flood control, storm drainage, and surface water drainage. The project has been reviewed by the County's Land Development Engineering Division. Site runoff is controlled by a bio retention area located adjacent to Loyola Drive. Runoff from the additional impervious surface is conditioned to be adequately managed and treated as required through the conditions of approval. Additionally, the project will incorporate required Best Management Practices (BMPs) during the construction process.

**6. Adequate existing and proposed fire protection improvements to serve the development;**

The proposed project was reviewed by the County Fire Marshal and further conditioned to clearly show fire access to accommodate emergency vehicles. The parking lot to the northeast of the Proshop will provide emergency access for fire vehicles, with a new 26' access gate with safety Knox box, and new curb to accommodate a fire turnaround. Prior to issuance of building permits for the Proshop, the applicant will be required to demonstrate fire protection measures and improvements are met, outlined in the Conditions of Approval (see Attachment B).

**7. No significant increase in noise levels;**

The Driving range, which is used for golfers to practice, is situated along Loyola Drive. Noise from golfers hitting balls generate noise, however the noise is considered nominal. The proposed Proshop would bring driving range simulators indoors, which would eliminate the outdoor practice area for golfers hitting balls outside, near Loyola Drive. Furthermore, it is not anticipated that there would be any increase in the ambient noise levels that exist with the existing Proshop, as a result of the newly constructed Proshop.

In compliance with the County Noise Ordinance, construction will be limited to daytime hours. As an ongoing Condition of Approval, the project will be required to comply with County Noise Ordinance. As proposed, the project will not result in a significant increase in noise levels in the area.

**8. Conformance with zoning standards, unless such standards are expressly eligible for modification by the Zoning Administrator as specified in the Zoning Ordinance;**

The proposed project satisfies all of the required zoning standards, as stipulated in the County Zoning Ordinance. The zoning district for the subject golf course and country club parcel is R1-E-20-n1/A, and the area of the Proshop is zoned A, which requires minimum front, side and rear setbacks of 30, 30, and 30, respectively. The new Proshop will be situated 30 feet from the side property line along Loyola Drive. The maximum height for structures is 35 feet. As noted in the project description section of this report, the height of the new building will be 21 feet as measured from finished grade at the north entrance and increases to approximately 30 feet west towards the fairway. The project complies with the minimum required setbacks and is within the allowed height limits established for the zoning district. No proposed modification to these standards are requested.

**9. Conformance with the general plan and any applicable area or specific plan, or, where applicable, city general plan conformance for property located within a city's urban service area; and**

The property is located within the Urban Service Area of the City of Los Altos. The city's General Plan governs the subject site for use and density. Within the City of Los Altos this property's General Plan designation is Open Space with a pre-zoning of Public and Community Facilities (PCF). The project is in conformance with the County's General Plan as the property is approved to operate as a golf course and country club through an approved Use Permit. The site has operated as a country club and golf course since 1923.

**10. Substantial conformance with the adopted "Guidelines for Architecture and Site Approval" and any other applicable guidelines adopted by the County.**

The proposal will be required to adhere to all Conditions of Approval required by other agencies and the Zoning Administrator. The intent of the "*Guidelines for Architecture and Site Approval*" is to "*secure the general purposes of the zoning ordinance and the General Plan and to maintain the character and integrity of the neighborhood by promoting excellence of development, preventing undue traffic hazards or congestion, and encouraging the most appropriate development and use of land in harmony with the neighborhood.*" The proposal is in harmony with the existing neighborhood as the building location and general scale is not changing. There would be no significant environmental effects on traffic, or congestion, or noise the proposal secures such general purposes.

**C. Grading Approval Findings:**

As the project includes a total of 2,400 c.y. of cut and 100 c.y. of fill, Grading Approval is required. Pursuant to Section C12-433, all Grading Approvals are subject to specific

findings. In the following discussion, the scope of review findings is listed in **bold**, and an explanation of how the project meets the required standard is in plain text below:

- (a) **The amount, design, location, and the nature of any proposed grading is necessary to establish or maintain a use presently permitted by law on the property.**

The project includes 2,400 (c.y.) of cut and 100 (c.y.) of fill to primarily accommodate the underground golf cart storage, with a small portion for building improvements. The amount, design, location and the nature of proposed grading is necessary and appropriate to establish maintain adequate storage of equipment, which is a permissible in accordance with the existing use permit (County File # 4P66.2 and 1427).

- (b) **The grading will not endanger public and/or private property, endanger public health and safety, will not result in excessive deposition of debris or soil sediments on any public right-of-way, or impair any spring or existing watercourse.**

All proposed grading will be located on-site and will be engineered to ensure that the construction of the project will not endanger public and/or private property, and will maintain the public health and safety of nearby residences and property. No excessive grading will be conducted, as all grading will be associated with the construction of the new Proshop that is replacing the existing structure. No unnecessary cuts or fills will occur. The project will not impair any spring or existing watercourse as the development is located more than 2,800 feet south from any sensitive habitat.

- (c) **Grading will minimize impacts to the natural landscape, scenic, biological and aquatic resources, and minimize erosion impacts.**

As the project is utilizing an existing building footprint and the topography of the property gently slopes in this area, grading quantities are minimal. The proposed grading has been designed to follow contours of the natural topography to the maximum extent possible. The majority of the proposed grading is for the storage of golf cart storage below the Proshop. Trees and landscaping have been added as part of the project conditions in Attachment B to enhance existing landscaping on the property.

- (d) **For grading associated with a new building or development site, the subject site shall be one that minimizes grading in comparison with other available development sites, taking into consideration other development constraints and regulations applicable to the project.**

The project is located within the existing footprint of the Proshop which will be increased in order to accommodate a new indoor practice simulator. The overall location and siting of the project is optimal, and grading will not create any unnecessary grading into hillsides or other areas on the property.

- (e) Grading and associated improvements will conform with the natural terrain and existing topography of the site as much as possible, and should not create a significant visual scar.**

The proposed grading is designed to conform with natural terrain and will remain a single-story with a sublevel basement for underground golf cart storage. The development is utilizing existing cut and will expand this underground area slightly to accommodate storage. Any other location would require additional grading and would significantly increase the area of disturbance. In order to accommodate an indoor practice golf simulator, the existing Proshop building will be expanded. All grading area the exterior of the building will blend with the natural terrain and existing topography.

- (f) Grading conforms with any applicable general plan or specific plan policies;**

The proposed grading is in conformance with specific findings and policies identified in the County General Plan policies R-GD 20 and R-GD 22 as the proposed grading within the property's natural slope and is the minimum necessary to locate the new building within the same footprint. The applicant worked carefully so as not to disturb additional use areas such as existing walkways and the adjacent fairway. The proposed grading minimizes grading by utilizing the existing building pad for development of the Proshop.

- (g) Grading substantially conforms with the adopted "*Guidelines for Grading and Hillside Development*" and other applicable guidelines adopted by the County.**

The proposed development is minimizing grading as much as possible by utilizing and current building pad and flat pad areas on the property. The development is not in a hillside area. No new driveways or parking areas are being expanded. For these reasons, the project substantially conforms with the County's "*Guidelines for Grading and Hillside Development*."

## **BACKGROUND**

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The Los Altos Golf (Golf Course) and Country Club (Country Club) was originally founded in 1923 on a 110-acre site. In 1966, the Planning Commission granted a Use Permit to allow the construction of a new dining room, pro-shop and snack shop within the existing structures of the Country Club. Between 1981 and 2006, the Planning Commission approved expansions and renovations to the Golf Course and the clubhouse areas. A major renovation of the Golf Course was approved by the Planning Commission in 2008. In 2011, a major modification to the Use Permit, ASA and Grading Approval was approved by the Planning Commission for a clubhouse remodel, expanded patio areas, lounge areas, yoga studios, expanded parking area and golf course.



The Applicant applied for an ASA and Grading Approval on November 20, 2018. The application was subsequently deemed incomplete on December 20, 2018. The applicant resubmitted the additional information and/or corrections on two occasions: January 9, 2019, and March 1, 2019. The application was officially deemed complete for further processing on March 26, 2019.

Given the interest of the project, staff assisted in holding a Community Meeting for the project on February 6, 2019. At this meeting a few community members had questions about the length and timing of construction. A public notice was mailed to all properties within a 300-foot radius on April 22, 2019. Staff has not received any public correspondence at the time this report was generated.

### **STAFF REPORT REVIEW**

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Prepared by: Valerie Negrete, Associate Planner

Reviewed by: Leza Mikhail, Principal Planner & Zoning Administrator



# Attachment A

## County of Santa Clara

### Department of Planning and Development

County Government Center, East Wing, 7<sup>th</sup> Floor  
70 West Hedding Street  
San Jose, California 95110



#### Administration Development Services Fire Marshal Planning

Phone: (408) 299-6740 (408) 299-5700 (408) 299-5760 (408) 299-5770

Fax: (408) 299-6757 (408) 279-8537 (408) 287-9308 (408) 288-9198

## Statement of Exemption from the California Environmental Quality Act (CEQA)

<b>File Number</b>	<b>APN(s)</b>	<b>Date</b>
11471-18ASA-18G	331-11-125	5/2/19
<b>Project Name</b>	<b>Project Type</b>	
Los Altos Country Club	Commercial	
<b>Owner</b>	<b>Applicant</b>	
Los Altos Country Club	Craig Almaleh, ArtTec	
<b>Project Location</b>		
1560 Country Club Dr, Los Altos		
<b>Project Description</b>		
ASA and Grading Approval for 15,000 square foot ProShop		
All development permits processed by the County Planning Office which require discretionary approval must be evaluated for compliance with the California Environmental Quality Act (CEQA) of 1970 (as amended). Certain projects which meet criteria listed under CEQA may be deemed exempt from environmental review. The project described above has been evaluated by County Planning Staff under the provisions of CEQA and has been deemed to be exempt from any further environmental review per the provision(s) listed below.		
<b>CEQA (Guidelines) Exemption Section:</b>		
15302 (b), "Replacement or Reconstruction"		
<b>Comments:</b>		
Qualifies for exemption. Project includes no significant environmental impacts to replace an existing ProShop and construct a new ProShop in the same location.		
<b>Prepared by:</b> Valerie Negrete, Associate Planner		
<b>Signature</b>		<b>Date</b>

## **ATTACHMENT B**

### **Conditions of Approval**

#### ARCHITECTURE SITE APPROVAL AND GRADING APPROVAL

**Date:** May 2, 2019

**Owner/Applicant:** Los Altos Country Club.

**Location:** 1560 Country Club Drive, Los Altos (APN: 331-11-125)

**File Number:** PLN11471-18A-18G

**CEQA:** Use of Prior CEQA

**Project Description:** Architecture and Site Approval (ASA) and Grading Approval (G) for the demolition of an existing structure and construction of a new 15,000 square-foot Proshop. Grading quantities of 2,400 cubic yards of cut and 100 cubic yards of fill are approved. Three (3) protected trees are proposed for removal, including two (2) 23” Olive trees and (1) 35” Deodar Cedar tree.

If you have any question regarding the following conditions of approval, call the person whose name is listed as the contact for that agency. He or she represents a particular specialty or office and can provide details about the conditions of approval.

<b>Agency</b>	<b>Name</b>	<b>Phone</b>	<b>E-mail</b>
Planning	Valerie Negrete	(408) 299- 5791	<a href="mailto:Valerie.negrete@pln.sccgov.org">Valerie.negrete@pln.sccgov.org</a>
Environmental Health	Darrin Lee	(408) 299 - 5748	<a href="mailto:darrin.lee@cep.sccgov.org">darrin.lee@cep.sccgov.org</a>
Land Development Engineering	Ed Duazo	(408) 299 – 5733	<a href="mailto:Ed.duazo@pln.sccgov.org">Ed.duazo@pln.sccgov.org</a>
Fire Department	Alex Goff	(408) 299-5763	<a href="mailto:Alex.goff@sccfd.org">Alex.goff@sccfd.org</a>

#### **STANDARD CONDITIONS OF APPROVAL**

##### **Planning**

1. All conditions of approval from County File Use Permit No. 1427-11P-11A-11G dated December 1, 2011 shall remain in full force and effect and are applicable with this approval.
2. Development and maintenance of the project shall take place in accordance with approved plans, received by the Planning Department on February 19, 2019. The plans show the demolition of an existing approximate 8,500 square foot Proshop to build a new 15,000 square foot Proshop in the same general location.

3. The approximate 15,000 square foot Proshop shall be colored in the approved color, Divine White, as shown in the approved plans, received by the Planning Department on February 19, 2019.
4. In the event that previously unidentified historic or prehistoric archaeological resources are discovered during construction, the contractor shall cease work in the immediate area and the County Planning Office and Campus Archaeologist shall be contacted. An independent qualified archaeologist retained by the County at the expense of the applicant shall assess the significance of the find and make mitigation recommendations.
5. If archeological resources are discovered as described above, construction monitoring shall be conducted at any time ground-disturbing activities (greater than 12 inches in depth) are taking place in the immediate vicinity of the identified resources. If monitoring does not produce evidence of significant cultural resources within the project area, further mitigation shall be limited to construction monitoring, unless additional testing or other specific mitigation measures are determined by a qualified archaeologist to be necessary to ensure avoidance of damage to significant archaeological resources. A technical report of findings describing the results of all monitoring shall be prepared in accordance with professional standards. The archaeological monitoring program shall be implemented by an individual meeting the Secretary of Interior Professional Qualifications Standards in Archaeology (36 CFR 61); individual field monitors shall be qualified in the recognition of cultural resources and possess sufficient academic and field training as required to conduct the work effectively and without undue delay.
6. In the event that human skeletal remains are encountered, the applicant is required by County Ordinance No. B6-18 to immediately notify the County Coroner. Upon determination by the County Coroner that the remains are Native American, the coroner shall contact the California Native American Heritage Commission, pursuant to subdivision (c) of section 7050.5 of the Health and Safety Code and the County Coordinator of Indian affairs. No further disturbance of the site may be made except as authorized by the County Coordinator of Indian Affairs in accordance with the provisions of state law and this chapter. If artifacts are found on the site a qualified archaeologist shall be contacted along with the County Planning Office. No further disturbance of the artifacts may be made except as authorized by the County Planning Office.

#### Department of Environmental Health

7. All construction activities shall be in conformance with the Santa Clara County Noise Ordinance Section B11-154 and prohibited between the hours of 7:00 p.m. and 7:00 a.m. on weekdays and Saturdays, or at any time on Sundays for the duration of construction. All activities must comply with the Santa Clara County Noise Ordinance at all times

### Land Development Engineering

8. Property owner is responsible for the adequacy of any drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health or damage to adjoining property.

### Fire Marshal's Office

9. The building shall be equipped with an approved automatic fire sprinkler system complying with NFPA 13 because addition exceeds 500 sq. ft. and total floor area exceeds 3,600 sq. ft. Fire sprinklers may also be required by the Building Code for your project.
10. Should the Fire Marshal standards conflict with any other local, state or federal requirement, the most restrictive shall apply. Construction of access roads and driveways shall use good engineering practice.
11. Fire department Access Roads shall be provided within 150-ft. of all exterior portions of all structures. Access roads shall comply with the following:
  - a. Width: Clear width of drivable surface of 20-ft.
  - b. Vertical Clearance: 15-ft.
  - c. Inside Curve Radius: 42-ft.
  - d. Grade: Maximum grade shall not exceed 15%.
  - e. Surface: All driving surfaces shall be all-weather and capable of sustaining 75,000-pound gross vehicle weight.
  - f. Gates: Gates shall not obstruct the required width or vertical clearance of the driveway and may require a Fire Department Lock Box/Gate Switch to allow for fire department access. Installation shall comply with CFMO-A3.
  - g. All fire apparatus access roads meeting the minimum width shall have permanent "no parking fire lane" signs located so that all access roads are clearly identified, and the required clearance maintained as per CFC 503.3.

- h. Driveways (fire apparatus access roads within the property) shall be provided within 150-ft. of all exterior portions of all structures. Access roads shall comply with the following:
- A) Width: Clear width of drivable surface of 20 ft.
  - B) Vertical Clearance: 13-ft. 6-in.
  - C) Curve radius, grade, surface, bridges and gates shall comply with the provisions listed for Access Roads.
  - F) Surface: All driving surfaces shall be all-weather and capable of sustaining 75,000-pound gross vehicle weight.
  - I) Gates: Gates shall not obstruct the required width or vertical clearance of the driveway and may require a Fire Department Lock Box/Gate Switch approved by the responding fire department to allow for fire department access. Installation shall comply with CFMO-A3.
  - J) All fire apparatus access roads meeting the minimum width shall have permanent "no parking fire lane" signs located so that all access roads are clearly identified and the required clearance maintained as per CFC §503.1.2.
  - K) A number address approved by the Building Inspection Office shall be placed on the building (or at the entrance to the facility) in such a position as to be plainly visible and legible from the street or road fronting the property. [REF: CFC §505.1]

**CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO GRADING OR BUILDING PERMIT ISSUANCE**

**Planning**

12. **Prior to issuance of any permits**, the applicant shall pay all reasonable costs associated with the work by the Department of Planning and Development.
13. Submit a Construction Management and Logistics Plan for approval by Planning and Land Development Engineering, **prior to issuance of any grading permits**, that clearly identifies the elements listed below:
- A. The location, anticipated quantities and time frame for construction staging and earthwork stockpiling associated with this project. Said location is required to be approved by Planning and Land Development Engineering.
  - B. Provide off-street construction related parking. Identify off-street parking location(s) on site plan for all construction related vehicles (employee parking and construction

- equipment) throughout the construction period. If adequate parking cannot be provided on the construction sites, identify on the site plan or vicinity map the satellite parking location(s) that will be used.
- C. Prohibit impacts to accessing public transit access and movement of public transit vehicles. Identify on site plan all temporary or permanent access limitations, re-routes, lane closures, or limits to public transit movements or place a note on the site plan stating *“No temporary or permanent access limitations, re-routes, lane closures, or limits to public transit movement are permitted.”*
  - D. Provide written notification to all contractors and subcontractors regarding appropriate routes and weight limits and speed limits for local roads used to access construction sites. Provide one copy of the notices to the County Planning Office.
14. Verification of adequate signs shall be posted along Loyola Drive and in front of the project site, no smaller than 1,296 square inches in size, containing the name, telephone number, and email address of the appropriate person the public may contact to register a complaint about construction noise. The applicant shall keep a written record of all such complaints and shall provide copies of these records to the County Planning Office.
15. **Prior to issuance of building permit**, the applicant shall submit a copy of the approved landscape and irrigation system plan, prepared and stamped by a licensed landscape architect or contractor to Planning Office. Plan shall include tree replacement as recommended by the Arborist Report dated November 20, 2018, prepared by Ned Patchett. At minimum there shall be no less than ten (10) 24” boxed native trees to replace the three (3) trees proposed for removal.
16. Applicant shall adhere to tree protection measures described in the Arborist Report dated November 20, 2018, prepared by Ned Patchett. This includes but is not limited to protective fencing around existing trees adjacent to construction during any grading or building activity.

#### Fire Marshal’s Office

17. A written construction site safety plan shall be submitted directly to the Fire Marshal's Office prior to approval of any Land Development Engineering construction permit (if required) or prior to approval of the building permit.
18. Fire protection water system shall be installed and inspected prior to approval of the foundation or final inspection for construction with completely noncombustible components. System shall be maintained in good working order and accessible throughout construction. A Stop-Work Order may be placed on the project if the required hydrant systems are not installed, accessible, and/or functioning.
19. Minimum fire-flow for this facility/structure shall be 1,500 gallons per minute (gpm) at 20 pounds per square inch (psi) for 2 hours based on 15,898 type V-A construction with a reduction for the installation of a NFPA 13 fire sprinkler system. NOTE: The fire-flow

may be adjusted depending upon the final size of the structure shown on the building permit set of drawings.

20. Standard hydrant(s) shall be provided within 400-ft. of all portions of the/all structure(s). The number of hydrants shall be determined by Table C105.1 and the number needed to meet the distance requirement. Hydrant placement shall be approved by this office. NOTE: a listed fire pump may be required. [REF: 2007 CFC §508.5.1]
21. **At the time of plan submittal for building permit**, provide written verification from the water company that these condition can be satisfied. NOTE: water company must supply location of nearest hydrant(s) in addition to available fire-flow at 20 psi. More than one hydrant may be used to satisfy this requirement if spacing does not exceed spacing per CFC Table C105.1.
22. A separate permit shall be obtained from the Fire Marshal's Office by a state licensed contractor prior to installation of hydrant system and any listed fire pump. Please allow for a minimum of 30 days for plan review.

**IMPORTANT:** Fire protection water system shall be installed and inspected **prior to approval of the foundation**. System shall be maintained in good working order and accessible throughout construction. A Stop-Work order may be placed on the project if the required hydrant systems are not installed, accessible, and/or functioning.

23. The building shall be equipped with an approved automatic fire sprinkler system complying with NFPA 13, to be verified **prior to issuance of building permit issuance**.

#### Department of Environmental Health

24. **Prior to issuance of a building permit**, provide a sewer connection permit from the City of Los Altos Engineering Department (ph. 650-947-2780)
25. **Prior to issuance of a building permit**, provide a water connection letter from the water purveyor, California Water Service Company. Call 650-917-0152 for information.

#### Land Development Engineering

26. Obtain a Grading Permit from Land Development Engineering (LDE) **prior to beginning any construction activities**. Issuance of the grading permit is required **prior to LDE clearance of the building permit** (building and grading permits may be applied for concurrently). The process for obtaining a grading permit and the forms that are required can be found at the following web page:

[www.sccplanning.org](http://www.sccplanning.org) > I Want to.. > Apply for a Permit > Grading Permit



If the County Roads and Airports Department provides a condition of approval to obtain an encroachment permit, for your convenience, the grading and encroachment permits will be processed concurrently under one set of improvement (grading) plans.

Please contact LDE at (299-5734) for additional information and timelines.

27. Final plans shall include a single sheet which contains the County standard notes and certificates as shown on County Standard Cover Sheet. Plans shall be neatly and accurately drawn, at an appropriate scale that will enable ready identification and recognition of submitted information.
28. Final improvement plans shall be prepared by a licensed civil engineer for review and approval by LDE and the scope of work shall be in substantial conformance with the conditionally approved preliminary plans on file with the Planning Office. Include plan, profile, typical sections, contour grading for all street, road, driveway, structures and other improvements as appropriate for construction. The final design shall be in conformance with all currently adopted standards and ordinances. The following standards are available on-line:

March 1981 Standards and Policies Manual, Volume 1 (Land Development)  
[www.sccplanning.org](http://www.sccplanning.org) > Plans & Ordinances > Land Development Standards and Policies

§ 2007 Santa Clara County Drainage Manual  
[www.sccplanning.org](http://www.sccplanning.org) > Plans & Ordinances > Grading and Drainage Ordinance

29. Survey monuments shall be shown on the improvement plan to provide sufficient information to locate the proposed improvements and the property lines. Existing monuments must be exposed, verified and noted on the grading plans. Where existing monuments are below grade, they shall be field verified by the surveyor and the grade shall be restored and a temporary stake shall be placed identifying the location of the found monument. If existing survey monuments are not found, temporary staking delineating the property line may be placed **prior to construction** and new monuments shall be set **prior to final acceptance of the improvements**. The permanent survey monuments shall be set pursuant to the State Land Surveyor's Act. The Land Surveyor / Engineer in charge of the boundary survey shall file appropriate records pursuant to Business and Professions Code Section 8762 or 8771 of the Land Surveyors Act with the County Surveyor.
30. The improvement plans shall include an Erosion and Sediment Control Plan that outlines seasonally appropriate erosion and sediment controls during the construction period). Include the County's Standard Best Management Practice Plan Sheets BMP-1 and BMP-2 with the Plan Set.

31. All applicable easements affecting the parcel(s) with benefactors and recording information shall be shown on the improvement plans.
32. Provide a drainage analysis prepared by a licensed civil engineer in accordance with criteria as designated in the 2007 County Drainage Manual (see Section 6.3.3 and Appendix L for design requirements). The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow for the 10-year and 100-year storm event or cause a hazard or public nuisance. The mean annual precipitation is available on the on-line property profile.
33. All new on-site utilities, mains and services shall be placed underground and extended to serve the proposed development. All extensions shall be included in the improvement plans. Off-site work should be coordinated with any other undergrounding to serve other properties in the immediate area.
34. Provide a Storm Water Management Plan. The Storm Water Management Plan shall incorporate site design measures, source control measures, and show drainage management areas, treatment measures, and hydromodification features, as applicable. Sizing calculations for the treatment measures and hydraulic analysis of the hydromodification will be required. Please see the C.3 Stormwater Handbook published by the Santa Clara Valley Urban Runoff Pollution Prevention Program (SCVURPPP). Information is available at [www.scvurppp.org](http://www.scvurppp.org).
35. Submit one copy of the signed and stamped of the geotechnical report for the project.
36. Submit a plan review letter by the Project Geotechnical Engineer certifying that the geotechnical recommendation in the above geotechnical report have been incorporated into the improvement plan.
37. Indicate on the improvement plans the land area that will be disturbed. If one acre or more of land area will be disturbed, file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) for coverage under the State General Construction Permit. The SWRCB will issue a Waste Discharge Identification number (WDID). The WDID number shall be shown on the on the final improvement plans. The SWRCB web site is at: [www.waterboards.ca.gov](http://www.waterboards.ca.gov) > Water Issues > Programs > Stormwater

**CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO BUILDING PERMIT  
FINAL**

**Planning**

38. A certified arborist shall monitor the construction and provide written recommendations to preserve any potentially impacted trees associated with the proposed improvements. Submit a plan-review and a construction-observation letter **prior to the issuance of**

**final occupancy** summarizing implementation of these mitigation measures.

Environmental Health

39. **Prior to final occupancy**, provide proof of garbage service at the time of final occupancy sign-off. Garbage service in the unincorporated areas of Santa Clara County is mandatory.

Land Development Engineering

40. Existing and set permanent survey monuments shall be verified by inspectors **prior to final acceptance of the improvements** by the County. Any permanent survey monuments damaged or missing shall be reset by a licensed land surveyor or registered civil engineer authorized to practice land surveying and they shall file appropriate records pursuant to Business and Professions Code Section 8762 or 8771 of the Land Surveyors Act with the County Surveyor.
41. Construct the improvements. Construction staking is required and shall be the responsibility of the developer.

Fire Marshall's Office

42. The fire sprinkler system shall be installed and finalized by this office **prior to occupancy**. A separate permit shall be obtained from the Fire Marshal's Office by a state licensed C-16 contractor **prior to installation**. Please allow for a minimum of 30 days for plan review of fire sprinkler plans.

These conditions, approved on May 2, 2019 by the Zoning Administrator, are valid for a period of four (4) years.

THE CONDITIONS OF APPROVAL MUST BE COMPLETED, AND A BUILDING PERMIT ISSUED BY MAY 2, 2023, UNLESS AN EXTENSION OF TIME APPLICATION IS MADE AND GRANTED, OR THIS SINGLE BUILDING SITE APPROVAL SHALL BECOME VOID.

This approval is based upon information submitted on the application form and approved plans. Erroneous information, omission of relevant information or substantial changes will void this approval.

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Valerie Negrete, Associate Planner

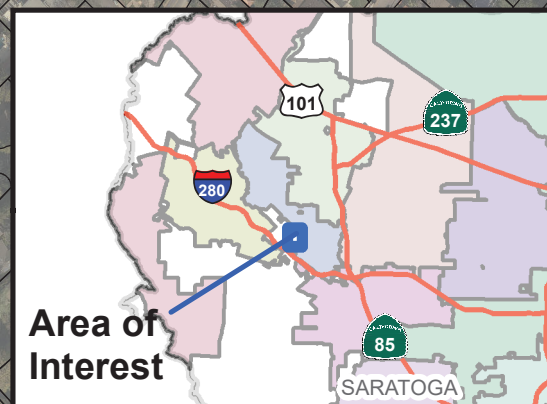


# Attachment C



File: 11471  
APN: 331-11-125

Vicinity Map



0 250 500 Feet



This map created by the Santa Clara County Planning Office. The GIS data was compiled from various sources. While deemed reliable, the Planning Office assumes no liability.  
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# Attachment D

An Architectural and Site Approval Application for:

## LOS ALTOS GOLF AND COUNTRY CLUB

1560 Country Club Drive

Los Altos, California



An Architectural and Site Approval Application for:

# LOS ALTOS GOLF AND COUNTRY CLUB

1560 Country Club Drive  
Los Altos, California



PROJECT NO. 15008



1. VIEW FROM WEST SIDE OF PARKWAY

### PROJECT DATA

OWNER NAME: LOS ALTOS GOLF AND COUNTRY CLUB  
PROJECT ADDRESS: 1560 COUNTRY CLUB DRIVE  
PROJECT ADDRESS: LOS ALTOS, CALIFORNIA 94024  
ZONING: A-1.5E-SAC  
SITE AREA: 86.4 AC ± (2,500,000 SF)  
BUILDING AREA: 16,888 S.F.  
CONSTRUCTION TYPE: V.A.  
OCCUPANCY TYPE: B

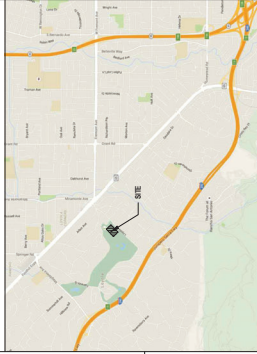
### APPLICABLE CODES

2016 CALIFORNIA BUILDING CODE (COR TITLES 24, PART 2)  
2016 CALIFORNIA FIRE CODE (COR TITLES 24, PART 2)  
2016 CALIFORNIA PLUMBING CODE (COR TITLES 24, PART 2)  
2016 CALIFORNIA ELECTRICAL CODE (COR TITLES 24, PART 2)  
2016 CALIFORNIA LANDSCAPE CODE (COR TITLES 24, PART 2)  
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (COR TITLES 24, PART 2)  
ALL CODES ARE SUBJECT TO LOCAL GOVERNMENT AMENDMENTS PER CALIFORNIA BUILDING STANDARDS COMMISSION BULLETIN 10-01

### PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF A NEW PRO SHOP BUILDING TOTALING 16,888 S.F. OVER 2.0 AC VELS.  
SCOPE OF WORK INCLUDES CONSTRUCTION OF THE BUILDING SHELL, INTERIOR FINISHES, MECHANICAL, ELECTRICAL, PLUMBING, LANDSCAPING AND HARDSCAPE.

### VICINITY MAP



### PROJECT TEAM

OWNER:  
LOS ALTOS GOLF AND COUNTRY CLUB  
1560 Country Club Drive  
Los Altos, CA 94024  
PHONE: 650.947.3300  
CONTACT: Dave Smith  
EMAIL: dave@losaltos.com

ARCHITECT:  
ARC TEC INC.  
88 Franklin Street, Suite 300  
San Francisco, CA 94111  
PHONE: 415.774.8888  
CONTACT: Rick Johnson  
EMAIL: Rick@arctec.com

CIVIL CONSULTER:  
JOHN S. ANDERSON  
10000 Santa Clara, CA 95054  
PHONE: 408.496.4876  
CONTACT: Mark Kruken  
EMAIL: mark@johnsander.com

LANDSCAPE ARCHITECT:  
KLA, Inc.  
14000 Santa Clara, CA 95054  
PHONE: 408.496.4876  
CONTACT: Tom Halverson  
EMAIL: tom@kla.com

### DRAWING INDEX AND ISSUE DATES

• PRELIMINARY CONCEPTS  
• FIRST DRAFT SUBMITTAL, DATE CHANGES  
• LAST DRAFT SUBMITTAL, DATE CHANGES

SIZE DATES AND DESCRIPTIONS  
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900 LOYOLA DRIVE



946 TERRACE DRIVE



1619 CRESTVIEW DRIVE



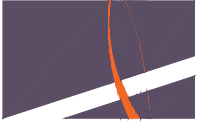
- | KEY NOTES |  |
|-----------|--|
| 1         | EXISTING PROPERTY LINE - RIGHT OF WAY  |
| 2         | (E) PAVED PARKING AND DRIVES TO REMAIN   |
| 3         | (E) LANDSCAPE AREA TO REMAIN   |
| 4         | (E) WALKWAY AND HARDSCAPE TO REMAIN  |
| 5         | (E) DRIVING RANGE TO BE REMOVED  |
| 6         | NOT USED   |
| 7         | EXTENT OF SITE IMPROVEMENTS. REFER TO ARCHITECTURAL CIVIL & LANDSCAPE FOR SPECIFIC AREAS OF IMPROVEMENTS |
| 8         | (E) FENCE TO REMAIN  |
| 9         | (E) PRO SHOP TO BE DEMOLISHED  |











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2024.04.15 10:00 AM  
PROJECT NO. 154803

1560 COUNTRY CLUB DRIVE  
LOS ALTOS, CALIFORNIA 94024

LOS ALTOS GOLF AND COUNTRY CLUB  
ARCHITECTURAL AND SITE APPROVAL APPLICATION FOR:  
1560 COUNTRY CLUB DRIVE  
LOS ALTOS, CALIFORNIA 94024

1560 COUNTRY CLUB DRIVE  
LOS ALTOS, CALIFORNIA 94024

LOS ALTOS GOLF AND COUNTRY CLUB  
ARCHITECTURAL AND SITE APPROVAL APPLICATION FOR:  
1560 COUNTRY CLUB DRIVE  
LOS ALTOS, CALIFORNIA 94024

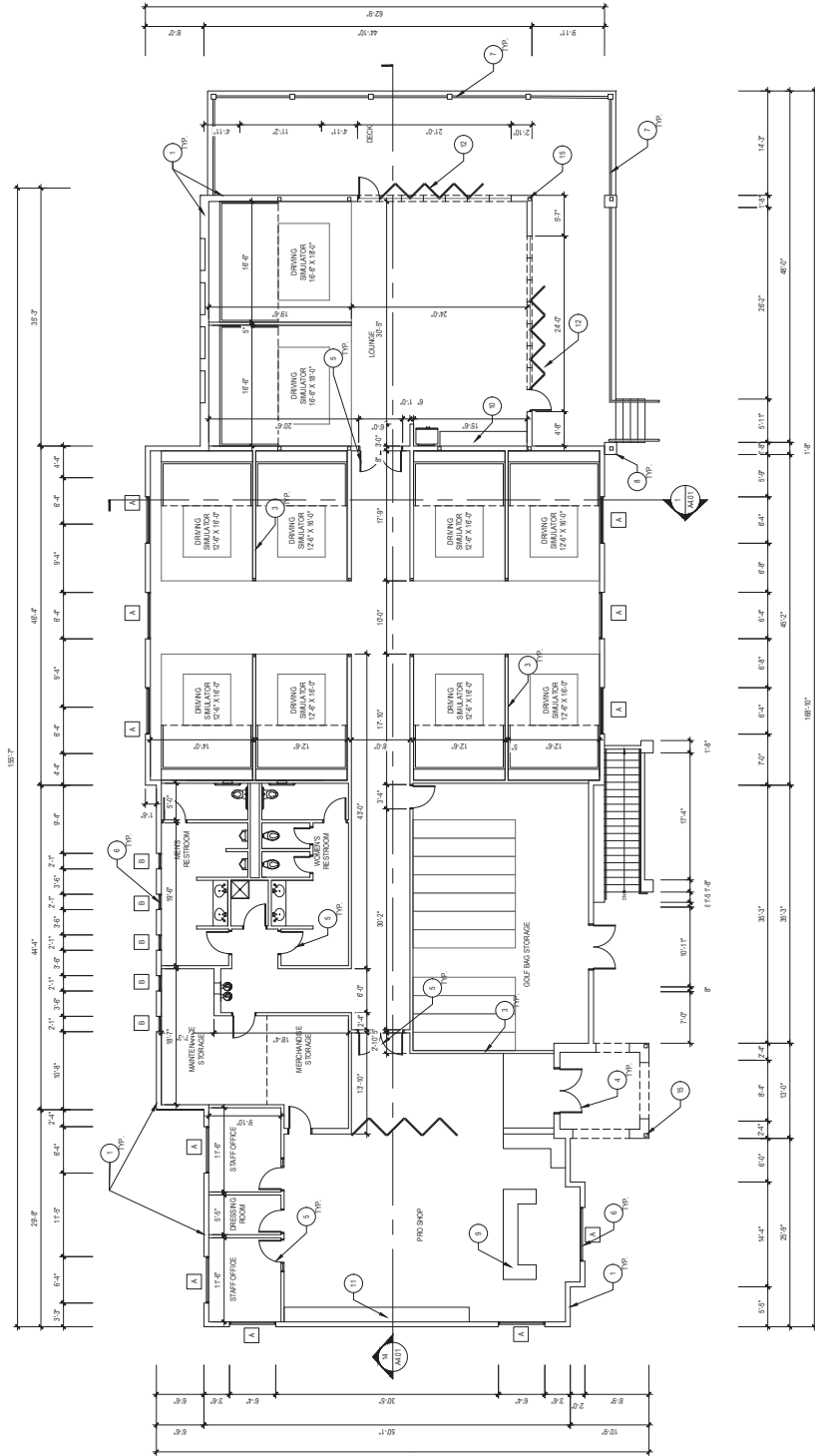
Los Altos  
GOLF AND COUNTRY CLUB

1560 COUNTRY CLUB DRIVE  
LOS ALTOS, CALIFORNIA 94024

1560 COUNTRY CLUB DRIVE

A2.12

PROJECT NO. 154803



FIRST LEVEL FLOOR PLAN

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

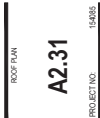
KEY NOTES

NOT ALL NOTES MAY APPLY

- 1 EXTERIOR STUCCO CLAD WALL
- 2 CONCRETE FOUNDATION/RETAINING WALL
- 3 INTERIOR WALL
- 4 SOLID CORE EXTERIOR WOOD DOOR - SEE EXTERIOR ELEVATIONS FOR STYLE, MATCHES CLUBHOUSE
- 5 SOLID CORE EXTERIOR WOOD DOOR IN WOOD FRAME, MATCHES CLUBHOUSE
- 6 METAL CLAD WOOD WINDOWS MATCHES CLUBHOUSE
- 7 DECORATIVE WROUGHT IRON RAILING SYSTEM - 2x4x8 FORGED STEEL RAIL, 1x4 STEEL BOTTOM RAIL, AND 1/2" WROUGHT IRON RAILING SYSTEM - 2x4x8 FORGED STEEL RAIL, 1x4 STEEL BOTTOM RAIL, AND 1/2" WROUGHT IRON RAILING SYSTEM
- 8 STUCCO CLAD COLUMN
- 9 CHAMFER COUNTER
- 10 MILLWORK COUNTER
- 11 DISPLAY CASE
- 12 METAL CLAD WOOD WINDOW WITH INTEGRATED AN DOOR FOLDING DOORS OR EQUIVALENT

- 13 OUTLINE OF THE BUILDING ABOVE
- 14 ROLLUP DOOR
- 15 STRUCTURAL COLUMN

NOTE: SEE SHEETS A11 AND A12 FOR PERFORMANCE DETAILS TO MATCH CLUBHOUSE



## ROOF PLAN

OCALF: 1078 = 9.07

## KEY NOTES

- 1 412 SLOPED ROOF WITH SPANISH TILE TO MATCH EXISTING CLUBHOUSE  
BOAR. ROOFING EL CAMINO BLIND
- 2 RIDGE AT ROOF WELL. SEE DETAIL 21A/411 FOR REFERENCE
- 3 SINGLE PLY ADHERED MEMBRANE ROOFING SYSTEM
- 4 DECORATIVE WOOD TRELLIS. PAINT KELLY MOORE 417 OXFORD BROWN TO  
MATCH EXISTING CLUBHOUSE TRELLIS.
- 5 ROOF DRAIN & OVERFLOW

NOTE: ALL SLOPED ROOF SECTIONS WITH SPANISH TILE TO HAVE CONTINUOUS ROOF GUTTERS AND DOWNSPOUTS AS REQUIRED

NOTE: SEE SHEETS A4.01 AND A4.02 FOR REFERENCE DETAILS TO MATCH (C) CLUBHOUSE

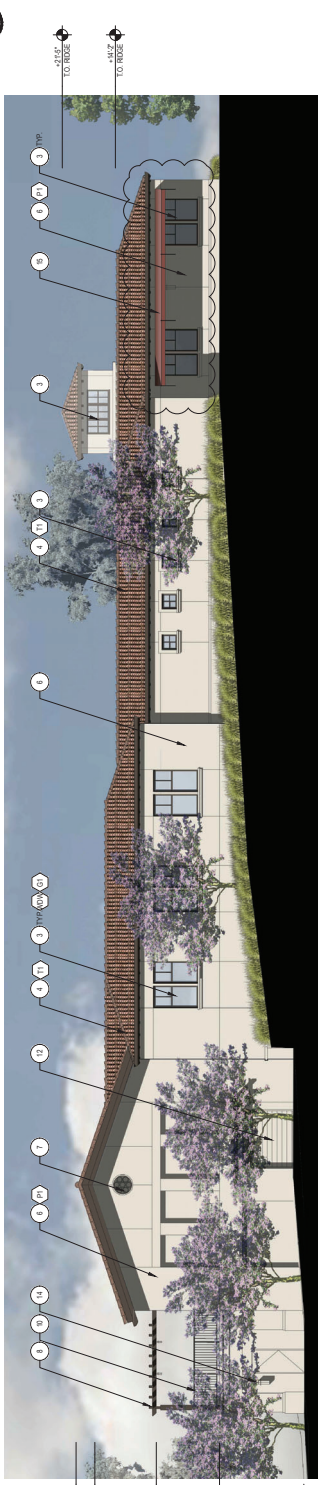
NOTE: SEE SHEETS A4.01 AND A4.02 FOR REFERENCE DETAILS TO MATCH (E) CLUBHOUSE

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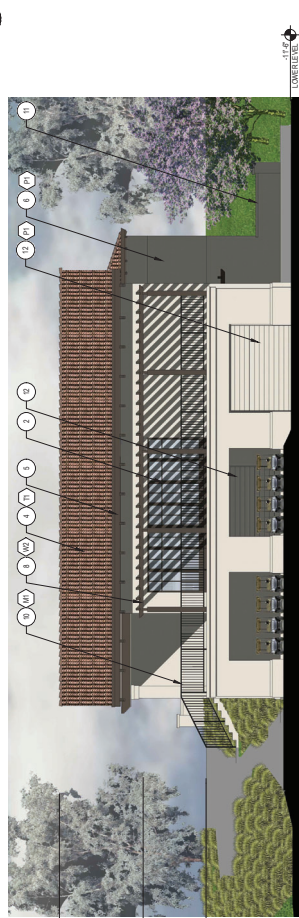




NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



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



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



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

### KEY NOTES

NOT ALL NOTES APPLY

- WOOD ENTRY DOOR TO MATCH EXISTING MAIN CLUBHOUSE
- METAL CLAD WOOD WINDOW TO MATCH EXISTING MAIN CLUBHOUSE
- METAL CLAD WOOD WINDOW TO MATCH EXISTING MAIN CLUBHOUSE
- CLAY TILE ROOF TO MATCH EXISTING MAIN CLUBHOUSE
- STAINED WOOD FASCIA TO MATCH EXISTING MAIN CLUBHOUSE
- 3-COAT CEMENT PLASTER STUCCO SYSTEM WITH ELASTOMERIC COATING
- CLAY VENT TO MATCH EXISTING MAIN CLUBHOUSE
- STAINED WOOD TRUSS TO MATCH EXISTING MAIN CLUBHOUSE
- STUCCO CORREL AND ARCH TO MATCH EXISTING MAIN CLUBHOUSE
- DECORATIVE WOODSHED FROM MAINS BY ITEM 16 WITH NEWEL POSTS, 3 1/4" FPOKED STEEL RAIL, IN STEEL BOTTOM RAIL AND IRON ARCHITECTURAL METALS 14-4723213 & 15-4775234 ALTERNATING (ALU/STB)
- CONCRETE FOUNDATION WITH TANKING WALL
- HULL UP GARAGE DOOR
- HOLLOW METAL DOOR PAINTED TO MATCH BUILDING EXTERIOR
- WALL SOURCE: BLACK MEDIUM GLASS DOOR SESSO GLASS 1/2" TO DAWN WALL INTERIOR MODEL #18 BIRDSHEL
- CANVAS WRAP TO MATCH EXISTING MAIN CLUBHOUSE

NOTE: SEE SHEET A4.01 AND A4.02 FOR REFERENCE DETAILS TO MATCH (B) CLUBHOUSE

### MATERIAL PALETTE

- |   |  |
|---|--|
| GLAZING TYPE: COLOR:                          | MATCH EXISTING CLUBHOUSE 1" INSULATED LOW MIT  |
| PAINT OVER'S LUGG TO MATCH EXISTING CLUBHOUSE |  |
| CLAY ROOF TILE HAND APPLIED SERIES:           | MATCH EXISTING CLUBHOUSE RED WOOD SHINGLES EL CLAYING BLEND                              |
| WOOD STAIN: COLOR:                            | MATCH EXISTING CLUBHOUSE RED WOOD STAIN  |
| WOOD PAINT: COLOR:                            | MATCH EXISTING CLUBHOUSE RED WOOD PAINT  |
| METAL CLAD WINDOWS: TYPE: COLOR:              | MATCH EXISTING CLUBHOUSE RED WOOD WINDOWS AND DOORS CEMENT ANNUAL STONE NATURAL INTERIOR |
| WINDSHIELD: COLOR:                            | MATCH EXISTING CLUBHOUSE BLACK   |

GLAZING PROFILE INDICATES GENERAL TONE AND COLOR FINAL FINISHES COLOR AND CLARITY WILL VARY DURING CONSTRUCTION DOCUMENTATION







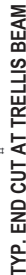




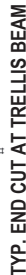
## NTS



## NTS



11.9



## NRS



## NTS



## NTS



## NTS



## NTS







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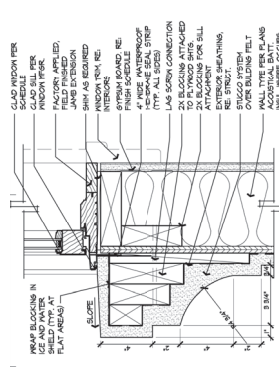
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An Architectural and Site Approval Application for:  
**LOS ALTOS GOLF AND COUNTRY CLUB**  
1560 Country Club Drive  
Los Altos, California

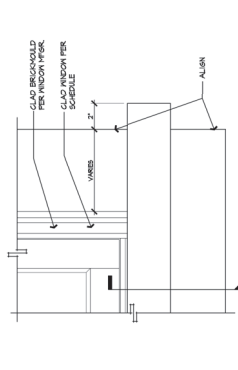
*Los Altos*  
GOLF AND COUNTRY CLUB

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DRAWN BY: J. L. BENTLEY  
CHECKED BY: J. L. BENTLEY  
CITY: LOS ALTOS, CALIF.

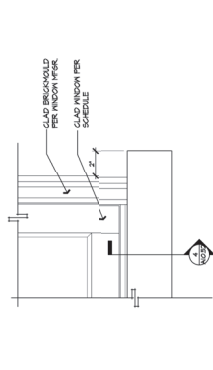
**A4.02**  
PROJECT NO. 154085



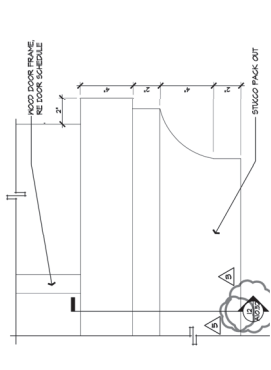
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WINDOW SILL AT STUCCO PACK OUT  
SCALE: NTS



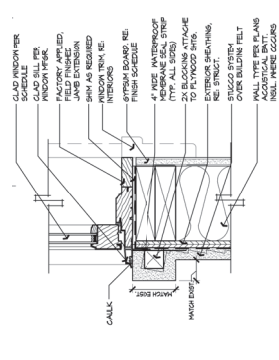
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WINDOW AT SILL PACK OUT  
FOR DETAIL 5  
SCALE: NTS



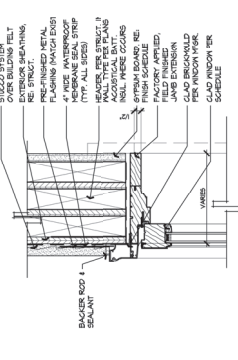
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FOR DETAIL 9  
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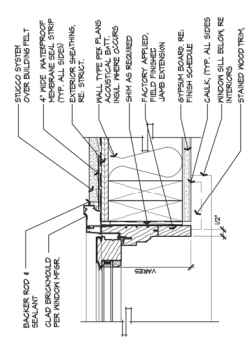
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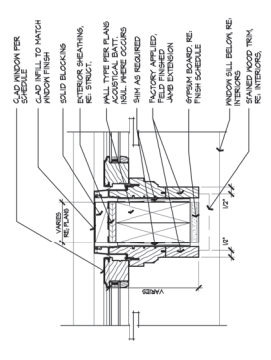
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WINDOW SILL AT STUCCO PACK OUT  
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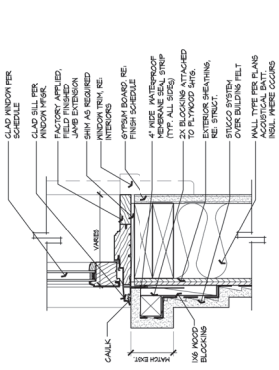
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WINDOW HEAD AT STUCCO  
SCALE: NTS



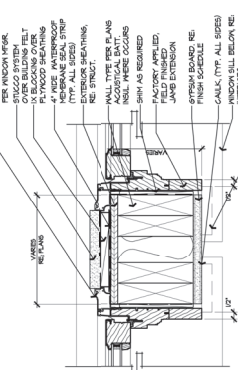
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WINDOW JAMB AT STUCCO  
SCALE: NTS



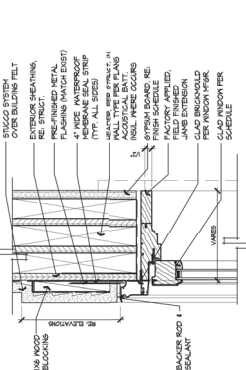
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WINDOW JAMB AT CLAD MULL  
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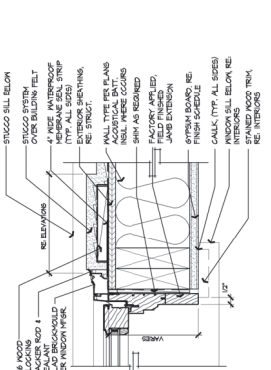
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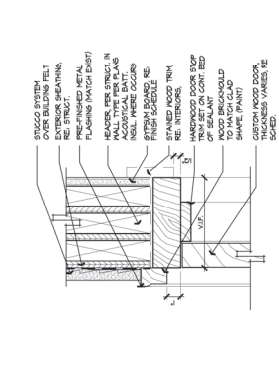
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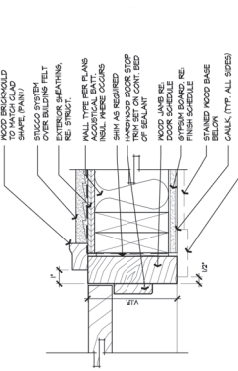
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WINDOW HEAD AT STUCCO PACK OUT  
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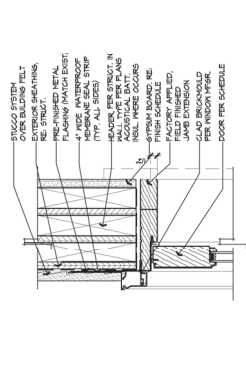
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SCALE: NTS



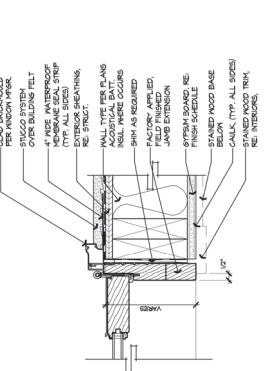
**1**  
DOOR HEAD AT WOOD DOOR  
SCALE: NTS



**2**  
DOOR JAMB AT WOOD DOOR  
SCALE: NTS



**3**  
DOOR HEAD AT CLAD DOOR  
SCALE: NTS



**4**  
DOOR JAMB AT CLAD DOOR  
SCALE: NTS

[illegible]

NOT TO SCALE

SHEET INDEX	
SHEET	DESCRIPTION
CIVIL	
CV	COVER SHEET
C1.0	TOPOGRAPHIC SET
C2.1	TOPOGRAPHIC SET
C2.2	TYPICAL SECTION
C3	PRELIMINARY GROUND
C4	PRELIMINARY UTILITY
C5	STORM WATER Q
C6	FIRE EXHIBIT

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ARCHITECT

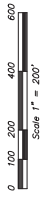
ARC TEC  
ATTN: ANNA PURVIS  
1731 TECHNOLOGY DRIVE, SUITE 750  
SAN JOSE, CA, 95110  
408-406-0676

PROFESSIONAL ENGINEER  
L. SATTERTHWAITE  
No. 00112  
STATE OF CALIFORNIA  
PEALC 00112

811







DATE	DESCRIPTION
11/20/2016	COUNTY ASN SUBM ITAL
01/07/2019	COUNTY ASN RESUBM ITAL
02/13/2019	PRICING PACKAGE SUBM ITAL
02/19/2019	COUNTY ASN RESUBM ITAL

TOPOGRAPHIC  
SURVEY  
C1.1  
PROJECT NO.:

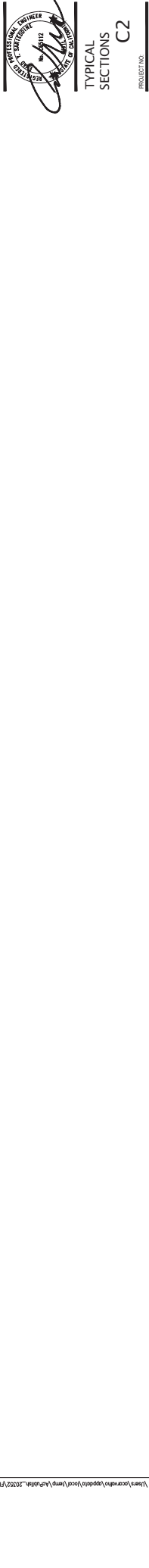
SECTION B

NOT TO SCALE

**York Bar**  
GOLF AND COUNTRY CLUB

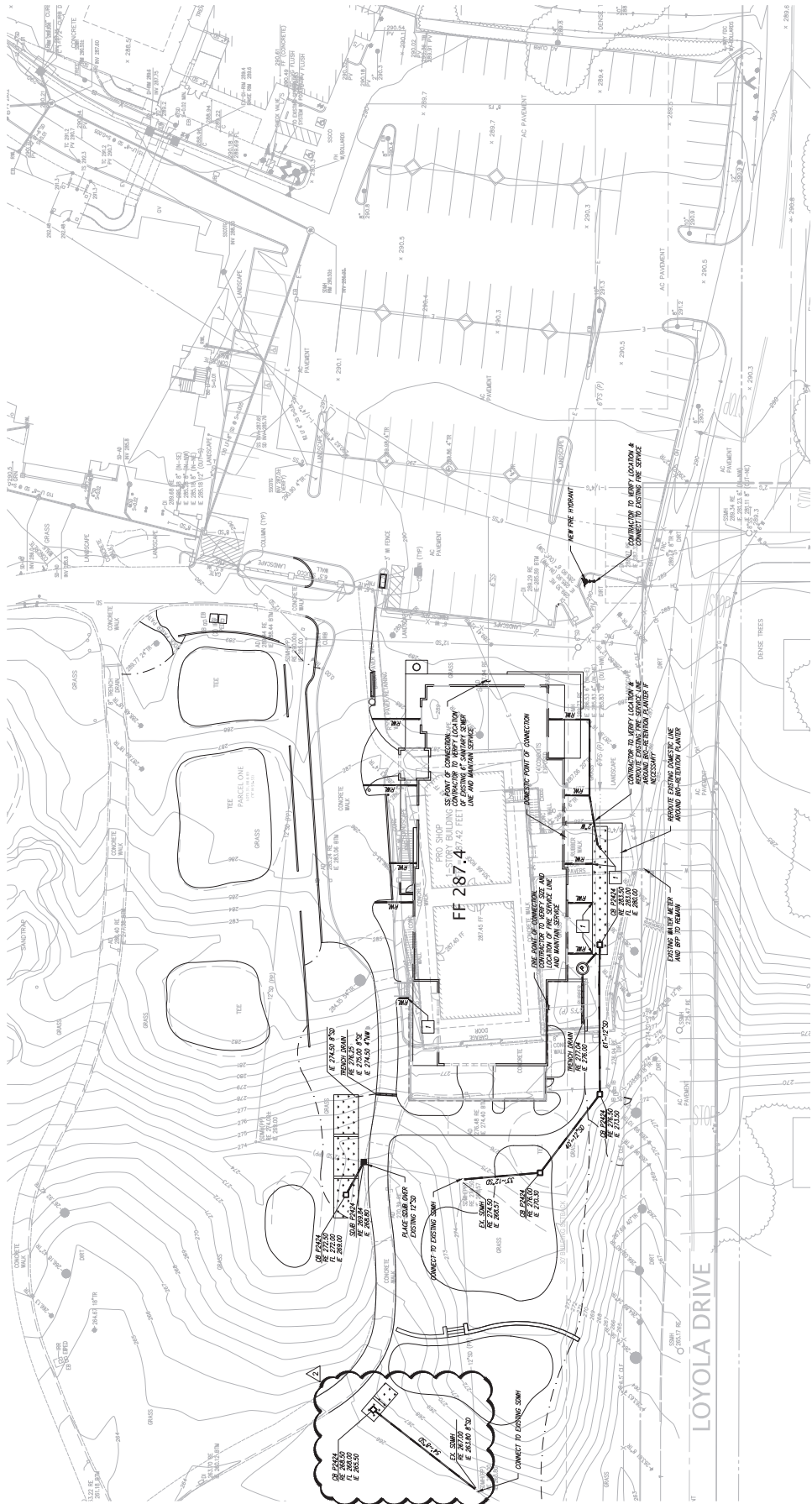
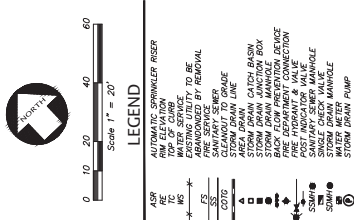
NAME: JESSIE SPENCER  
ADDRESS: 11120239  
CITY: FARMINGTON  
COUNTY: GARRETT  
STATE: MD  
ZIP: 21039

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ADDRESS: 11120239  
CITY: FARMINGTON  
COUNTY: GARRETT  
STATE: MD  
ZIP: 21039









BIO-RETENTION SIZING CALCULATIONS

Area No.	Area (SF)	Area (AC)	Landscaping (SF)	Landscaping (AC)	Impervious (SF)	Impervious (AC)	Equivalent Treatment Area (SF)	Treatment Area (SF)	Required* (SF)	Spring Ratio (%)	Soil Type	Type of Planter
DMA 1	12,259	0.40	5,510	0.13	11,289	0.26	11,890	476	500	4.2%	6	Soil-Retention Planter
DMA 2	10,440	0.24	3,748	0.09	6,390	0.15	6,796	271	312	4.6%	6	Soil-Retention Planter
DMA 3	17,429	0.29	7,729	0.18	9,700	0.22	10,114	40	100	4.8%	6	Soil-Retention Planter
Total	40,128	0.9	17,000	0.40	27,389	0.63	28,700	787	912			

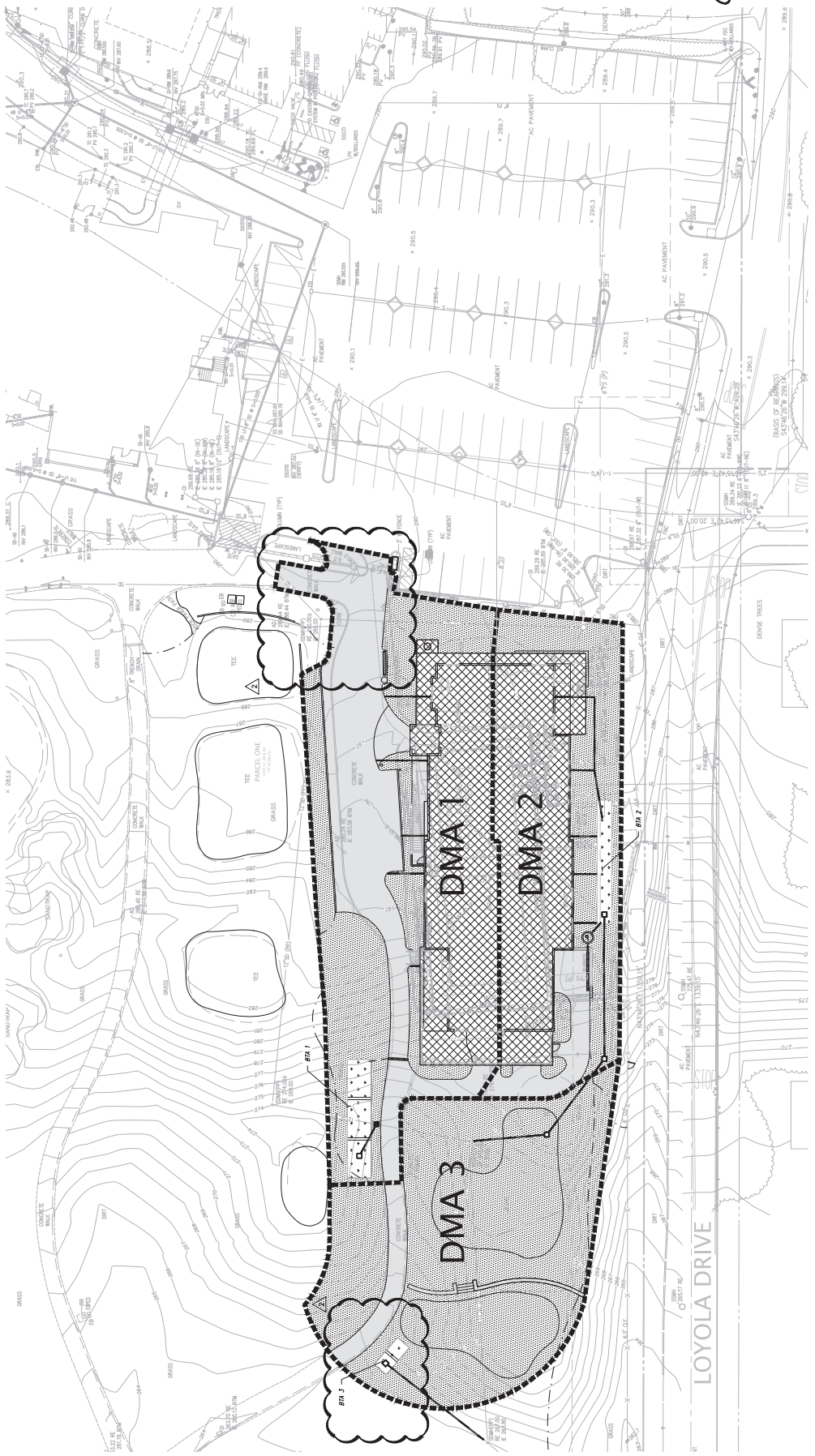
\* Treatment Area based on the effective impervious area

EXISTING PERVIOUS SURFACE = 24,713 SF  
EXISTING IMPVIOUS SURFACE = 15,423 SF



LEGEND

- THIRTIARY AREA LIMITS
- LANDSCAPE AREA
- IMPERVIOUS ROOFTOP DRAINING TO BIO-SWALE
- IMPERVIOUS PAVEMENT DRAINING TO BIO-SWALE
- BIO-RETENTION TREATMENT AREA
- NEW IMPVIOUS AREA NOT TREATED
- EXISTING IMPVIOUS AREA DRAINING TO BIO-SWALE



ARC TEC  
ARCHITECTURAL TECHNOLOGIES  
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10000 E. 10th Avenue  
Suite 100  
Denver, CO 80231

California  
SVP 344 CA 801 45496121  
Phone: 303.733.7373  
Fax: 303.733.7373

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Phone: 303.733.7373  
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Fax: 303.733.7373

AN ARCHITECTURAL AND SITE APPROVAL APPLICATION FOR:  
LOS ALTOS GOLF & COUNTRY CLUB  
1560 COUNTRY CLUB DRIVE  
LOS ALTOS, CA  
DATE: 01/07/2019  
PROJECT NO. 1560-001  
DRAWN BY: J. B. BENTLEY  
CHECKED BY: J. B. BENTLEY  
DATE: 01/07/2019

Los Altos  
Los Altos Golf & Country Club

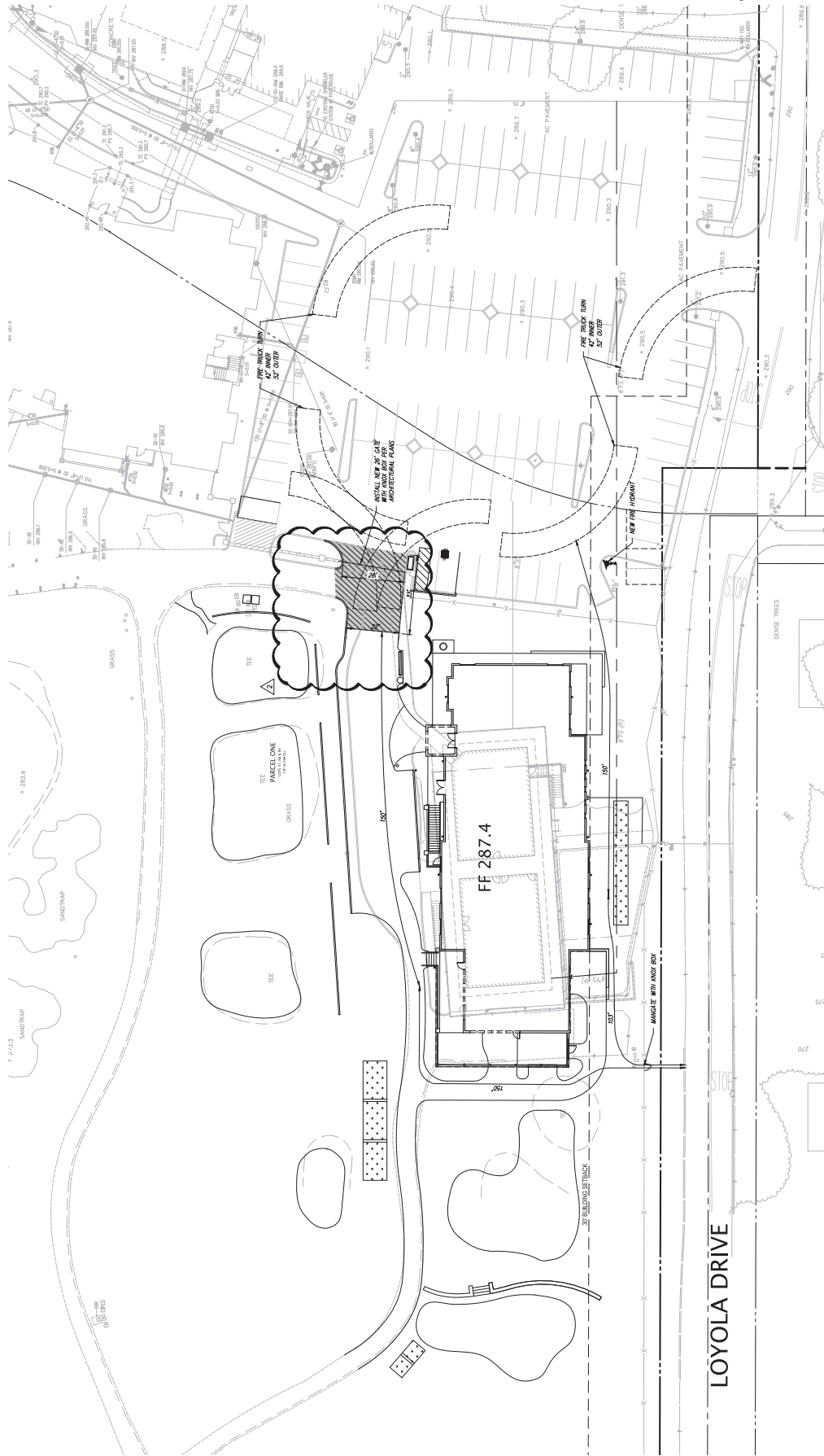
DATE: 01/07/2019  
PROJECT NO. 1560-001  
DRAWN BY: J. B. BENTLEY  
CHECKED BY: J. B. BENTLEY  
DATE: 01/07/2019



SWQCP

C5  
PROJECT NO.

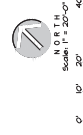






## Illustrative Landscape Plan

Scale: 1" = 20'-0"



### Vicinity Map

## Landscape Concept

**Landscape Concept**

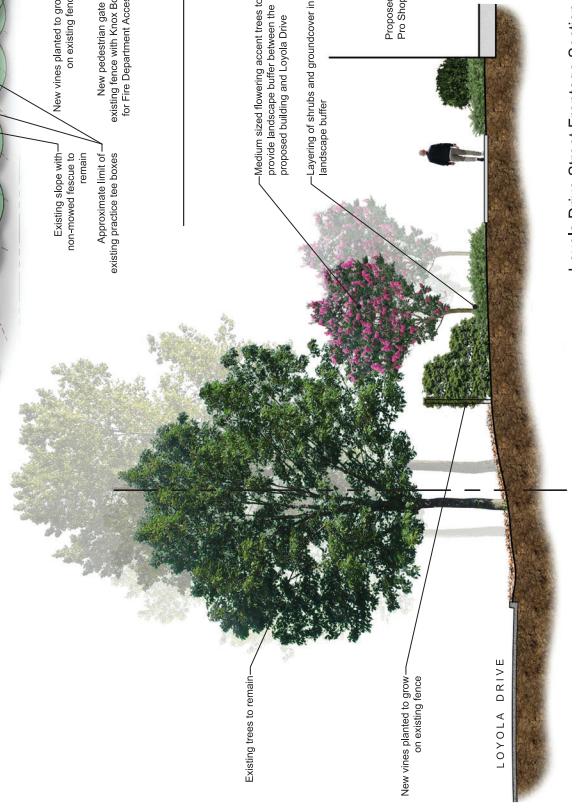
The landscape design concept for the Los Altos Golf and Country Club Pro Shop is to provide an enjoyable and aesthetic space for Members and Visitors that fits within the landscape framework of the existing neighborhood and the surrounding area, as well as the requirements of the City. Plant material has been selected that performs well in the special conditions of the Los Altos/Loyola areas (Sunset Zone #15).

No new high water use turf areas have been added (turf area has only been reduced). Low and medium water use hardy trees, shrubs and groundcover are proposed for the landscape around the site. The landscape (and associated irrigation) has been designed to be compliant with the Model Water Efficient Landscape Ordinance (MWELO). See Sheets L0.2 and L0.3 for Planting and Irrigation design which demonstrates this requirement.

Special considerations have been provided in selection of plant material that respect the needs of the facility as well as the users. Clear and secure view corridors have been provided to ensure safety of those entering and moving around the site.

Loyola Drive Street Frontage Section

Scale: 3/16" = 1'-0"







Low	Description	Condition	Disposition
11	See Arborist's Report	Good	To be Removed
12	See Arborist's Report	Good	To be Removed
13	See Arborist's Report	Good	To be Removed
14	See Arborist's Report	Good	To be Removed

All other surveyed and inventoried trees are to remain and are protected in place. See Arborist's report for full Tree Inventory, Recommendations, and Tree Removal/Protection Practices.










GENERAL PLANTING NOTES

- [illegible]

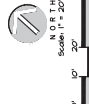
## TREE PROTECTION DURING CONSTRUCTION

1. All plans that are shown on the drawing are identified with an "A" or "specifically identified" and are intended to be used in the construction of the project. Any addition to or deletion from the plans is to be made in accordance with the specifications and to be approved by the General Contractor. Any addition to or deletion from the plans is to be made in accordance with the specifications and to be approved by the General Contractor. Any addition to or deletion from the plans is to be made in accordance with the specifications and to be approved by the General Contractor.
2. Any addition to or deletion from the plans is to be made in accordance with the specifications and to be approved by the General Contractor. Any addition to or deletion from the plans is to be made in accordance with the specifications and to be approved by the General Contractor. Any addition to or deletion from the plans is to be made in accordance with the specifications and to be approved by the General Contractor.
3. A construction firm such as owner, intended to be erected completely according to the drawings of all items to be shown. The drawings to be erected throughout the project. The drawings to be erected throughout the project. The drawings to be erected throughout the project.
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### Preliminary Plant Palette

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		Gymnosperm <i>Pinus</i> - 20' Hrs - Qry - 5
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		Gymnosperm <i>Pinus</i> - 2' Hrs - Qry - 5

### Preliminary Plant Palette

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**811**  
Know what's below.  
Call before you dig.  
Dial 811 or 800-227-2600

Scale 1" = 20'

**Know what's below**  
Call before you dig

**BUBBLER LATERAL SIZING SCHEDULE**

The contractor shall be responsible for obtaining ratings on the values of value needed to service all bubblers on the system and insure proper lateral sizing for required flow for all pipe segments.

Flow Rate (GPM)	1/4" PVC Sdn. 40	1/2" PVC Sdn. 40	3/4" PVC Sdn. 40	1" PVC Sdn. 40	1 1/2" PVC Sdn. 40	2" PVC Sdn. 40
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**Flow Rate (GPM)**

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# Attachment E



CURRENT LOYOLA DRIVE ELEVATION  
**BEFORE**



PROPOSED LOYOLA DRIVE ELEVATION  
**AFTER**



## A PRELIMINARY DESIGN CONCEPT FOR **LOS ALTOS GOLF and COUNTRY CLUB** LOS ALTOS, CALIFORNIA

DATE: 02.12.19

ELEVATION

PROJECT #: 154085