

August 30, 2024

FILE NUMBER: PLN24-058
SUBJECT: Building Site Approval
SITE LOCATION: 1554 Plateau Ave, Los Altos, CA 94024 (APN: 331-03-023)
DATE RECEIVED: March 29, 2024

Dear Buyan Batbaatar,

Required Application Materials from the Checklist

1. Please submit the recorded deed prior to June 25, 1969, and the next consecutive deed conveying ownership from the 06/25/1969 owner. This information is necessary to ensure that the lot in its current configuration was conveyed before 1969 and thereafter to further verify lot legality. **Updated Title report submitted**
2. Prepare and submit demolition plan as described in section [C1-22\(c\)](#) of the County Ordinance Code. All walls shall be labeled and a table documenting the lineal footages of existing, demolished and remaining walls shall be included on the plan. **See sheet A-4 for demolition plan.**
3. Complete “Santa Clara County REBUILD Threshold” table and add table to the Cover Sheet or Demolition Plan sheet. **Table added to sheet A5.01. The project will be a rebuild.**
4. Complete and submit “Acknowledgement of Scope for Alteration Projects”. **Project is Rebuild. N/A**
5. Measure the setback distance from the edge of the easement line on sheet A-3. **Setbacks shown from easement line.**
6. Elevation drawings illustrating height requirements do not call out the finished grade level. The maximum height of dwellings shall be 27 feet. Indicate the finished grade elevation at each corner of all proposed structures. Refer to the [height handout](#) for additional information. **Finish grades called out on elevations and height shown which is less than 27’.**

Floor Area Calculations

7. The maximum Floor Area allowed in -n1 zones is based on net lot area. Net lot area is defined as the gross lot area exclusive of any land underlying public or private easements. Please submit calculations of the gross lot area, the easement on the north side of the property, and net lot area (gross lot area minus the easement area), to verify the maximum allowed floor area. **Shown on Project Data sheet A-1.**
 - a) Submitted Floor area ratio sheets A-5.01 and A-5.02 must be calculated, verified, signed and stamped by a registered civil engineer, licensed architect, or licensed land surveyor. **Sheets stamped**

- b) Include the lot area calculation on FAR sheets A-5.01 or A-5.02. The calculation shall be stamped if included on a different sheet. **Sheets stamped.**
8. Based on the submitted Site Plans and Elevations, the items below should be included in floor area calculation. Please modify the floor area calculation or revise the site plan and elevations so that the subject areas can be exempt from floor area calculation.
- a) The proposed garage connects to the primary residence with a common roof that is more than 8' in width. Therefore, the garage is considered as attached and should be included in floor area calculation. **Plans revised to have garage not connected to berrzeway.**
 - b) Clarify if any existing or proposed basement floor area is exposed more than 4 feet above grade. Per section [§ 3.40.020\(A\)\(2\)\(d\)](#), any exposed portions of basements where finish floor level immediately above is more than four feet above grade (see Fig. 3.40-1) shall count towards gross floor area.
Existing and new basement is fully underground.
 - c) Provide the ceiling height of the kitchen, family room, office and library on proposed floor plan sheet A-5.2. Per section [§ 1.30.030](#), floor area should be counted twice where the vertical distance between any floor and ceiling above exceeds 15 feet.
Noted on Sections sheet A-7.1

Tree Preservation

9. Please refer to the [Santa Clara County Guidelines for Tree Protection and Preservation](#) in the revised arborist report. The submitted arborist report refers to the city of Los Alto's tree protection guidelines. Any trees that are 12 inches or more in diameter at a height of 4½ feet above ground level are protected trees. **The revised arborist report refers to the Santa Clara County Guidelines for Tree Protection and Preservation.**
10. The tree protection zone map included in the arborist report differs from the submitted plan set. The proposed basketball court, outdoor kitchen, and pergola are not part of the scope of work and are not indicated on the site plans. Please update the tree protection zone map to the latest version of the plan set. **The tree protection zone map has been updated to the latest version of the plan set.**

GEOLOGY

Contact David Seymour at (408) 299-6711 or david.seymour@pln.sccgov.org regarding the following comments:

11. The property is located in a County Fault Rupture Hazard Zone. The engineering geologic and geotechnical investigation report by Murray Engineers, dated December 21, 2018, adequately addresses the fault rupture hazard issue; however, the report is over three years old and was prepared for a previous owner of the property. Therefore, an updated report that is based on the

currently proposed design and the 2022 California Building Code is required. The report must include the signatures and stamps of a Certified Engineering Geologist (CEG) and a Soils/Geotechnical Engineer (PE or GE). **Updated Soil Report is submitted.**

LAND DEVELOPMENT ENGINEERING

Contact Darrel Wong at (408) 299-5735 or darrell.wong@pln.sccgov.org regarding the following comments:

12. Please provide a table of the estimated impervious areas that are created as a part of the development. The net change in impervious area, as well as the new and replacement impervious area shall be clearly stated on the plans.
New and replacement impervious area table provided and clouded on cover sheet LA0.0
13. Show all of the existing and proposed gas and electrical utilities on the plans.
All the existing and proposed gas and electrical utilities provided on the General Layout.
14. The proposed development impacts drainage flows. Please provide a revised Drainage Plan that demonstrates that the proposed development will not cause problems to the nearby properties. Further details as to the improvements which exist within the easement and the neighboring property should be shown on the plans to demonstrate that the release of any overflow runoff will not have an impact on the neighboring property.
Drairage plan has been revised.
15. Please demonstrate that the shared driveway from the intersection of the driveway with Plateau Ave. conforms to County Standard Detail SD5 with a 12' minimum drivable width. If the access road does not conform to County Standard Detail SD2, submit a proposal to construct a compliant shared driveway.
Plateau Ave conforms to the County Standards SD5 with a 12' minimum drivable width on the site plan.LA2.0
16. Should fire access be required, please provide a driveway turnaround to conform to County Standard Detail SD16 or as required by the County Fire Marshal's Office or CalFire, whichever is greater. **N/A Turnaround not required.**
17. Please include all applicable easements affecting the parcel with benefactors and recording information on the site plan. Please supply a copy of the preliminary title report, prepared within the current ownership of the property, with a statement from the owner that no subsequent encumbrances have been recorded since the preparation of the title report.
All applicable easements affecting the parcel with benefactors and recording information provided on the site plan. LA.04
18. Please clearly identify the distance of the new addition to the existing easement line. appears that the proposed addition may encroach on the existing setback. Please review with Planning Department Staff regarding setback requirements. **Setbacks shown till the Easement.**

FIRE MARSHALL OFFICE

Contact Alex Goff at (408) 299-5763 or alex.goff@sccfd.org regarding the following comments:

19. Fire sprinklers are to be listed as a deferred submittal. [CFC Section 903.2 and Santa Clara County Ordinance No NS-110.136 Section B7-9.d] **Deferred Submittal noted on sheet A-1.**
20. Plans are to clarify water source, such as the water mutual or a private well. **Cal Water**

21. Plans are to show a standard fire hydrant located within 600 ft. exterior path of travel to all portions of sprinklered structure. [CFC Section 507.5.1] **Shown on sheet A-3. FH is less than 600'.**
22. Plans to show standard fire hydrant as (N) or (E). **Exiting Hydrant shown on sheet A-3.**
23. Provide fire hydrant flow data for hydrant located within distance requirements. Data to be recorded within 1 year and show a minimum of 1,125 gpm is available at 20 psi. [CFC Table B105.1(1) and Table B105.1(2)] **Letter provided.**
 - Contact water purveyor for flow data.
 - Flow has been reduced due to fire sprinkler requirement.
24. Plans to show any gates crossing driveway. Gates to be labeled as (N)new or (E)existing and manual or mechanical. All mechanical gates to have a Knox Key Switch shown as (N) or (E). [CFMO-A3 and CFC Section 503.5 and Section 506]
Gates are labelled as (N)new and mechanical in general layout and the Gate Layout showing the Knox Key Switch position is Provided.
25. Plans to show minimum driveway (portion of access serving no more than 2 parcels) drivable width of 12 ft. Sheet LA1.0 (18 of 32) shows an 11 ft. gate, plans to clarify the drivable width inside the gate. [CFMO-A1 Section II.A.1]

The Gate width modified from 11 to 12 and the driveway width is provided in the site plan. LA.04

26. Driveway to be made of an "all weather" material capable of holding 75,000 pounds, this is to be noted on the plans. [CFC Section D102 and CFMO-A1 Section II.G] **Noted on sheet LA1.0**

ROADS AND AIRPORT

Contact Thomas Esch at (408) 573-2450 or tom.esch@rda.sccgov.org regarding the following comments:

27. Indicate on plans that Plateau Ave is a County Maintained Road.
Noted on sheet LA1.0
28. Improvement plans must clearly indicate existing and proposed site conditions within the ROW, including but not limited to, above and below ground utility lines, easements, drainage facilities, trees, landscaping, and other structures and features. All utility relocations, replacements, abandonments, temporary facilities, and new facilities shall be shown. State if there is any intention to revise or add utilities from Plateau Ave. **Site conditions within ROW is indicated on sheet LA1.0**
29. Demonstrate that the post-development maximum flow rate into the County Road right-of-way is equal-to or less-than the pre-development corresponding storm event flow rate per the County Drainage Manual. Provide engineered plans and drainage calculations for any detention or retention system necessary to satisfy this requirement. **Stormwater Management Report attached.**
30. Gates, fences, retaining walls, fixed appurtenances, etc. shall be located outside the limits of

the County maintained road ROW. Gates shall be located 30 feet from edge of pavement.
Dimensions and other specs provided on sheet LA2.0

31. Trees/shrubs at driveway entrance from Plateau Ave may be blocking line of sight from/to driveway. Identify on plans any trees or shrubs to be trimmed or removed, or any objects or fences to be relocated, in accordance with County Ordinances B17-68 and B17-69, within the lines of a triangle which has sides 20 feet from the point of intersection of the curblineline/edge of pavement and the driveway. Include this triangle on the plans to confirm area to remain cleared. **Sign triangle shown on sheet A-3 and notes added.**

CITY OF LOS ALTOS N/A per Los Altos planner the project is not under Los Altos jurisdiction.

Contact Nazaneen Healy at (650) 947-2640 or nhealy@losaltos.ca.gov regarding the following comments:

A two-story single-family dwelling with a basement conforms to the Los Altos General Plan land use designation of Single-Family, which allows a maximum density of two dwelling units per acre. However, the plans conflict with the following R1-20 zoning district development standards:

32. Los Altos Municipal Code (LAMC) Section 14.10.080.A which states the side setbacks for the first story shall be a minimum of 20 feet, or 25 feet if the height exceeds 22 feet.

In addition, with the information provided staff was unable to confirm compliance with the following standards:

33. LAMC Section 14.10.090 which states no structure shall exceed 27 feet in height from natural grade.
34. LAMC Section 14.10.100 which states no structure shall extend above or beyond a daylight plane as follows:
- The daylight plane starts at a height of eleven (11) feet at each side property line and at an angle of twenty-five (25) degrees from the horizontal;
 - On a site where the grade slopes greater than ten (10) percent from side property line to side property line, the daylight plane at the lower side property line shall be measured from a point equal to the average elevation of the site and proceed inward at an angle of twenty-five (25) degrees;
35. LAMC Section 14.10.080.B which states a minimum of fifty (50) percent of the required

Sincerely,

Aman Dulay
Principal Designer
(408) 375 8351