

TOWN OF LOS ALTOS HILLS
Staff Report to the Planning Commission

November 6, 2014

SUBJECT: SITE DEVELOPMENT PERMIT FOR A LANDSCAPE SCREENING PLAN FOR A TWO STORY NEW RESIDENCE; LANDS OF VAHDAT; 26520 PURISSIMA ROAD; FILE # 156-14-ZP-SD (CONTINUED FROM OCTOBER 2, 2014)

FROM: Nicole Horvitz, Assistant Planner *NH*

APPROVED: Suzanne Avila, AICP, Interim Planning Director *SA*

RECOMMENDATION: That the Planning Commission:

Approve the requested Site Development Permit for a landscape screening plan, subject to the recommended Conditions of Approval in Attachment 1.

BACKGROUND

At its October 2, 2014 meeting, the Planning Commission unanimously voted to continue the landscape screening application because revisions to the plans were submitted to the Town earlier that day and the Commission and public did not have adequate time to review the new plans.

A Site Development permit for new a two story residence with a basement, a single story detached second unit, and a swimming pool was approved by the Planning Commission on April 4, 2013 (file # 253-12-ZP-SD-GD). Condition #3 from the new residence approval requires the landscape screening application to be reviewed by the Commission.

CODE REQUIREMENTS

Sections 10-2.801 and 10-2.803 of the Site Development Ordinance are used to evaluate landscape plans to address erosion, visual effects, tree preservation, views, and the amount required to adequately screen the new construction.

DISCUSSION

Site Data:

<i>Net Lot Area:</i>	1.85 acres
<i>Average Slope:</i>	13.3%
<i>Lot Unit Factor:</i>	1.719

Floor Area and Development Area:

<i>Area (sq.ft)</i>	<i>Maximum</i>	<i>Existing</i>	<i>Proposed</i>	<i>Increase</i>	<i>Remaining</i>
Development	23,657	20,453	22,205	1,752	1,456
Floor	10,030	9,991	0	0	39

(Basement 1,482)

Existing Landscape

Thirty one (31) fruit trees on the property were removed as a part of the project. In addition four (4) redwoods, three (3) fir trees, a walnut tree, and a laurel were removed.

Proposed Landscape Screening

With the original submittal for the October 2, 2014 hearing, 29 redwood trees were proposed. Based on neighbor input, the redwoods have since been replaced with Camphor trees. In addition, trees that were previously proposed along the rear property line were removed as requested by the abutting neighbor.

The applicant is proposing 129 screen trees ranging from 15 gallon to 24-inch box size, primarily along the perimeter of the property. The tree planting list is as follows;

<u>Common Name (symbol)</u>	<u>Size</u>	<u>Quantity</u>	<u>Height @ maturity</u>
Canary Island Date Palm (PHO CAN)	12' trunk	2	50'
Queen Palm (SYA ROM)	10' trunk	6	50'
Coral Bark Maple (ACE PAL)	24" box	3	25'
Marina Arbutus (ARB MAR)	15 gal	11	35'
European Hornbeam (CAR BET)	24" Box	5	35'
Western Redbud (CER OCC)	15 gal	17	25'
Camphor Tree (CIN CAM)	36" box	21	40'
Italian Cypress (CUP SEM)	15 gal	5	50'
Italian Cypress (CUP 24")	24" box	8	50'
Fruit Trees (FRU TRE)	15 gal	7	20'
Crape Myrtle (LAG CHE)	15 gal	8	25'
Crape Myrtle (LAG MUS)	15 gal	6	25'
Crape Myrtle (LAG ZUN)	15 gal	3	20'
Tree Laurel (LAU NOB)	15 gal	10	30'
Fruitless Olive (OLE EUR)	24" box	4	30'
Saucer Magnolia (MAG SOU)	24" box	1	25'
Chanticleer Pear (PYR CHA)	15 gal	9	35'
Weeping Willow (SAL BAB)	24" box	3	45'

The applicant is also proposing to install 445 various shrubs in different locations on the property.

The Landscape Architect has provided water use calculations demonstrating compliance with Section 10-2.809 of the Los Altos Hills Municipal Code (Water Efficient Landscape Ordinance).

- Parcel Water Budget (PWB) units per year- 1,157.2
- Estimated Total Water Use (ETWU) units per year- 1,066

Outdoor Lighting

The applicant is proposing to install 29 landscape light fixtures on the property including 12 path lights (down shielded) and 17 step lights.

Pursuant to Section 10-2.1005 of the Los Altos Hills Municipal Code, “outdoor light sources shall be shielded so as not to be directly visible from off-site. No more than two (2) lights shall be allowed in setback areas...”

Fencing

The applicant is proposing a 6’ tall metal picket fence along the perimeter of the property. In addition, a driveway gate and columns are proposed along Purissima Road.

Grading and Drainage

The grading and drainage was approved with the new residence and has not been modified with the landscape application. Water runoff generated from the new development is collected in two (2) separate detention systems on the property. The proposed system along the driveway consists of two (2) - 48” diameter pipes 50’ long which will accommodate 1,257 cubic feet of storage volume. The other system located near the pool consists of two (2) - 24” diameter 60’ long pipes and will hold 377 cubic feet. The total storage capacity proposed is 1,634 cubic feet. Due to the neighbors concerns, the drainage system was designed to handle the entire runoff from the site as if it was vacant lot.

Pursuant to Section 10-2.503, Drainage Facilities Standards, of the Municipal Code, the Engineering Department has reviewed and determined that the proposed drainage design complies with Town requirements.

COMMITTEE COMMENTS

The Environmental Design and Protection Committee noted that replacing the proposed fountain at the front of the residence with an oak tree would help mitigate the structure (Attachment 3).

NEIGHBOR CONCERNS

Neighbors of this project were in attendance at the October 2, 2014 Commission meeting, but were unable to speak because the item was continued without opening the public hearing. To date, staff has not received any comments from the public.

CEQA STATUS

This project is exempt from California Environmental Quality Act (CEQA) pursuant to Section 15304 (b) of the CEQA Guidelines.

ATTACHMENTS

1. Recommended Conditions of Approval
2. April 4, 2013 Minutes and Staff Report
3. Environmental Design and Protection Committee Comments dated July 18, 2014
4. Site Development Plans

ATTACHMENT 1

RECOMMENDED CONDITIONS FOR SITE DEVELOPMENT PERMIT
FOR A LANDSCAPE SCREENING

LANDS OF VAHDAT, 26520 PURISSIMA ROAD
File # 156-14-ZP-SD

PLANNING DEPARTMENT:

1. No other modifications to the approved plans are allowed except as otherwise first reviewed and approved by the Planning Director or the Planning Commission, depending on the scope of the changes.
2. A Certificate of Completion shall be prepared by the project Landscape Architect, Irrigation Designer, or Landscape Contractor, provided to the Town, and include the following statement: "The landscape and irrigation system has been installed as specified in the landscape design plan and complies with the criteria of the Water Efficient Landscape Ordinance and the permit." The Certificate of Completion shall be submitted at completion of landscape installation (not required prior to final inspection).
3. A landscape maintenance and water use deposit of \$5,000.00 shall be posted *prior to final inspection of the new residence*. An inspection of the screening plantings to ensure adequate establishment and maintenance shall be made two years after installation. Prior to deposit release, the property owner shall also furnish to the Town the second year (months 13-24 following receipt of the Certificate of Completion) of water use and billing data from the subject property's water purveyor. If the site water usage exceeds the calculated PWB, the deposit will be held for an additional 12 months. At the end of the additional 12 month period, the property owner shall provide the Town with the previous 12 months (months 25-36) of water use and billing data from the subject property's water purveyor. If the water usage still exceeds the estimated PWB, the deposit shall be forfeited to the Town, in full. All Town staff time and materials expended to ensure compliance with this section will be deducted from the deposit.
4. Prior to beginning any grading operation, all significant trees, particularly the heritage oak trees, are to be fenced at the drip line. The fencing shall be of a material and structure (chain-link) to clearly delineate the drip line. Town staff must inspect the fencing and the trees to be fenced prior to commencement of grading. The property owner shall call for said inspection at least three days in advance of the inspection. The fencing must remain throughout the course of construction. No storage of equipment, vehicles or debris shall be allowed within the drip lines of these trees. Existing perimeter plantings shall be fenced and retained throughout the entire construction period.
5. Fencing and gates are approved as shown on the plans. The proposed metal picket fence shall not have points, spikes, or sharpened edges per LAHMC Section 10-1.507. The driveway

columns shall not exceed a height of 6'. The driveway gate shall not exceed an average height of 6'8". Any new fencing or gates shall require review and approval by the Planning Department prior to installation.

6. Outdoor lighting is approved as shown on the lighting plan. No lighting may be placed within setbacks except two entry or driveway lights. Any additional outdoor lighting shall be approved by the Planning Department prior to installation.

ENGINEERING DEPARTMENT:

7. Any revisions or additions to the previously approved grading and drainage plan shall be submitted for review by the Engineering Department. The plan shall be reviewed by the Engineering Department and approved prior to commencement of this project. The approved plan shall be stamped and signed by the project engineer and shall supersede the previously approved drainage plan.
8. No grading shall take place during the grading moratorium (October 15 and April 15) except with prior approval from the City Engineer. No grading shall take place within ten feet of any property line.
9. Any, and all, areas on the project site that have the native material disturbed shall be protected for erosion control during the rainy season and shall be replanted prior to final inspection.
10. All irrigation systems must be located at least five feet from the Town's pathways and outside of the public right of way and public utility easements. The Town staff shall inspect the site and any deficiencies shall be corrected to the satisfaction of the Engineering Department prior to final inspection.

Project approval may be appealed if done so in writing within 22 days of the date of this approval. The building permit cannot be issued until the appeal period has lapsed. The applicant may submit construction plans to the Building Department after the appeal period is over provided the applicant has completed all conditions of approval required prior to acceptance of plans for building plan check.

NOTE: The Site Development permit is valid for one year from the approval date (until November 6, 2015). All required building permits must be obtained within that year and work on items not requiring a building permit shall be commenced within one year and completed within two years.

Minutes of a Regular Meeting Town of Los Altos Hills PLANNING COMMISSION

Thursday, April 04, 2013, 7:00 PM
Council Chambers, 26379 Fremont Road, Los Altos Hills, California

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Present: Commissioner Abraham, Commissioner Couperus, Commissioner Mandle,
Chair Partridge, Commissioner Tankha

Staff: Debbie Pedro, Planning Director; Richard Chiu, Public Works Director; Brian
Froelich, Associate Planner; Nicole Horvitz, Assistant Planner; Jaime
McAvoy, Planning Secretary

2. PRESENTATIONS FROM THE FLOOR

There were no presentations from the floor.

3. PUBLIC HEARINGS



3.1 LANDS OF VAHDAT; 26520 Purissima Road; File #253-12-ZP-SD-GD; A request for a Site Development Permit for a 9,046 square foot two story new residence with a 1,188 square foot basement (maximum height 27') a 945 square foot single story detached secondary dwelling unit (maximum height 15') and a 828 square foot swimming pool. CEQA review: Categorical Exemption per Section 15303 (a) & (e) (staff-Nicole Horvitz).

Assistant Planner Nicole Horvitz presented staff report, while **Public Works Director Richard Chiu** explained the applicant's drainage plans.

The Commission asked questions of staff.

Chair Partridge opened the PUBLIC HEARING.

Applicant Armin Vahdat spoke on behalf of his project.

Representative Mark Blackman answered questions posed by Commission.

Pete Carlino, Lea and Braze Engineering, Hayward, spoke on behalf of the applicant's drainage plans.

Commissioner Couperus expressed concern over the removal of all trees from the property.

George Kirkpatrick, Los Altos Hills, voiced his opposition to the size of the project and concerns over flooding.

Samuel Broydo, Los Altos Hills, spoke in support of the project.

Debarag Banerjee, Los Altos Hills, spoke in opposition of the project and requested the applicant move the master suite and playroom to the southwest corner of the residence so it does not block his view.

Bishakha Banerjee, Los Altos Hills, spoke in opposition of the project, requested the applicant relocate the master suite and playroom as it obstructs her view.

Rajiv Patel, Los Altos Hills, spoke in support of the project.

Hassan Sharkernia, Los Altos Hills, stated he has no issues with the house itself, but voiced concern with drainage issues.

Roger Barkoff, Los Altos Hills, rescinded his signature on the petition, and spoke in support of the project.

Applicant provided a closing statement.

The Commission asked Mr. **Vahdat** and Mr. **Blackman** to respond to the request to relocate the master bedroom. They stated they would provide adequate screening, and would look into lowering the height of the chimney.

Chair Partridge closed the PUBLIC HEARING.

Commission discussion ensued.

MOTION SECONDED AND CARRIED: Moved by Commissioner **Abraham**, seconded by Commissioner **Couperus** and passed unanimously to approve a request for a Site Development Permit for a 9,046 square foot two story new residence with a 1,188 square foot basement (maximum height 27') a 945 square foot single story detached secondary dwelling unit (maximum height 15') and a 828 square foot swimming pool, with the added driveway condition. The applicant shall also provide their landscape screening plans no later than 90 days after the rough framing inspection.

Chair Partridge called for a recess at 8:40 p.m.

The meeting reconvened at 8:51 p.m.

TOWN OF LOS ALTOS HILLS
Staff Report to the Planning Commission

April 4, 2013

SUBJECT: A REQUEST FOR A SITE DEVELOPMENT PERMIT FOR A 9,046 SQUARE FOOT TWO STORY NEW RESIDENCE WITH A BASEMENT, A SINGLE STORY DETACHED SECONDARY DWELLING UNIT, AND A SWIMMING POOL; LANDS OF VAHDAT; 26520 PURISSIMA ROAD; FILE #253-12-ZP-SD-GD

FROM: Nicole Horvitz, Assistant Planner *NH*

APPROVED: Debbie Pedro, AICP, Planning Director *DP*

RECOMMENDATION: That the Planning Commission:

April 4, 2013

Approve the requested Site Development Permit for a new residence with a basement, detached secondary dwelling unit, and a swimming pool subject to the recommended Conditions of Approval in Attachment 1; or

ALTERNATIVE

Offer the applicant the opportunity to continue the project to a future Planning Commission hearing with specific direction to redesign per Article 7 of the Site Development Ordinance.

BACKGROUND

The subject property is located at the western side of Purissima Road. There is currently a 2,682 square foot residence and garage built in 1946 on the 1.85 acre property. The surrounding uses include one and two story single-family homes on adjacent parcels to the west, south, and across Purissima Road to the east.

The applicant is requesting approval of a Site Development Permit to demolish the existing house and construct a 9,990 square foot two story residence with a 1,188 square foot basement, a 945 square foot single story detached second unit, and a 828 square foot swimming pool.

CODE REQUIREMENTS

This application for a new residence has been forwarded to the Planning Commission for review pursuant to Section 10-2.1305.1 of the Municipal Code, for a new residence project, "the Planning Director or designee shall determine the project's eligibility for the fast track process using the Fast Track Guide checklist. Only projects that score fourteen (14) points or less shall be eligible for the fast track process. The Fast Track Guide checklist, or a project's conformance with the Fast Track Guide checklist, shall not provide the basis for the Site Development

Authority's approval, conditional approval, or disapproval of a project." This project received 18 points on the Fast Track Guide checklist (Attachment 2).

DISCUSSION

Site Data:

Net Lot Area: 1.85 acres
Average Slope: 13.3%
Lot Unit Factor: 1.719

Floor Area and Development Area:

<i>Area (sq.ft)</i>	<i>Maximum</i>	<i>Existing</i>	<i>Proposed</i>	<i>Increase</i>	<i>Remaining</i>
Development	23,657	9,048	20,453	11,405	3,204
Floor	10,030	2,682	9,990	7,308	40

(Basement 1,188)

Site and Architecture

The proposed project meets the setback, height, floor area, and development area requirements established in Title 10, Zoning and Site Development, of the Los Altos Hills Municipal Code.

The new residence and secondary dwelling unit is located a minimum of 630' from the east (front) property line, 35' from the west (rear) property line, 60' from the north (side) property line, and 37' from the south (side) property line. The maximum building height on a vertical plane is 27' and the maximum overall height of the building (including chimneys and appurtenances) from the lowest point to the highest point is 31'. Proposed exterior materials consist of a stucco exterior, slate roof, and cast stone veneer.

The basement level of the new residence has 1,188 square feet of area which includes a mechanical room, media room, storage, powder room, and an exercise room. The basement is wholly underground and exempt from floor area calculations pursuant to Section 10-1.202 of the Municipal Code.

The main level has 4,564 square feet of living space consisting of a foyer, office, living room, craft room, dining room, grand hall, four (4) car garage, a guest bedroom with bathroom, gallery, family room, kitchen, and play room.

The second floor has 3,606 square feet of living area which includes the master bedroom and bath, three (3) bedrooms with baths, and a play area.

The detached secondary dwelling unit is located to the north of the main residence has 945 square feet of living area which consists of two (2) bedrooms, a bathroom, kitchen, and living area. The single story building is 15' tall.

Driveway & Parking

The existing driveway will be removed and replaced with a new driveway primarily within the same location.

Pursuant to Section 10-1.601 of the Municipal Code, a total of five (5) parking spaces are required because the application includes a secondary dwelling unit. The proposed garage can accommodate four (4) cars and two (2) exterior parking spaces are proposed outside of the property line setbacks.

Outdoor Lighting

The existing landscape on the property is minimal. The applicant is proposing thirteen (13) shielded/down lights located on the exterior of the residence and three (3) shielded/down lights on the secondary dwelling unit. In addition, eleven (11) landscape lights are proposed. Staff has included condition #10 for outdoor lighting, requiring that fixtures be down shielded or have frosted glass, low wattage, and shall not encroach or reflect on adjacent properties. The applicant has submitted lighting specifications indicating that all proposed fixtures will be either shielded, downlights, or have frosted glass.

Trees & Landscaping

There are thirty one (31) fruit trees on the property proposed to be removed as a part of this application. In addition four (4) redwoods, three (3) fir trees, a walnut tree, and laurel are proposed to be removed. A landscape screening and erosion control plan will be required after framing of the new residence (Condition of approval #3). Furthermore, any landscaping required for screening or erosion control will be required to be planted prior to final inspection, and a maintenance deposit to ensure viability of plantings will be collected prior to final inspection. Due to the removal of the mature landscape on the site, staff recommends that the landscape screening application be forwarded to the Planning Commission for review (condition of approval #3).

Drainage

Water runoff generated from the new development will be collected in two (2) separate detention systems on the property. The proposed system along the driveway consists of two (2)-48" diameter pipes 50' long which will accommodate 1,257 cubic feet of storage volume. The other system located near the pool consists of two (2) -24" diameter 60' long pipes and will hold 377 cubic feet. The total storage capacity proposed is 1,634 cubic feet. The drainage system was designed to handle the entire runoff from the site as if it was vacant lot.

Pursuant to Section 10-2.503, Drainage Facilities Standards, of the Municipal Code, the Engineering Department has reviewed and determined that the proposed drainage design complies with Town requirements. The Engineering Department will review and approve the

final drainage plan prior to acceptance of plans for building plan check. Final "as-built" grading and drainage will be inspected by the Engineering Department, and any deficiencies will be required to be corrected prior to final inspection.

Neighbor Concerns

On October 29, 2012, the application for the new residence, secondary dwelling unit, and swimming pool was submitted to the Town for review. The neighbor directly behind the new residence (26570 Purissima Road-Lands of Banerjee) submitted letters on November 21, 2012 and March 19, 2013 with the following concerns:

- View & privacy
- Does not fit into the neighborhood or character of the Town
- Drainage

In the letter dated March 19, 2013 the Banerjee's request that the closest portions of the structures to the shared western property line be relocated an additional 30', lower the roof line by 3', upgrade the drainage channel under the driveway on the Banerjee's property, fencing be setback 30' from the property line, and landscape screening not to exceed 6' in height (Attachment 3).

The neighbor at 26470 Purissima Road (Lands of Kirkpatrick) submitted a letter on March 20, 2013 voicing his concerns about drainage in the neighborhood (Attachment 4).

On March 25, 2013, a petition against the proposed project was submitted to the Town with signatures from 13 neighbors (Attachment 5)

Fire Department Review

The Santa Clara County Fire Department has reviewed the proposal and is requiring a sprinkler system throughout all portions of the new residence and secondary dwelling unit (Attachment 6).

Committee Review

The Pathways Committee recommends the applicant construct a type 2B pathway along Purissima Road (condition #28).

The Environmental Design and Protection Committee noted that the three (3) redwood trees proposed to be removed along the northern property line provide landscape mitigation for the neighboring property (Attachment 7).

Green Building Ordinance

This project is required to comply with the Town's Green Building Ordinance. The new residence is designed to achieve 185 points in Build it Green's GreenPoint Rated program.

CEQA STATUS

The project is categorically exempt under CEQA per Sections 15303 (a) & (e).

ATTACHMENTS

1. Recommended Conditions of Approval
2. Fast Track Guide Checklist
3. Letters from Lands of Banerjee dated November 21, 2012 and March 19, 2013
4. Letter from Lands of Kirkpatrick dated March 20, 2013
5. Neighborhood Petition received March 25, 2013
6. Recommendations from Santa Clara County Fire Department dated November 2, 2012
7. Comments from Environmental Design and Protection Committee dated November 12, 2012
8. Worksheet #2
9. Site Development Plans

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ATTACHMENT 1

RECOMMENDED CONDITIONS FOR SITE DEVELOPMENT PERMIT
FOR A NEW RESIDENCE WITH BASEMENT, A DETACHED SECONDARY
DWELLING UNIT, AND A SWIMMING POOL

LANDS OF VAHDAT, 26520 PURISSIMA ROAD
File # 253-12-ZP-SD-GD

PLANNING DEPARTMENT:

1. No other modifications to the approved plans are allowed except as otherwise first reviewed and approved by the Planning Director or the Planning Commission, depending on the scope of the changes.
2. All existing Blue Gum (*E. globulus*), Pink Ironbark (*E. sideroxylon rosea*), River Red Gum (*E. camaldulensis*), Swamp Gum (*E. rudis*), Honey Gum (*E. melliodora*), or Manna Gum (*E. viminalis*) eucalyptus trees on the property located within 150' of any structures or roadways shall be removed prior to final inspection of the new residence. Removal of eucalyptus trees shall take place between the beginning of August and the end of January to avoid disturbance of nesting birds protected under the Federal Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game Code Section 3500 et seq unless a nesting bird survey is first conducted and there is a determination that there are no active nests within the tree.
3. After completion of rough framing or at least six (6) months prior to scheduling a final inspection, the applicant shall submit landscape screening and erosion control plans for review by the Planning Commission. The application for landscape screening and erosion control shall be accompanied by the applicable fee and deposit. The plans shall be reviewed at a noticed public hearing. Attention shall be given to plantings which will be adequate to break up the view of the new residence from surrounding properties and streets. All landscaping required for screening purposes and for erosion control (as determined by the City Engineer) must be installed prior to final inspection of the new residence. The landscape screening plan shall comply with Section 10-2.809 (water efficient landscaping) of the Los Altos Hills Municipal Code.
4. A landscape maintenance deposit in the amount of \$5,000 shall be posted *prior to final inspection*. An inspection of the landscape to ensure adequate establishment and maintenance shall be made two years after the installation. The deposit will be released at that time if the plantings remain viable.
5. *Prior to beginning any grading operation*, all significant trees, particularly the heritage oak trees, are to be fenced at the drip line. The fencing shall be of a material and structure (chain-link) to clearly delineate the drip line. Town staff must inspect the fencing and the

trees to be fenced prior to commencement of grading. The property owner shall call for said inspection at least three days in advance of the inspection. The fencing must remain throughout the course of construction. No storage of equipment, vehicles or debris shall be allowed within the drip lines of these trees. Existing perimeter plantings shall be fenced and retained throughout the entire construction period.

6. Exterior finish colors of all buildings shall have a light reflectivity value of 50 or less and roof materials shall have a light reflectivity value of 40 or less, per manufacturer specifications. All color samples shall be submitted to the Planning Department for approval *prior to acceptance of plans for building plan check*. All applicable structures shall be painted in conformance with the approved color(s) *prior to final inspection*.
7. **Prior to requesting the final inspection**, a registered civil engineer or licensed land surveyor shall certify in writing and state that *“the location of the new residence and roof eaves and secondary dwelling unit are no less than 40’ from the front property line and 30’ from the side and rear property lines.”* The elevation of the new residence and secondary dwelling unit shall be similarly certified in writing to state that *“the elevation of the new residence and secondary dwelling unit matches the elevation and location shown on the Site Development plan.”* **The applicant shall submit the stamped and signed letter(s) to the Planning Department prior to requesting a final inspection.**
8. **Prior to requesting the final inspection**, a registered civil engineer or licensed land surveyor shall certify in writing and state that *“the height of the new residence and secondary dwelling unit complies with the 27’ maximum structure height, measured as the vertical distance at any point from the bottom of the crawl space or basement ceiling if excavated below natural grade, to the highest part of the structure directly above (including roof materials).”* The overall structure height shall be similarly certified in writing and state that *“all points of the buildings (including chimneys and appurtenances) lie within a thirty-five (35’) foot horizontal band based, measured from the lowest visible natural or finished grade topographical elevation of the structure along the building line and the highest topographical elevation of the roof of the structure.”* **The applicant shall submit the stamped and signed letter(s) to the Planning Department prior to requesting a final inspection.**
9. No new fences are approved. Any new fencing or gates shall require review and approval by the Planning Department *prior to installation*.
10. Outdoor lighting is approved as shown on the plans. There shall be one light per door or two for double doors. Light fixtures shall have frosted glass or be down lights. No lighting may be placed within setbacks except two entry or driveway lights. Any additional outdoor lighting shall be approved by the Planning Department prior to installation.
11. Standard swimming pool conditions:
 - a. Lights shall be designed so that the source is not visible from off-site.

- b. Drainage outfall structures shall be constructed and located to the satisfaction of the City Engineer.
 - c. Pool equipment shall be enclosed on all four sides with a roof for noise mitigation and screening.
12. For swimming pools, at least one of the following safety features shall be installed to the satisfaction of the Town Building Official:
- a. The pool shall be isolated from access to the residence by an enclosure (fencing).
 - b. The pool shall be equipped with an approved safety pool cover.
 - c. The residence shall be equipped with exit alarms on those doors providing direct access to the pool.
 - d. All doors providing direct access from the home to the swimming pool shall be equipped with a self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor.
13. Skylights, if utilized, shall be designed and constructed to reduce emitted light (tinted or colored glass, or other material). No lighting may be placed within skylight wells.
14. Fire retardant roofing (Class A) is required for all new construction.
15. **At time of submittal of plans for building plan check**, the applicant shall submit one of the following checklists to demonstrate compliance with the Town's Green Building Ordinance:
- a. A GreenPoint Rated checklist with the building permit application to indicate that the project will achieve a minimum of fifty (50) points. The checklist shall be completed by a qualified green building professional and shall be attached to the front of the construction plans. The construction plans shall include general notes or individual detail drawings, where feasible, showing the green building measure to be used to attain the required points.
 - b. A LEED for Homes checklist with the building permit application to indicate that the project will achieve a minimum of forty-five (45) points or LEED certification. The checklist shall be completed by a qualified green building professional and shall be attached to the front of the construction plans. The construction plans shall include general notes or individual detail drawings, where feasible, showing the green building measure to be used to attain the required points.
16. **Prior to final inspection** and occupancy, a qualified green building professional shall provide documentation verifying that the building was constructed in compliance with GreenPoint Rated or LEED® certification.

17. All properties shall pay School District fees to either the Los Altos School District or the Palo Alto Unified School District, as applicable, *prior to acceptance of plans for building plan check*. The applicant must take a copy of worksheet #2 to school district offices (both elementary and high school in the Los Altos School District), pay the appropriate fees and provide the Town with a copy of the receipts.

ENGINEERING DEPARTMENT:

18. Peak discharge at 26520 Purissima Road, as a result of Site Development Permit 253-12, shall not exceed the existing pre-development peak discharge value of the property. Detention storage must be incorporated into the project to reduce the predicted peak discharge to the pre-development value. Provide the data and peak discharge hydrologic model(s) utilized, as well as, the calculations of the peak discharge value prior and post development. Determine the design peak runoff rate for a 10-year return period storm and provide detention storage design plans to reduce the predicted peak discharge to the pre-development value. All documentation, calculations, and detention storage design (2 plan copies) shall be submitted for review and approval to the satisfaction of the City Engineer *prior to acceptance of plans for building plan check*.
19. The Engineer of Record shall observe the installation of the drainage system, construction of the energy dissipaters, and completion of the grading activities and state that items have been installed and constructed per the approved plans. A stamped and signed letter shall be prepared and submitted to the Town *prior to final inspection*.
20. Any, and all, changes to the approved grading and drainage plan shall be submitted as revisions from the project engineer and shall first be approved by the Town Engineering Department. No grading shall take place during the grading moratorium (October 15 to April 15) except with prior approval from the City Engineer. No grading shall take place within ten feet of any property line except to allow for the construction of the driveway access.
21. All public utility services serving this property shall be placed underground. The applicant should contact PG&E immediately after issuance of building permit to start the application process for undergrounding utilities which can take up to 6-8 months.
22. Two copies of an erosion and sediment control plan shall be submitted for review and approval by the Engineering Department *prior to acceptance of plans for building plan check*. The contractor and the property owner shall comply with all appropriate requirements of the Town's NPDES permit relative to grading and erosion/sediment control. The first 100 feet of the driveway shall be rocked during construction and all cut and fill slopes shall be protected from erosion. All areas on the site that have the native soil disturbed shall be protected for erosion control during the rainy season and shall be replanted *prior to final inspection*.

23. Two copies of a grading and construction operation plan shall be submitted by the property owner for review and approval by the City Engineer and Planning Director *prior to acceptance of plans for building plan check*. The grading/construction operation plan shall address truck traffic issues regarding dust, noise, and vehicular and pedestrian traffic safety on Purissima Road and surrounding roadways, storage of construction materials, placement of sanitary facilities, parking for construction vehicles, clean-up area, and parking for construction personnel. A debris box (trash dumpster) shall be placed on site for collection of construction debris. Arrangements must be made with the **GreenWaste Recovery, Inc.** for the debris box, since they have a franchise with the Town and no other hauler is allowed within the Town limits.
24. The property owner shall inform the Town of any damage and shall repair any damage caused by the construction of the project to pathways, private driveways, and public and private roadways, *prior to final inspection and release of occupancy permits* and shall provide the Town with photographs of the existing conditions of the roadways and pathways *prior to acceptance of plans for building plan check*.
25. The property owner shall dedicate a **30' wide half-width** public right of way to the Town over **Purissima Road**. The property owner shall provide legal description and plat exhibits that are prepared by a registered civil engineer or a licensed land surveyor and the Town shall prepare the dedication document. The dedication document, including the approved exhibits, shall be signed and notarized by the property owner and returned to the Town *prior to acceptance of plans for building plan check*.
26. The driveway shall be required to be fully constructed and to be roughened where the pathway intersects, to the satisfaction of the City Engineer, *prior to final inspection*. An encroachment permit shall be required for all work within the public right of way *prior to start work*.
27. The property owner shall be required to connect to the public sanitary sewer *prior to final inspection*. A sewer hookup permit shall be required by the Town's Public Works Department *prior to acceptance of plans for building plan check*. An encroachment permit shall be required for all work within the public right of way *prior to start work*.
28. The property owner shall construct a type 2B pathway along Purissima Road to the satisfaction of the Engineering Department *prior to final inspection*. The pathway improvement shall be included on the Final Grading and Drainage Plan for review by the Engineering Department *prior to acceptance of building permit plan check*. An encroachment permit shall be required by the Town's Public Works Department for all work proposed within the public right of way *prior to start work*.
29. The property owner shall provide a recorded copy of the Private Utility Easement to Town *prior to acceptance of building permit plan check*.

30. The property owner shall provide an approved underground utility plan from PG &E to Town prior to *issuance of building construction permit.*

FIRE DEPARTMENT:

19. An automatic residential fire sprinkler system approved by the Santa Clara County Fire Department shall be included in all portions of the building. Three sets of plans prepared by a sprinkler contractor shall be submitted to the Santa Clara County Fire Department (14700 Winchester Blvd., Los Gatos, CA 95032) for review and approval. The sprinklers shall be inspected and approved by the Fire Department, **prior to final inspection and occupancy of the new residence and secondary dwelling unit.**
20. Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Numbers shall contrast with their background
21. This project is located within the designated Wildland Urban Interface Fire Area. The building construction shall comply with the provisions of the California Building Code (CBC) Chapter 7A. Vegetation clearance shall be in compliance with CBC Section 701A.3.2.4 prior to project final approval.
22. Potable water supplies shall be protected from contamination cause by fire protection water supplies. It is the responsibility of the applicant and any contractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water based fire protection systems, and/or fire suppression water supply systems or storage.

CONDITION NUMBERS 6, 17, 18, 22, 23, 24, 25, 27, 28, and 29 SHALL BE COMPLETED AND SIGNED OFF BY THE PLANNING DEPARTMENT AND THE ENGINEERING DEPARTMENT PRIOR TO ACCEPTANCE OF CONSTRUCTION PLANS FOR PLAN CHECK BY THE BUILDING DEPARTMENT.

Project approval may be appealed if done so in writing within 22 days of the date of this notice. The building permit cannot be issued until the appeal period has lapsed. The applicant may submit construction plans to the Building Department after the appeal period is over provided the applicant has completed all conditions of approval required prior to acceptance of plans for building plan check.

Upon completion of the construction, a final inspection shall be required to be set with the Planning and Engineering Departments two weeks prior to final building inspection approval.

NOTE: The Site Development permit is valid for one year from the approval date (until April 4, 2014) All required building permits must be obtained within that year and work on items not requiring a building permit shall be commenced within one year and completed within two years.

Staff Report to the Planning Commission
Lands of Vahdat
26520 Purissima Road
April 4, 2013
Page 12 of 12

Please refer to the Conditions of Project Approval set forth herein. If you believe that these Conditions impose any fees, dedications, reservation or other exactions under the California Government Code Section 66000, you are hereby notified that these Conditions constitute written notice of a statement of the amount of such fees, and/or a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day approval period in which you may protest such fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), has begun. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.

Lands of Van der

26520 Purissima
RD

Town of Los Altos Hills
Fast Track Guide for New Residences Checklist

ATTACHMENT 2

		Points	Project
Points range from 1 to 5, 5=Very Important to 1=Recommended, R=Required			
Goal I: Retain and Enhance the Open Natural Atmosphere of Los Altos Hills			
A.1	Build with the contour of the land.	5	5
B.1	Retain the natural character of creeks, vegetation, and natural drainage swales on your property.	R	-
C.1	An open space easement may be required where appropriate, based on the extent of steep slopes (generally in excess of 30%), the presence of heritage oak trees, and/or creek corridors.	R	-
D.1	Place roads and driveways on existing contours to minimize grading. Driveways should have a slope of 15% or less	4	
D.2	Sharing driveways with neighbors may be mutually beneficial, especially on long hillside slopes.	1	
E.1	Minimize the use of fencing to allow the natural landforms to flow together. Open fencing is encouraged.	R	-
E.2	Fences should be constructed of a non-reflective material and use natural or dark colors.	1	
E.3	Entry columns and gates are discouraged as they create a barrier to the flow of open space.	3	
E.4	The closer a fence is to the roadway, the lower the fence is required to be.	R	-
Goal II: Design your Home to Fit the Site and to be Unobtrusive in the Neighborhood			
A.1	Houses on prominent hilltops or ridgelines may be required to be one story.	R	-
A.2	Hilltops or ridgelines shall not be cut down, flattened, or similarly graded to create a building pad in excess of the actual area covered by the principal residence.	R	-
A.3	On a sloping site, the structure should be stepped down the hill utilizing one story building elements. Avoid stilts over downhill slopes. Cut foundations should be used instead on a hilly terrain.	5	
B.1	Minimize obstruction of on and off site views by considerate placement of structures.	4	4
B.2	Incorporate passive solar design with south or southwest-facing roof areas to accommodate a solar energy system.	1	
B.3	Provide shading for south facing windows.	1	1

Town of Los Altos Hills Fast Track Guide for New Residences Checklist

Points range from 1 to 5, 5=Very Important to 1=Recommended, R=Required		Points	Project
Goal III - Design your House to Minimize the Appearance of Bulk			
A.1	Increasing setbacks may help to mitigate mass and bulk.	3	3
B.1	Longer roof eaves and rakes are encouraged for shade.	2	2
B.2	Roof slopes should be consistent and complementary with the topography of the site.	3	
B.3	The house should be keyed/cut in slopes to reduce fill.	4	
B.4	Trellises are encouraged for shade instead of solid roofs (on patios and breezeways) to minimize bulk.	3	
B.5	The use of architectural devices such as verandas, balconies, arcades, trellises, building materials, etc...are encouraged to soften the building bulk.	3	
B.6	Vertical and horizontal articulation of building facades should be used to avoid long, uninterrupted exterior walls. Appropriate scale and proportions should be incorporated into the design to avoid improper balance of the structure.	4	
C.1	For exterior building materials, darker or natural colors are encouraged.	3	
D.1	Two story walls which increase perception of mass can be mitigated by introducing detail, setting back the second story, lowering the second story plate height, or using a combination of one and two story elements.	5	
E.1	On a sloping lot, a basement underneath a two story home should not be daylighted to avoid the appearance of a three story facade.	5	
E.2	The appearance of a stacked three story facade should be avoided. When building on a sloped lot, stepping with the hillside is strongly encouraged.	5	

Town of Los Altos Hills Fast Track Guide for New Residences Checklist

Points range from 1 to 5, 5=Very Important to 1=Recommended, R=Required		Points	Project
Goal IV - Design for Your Needs and the Needs of the Town and Those of Your Neighbors			
A.1	Minimize fire danger. Class A roofs and sprinkler system are required. Use fire resistant landscape w/in 30' of the house.	R	-
A.2	Design site plan to allow for adequate access and turnaround for emergency vehicles.	R	-
A.3	Avoid all geotechnical hazards such as landslides, debris flow, and earthquake faults.	R	-
A.4	Structures shall be set back a minimum of 25 feet from the top of bank of all creeks, to protect the riparian habitat.	R	-
A.5	Design for adequate drainage. Disperse water runoff on your own property or direct to an adequate drainage facility. Don't increase runoff into adjacent properties.	R	-
A.6	Reduce soil erosion by minimizing discing, and by using hydro seeding and finished landscaping. Avoid excessive grading. No grading is allowed within 10 feet of the property line.	R	-
B.1	Plan for adequate outdoor living when planning your total DA. Cluster structures to maximize open space.	2	
B.2	Make landscaping an integral part of your site plan. Existing mature landscaping screening should be maintained and integrated with new landscape.	3	3
B.3	Plan for the required four off-street parking places and adequate emergency fire truck turnaround.	R	-
C.1	Respect your neighbor's privacy and views. Avoid locating your house too close to your neighbors or to their private outdoor or indoor living areas. Landscape to minimize obstructing off site views.	4	
C.2	Observe Town pathway system standards and ordinances. When driveway entrances cross pathways, the driveway surface must be "non-slip" and be maintained to Town standards.	R	-
C.3	Place exterior lights carefully to prevent light from shining into neighboring houses ("spill" lights). Uplights are generally not allowed. Light source must not be visible from off-site.	R	-
C.4	Locate all noise producing equipment, i.e. pool pumps and ac units outside required setbacks.	R	-
0-14 points = Fast Track hearing. 15-21 points = Option to redesign. 22+ points= Planning Commission Hearing		TOTAL	18

RECEIVED

NOV 21 2012

TOWN OF LOS ALTOS HILLS

Debarag N. and Bishakha Banerjee

Los Altos Hills, CA 94022
November 21, 2012

Nicole Horvitz
Assistant Planner
Town of Los Altos Hills
26379 Fremont Road
Los Altos Hills, CA 94022

Dear Nicole:

I am a permanent resident of our town, and I am writing to express my concern about the building plans of our neighbors at 26520 Purissima Road that has recently come to my attention. I understand that the decision is being considered by you towards approval for further steps in the process.

Our new neighbors, Amin and Suzanne Vahdat, at 26520 Purissima Road has recently submitted plans for razing down the current house and building a new set of structures in its place. Because of the location of our land, and where the structure will be, I have serious concerns about its impact on the town's general habitat, and specifically on our lifestyle.

My specific concerns are:

By building a large 7000 sqft+, two story structure in an area where all other houses are subdued and well-blended with the natural habitat, this structure will be serious affront to the Town's charter for preservation of the rural atmosphere of the foothills and orderly and unhurried growth.

Like a lot of other residents, I moved to Los Altos Hills to enjoy the natural views of the hills, sky and greenery around me. Like all other of my neighbors I limited my development on my land to give everybody, and enjoy myself such magnificent vistas. The previous owners' house which is still in its place also followed the same... principles. But by constructing such a large structure so close to my property line, and at a height that obstructs and boxes in my view from my own living room -let alone my front yard- I feel the construction of this high structure so close to my property will be robbing me of the most important aspect of Los Altos Hills life that I hold precious.

My driveway that goes from the major part of my land to Purissima Road is my only access to the outside world. When this structure comes up, it will obstruct most of the driveway from my direct line-of-sight from my house. This is a major problem because:

[Recipient Name]
November 21, 2012
Page 2

My children (ages 11 and 8) play on that driveway quite a bit, and I would be seriously concerned about the prospect of them getting hurt in the process away from my direct view

The obstruction could allow people with bad intent the opportunity to sneak in and hide without us being able to see them -causing serious security issues.

We use the east and north side of our land as private backyard where we have quiet family time -away from gawking eyes. With the new structure so close and so high -with windows facing our way, we would not have any privacy whatsoever when we use those areas. That will make us feel like a prisoner in our house and would be definitely a big change from our today's lifestyle.

The I-280 highway is on the southwest side of our land, and we have a flat land on the east side of our land that we use for normal backyard usage. While the highway produces a lot of noise, today our one-story house obstructs most of it that would have affected that land, while the rest propagates over the rooftop. The new structure is supposed to be a two-story structure. That will make it a reflector for the noise that propagates over our rooftop, and make it bounce back the noise into the backyard -severely restricting our quality-of-life.

A large part of the neighbor's structure will be built in a depression in between our house and Purissima Road. That depression gets filled up with water in heavy rains. Building two houses (one main house, one annexe), a swimming pool, paving structures, and other developments on that land would mean the water would have even less place to go to, and will end up flooding our driveway.

Overall, this current building plan is a serious nuisance, which I respectfully request the Town to obstruct and carefully review for all the above problems it may cause.

Sincerely,

A solid black rectangular redaction box covering the signature area.

Debarag N. and Bishakha Banerjee

Debarag N. and Bishakha Banerjee

Los Altos Hills, CA 94022

March 19, 2013

Planning Commission
Town of Los Altos Hills
26379 Fremont Road
Los Altos Hills, CA 94022

Dear Members of the Planning Commission:

I reside with my wife and two small children (ages 11 and 8) at [REDACTED]. My property is directly adjacent (300 linear feet across the entire front and right side of my house) to the one at 26520 Purissima Road (Vahdat house), which I understand the current owner to have submitted plans for razing down and building a new set of structures in its place.

I understand that the decision is being considered by you towards approval for further steps in the process.

My specific concerns are:

- My property's View

Today we enjoy a nice bucolic view of open skies, open vistas, and many hundreds of yards of native California scenery – without any neighbors' houses, fences, or other outdoor structures in our sight. This is precisely the reason we moved to Los Altos Hills – as I am sure you all have - and the reason why anybody moving to LAH values the Town – raising property values for all.

By building so close to our land and by proposing to build a 6-foot high fence right up to our property line, and by proposing to plant tall trees right next to the line, the Vahdats are proposing to rob us of everything we hold precious. This will also cost us considerably in terms of the value of our land – bringing our property values considerably down.

- My family's Privacy

I have large window walls along the entire front of my house. I am at a higher plane than the Vahdat house in front of me. The Vahdats propose to build just 30 feet away from the property line. While I understand this to be consistent with the town's guidelines, given the elevation of our land and the unique situation of their new construction, the protrusion of their new structure at the Northwest corner and the "in-law quarters" will be able to directly look into our living areas. We too will be able to look into their living quarters,

making it extremely uncomfortable for us. My children often play in our front yard and meadow, and there would be no privacy for them whatsoever.

When setbacks and other mechanisms were designed, the Town had quiet, nonintrusive residents in mind. However, we have already seen examples of intrusive behavior where the Sheriff's deputies had to intervene to restore peace and quiet when extremely loud music emanating from 26520 Purissima intruded on the privacy of neighbors on an otherwise quiet Sunday afternoon. If they are allowed to build closer than they currently are to the property line (along with substructures and pool), the music and the noise from pool parties or house parties would be unbearable, resulting in a complete lack of privacy for us.

- Fences and trees coming up to hide our views further

The proposed fences and "screening" vegetation at the 26520 Purissima property line will obstruct our views further, including impeding our visibility down our long driveway. We share part of that driveway with our neighbors at [REDACTED] (Mr. and Mrs. Shakernia), which adds to the vehicular traffic on the driveway. We also live quite inland (about 700 feet) compared to the entrance at Purissima. Being able to see Purissima Road from our house, especially where it meets our driveway, is of paramount security interest to us. The lack of visibility on my own long driveway could lead to accidents; say for example – when my eight year old son or eleven year old daughter was walking down the driveway while doing mundane chores like taking out the trash. That is not acceptable. It could also prompt miscreants and burglars to lay in hiding, or otherwise surprise us and other security considerations.

- Rural character of the Town is being destroyed

It is the charter of the Town to be dedicated to preservation of the rural atmosphere of the foothills and orderly and unhurried growth. In fact in the 2011 LAH Resident survey, 92.6% of residents agreed that the intent of our founding documents was to preserve our rural environment. The plan for review before you does not preserve that rural environment, it destroys it.

- Mansions of this size relative to their plot size are obstructive to and inharmonious with their surroundings

A few years ago, a similar question was brought forth for the Planning Commission, where a plan for development of an almost identical structure at 26462 Purissima Road (only 2 houses away from the one under question today) was presented to the commission. After that house was allowed to be built, the result has been horrible. The house today looks like an alien structure sitting among surroundings it really does not belong in, while at the same time completely obscuring from view the Kirkpatrick house behind it – which had been there for 30 years, and decimating the Kirkpatrick property values.

March 19, 2013

Page 3

That is the result of allowing mansions of this size in lots that are too small for them. Since that building has been constructed, its neighbors – Bob and Pat Kirkpatrick, and Ken Daniel, amongst others - have regretted the presence of such a house in the neighborhood. (See attached petition from neighbors).

I hope the Commission does not repeat the same mistake again.

- Water flow

Between Purissima Road and Hwy 280, a seasonal water channel runs South-East to North-West. During the rainy season, water flows in from other properties into the land at 26520 Purissima, and then flows through a storm gutter installed under our driveway, before flowing further down. This drainage system had been in place for decades and had been proven to be adequate – till the construction of the mansion at 26462. This January, we observed the extra water resulting from the lack of absorptive surface at 26462 produce so much volume that it clogged up the drainage pipe, and overflowed over our driveway by as much as 4 inches – on a year of relatively modest rain. The proposed construction is situated in the same drainage channel, and is expected to add an equivalent load of extra storm water – in addition to the water already coming down from the North-West. This means our driveway would get further inundated at times of storm. Note that this problem is not addressed by the catchment system they intend to implement – as at times of storm the external water flowing through from other land to the North-West is so much that it raises the water table enough to overflow any catchment mechanism. Also, if the experience of allowing the mansion at 26462 is anything to go by, adding such catchment systems has proven to be entirely futile in face of storm water that flows through this part of Los Altos Hills.

Overall, this current building plan is a serious nuisance, which I respectfully request the Town to obstruct and carefully review for all the above problems it may cause.

Specifically, I request you to mandate:

- Moving the closest parts of the structure as planned another 30 feet North-East of where it is planned. The Vahdat property has a lot of land in the front, and the new design can easily be brought forward, closer to Purissima.
- Bringing down the roof profile of the higher story by 3 feet
- Upgrading the drainage channel situated under my driveway to account for the additional storm-water so that my driveway does not inundate
- Require any fencing structure to be set back by 30 feet from the property line
- Require any additional screening vegetation to be no more than 6 feet from the ground level –after reaching which height they should be trimmed.

Sincerely,



Debarag N. and Bishakha Banerjee

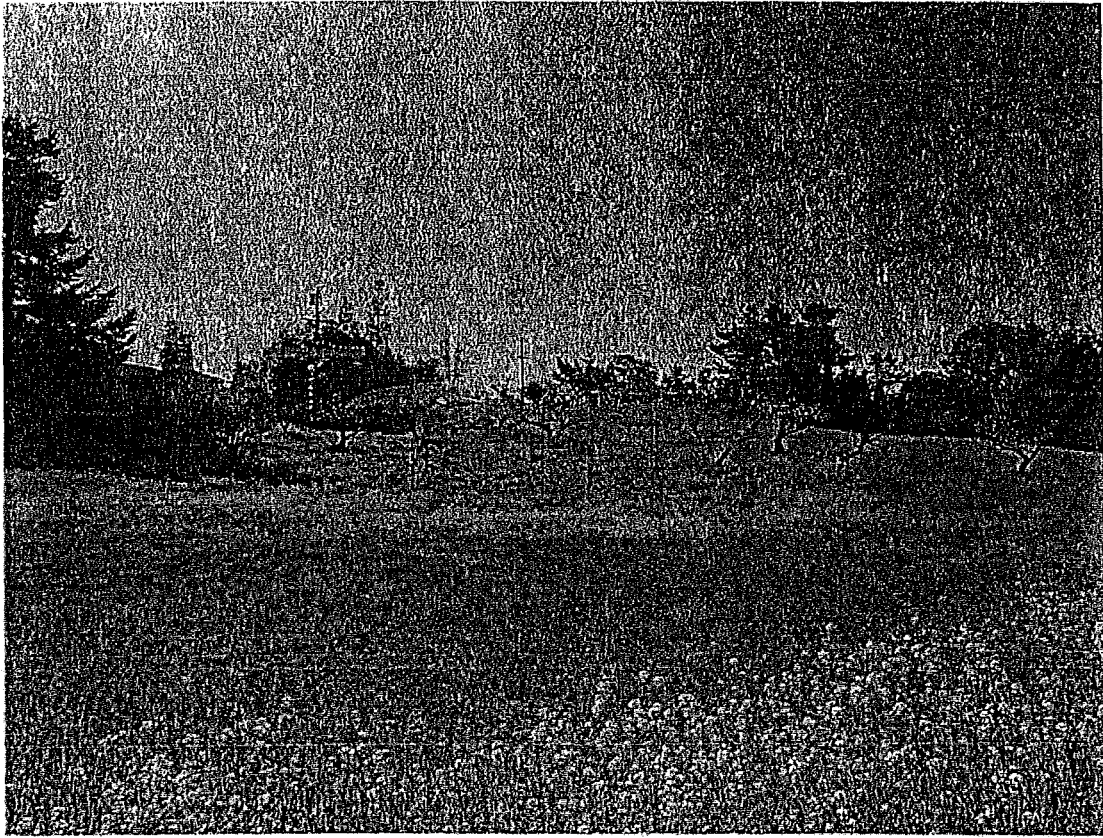
Attached Pictures



View from front porch: driveway invisible, new Vahdat NW corner cuts off 50% of natural view

March 19, 2013

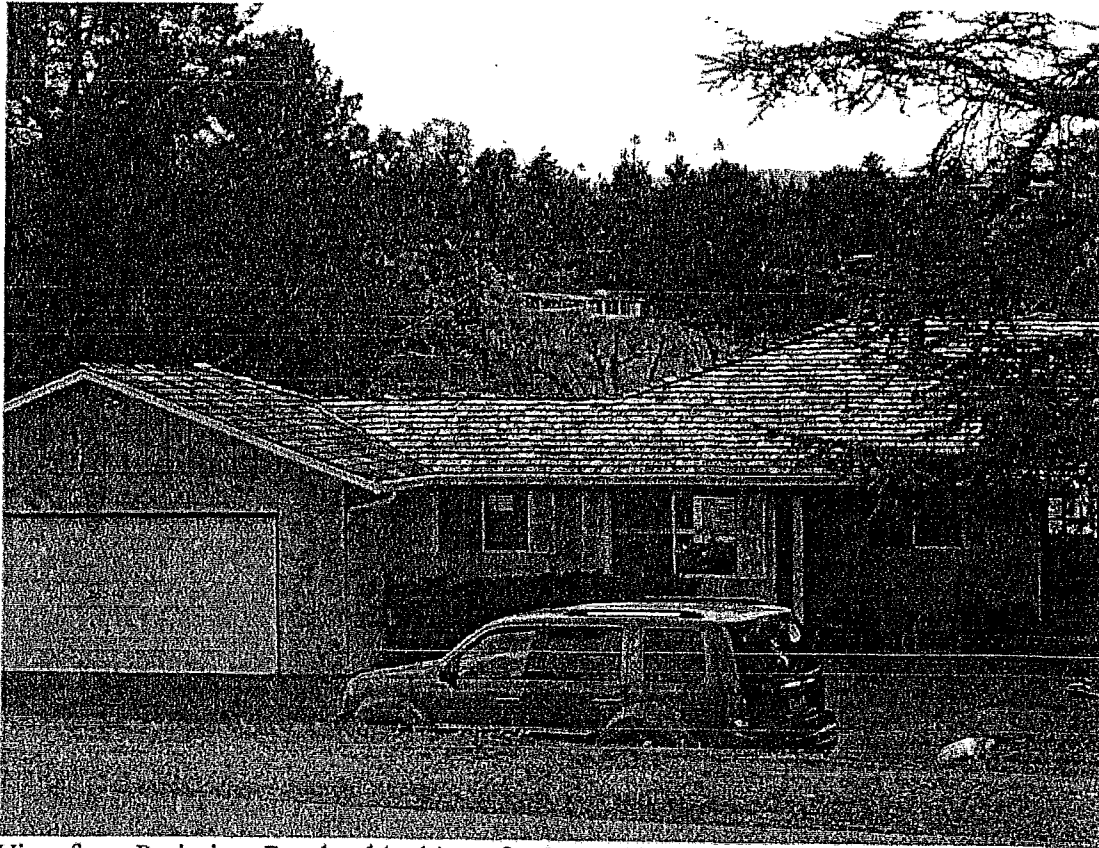
Page 5



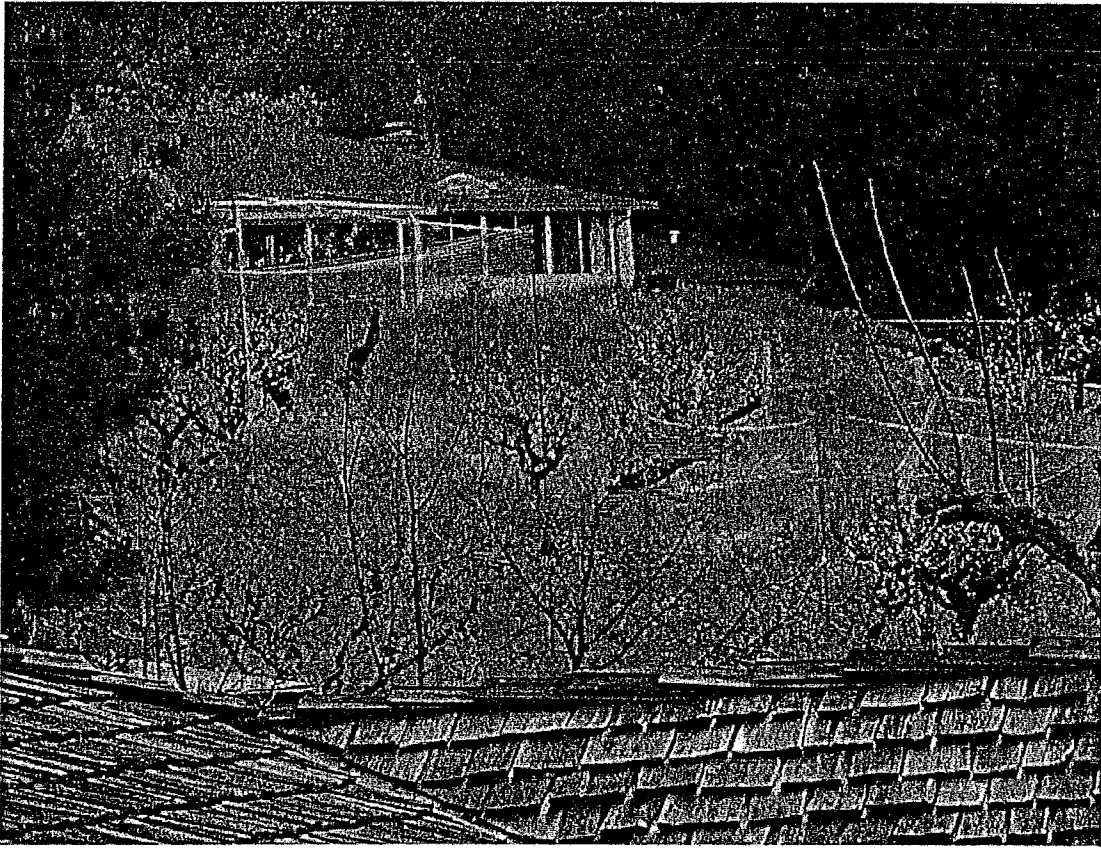
View from Purissima entrance: enough land for Vahdat structures to be brought forward, alleviating our boxed feel.



Closeup of above



View from Purissima Road – blocking of > 80% of house from road



Closeup of above



Result of similar construction at 26462 Purissima: oversized house relative to lot size; completely blocking double-story Kirkpatrick property at the back



Result of similar construction at 26462 Purissima: Front yard view from Kirkpatrick property –boxed in by oversized new construction and fencing all the way up to property line



Storm water problem pictures: Water flowing through Vahdat property into our driveway



Storm water problem pictures: (a) Water from Vahdat land flows across our driveway;
(b) ground saturated with water –underground catchment system for additional storm
water will be overwhelmed



Storm water problem pictures: 4 inches of water flowing above our driveway after only 2 days of rain

To:

3/20/13

Richard Partridge
James Abraham
Jitze Couperus
Kavita Tankha
Susan Mandle

Cc:

Debarag and Bishakha Banerjee
Nicole Horvitz

This letter is in regards to the proposed development at 26520 Purissima Road.

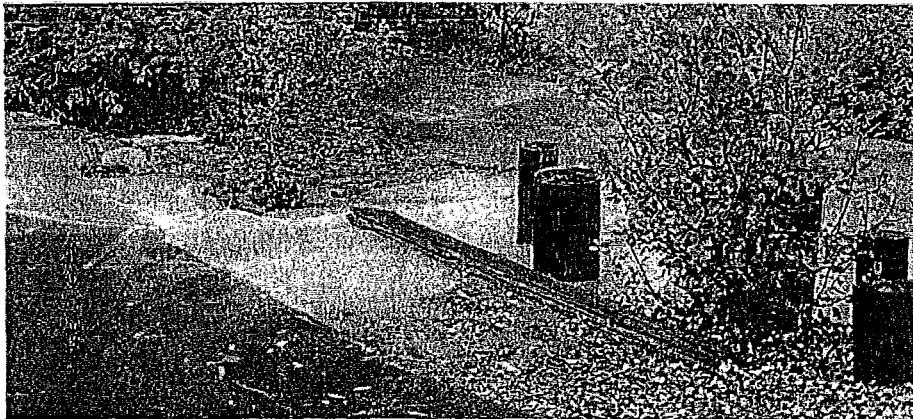
As a result of the developed area at 26462 Purissima Road which is a few hundred feet up-stream from the 26520 Purissima Road lot, existing driveway culverts have been overwhelmed.

This has happened during recent and earlier rain storms.

This situation occurred during a seasons when rain fall was well below normal.

On March 24, 2011, during that rain storm, there was a short burst of heavy rain.

This burst resulted in the flooding situation shown here.



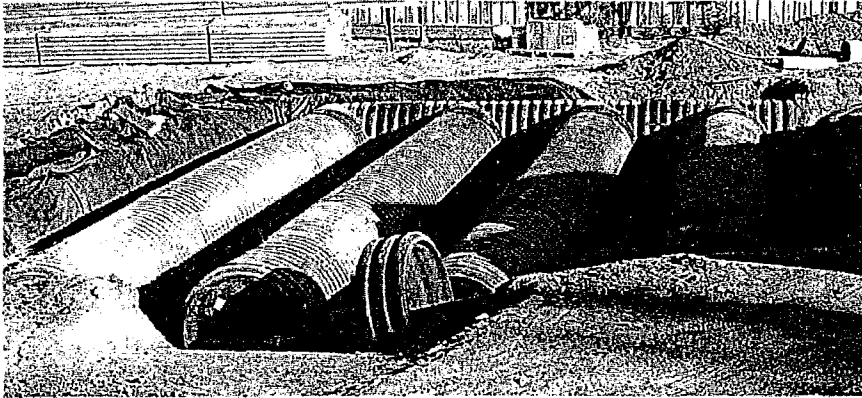
This shows our driveway at [REDACTED]
and the driveway at [REDACTED]

The source of this flood water was from the pond that formed behind the culvert, and over the driveway at 26462 Purissima Road shown here.



Since rain runs off impervious surfaces quickly, causing flooding, new building requires temporary storage of burst rainfall

That is why the county required these pipes to be installed at 26462 Purissima Road.



From the Santa Clara County building requirements:

Drainage Manual 2007
County of Santa Clara, California

Page 77

Stored water in a retention facility shall percolate into the ground and return to its original elevation within 24 hours of the cessation of precipitation from a design 100 - year, 24 - hour rainfall event over the basin's tributary area.

I do not think the burst of rain in March 2011 or subsequent storms were 100 year events.
I do not think the retention facility was back to its original elevation 24 hours after the rain stopped.

The system does not meet flood control requirements or protect down-stream property from damage. However, Residual seepage from this structure long after the end of the rainy season has produced puddles in the neighboring lot.

This situation has caused concern regarding the stagnant water and the health effects of a mosquito breeding ground.

The rain water containment system required by the county, and increased in capacity by the Town, on this up stream development, failed to meet any flood control objective and created other potential problems

Based on this failure, additional MDA for the 26520 project must be denied to avoid additional down stream flooding.

G R Kirkpatrick

Los Altos Hills, CA

To the Planning Commission, Town of Los Altos Hills

PRESERVE THE RURAL CHARACTER OF LOS ALTOS HILLS

MAR 25 2013

Prevent building mansions on lots that are so small for them that they crowd out the neighbors

TOWN OF LOS ALTOS HILLS

We the residents of Los Altos Hills cherish the rural atmosphere of the foothills, and urge the Town of Los Altos Hills to uphold its charter of preservation of the rural atmosphere of the foothills and orderly and unhurried growth by preventing the building of large mansions on lots that are so small for them that they crowd out the neighbors' views and frontage.

Recently the Purissima Road region of Los Altos Hills has seen a spree of building oversized mansions on lots that are so small for them that they crowd out the neighbors. These buildings, like the one built on 26462 Purissima Road, look like an alien structure surrounded by high fences sitting among surroundings they really do not belong in, while at the same time completely obscuring from view pre-existing houses behind them.

Lately a new plan has been submitted for approval to the Town for constructing such a structure by Amin Vahdat at 26520 Purissima Road—and putting up 6-feet high fencing all around its property line—thus obscuring other neighbors' houses that lie around it, and sticking up like an alien structure in an area where all other houses are subdued and well-blended with the natural habitat.

Overall, this current building plan is a serious nuisance, which we respectfully request the Town to obstruct and carefully review for all the above problems it may cause.

Specifically, we request you to mandate:

- Moving the closest parts of the structure as planned another 30 feet North-East of where it is planned
- Bringing down the roof profile of the higher story down by 3 feet
- Upgrading the natural drainage channel running between Purissima and Hwy 280 to account for the additional storm-water runoffs that such structures would produce
- Require any fencing structure to be set back by 30 feet from the property line
- Require any additional screening vegetation to be no more than 6 feet from the ground level

Signed

Signature	Name	Address
[Redacted]	DEBARAJ BANERJEE	[Redacted] ALTOS HILLS
[Redacted]	BISHAKHA BANERJEE	[Redacted] LAH
[Redacted]	John P Sabiey	[Redacted] LAH
[Redacted]	Kenneth Daniel	[Redacted] LAH
[Redacted]	Pat Daniel	[Redacted] "
[Redacted]	George Kirkpatrick	[Redacted] LAH
[Redacted]	Patricia Kirkpatrick	[Redacted] LAH
[Redacted]	Robert Kirkpatrick	[Redacted] LAH

Contd. to next page



**FIRE DEPARTMENT
SANTA CLARA COUNTY**

14700 Winchester Blvd., Los Gatos, CA 95032-1818
(408) 378-4010 • (408) 378-9342 (fax) • www.sccfd.org

ATTACHMENT 6



NOV 07 2012

TOWN OF LOS ALTOS HILLS

PLAN REVIEW No. 12 3557

BLDG PERMIT No.

PLAN REVIEW COMMENTS

Proposed new 10,233 square-foot two-story single-family residence with basement and attached garage. Also proposed is a 945 square-foot one-story detached secondary living unit/cabana.

Comment #1: Review of this Developmental proposal is limited to acceptability of site access and water supply as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work the applicant shall make application to, and receive from, the Building Department all applicable construction permits.

Comment #2: Wildland-Urban Interface: noted on Page G-1 of the plans This project is located within the designated Wildland-Urban Interface Fire Area. The building construction shall comply with the provisions of California Building Code (CBC) Chapter 7A. Note that vegetation clearance shall be in compliance with CBC Section 701A.3.2.4 prior to project final approval. Check with the Planning Department for related landscape plan requirements.

Comment #3: Fire Sprinklers required: noted on Page G-1 of the plans An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings as follows: In all new one- and two-family dwellings and in existing one- and two-family dwellings when additions are made that increase the building area to more than 3,600 square feet. **Exception:** A one-time addition to an existing building that does not total more than 1,000 square feet of building area. **NOTE:** The owner(s), occupant(s) and any contractor(s) or subcontractor(s) are responsible for consulting with the water purveyor of record in order to determine if any modification or upgrade of the existing water service is required. **NOTE:** Covered porches, patios, balconies, and attic spaces may require fire sprinkler coverage. **NOTE:** the primary residence will require an FDC. A State of California licensed (C-16) Fire Protection Contractor shall submit plans, calculations, a completed permit application and appropriate fees to this department for review and approval prior to beginning their work. Section R313.2 as adopted and amended by LAHTC *Note: this applies to both the primary and secondary units*

City	PLANS	SPECS	NEW	RMDL	AS	OCCUPANCY	CONST. TYPE	ApplicantName	DATE	PAGE
LAH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SFR	V-B	Blome Architecture	11/02/201	1 OF 2
SEC/FLOOR	AREA	LOAD	PROJECT DESCRIPTION				PROJECT TYPE OR SYSTEM			
see plans	see plans		AG HazMat Installation				Tank & piping			
NAME OF PROJECT						LOCATION				
SFR						26520 Purissima Rd Los Altos Hills				
TABULAR FIRE FLOW			REDUCTION FOR FIRE SPRINKLERS			REQUIRED FIRE FLOW @ 20 PSI		BY		
2750			50%			1500		Harding, Doug		

Organized as the Santa Clara County Central Fire Protection District

Serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, and Saratoga



**FIRE DEPARTMENT
SANTA CLARA COUNTY**



14700 Winchester Blvd., Los Gatos, CA 95032-1818
(408) 378-4010 • (408) 378-9342 (fax) • www.sccfd.org

PLAN REVIEW No. **12 3557**

BLDG PERMIT No. _____

PLAN REVIEW COMMENTS

Comment #4: Water Supply Requirements: Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2010 CFC Sec. 903.3.5 and Health and Safety Code 13114.7

Comment #5: Emergency Gate/Access Gate Requirements: Gate installations shall conform with Fire Department Standard Details and Specification G-1 and, when open shall not obstruct any portion of the required width for emergency access roadways or driveways. Locks, if provided, shall be fire department approved prior to installation. Gates across the emergency access roadways shall be equipped with an approved access devices. If the gates are operated electrically, an approved Knox key switch shall be installed; if they are operated manually, then an approved Knox padlock shall be installed. Gates providing access from a road to a driveway or other roadway shall be at least 30 feet from the road being exited. CFC Sec. 503 and 506

Comment #6: Premises Identification: Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Numbers shall contrast with their background. CFC Sec. 505

Comment #7: Construction Site Fire Safety: All construction sites must comply with applicable provisions of the CFC Chapter 14 and our Standard Detail and Specification SI-7.

To prevent plan review and inspection delays, the above noted Developmental Review Conditions shall be addressed as "notes" on all pending and future plan submittals and any referenced diagrams to be reproduced onto the future plan submittal.

CITY LAH	PLANS <input checked="" type="checkbox"/>	SPECS <input type="checkbox"/>	NEW <input checked="" type="checkbox"/>	RMDL <input type="checkbox"/>	AS <input type="checkbox"/>	OCCUPANCY SFR	CONST. TYPE V-B	Applicant Name Blome Architecture	DATE 11/02/201	PAGE 2 OF 2	
SEC/FLOOR see plans	AREA see plans	LOAD	PROJECT DESCRIPTION AG HazMat Installation				PROJECT TYPE OR SYSTEM Tank & piping				
NAME OF PROJECT SFR						LOCATION 26520 Purissima Rd Los Altos Hills					
TABULAR FIRE FLOW 2750			REDUCTION FOR FIRE SPRINKLERS 50%		REQUIRED FIRE FLOW @ 20 PSI 1500			BY Harding, Doug			

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Serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, and Saratoga

ENVIRONMENTAL DESIGN and PROTECTION COMMITTEE

Application for:	New Residence
Applicant Name:	Amir + Suzanne Vahdat
Applicant Address:	96570 Purissima Road
Reviewed by:	
Date:	11-12-12
	COMMENTS
Site Impact	Sky light warning.
Lighting	✓ Redwood trees removal - These 3 trees provide mitigation for neighbors at the moment.
Noise	
Creeks	
Drainage	
Easements	
Existing Vegetation	
Mitigation	

RECEIVED

FEB 13 2012

TOWN OF LOS ALTOS HILLS

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS

CALCULATIONS BY LEA & BRAZE ENGINEERING (510) 887-4086

WORKSHEET #2

TOWN OF LOS ALTOS HILLS

REVISION

EXISTING AND PROPOSED DEVELOPMENT AREA AND FLOOR AREA

PROPERTY OWNER(S)	Vahdat Residence		
PROPERTY ADDRESS	26520 Purissima Road		
CALCULATED BY	PC	DATE	10/26/12
REFERENCE MAP:	Grading and Drainage Plans by Lea & Braze	JOB#	2120672

1. DEVELOPMENT AREA (SQUARE FOOTAGE)

	Existing	Proposed	Total
A. House and Garage (From Part B)	2,682 *	6,363.8 *	9,046
B. Driveway & Parking (measured 100' along centerline)	2,833	2,338.0	5,171
C. Driveway & Parking (> 100' along centerline & > 14' Wide)	1,417	0.0	0
D. Patios, Walkways & Pads	2,009	320.0	2,329
E. Pool & Spa	0	828.0	828
F. Wood Decks	0	717.0	717
G. Sheds	107	-107.0	0
H. Accessory Building (From Part B)	0	945.0	945
I. Any other coverage	0	0.0	0
Totals	9,048	11,404.8	20,453

Maximum Development Area Allowed - MDA (from worksheet #1)

23,657 sqft.

2. Floor Area (SQUARE FOOTAGE)

	Existing	Proposed	Total
A. House and Garage			
a. 1st Floor	1,931 *	4,563.9 *	4,564
b. 2nd Floor	0	3,606.4 *	3,606
c. Attic & Basement	0 *	(1188) *	(1188)
d. Garage	751 *	875.5 *	876
			0
B. Accessory Buildings			0
a. 1st Floor	0	944.6	945
b. 2nd Floor	0	0.0	0
c. Attic and Basement	0	0.0	0
Totals	2,682	9,990.4	9,990.4

Maximum Floor Area Allowed - MFA (from worksheet #1)

10,030 sqft.



* denotes floor area supplied by architect

** >LUF>.5; allowable MDA = 7500s.f.(min), if LUF<.5, conditional development permit applies

*** >LUF>.5; allowable MFA=5000s.f.(min), if LUF<.5; conditional development permit applies

allowable MDA & MFA shown are based up record data as provided by the project surveyor

TOWN USE ONLY	CHECKED BY:	DATE:
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To:

Richard Partridge
James Abraham
Jitze Couperus

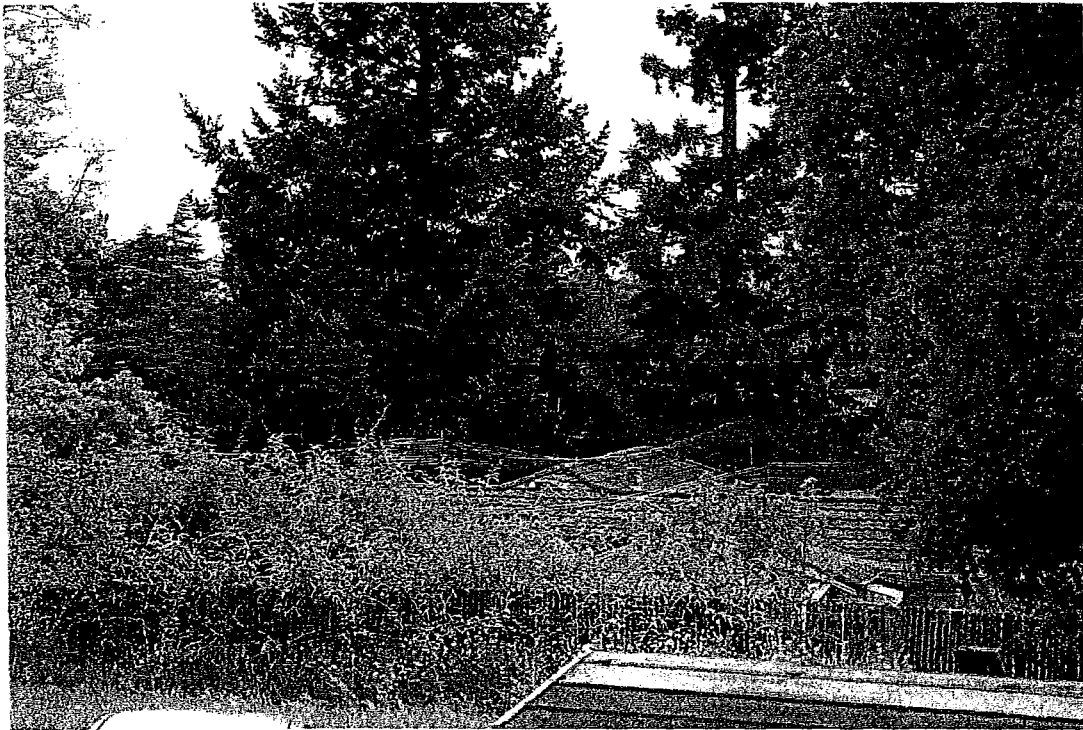
Kavita Tankha
Susan Mandle
Debbie Pedro

4/2/13

Nicole Horvitz

This letter is in regards to the proposed development at 26520 Purissima Road.

Note that the orange mesh is at the level of the roof of the existing home.



Looking down from the neighbors property

I did not find a 9 or 10 foot tall retaining wall behind the proposed house in the plan. If the house is lowered so the orange mesh represents the proposed building, considerable excavation is required.

If massive earth removal is not to be done, the orange mesh is extremely misleading as an indication of the impact of the structure on the neighborhood.



View from Purissima Road



I feel the orange mesh does more to mislead than to inform.

G R Kirkpatrick

#2 SUPPLEMENT

AGENDA ITEM # 3.1
Distributed: 4/3/13

Jaime McAvoy

From: Nicole Horvitz
Sent: Wednesday, April 03, 2013 10:15 AM
To: Jaime McAvoy
Subject: FW: rescinding our signature on a petition re the Vahdat proposed building

Please forward to PC

From: RODGER BARKOFF [mailto:]
Sent: Wednesday, April 03, 2013 10:15 AM
To: Nicole Horvitz
Subject: rescinding our signature on a petition re the Vahdat proposed building

Good Morning Nicole,

My wife and I would like to withdraw our signature from the petition we signed and express our support of the Vahdat's new home at 26520 Purissima Road. We have reviewed the story poles on the property and have also met with Amin to review the plans.

We now have a full understanding of the design, along with the thought that went into the surrounding neighbors and effort to comply with the Town's ordinances. Unfortunately, we did not have enough information when we originally signed the petition.

We have lived across the street from the property for over 35 years and believe that the new home will improve the existing lot and overall neighborhood. While I hope to attend the planning commission hearing, please pass along our support to the planning commissioners in case we cannot make it.

Sincerely,

Rodger and Sharon Barkoff
[Redacted]
[Redacted]

Jaime McAvoy

AGENDA ITEM # 3.1
Distributed: 4/4/13

From: Debbie Pedro
Sent: Thursday, April 04, 2013 2:25 PM
To: Nicole Horvitz
Cc: Jaime McAvoy
Subject: Fwd: 26520 Purissima Road

Debbie

Begin forwarded message:

From: Rebecca [REDACTED]
Date: April 4, 2013, 2:07:38 PM PDT
To: "dpedro@losaltoshills.ca.gov" <dpedro@losaltoshills.ca.gov>
Cc: Deborah Padovan <dpadovan@losaltoshills.ca.gov>
Subject: 26520 Purissima Road

Dear Ms. Pedro,

In regards to the proposed construction for 26520 Purissima Road, we request due diligence in regards to proper drainage and vegetation screening adjacent to our property line. Due to previous issues with a recent construction on the other side of our property, we need guarantees regarding the hours when construction stops and ends during the day and that no construction take place on weekends.

Best regards,

Paul & Rebecca Hickman
[REDACTED]
Los Altos Hill, CA

[REDACTED]

Sent from my iPhone

Rebecca Hickman
Purissima Properties, LLC.
6 [REDACTED]

ENVIRONMENTAL DESIGN and PROTECTION COMMITTEE

RECEIVED

JUL 18 2014

Application for:	Land Use Assessment
Applicant Name:	Amia E. Argonne Vahat
Applicant Address:	26520 Purissima Rd
Reviewed by:	Carol Hackett
Date:	7-18-14
COMMENTS	
Site Impact	- Transition Purissima Walk be nice if fountain was replaced by large cal tree to mitigate the front of house soil lighting?
Lighting	
Noise	
Creeks	Small creek drainage - should have set back & no-enclose plantings
Drainage	
Easements	
Existing Vegetation	
Mitigation	Did not see sheet about to read suggestions regarding landscape plans House is well screened from neighbor on right & left.