

TOWN OF LOS ALTOS HILLS
Staff Report to the Planning Commission

August 7, 2014

SUBJECT: AN APPEAL OF A SITE DEVELOPMENT PERMIT FOR A TWO STORY NEW RESIDENCE WITH A BASEMENT, ATTACHED SECOND UNIT, AND SWIMMING POOL APPROVED AT THE FAST TRACK HEARING ON JULY 8, 2014; 27798 VIA VENTANA WAY; FILE #220-14-MISC

FROM: Nicole Horvitz, Assistant Planner *NH*

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

RECOMMENDATION: That the Planning Commission:

Uphold the Fast Track approval for the requested Site Development Permit (file #378-13-ZP-SD-GD) for a new residence with a basement and a swimming pool subject to the recommended Conditions of Approval in Attachment 1.

BACKGROUND

The subject property is located along the eastern side of Via Ventana Way. There is currently a 2,097 square foot two story residence and garage built in 1965 on the 1.015 acre property. The surrounding uses include one and two story single-family homes on adjacent parcels to the east, north, south and across Via Ventana Way to the west.

The project was approved at a Fast Track hearing on July 8, 2014. At that hearing, three neighbors voiced their concerns about the impact of the proposed development on the ground water for the heritage oak trees on the site (Attachment 2). On July 17, 2014 a letter was submitted by Elsa Pering reiterating her concerns of the disruption of the ground water. On July 23, 201, Ms. Pering submitted a formal appeal of the project (Attachment 4).

CODE REQUIREMENTS

This application for a new residence has been forwarded to the Planning Commission for review pursuant to Section 10-2.1305.1 (b) (13) of the Municipal Code, "any interested party may appeal a decision of the Planning Director to the Planning Commission by filing a written notice of appeal with the City Clerk within twenty-two (22) days of the Planning Director's decision."

DISCUSSION

Site Data

Net Lot Area: 1.015 acre
Average Slope: 19.54%
Lot Unit Factor: 0.808

Floor and Development Area (square footage):

<i>Area Type</i>	<i>Maximum</i>	<i>Existing</i>	<i>Proposed</i>	<i>Increase</i>	<i>Remaining</i>
Development	9,729*	4,648	9,421	4,773	308
Floor	5,000	2,097	4,968	2,871	32

(Basement 3,175)

*Includes 500 sq. ft. development area bonus per Section 10-1.502.b.6 (Solar Ordinance)

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 is located a minimum of 40' from the west (front) property line, 30' from the south (side) property line, 30' from the east (rear) property line, and 164' from the north (side) property line. The maximum building height on a vertical plane is 26' and the maximum overall height of the building (including chimneys and appurtenances) from the lowest point to the highest point is 35'. Proposed exterior materials consist of stucco siding with a tile roof.

The main level has 3,828 square feet of living space consisting of a library, kitchen, family room, laundry room, dining room, living room, master bedroom with bath, and a casita (2nd unit). The second floor consists of a total of 960 square feet with a study and two bedrooms with baths.

The basement has 3,176 square feet of living area consisting of a three (3) car garage, gym, storage, entertainment room, craft room, home theater and a tavern.

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. The proposed garage can accommodate three (3) cars and two (2) exterior parking spaces are proposed outside of the setbacks.

Outdoor Lighting

The applicant is proposing seventeen (17) shielded/down lights located on the exterior of the residence. Condition #10 requires 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, down lights or have frosted glass.

Trees & Landscaping

One 27" heritage oak tree is proposed to be removed. The tree is located in the vicinity of the new pool. The arborist report provided by the applicant states the tree has poor structure and recommends removal. A landscape screening and erosion control plan will be required after framing of the new residence (Condition #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

Grading and Drainage

Total grading quantities include 2,380 cubic yards of cut and 80 cubic yards of fill for a total export of 2,300 cubic yards. The Engineering Department has reviewed the proposed grading and concluded that it is in conformance with the Town's Grading Policy.

Water runoff generated from the new development will be collected and routed into a retention system consisting of two (2) - 43' long by 36" wide perforated pipes, north of the proposed residence. Overflow will be metered in to a release outlet.

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

Prior to the July 8, 2014 Fast Track hearing, Jean-Marc Frailon and Richard Halton (12538 Briones Way) submitted a letter voicing concerns about the story poles being correct. If not, the new residence could potentially block their view. Staff confirmed that the story poles are accurate.

At the hearing, Elsa Pering (27444 Via Ventana) submitted a letter with concerns about the amount of grading for the proposed residence, the effects of the disruption of the ground water on the heritage oak trees, and the removal of a heritage oak tree. Condition of approval #3 was amended at the Fast Track hearing to require a report from a certified arborist to be submitted with the landscape screening plan addressing the potential impact of the basement to ground water sources and the oak trees north of the driveway.

Subsequent letters of concern were submitted to the Town on July 17 and July 23, 2014 by Ms. Pering. The neighbor's letters are included in Attachments 3 and 4.

In response to the neighbor's letters of concern, the project team has provided the following responses. The complete response letters are included in Attachment 5.

- ACS Architects

The combination of the heritage oaks and view of the bay makes this site special for the property owners. The proposed residence is located where the existing residence is and the roofline of the proposed residence is the same as the existing. The impact on neighbors, grading and drainage, hardscape and impacts on the heritage oak trees were taken into consideration during the design process.

- Arborist (Richard Smith)

The project arborist recommends monthly inspections to ensure that the tree protection fencing remains intact. Normal watering must be maintained throughout the course of the construction so that the trees do not decline in health. It is also recommended that the trees are injected with water three times a year.

- Civil Engineer (Lea and Braze)

There are fluctuations in levels of groundwater. It was noted that based on the high topographic position of the property, high groundwater is not anticipated. New retaining walls are proposed to be built with back of wall subdrains. These will direct incidental groundwater away from the walls and are not installed below the groundwater table. The subdrain is an emergency overflow to prevent water from collecting behind the retaining walls and building foundations. The drainage system is designed to promote recharge of ground water away from the proposed residence.

- Geotechnical Consultant-Murray Engineers

Murray Engineers provided supplemental information stating the proposed basement will not extend below the ground water table and therefore will not have a detrimental impact on the natural ground water table and the proposed grading and drainage should not have a significant impact on the local groundwater. Because collected water will be reintroduced both into the ground surface and below the ground surface at various locations on the property, it is unlikely that the drainage will create excessively wet or dry areas on the property.

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 (Attachment 7).

Geotechnical Review

The Town's geotechnical consultant Cotton, Shires & Associates, Inc. has reviewed the soil and foundation report prepared by Murray Engineers, Inc dated September 16, 2013 and recommends approval of the project based on Condition #18 a & b (Attachment 8).

Committee Review

The Environmental Design and Protection Committee noted concerns about protecting the heritage oak trees (Attachment 9).

The Pathways Committee made a recommendation that the property owner pay a pathway in-lieu fee (Condition #29).

Green Building Ordinance

This project is required to comply with the Town's Green Building Ordinance. The new residence is designed to achieve 77 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 Fact Sheet and Hearing Report dated July 8, 2014
3. Letter from Jean-Marc Frailong & Richard Halton received July 7, 2014
4. letters from Elsa Pering dated July 8, July 17, and July 23, 2014
5. Response from applicant's project team dated July 29, 2013
6. Arborist report prepared by Richard Smith dated January 27, 2014
7. Recommendations from Santa Clara County Fire Department dated December 12, 2013
8. Recommendations from Cotton, Shires and Associates, Inc dated January 31, 2014
9. Comments from Environmental Design and Protection Committee dated December 20, 2013
10. Worksheet #2
11. Site Development Plans

ATTACHMENT 1

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

LANDS OF DANIEL: 27798 VIA VENTANA WAY
FILE # 378-13-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 Site Development Committee. 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. **A report from a certified arborist shall be submitted with the landscape screening application evaluating the potential impact of the basement to ground water sources and the oak trees north of the driveway.**
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. ***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, roof eaves, and swimming pool 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 accessory building shall be similarly certified in writing to state that “the elevation of the new residence 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***.
7. ***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 complies with the 27’-0” 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 building (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***.
8. 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***.
9. No new fences are approved. Any new fencing or gates shall require review and approval by the Planning Department prior to installation. Fences shall not encroach within any easements on the property.
10. Lighting is approved as shown on the plans. 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. 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.

12. Fire retardant roofing (Class A) is required for all new construction.
13. 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.
14. 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.
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. As recommended by Cotton, Shires & Associates, Inc., in their report dated January 31, 2014, the applicant shall comply with the following:

- a. Geotechnical Plan Review – The applicant’s geotechnical consultant shall review and approve all geotechnical aspects of the project building and grading plans (i.e., site preparation and grading, site drainage improvements and design parameters for foundations, retaining walls and driveway) to ensure that their recommendations have been properly incorporated.

The results of the Geotechnical Plan review shall be submitted to the town for review and approval Town staff *prior to acceptance of plans for building plan check*.

- b. Geotechnical Field Inspection – The Geotechnical Consultant shall inspect, test (as needed), and approve all geotechnical aspects of the project construction. The inspections should include, but not necessarily be limited to: site preparation and grading, site surface and subsurface drainage improvements, and excavations for foundations and the pool prior to the placement of steel and concrete. Final site drainage improvements should be inspected for conformance with geotechnical recommendations.

The results of these inspections and the as-built conditions of the project shall be described by the Project Geotechnical Consultant in a letter and submitted to the Town Engineer for review and approval *prior to final inspection*.

For further details on the above geotechnical requirements, please refer to the letter from Cotton, Shires & Associates, Inc., dated January 31, 2014.

19. Peak discharge at 27798 Via Ventana Way, as a result of Site Development Permit 378-13, 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*.

20. 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*.

21. All hydrant use is strictly prohibited by the Purissima Hills Water District. A permit for obtaining water for grading and construction purposes must be obtained from the Purissima Hills Water District, and submitted for approval to the Town Engineering Department *prior to acceptance of plans for building check*. The permit will authorize the use of water from specific on-site or off-site water sources.
22. 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.
23. 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.
24. 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.
25. 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 Via Ventana Way 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.
26. 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*.

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 proposed within the public right of way prior to start work.
28. The property owner shall provide a recorded Private Sanitary Sewer Easement to the Town *prior to acceptance of plans for building plan check*.
29. The property owner shall pay a pathway fee of \$53.00 per linear foot of the average width of the property *prior to acceptance of plans for building plan check*.

FIRE DEPARTMENT:

30. 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) 7A. Note that vegetation clearance shall be in compliance with CBC section 701A.3.2.4 prior to final approval.
31. 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***.
32. 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.
33. The applicant shall provide an access driveway with a paved all weather surface, a minimum unobstructed width of 14', vertical clearance of 13'6", minimum circulating turning radius of 36' outside and 23' inside, and a maximum slope of 15%.
34. All construction sites must comply with applicable provisions of the CFC Chapter 14 and standard detail and specifications SI-7.
35. Required access roads up though first lift of asphalt, shall be installed and accepted by the Fire Department prior to the start of combustive construction. During construction, emergency access roads shall be maintained clear and unimpeded.
36. 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 8, 17, 18a, 19, 21, 24, 25, 26, 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 provided the applicant has completed all conditions of approval required prior to acceptance of plans for building plan check.

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.

*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 August 7, 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.

July 8, 2014

Town Of Los Altos Hills

Fast Track Hearing Fact Sheet

Project Description: New residence with a basement, attached secondary dwelling unit, and swimming pool

File Number: 378-13-ZP-SD-GD

Site Address: 27798 Via Ventana Way

Owner(s): Sabbas & Debbie Daniel

Staff Planner: Nicole Horvitz, Assistant Planner

Site Data

Net Lot Area: 1.015 acre

Average Slope: 19.54%

Lot Unit Factor: 0.808

Floor and Development Area (square footage):

<i>Area Type</i>	<i>Maximum</i>	<i>Existing</i>	<i>Proposed</i>	<i>Increase</i>	<i>Remaining</i>
Development	9,729*	4,648	9,421	4,773	308
Floor	5,000	2,097	4,968	2,871	32

(Basement 3,175)

*Includes 500 sq. ft. development area bonus per Section 10-1.502.b.6 (Solar Ordinance)

Height:	Maximum	Proposed
On Vertical Plane	27'	26'
Lowest to Highest	35'	35'

Setbacks:	Minimum	Proposed
Front	40 ft.	40 ft.
Sides/rear	30 ft.	30 ft.

Exterior Materials: Stucco siding with a tile roof

Parking: Required spaces: 5, out of setbacks.
Proposed: 5 (3 garage/2 surface parking) out of setbacks.

Green Point Rated: 77

Fast Track Point: 7

Grading: Cut: 2,380-CY Fill: 80-CY Export: 2,300-CY

Sewer/Septic: Sewer

Environmental Design and Protection Committee: Protect the heritage oaks

Open Space Committee: None

Pathways Committee: The property owner shall pay a pathway fee of \$53.00 per linear foot of the average width of the property

Fast Track Hearing Report

Project Description: New residence with a basement, attached secondary dwelling unit, and swimming pool

File Number: 378-13-ZP-SD-GD

Site Address: 27798 Via Ventana Way

Owner(s): Sabbas & Debbie Daniel

Staff Planner: Nicole Horvitz, Assistant Planner

Attendance:

Debbie Pedro-Planning Director

Nicole Horvitz-Assistant Planner

Neela Shukla-Environmental Design and Protection Committee

Elsie Leach-12475 Briones-Neighbor

Elsa Pering-27744 Via Ventana-Neighbor

Jean-Marc Frailong-12538 Briones Way-Neighbor

Adolf & Gwen Krats-27789 Via Ventana-Neighbor

Environmental Design Committee Comments: Protect the heritage oak trees during construction.

Pathways Committee Comments: None

Neighbor Comments:

- Ms. Pering commented on the amount of dirt to be removed for the proposed basement, concerns over the movement of ground water and it not being able to reach the remaining oak trees, does not want the heritage oak tree to be removed, and had concerns about the proposed sewer connection.
- Mr. Krats noted the possible disruption of the ground water with the proposed residence how it may affect the source of water to the remaining oak trees.
- Jean-Marc Frailong wanted to make sure the story poles represented the true height of the proposed residence and that the construction hours are abided by. Staff confirmed the height of the proposed residence is at or below the height of the existing residence.

Project Issues: None

Conditions of Approval:

- Standard conditions of approval recommended with the modification to #3 to include “a report from a certified arborist shall be submitted with the landscape screening

application evaluating the potential impact of the basement to ground water sources and the oak trees north of the driveway.”

Planning Director Approval:

File # 378-13-ZP-SD-GD (Lands of Daniel) has been approved by Fast-track Review on July 8, 2014, subject to the attached conditions.



7, 8, 14

Debbie Pedro, AICP, Planning Director

Date

Project plans are available for review at the Town of Los Altos Hills Planning Department, 26379 Fremont Road. Phone for information: 650.941.7222.

ATTACHMENT 3

Final hearing on Tuesday, July 8, 2014 at 10:30 a.m.

TOWN OF LOS ALTOS HILLS

- Supposed to receive 2 weeks notice of final hearing; letter "A" received in 5:00 p.m. mail on July 1, 2014
- Story poles supposed to go up 2 weeks prior to final hearing; actually went up 8 days before hearing; and additional poles added next day
- Never received any notice from this property owner of pending construction
- Never received any notice regarding Fast Track approval of this home held on January 27, 2014
- Considering July 4th holiday, insufficient time to have our General Contractor and our Real Estate attorneys review this matter prior to hearing tomorrow morning
- We have good reason to believe this home will block our views of the Stanford/Palo Alto Hills, the East Bay, and distant views of the City of S.F.

prepared by:

*Richard C. Halton
Attorney-at-Law
(Retired)
July 7, 2014*

*Jean-Marc FRAILONG
Richard HALTON
12538 Briones Way
Los Altos Hills, 94022.*

J. Frailong

ATTACHMENT 4

File Number: 378-13-ZP-SD-GD
Site address: 27798 Via Ventana
Owners: Sabbas & Debbie Daniel

RECEIVED

JUL 03 2014

TOWN OF LOS ALTOS HILLS

Comments and questions:

Elsa Pering
27744 Via Ventana

What a huge hole is going to be dug ! 2380 cubic yards / 3175 square feet basement = a hole 20 feet deep.

I expected to see two drawings that were not in the file.

1. A contour plot that shows the depth of the excavation and how the lower level qualified as "basement".
2. A north-south section through the garage that shows the retaining walls uphill of the house.

All the retaining walls are a safety and structural issues, but that is between the Daniels and the town.

My concern is that the excavation will drastically change the ground water movement. And the oak trees downhill from the house, including ones on my property, depend on that ground water.

So the Daniels need to reroute that ground water back into the ground and not dump it off site. I sure a hydrologist could figure out how this can be done.

That multi-trunk heritage oak must NOT be removed. It is a healthy tree. The Steeles, previous owners of the property, trimmed it so views were framed by its limbs. The Daniels could do the same, although the height of the trimming might be different. The grade beneath the drip line should not be disturbed. The swimming pool should be placed closer to the garage, away from the drip line of the tree. One large oak tree, shown on the first survey, has already been removed.

Sewer: While we have informally told the Daniels that they can have a sewer easement across our property, nothing has been signed yet. We would prefer that it cross under our driveway and then go down the pathway to the man-hole. Los Altos Hills took title to that pathway about 1980.

Then some minor questions:

How does the egress from the theater in the basement work ? Is it an emergency exit ?

Are the fireplaces wood burning or gas ?

Who will live in the second unit (casitas)? Why does it need a kitchen ?

Are the contours shown on page A1.0 existing or proposed ?

Do the basement, lights wells, areas between house and retaining walls and such count as development ?

At 3,175 square feet, the basement is almost as large as our house.

File Number: 378-13-ZP-SD-GD
Site address: 27798 Via Ventana
Owners: Sabbas & Debbie Daniel

RECEIVED

JUL 17 2014

TOWN OF LOS ALTOS HILLS

This a formal protest to the permit granted at the hearing.
Elsa Pering
27744 Via Ventana

Subject : Ground water

I was at the hearing July 8, 2014. While ground water was discussed, at my instance, I feel the subject of ground water and the health of the indigenous oaks is too important to wait until a landscape hearing next year.

The water plan sketched out at the hearing shows all the surface and ground water being collected in a central point on the lot. This will create a mini marsh, surrounded by an arid area in which the oaks slowly die of thirst.

The Daniels seem to view their views as all-important and the oak trees be damned if they interfere.

I want to see the Daniels provide a satisfactory plan for ground water distribution that will protect all the oaks currently dependent on 27798 Via Ventana's ground water, before any excavation commences. This need not delay them, as they have yet to select a contractor, and the existing house has to be removed.

The building site is slightly convex, which means the ground water fans out below the existing house. This ground water thus provides for the existing oaks near the house, the oaks along the street, the large one in the northwest corner and mine near the property line.

The ground water intercepted by the construction needs to be redistributed across the entire property, perhaps like a septic drain field. The three oaks by the new driveway need special attention, as there is excavation immediately uphill of their roots. Maybe an inverted siphon can deliver water to them.

A hydrologist, along with a plumber, can work out a satisfactory plan. Then let an arborist review it; but not the one who so conveniently found the heritage tree to be "unhealthy" because the Daniels want to remove it.

The time line:

1. The existing house is removed.
2. The ground water plan is approved. Hearing?
3. The excavation.
4. The foundations and retaining walls are built.
5. The new ground water system is built.
6. Framing of the house, etc.

APPLICATION FOR PROJECT REVIEW

Project: New residence with basement and pool
File Number: 378-13-ZP-SD-GD
Site address: 27798 Via Ventana
Owners: Sabbas & Debbie Daniel

RECEIVED

JUL 23 2014

TOWN OF LOS ALTOS HILLS

Approved July 8, 2014

Applicant for review: Elsa Pering
27744 Via Ventana

Reason for requested review: Ground water and oak trees

I love oak trees and I am a member of the California Oak society.

The health of the native oak trees depends on access to ground water. The proposed excavation, sixteen feet deep from set back to set back, will cause a down slope drought unless steps are taken to restore the ground water. In time, this would kill the oak trees as surely as girding them would.

The Daniels seem to view their view as all-important and the oak trees be damned if they interfere. Removing that heritage tree is unconscionable and Mrs. Steele, the previous owner, would weep.

The Daniels will collect all the ground water uphill from the house so they can have a dry basement. But that water has to be returned to the ground below the house for the oaks' sake.

I have no training in geology or hydrology, but here is my "two-cents worth" plan:

Take the collected ground water and distribute it along a contour line, across the entire property using dry wells spaced along that contour line. That contour line should be as close to the house as possible. The three oaks by the new driveway will need special attention, as there is excavation immediately uphill of their roots. Perhaps an inverted siphon can deliver water to them. I leave it to a pro to design the particulars.

I am asking for this review, because I don't want to see any existing oaks endangered by this construction, either Daniels' or mine.

The ground water plan should be approved before excavation starts.

The ground water system should be installed by the time the foundation is finished.

I know I have made some of these points in my July 17 letter, but they bear repeating.

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



Attn: Nicole Horvitz
Subject: Neighbor appeal

July 29, 2014

Dear Nicole,

ACS Architects and the Daniel Family (homeowners) strongly believe that the proposed project at 27798 Via Ventana is within full compliance with the town's ordinances and codes.

To begin, this site is the essence of why the Daniels chose to make it their future home. After literally years of searching for the views that this site brings, the Daniels purchased a dilapidated lot with the desire to restore it, and render to reality the home of their dreams. The combination of the heritage oaks (the majority of which only reside on their lot) in the foreground in relation with the full view of the Bay and San Francisco in the background, make this an extremely special site for the Daniels and any Architect given the opportunity to build here.

From the start, we have designed the building to follow the natural slope of the lot in building the Daniels' dream home, which is why the building is stair-stepped down the grade. Much of the building is actually below ground in order to maintain a roofline that is approximately the same as the existing residence to be removed. We are protecting Ms. Pering's views from her kitchen across our meadow by agreeing on open fencing. We have done everything possible to conform to the existing landscape, and have performed all the requisite geotechnical studies taking special measures to ensure that water flow to the trees remains unimpeded. In general the oak trees will be much better off with the Daniels as the owners than the previous owners. An arborist was brought in who spent a lot of time trimming dead branches and very particularly tidying up the trees, as opposed to simply cutting off whole parts of the tree uninformed, as the previous owners did to the oak tree that is now in poor health and is to be removed.

We certainly want to maintain good neighborly relationships, especially for the Daniels, and are eager to do our part in making it an even better and more aesthetically pleasing neighborhood than it already is.

Sincerely,

Karl Sherwood-Coombs, AIA

Sabbas & Debbie Daniel

Engineering Department
Town of Los Altos Hills
26379 Fremont Road
Los Altos Hills, CA 94022

Attn: Nicole Horvitz
Subject: **Neighbor Concerns: 27798 Via Ventana Way, Los Altos Hills**
File#: 378-13-ZP-SD-GD
L&B#: 2130590CI

July 29, 2014

Dear Nicole:

Lea & Braze Engineering has been retained as the project civil engineer by the owners of the subject property at 27798 Via Ventana in Los Altos Hills. Please consider this our review of the letter prepared by the neighboring property at 27744 Via Ventana entitled "This a formal protest to the permit granted at the hearing." The letter is undated, but was received by The Town of Los Altos Hills on July 17, 2014.

Project Overview

The subject property is an approximately 1.02 acre, irregularly-shaped, moderately sloping property is located on the east side of Via Ventana Way in a developed residential area of Los Altos Hills. The parcel is bounded by Via Ventana Way to the east and neighboring residential properties on the remaining sides. The natural ground surface across the site slopes down from a high point near the center of the south property line to the north side of the lot at an average gradient of approximately 17%. The area at the northwest of the lot, near the cul-de-sac of Via Ventana Way has been graded at slopes of up to approximately 2:1 (H:V) to create the roadway. Maximum vertical relief across the property is approximately 52 feet. Drainage across the site can be generally characterized as uncontrolled sheet flow to the north across the lot to the existing concrete swale along Via Ventana.

Access to the site is provided by an asphalt driveway from Via Ventana near the middle of the west property line to a single-story house located in the southeast corner of the lot, with an attached garage on the east side of the residence. A small concrete entryway is located on the north side of the residence and a small concrete patio is located to the south.

The proposed project will consist demolishing all existing improvements and the construction of a new residence with a basement below and daylighting garage in approximately the same location as the existing residence. Additional construction will include a new permeable paver driveway to access the residence from Via Ventana, a new pool and patio east of the residence along with associated walkways.

The permeable paver driveway promotes infiltration by allowing water to seep through and infiltrate into the ground.

Surface Drainage

The Los Altos Hills' Planning and Engineering Departments require that all applicants for new construction design improvements to be consistent with their Drainage Criteria. Los Altos Hills' Drainage Criteria require that applicants for new construction design improvements to handle a 10-year return storm event. A return period (sometimes known as a recurrence interval or repeat interval) is the estimate of the likelihood of an event to occur based on statistical measurement using historic data. The 10-year return period is the design storm standard for Los Altos Hills.

The hydrology study prepared by Lea & Braze Engineering and reviewed by The Town of Los Altos Hills' Engineering Department documents compliance with the Drainage Criteria.

All surface water for the design storm is proposed to be retained in the on-site retention system. The primary release of the collected storm water is through the perforated pipe and gravel storage provided to allow percolation into the ground. Should a storm greater than the design storm inundate the retention system as designed, storm water will be directed to the bubbler box provided to allow an additional chance for water to percolate into the ground. When this second measure fills up, storm water will be directed into a level spreader, which provides another chance for storm water to percolate into the ground. Only once a storm big enough to inundate the three previous measures will there be visible storm water runoff from the level spreader which will allow water to sheet flow as it follows the natural drainage course.

Subsurface Drainage

Per the geotechnical report prepared by Murray Engineers dated September 6, 2013, no free groundwater was encountered in any of the borings. While there are fluctuations in levels of groundwater, Murray Engineers note that based on the relatively high topographic position of the property, high groundwater is not anticipated. Please see the geotechnical report by Murray Engineers.

New retaining walls on site are proposed to be built with back-of-wall subdrains. These are proposed to direct incidental groundwater away from the walls. These subdrains are not intended to be installed below the groundwater table. The subdrain is only an emergency overflow to prevent water from collecting behind retaining walls and building foundations. Any incidental perched water will be picked up by the subdrain and piped downhill to be infiltrated away from the building foundations. As designed, our system will promote recharge of groundwater away from our proposed structures.

Please contact us via phone or email if there are any questions or concerns.

Best,

Peter Carlino, PE
Principal Civil Engineer



- www.leabraze.com



July 29, 2014
Project No. 1739-1L1

Debbie & Sabbas Daniel
40 South Springer Road
Los Altos, California 94024

**RE: SUPPLEMENTAL INFORMATION,
SITE DRAINAGE
DANIEL RESIDENCE,
27798 VIA VENTANA WAY,
ATHERTON, CALIFORNIA**

Dear Ms. and Mr. Daniel:

As requested, we are providing supplemental information relating to the proposed basement construction and its potential impact on groundwater at the site. As you know, we prepared a geotechnical report for the project, dated September 6, 2013. Our report provided recommendations for subdrainage for the proposed basement and site retaining walls and general surface drainage recommendations for the project. Grading and drainage plans for the project were prepared by Lea & Braze Engineering, Inc. dated April 22, 2014. We understand that a neighbor is concerned that the proposed drainage systems may have a detrimental impact on several oak trees on site by creating a wet area in a centrally located portion of the property and dry areas around trees.

Based on our subsurface exploration, the site topography, and our experience in the area, it is our opinion that the proposed basement will not extend below the groundwater table and; therefore will not have a detrimental impact on the natural groundwater table. However, the basement subdrain system could intercept rainwater percolating through the surficial soil. Based on our review of the grading and drainage plans for the project by Lea & Braze dated April 22, 2014, any water collected in the basement subdrain system will be discharged onto a level spreader ditch in the northern portion of the property. In our opinion, discharged water should percolated naturally back into the ground. In addition, collected surface run-off will be conveyed to a buried infiltration pipe located in the central portion of the property, which will allow the water to percolate naturally back into the ground. Natural surface drainage from the slope above the proposed residence will be conveyed around the new structure by means of a graded (unlined) swale and should naturally percolate back into the ground along the margins of the improvements. In addition, the project will utilize a permeable paver driveway, which should help promote natural infiltration of rainwater in the northwestern portion of the property.


Based on our investigation and our review of the proposed grading and drainage plans, it is our opinion that the proposed drainage system should not have a significant impact on the local groundwater. In addition, because collected water will be reintroduced both onto the ground surface and below the ground surface at various location, in our opinion it is unlikely that the proposed drainage plan will create excessively wet areas or result in excessively dry areas on the property. In addition, it is our opinion that minor changes to the currently proposed drainage system, such as replacing the level spreader ditch with a series of at-grade energy dissipaters, will not have a significant impact on the performance of the system or negative impacts on the surface water and groundwater.



The preceding supplemental opinions were developed in accordance with geotechnical engineering principles and practices generally accepted at this time and location. We make no warranty, expressed or implied.

Sincerely,

MURRAY ENGINEERS, INC.


Ryan D. Merrell, P.E.
Project Engineer





Mark F. Baumann, C.E.G. 1787
Principal Engineering Geologist

- Copies: Addressee (1)
ACS Architects (1)
Attn: Karl Sherwood Coombs, AIA
Lea & Braze Engineering, Inc. (1)
Attn: Cooper Allison, EIT
Town of Los Altos Hills Planning Department (1)
Attn: Nicole Horvitz



Arborist Report

Site Address	Arborist	Date
27798 Via Ventana Way Los Altos, CA 94022	Richard Smith	1/27/14 – revised 7/29/14 – added watering recommendation

Health Rating: 0 – Dead; 1 – Poor; 2 – Fair; 3 – Good
 Structure Rating: 1 – Poor; 2 – Fair; 3 – Good
 Hazard Potential: 1 – low; 2 - medium; 3 – high; 4- severe

#	Tree Type	DBH	Height	Crown Spread	Live Crown Ratio	Health	Structure	Hazard Potential	Targets
1	<i>Quercus agrifolia</i>	73" Multi-trunk	40'	61'	90%	3	3	1	
2	<i>Quercus agrifolia</i>	36" Multi-trunk	30'	50'	80%	3	3	1	
3	<i>Quercus agrifolia</i>	16'	22'	33'	80%	3	1	1	
4	<i>Quercus agrifolia</i>	27"	33'	42'	90%	2	1	1	
5	<i>Quercus agrifolia</i>	20"	32'	21'	40%	3	2	1	
6	<i>Quercus agrifolia</i>	24" Multi-trunk	26'	19'	80%	3	1	2	

- o Pictures Attached
- o Site Map Attached

Notes: Tree #6: Quercus agrifolia has poor structure due to included mainstems from a natural defect.
Tree #4: Quercus agrifolia has poor structure and I recommend removal.
Tree #3: Quercus agrifolia has poor structure due to poor pruning practices where the tree has been topped. Also the tree has grown into a fence located near the tree.

Richard Smith, Certified Arborist WE-8745A, Certified Tree Care Safety Professional #589, Certified Tree Risk Assessor

541 W. Capitol Expwy #287 San Jose, CA 95136

Office: 408-836-9147 Fax: 408-728-7598 E-mail: bayareatreespecialists@earthlink.net

Arborist Report

Tree protection fencing shall be installed around the perimeter of all of the Quercus agrifolia listed. Fencing shall be installed five feet out from the tree trunk in a square with each side being ten feet long. The posts shall be driven two feet into the ground at every 10 foot corner. Signs shall be attached to the fencing clearly stating "Tree Protection Zone No access or storage permitted within". No storage of equipment, vehicles or debris shall be allowed within the drip lines of these trees.

Trees that are to remain and are within the tree protection zone, shall be inspected monthly by the project Arborist to insure that the trees remain in good health. Recommendations should be given to insure the health of the trees monthly.

The monthly inspection will also help to insure that the tree protection fencing remains intact. Normal watering must be maintained throughout the course of the construction so that the trees do not begin to decline in health.

Quercus agrifolia Trees should be injected with water three times per year. February, June and August are the recommended months of the year.

Richard Smith, Certified Arborist WE-8745A, Certified Tree Care Safety Professional #589, Certified Tree Risk Assessor

541 W. Capitol Expwy #287 San Jose, CA 95136

Office: 408-836-9147 Fax: 408-728-7598 E-mail: bayareatreespecialists@earthlink.net

Arborist Report

ATTACHMENT 6

MAR 19 2014

TOWN OF LOS ALTOS HILLS

Site Address	Arborist	Date
27798 Via Ventana Way Los Altos, CA 94022	Richard Smith	1/27/14 - revised

Health Rating: 0 – Dead; 1 – Poor; 2 – Fair; 3 – Good
 Structure Rating: 1 – Poor; 2 – Fair; 3 – Good
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Daniel Sabbas

ACS
ARCHITECTS

ARCHITECTS
1000 17th St
San Francisco, CA 94103
Tel: 415.774.1000
Fax: 415.774.1001
www.acsarchitects.com

CLIENT
Shrubbery

PROJECT
Overall Site Plan

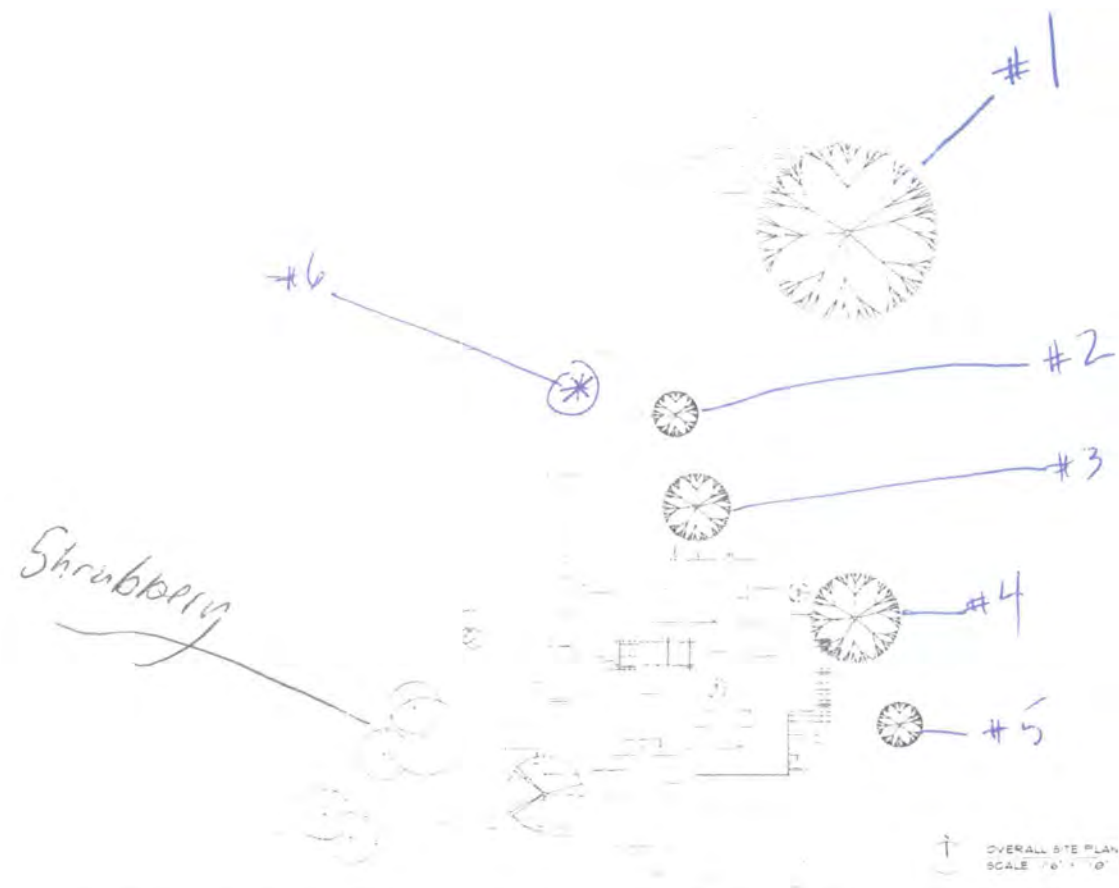
DATE
10/10/10

DESIGNER
Daniel Sabbas

SCALE
1" = 10'-0"

Overall Site Plan

A1.0



Pictures of Trees



Tree #1



Tree #2



Trees #3 & #4



Tree #5



Tree #6



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

PLAN REVIEW No.	13	3231
BLDG PERMIT No.	VED	

DEVELOPMENTAL REVIEW COMMENTS

Review of a proposed new 8,140 square-foot two-story single-family residence with basement and attached garage.

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: 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: 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. For buildings in excess of 6200 square feet, the (4) four most hydraulically demanding heads in a room or compartment shall be calculated. **Fire Department Connection:** For buildings in excess of 6200 square feet, a fire department connection (FDC) shall be provided. The FDC shall consist of at least one 2.5" hose connection that is connected to the sprinkler riser with a pipe not less than the diameter of the sprinkler riser. 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

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	Acs	12/12/2013	1 OF 3
SEC/FLOOR	AREA	LOAD	PROJECT DESCRIPTION				PROJECT TYPE OR SYSTEM			
2 story +	8140 sf		Residential Development				Design Review			
NAME OF PROJECT						LOCATION				
SFR - DANIEL						27798 Via Ventana Los Altos Hills				
TABULAR FIRE FLOW			REDUCTION FOR FIRE SPRINKLERS			REQUIRED FIRE FLOW @ 20 PSI		BY		
2500			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, 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.	13	3231
BLDG PERMIT No.		

DEVELOPMENTAL 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: DRIVEWAY REQUIREMENTS: The driveway must be 14 feet paved width. **VERTICAL CLEARANCE:** The vertical clearance shall be in accordance with the Fire Code, 13 feet, 6 inches. **GRADE:** Maximum grade shall not exceed 15% (6.75 degrees). Exception: Grades up to 20% may be allowed by the Fire Chief. In no case shall the portion of driveway exceeding 15% gradient be longer than 300 feet in length. For longer driveways, there shall be at least 100 feet of driveway at 15% or less gradient between each 300-foot section that exceeds 15%. CFC Sec. 503 and SD&S D-1

Comment #7: Timing of Required Roadway Installations: Required access roads, up through first lift of asphalt, shall be installed and accepted by the Fire Department prior to the start of combustible construction. During construction, emergency access roads shall be maintained clear and

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	Acs	12/12/2013	2 OF 3
SEC/FLOOR	AREA	LOAD	PROJECT DESCRIPTION				PROJECT TYPE OR SYSTEM			
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NAME OF PROJECT						LOCATION				
SFR - DANIEL						27798 Via Ventana Los Altos Hills				
TABULAR FIRE FLOW			REDUCTION FOR FIRE SPRINKLERS		REQUIRED FIRE FLOW @ 20 PSI		BY			
2500			50%		1500		Harding, Doug			



**FIRE DEPARTMENT
SANTA CLARA COUNTY**



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PLAN REVIEW No.	13	3231
BLDG PERMIT No.		

DEVELOPMENTAL REVIEW COMMENTS

unimpeded. Note that building permit issuance may be withheld until installations are completed. Temporary access roads may be approved on a case by case basis. CFC Sec. 501

Comment #8: **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. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 14

Comment #9: **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

Plans not approved. 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	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	Acs	12/12/2013	3 OF 3
SEC/FLOOR	AREA	LOAD	PROJECT DESCRIPTION				PROJECT TYPE OR SYSTEM			
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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, and Saratoga



January 31, 2014

L5393

RECEIVED

FEB 03 2014

TOWN OF LOS ALTOS HILLS

TO: Nicole Horvitz
Assistant Planner
TOWN OF LOS ALTOS HILLS
26379 Fremont Road
Los Altos Hills, California 94022

SUBJECT: **Geotechnical Peer Review**
RE: Daniel, Single Family Home with Basement and Pool
378-13-ZP-SD-GD
27798 Via Ventana

At your request, we have completed a geotechnical peer review of the subject site development permit application for residence construction using the following documents:

- Geotechnical Investigation (report) prepared by Murray Engineers, Inc., September 16, 2013;
- Architectural Plans (15 sheets) prepared by AES Architects, dated November 27, 2013; and
- Civil Plans (11 sheets) prepared by Lea & Braze Engineering, dated November 22, 2013.

In addition, we have reviewed pertinent technical data from our office files and performed a recent site inspection.

DISCUSSION

The applicant proposes to demolish the existing house and construct a residence with basement, attached garage and modified driveway extending from Via Ventana. Project grading has been estimated at 430 cubic yards of cut and 240 cubic yards of fill (including the basement excavation).

SITE CONDITIONS

The subject property is characterized, in general, by gentle to moderately steep (15 to 24 percent inclination) north-facing topography. The site is situated on the north flanking slope of a local knoll. Previous site grading appears to be relatively minor with isolated fill areas under portions of the existing driveway. Drainage at the site is generally characterized by sheetflow directed to the north.

The site is underlain, at depth, by mapped greenstone bedrock of the Franciscan Complex that was confirmed by site exploratory borings. The bedrock is locally overlain by colluvial soil and isolated artificial fill materials with a moderate to high potential for expansion. The proposed residence is located approximately 1,400 feet southwest of the mapped Monta Vista Fault.

CONCLUSIONS AND RECOMMENDED ACTION

The proposed residential construction is constrained by potentially expansive soil and very strong seismic ground shaking. The Project Geotechnical Consultant has performed an investigation of the site and has provided geotechnical design recommendations that are in general conformance with prevailing standards. The Project Geotechnical Consultant has recommended that the basement portion of the new home will be constructed on a mat slab foundation system. Other portions of the residence are to be supported on a drilled pier foundation that extends through the colluvium and into bedrock. We recommend approval of the site development permit application from a geotechnical standpoint, with the following conditions:

1. **Geotechnical Plan Review** – The Project Geotechnical Consultant should review and approve all geotechnical aspects of the development plans (i.e., site preparation and grading, site drainage improvements and design parameters for foundations, retaining walls, and pool) to ensure that their recommendations have been properly incorporated.

The results of the Geotechnical Plan Review should be submitted to the Town for review and approval by the Town Staff prior to approval of building permits.

2. **Geotechnical Field Inspection** – The Project Geotechnical Consultant should inspect, test (as needed), and approve all geotechnical aspects of the project construction. The inspections should include, but necessarily be limited to: site preparation and

grading, site surface and subsurface drainage improvements and excavations for foundations and the pool prior to the placement of steel, gunite and concrete. Final site drainage improvements should be inspected for conformance with geotechnical recommendations.

The results of these inspections and the as-built conditions of the project should be described by the Project Geotechnical Consultant in a letter and submitted to the Town Engineer for review prior to final project approval.

LIMITATIONS

This geotechnical peer review has been performed to provide technical advice to assist the Town in its discretionary permit decisions. Our services have been limited to review of the documents previously identified, and a visual review of the property. Our opinions and conclusions are made in accordance with generally accepted principles and practices of the geotechnical profession. This warranty is in lieu of all other warranties, either expressed or implied.

Respectfully submitted,

COTTON, SHIRES AND ASSOCIATES, INC.
CITY GEOTECHNICAL CONSULTANT



Ted Sayre
Principal Engineering Geologist
CEG 1795



David T. Schrier
Principal Geotechnical Engineer
GE2334

TS:DTS:kd

new house.

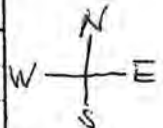
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DEC 20 2013

ENVIRONMENTAL DESIGN and PROTECTION COMMITTEE

TOWN OF LOS ALTOS HILLS

Application for:	New house
Applicant Name:	Sabbas
Applicant Address:	27798 Via Ventana
Reviewed by:	Pat
Date:	12.20.13.
	COMMENTS
Site Impact	① The house reaches its 30' set backs on 3 sides.
Lighting	② The house faces North down over the site - the doors of the basement garage are mostly what one sees from the road.
Noise	③ There are 3 magnificent oaks on the property - heritage oaks. Heritage A is out of harms way on the road. Heritage B is on the edge of the present driveway. The driveway is to be moved west and will have a walled curb. The oak's roots will be damaged by the removal and then by the curb foundations. Heritage C. is washed by the plans as being 10' from the pool. It is deep in driveway fill, with concrete around it. Most of its main branches face east & overhang tennis & pool. It could not survive this plan and the building well inside its canopy.
Creeks	
Drainage	
Easements	
Existing Vegetation	
Mitigation	



TOWN OF LOS ALTOS HILLS

PLANNING DEPARTMENT

26379 Fremont Road • Los Altos Hills, California 94022 • (650) 941-7222 • FAX (650) 941-3160

WORKSHEET #2

EXISTING AND PROPOSED DEVELOPMENT AREA AND FLOOR AREA

• TURN IN WITH YOUR APPLICATION •

MAY 08 2014

TOWN OF LOS ALTOS HILLS

PROPERTY OWNER'S NAME	
PROPERTY ADDRESS	27798 Via Ventura Way
CALCULATED BY	Lea & Braze Engineering - CA
DATE	4-22-14

1. DEVELOPMENT AREA	Existing	Proposed	DA Credit	Total
A. House and Garage (from part 2.A)	2,097	2,871	—	4,968
B. Decking	0	28	—	28
C. Driveway and Parking	2,116	-759	—	1,357
D. Patios and Walkways	372	1,902	—	2,274
E. Tennis Court	0	0	—	0
F. Pool and Pool Decking		480	—	480
G. Accessory Building (from part 2.B)	63	-63	—	0
H. Solar Panels (ground mounted)	0	0	—	0
I. Any Other Coverage		314	—	314
Total	4,648	4,773	—	9,421

Roof Mounted Solar Bonus
(LAHMC Section 10-1.502)

yes No

SF 500

Maximum Development Area-MDA (from worksheet #1)

9,229

Maximum Development Area w/ Solar Credit

9,729

2. FLOOR AREA	Existing	Proposed	Total
A. HOUSE AND GARAGE			
a. First Floor	2,097*	1,731*	3,828*
b. Second Floor	0	960*	960*
c. Attic	0		
d. Basement**	0	180*	180**
e. Basement***	0	(3,175)*	(3,175)**
f. Area over 17'	0		
B. ACCESSORY BUILDINGS			
a. First Floor	63	-63	0
b. Second Floor	0		
c. Attic	0		
d. Basement	0		
Total	2,097*	2,871	4,968*

Maximum Floor Area-MFA (from worksheet #1)

5,000

TOWN USE ONLY	CHECKED BY	DATE
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* Floor Area provided by project Architect

** Basement Area not meeting basement criteria. Counted as floor area.

*** Basement Area meeting basement criteria. Not counted as floor area.