

**DISCUSSION ITEM**

**Agenda Item # 1**

**AGENDA REPORT SUMMARY**

**Meeting Date:** September 10, 2020

**Subject:** Approval of 40 Main Street, Mixed Use Project (“Project”)

**Prepared by:** Jon Biggs, Community Development Director

**Approved by:** Chris Jordan, City Manager

**Attachment(s):**

1. City Council Resolution Approving Project
2. Project Plans

**Initiated by:**

40 Main Street Offices, LLC – Applicant

**Previous Council Consideration:**

April 9, 2019 & April 23, 2019

**Fiscal Impact:**

\$490,001 to be paid as damages to the Applicant. These funds are not currently budgeted. The City Council needs to authorize this expenditure from the City’s Emergency and Operating Reserve which currently has a balance of \$8.250 million. Costs associated with the plaintiff’s demand for legal fees will be determined at a later date and will likely require additional action by the City Council at that time.

**Environmental Review**

Approval of this Project is exempt from further environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15268 because the Courts have determined this project qualifies for ministerial streamlined permit processing of a development application pursuant to Government Code Section 65913.4 (SB 35) and ministerial projects are exempt from the requirements of CEQA

**Policy Question(s) for Council Consideration:**

- Shall the City Council comply with a Court Order, rescind its denial of the Project, and issue the requested SB 35 approval for the Project?
- Shall the City Council pay \$490,001 to the Applicant as damages, in lieu of posting an appeal bond?

**Summary**

The City Council is considering the adoption of a resolution that rescinds its previous denial of the Project, rescinds the Community Development Department’s letters of December 7, 2018 and February 6, 2019 denying the Project, and grants ministerial approval to the Project pursuant to

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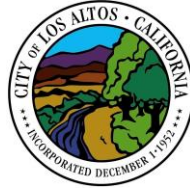
**Reviewed By:**

City Manager

City Attorney

Finance Director

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**Subject:** 40 Main Street, Mixed Use Project Approval

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Government Code Section 65913.4 (SB 35). The City Council is also considering a motion to direct the City Manager to pay \$490,001 to the Applicant as damages, in lieu of posting an appeal bond.

### **Staff Recommendation**

Adopt the proposed resolution, and direct staff to pay the 40 Main Street Offices, LLC \$490,001 in damages from the City's Emergency and Operating Reserve. .

### **Purpose**

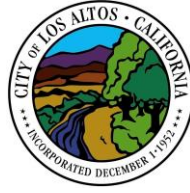
Comply with a Court Order directing the City to rescind its previous denials of the Project and grant ministerial approval of the Project pursuant to SB 35.

### **Background**

The Project is a five-story mixed use building with two levels of underground parking. The Project includes 15 for rent apartment units, two of which will be affordable to low income households (to households earning below 80% of the Area Median Income). In addition, the Project will provide 5,724 square feet of office space on the ground floor and a below-grade parking structure with 18 spaces. The gross project floor area totals 29,566 square feet. The highest point on the proposed structure is called out as 66'4". Access to the two levels of underground parking are provided by a system that accommodates a single vehicle and is accessed from public parking plaza ten. A total of eighteen (18) parking spaces and various storage areas are provided between the two underground parking levels.

On November 8, 2018 the appellant submitted an application for streamlined ministerial review of the Project under SB 35. The project site, a single parcel, is an interior lot of 6,950 square feet and is improved with a one-story office building containing 2,127 square feet of floor area. The site is bordered by Main Street at the east, commercial buildings to the north and south, and a parking plaza with its travel aisle network to the west. The site is within the City's public parking plaza system in the Downtown.

In reviewing the Project, staff determined that the Project was not eligible for streamlined ministerial approval pursuant to SB 35 and issued letters to the applicants and their attorneys informing them of such. Staff's decision was appealed to the City Council, which considered the appeal on April 9, 2019. The City Council could not support the appeal and on April 23, 2019 adopted City Council Resolution No. 2019-13, a Resolution of the City Council of the City of Los Altos Denying an Appeal and Affirming Staff's determination that the proposed project at 40 Main Street is not subject to ministerial streamlined permit processing of a development application pursuant to Government Code Section 65913.4 (SB 35) .



**Subject:** 40 Main Street, Mixed Use Project Approval

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Subsequent to this action, petitions were filed by 40 Main Street Offices, LLC, and California Renters Legal Advocacy and Education Fund, et al. with the Santa Clara County Superior Court seeking relief from denial of the Project. Following consideration of the record and a hearing, the Court issued an order granting consolidated petitions for a writ of mandate, and requiring that the City grant ministerial approval of the 40 Main Street mixed use project pursuant to Government Code Section 65913.4 (SB 35).

On July 8, 2020, the City appealed the Superior Court's decision to the Sixth District Court of Appeal. Thereafter, the petitioners filed motions with the Superior Court to (1) require the City to post an appeal bond for approximately \$13 million, and (2) to recover attorneys' fees totaling approximately \$1.8 million. The Superior Court ordered the City to post an appeal bond in the amount of \$7 million. The motion for attorneys' fees is still pending before the Court. On September 5, the City Council voted in closed session to withdraw its pending appeal. The City Council must now decide how to comply with the Superior's Court orders.

## **Discussion/Analysis**

### *Project Approval*

In reaching its decision, the Superior Court found that the Project is deemed to comply with the applicable standards under SB 35 and that the City must rescind its decision to deny and instead approve the Project at the requested density. In compliance with the decision by the Court, staff has prepared the resolution included with this agenda report that accomplishes the following:

1. Rescinds in its entirety, Resolution No. 2019-13, A Resolution of the City Council of the City of Los Altos Denying an Appeal and Affirming Staff's determination that the proposed project at 40 Main Street is not subject to ministerial streamlined permit processing of a development application pursuant to Government Code Section 65913.4 (SB 35)
2. Rescinds the City of Los Altos Community Development Department Letters of December 7, 2018 and February 6, 2019 and
3. Approves the Application referenced as No. 1108545 on the application form submitted on November 8, 2018 to the Los Altos Planning Division, for a proposed mixed-use residential development project at 40 Main Street in the City of Los Altos. As allowed by SB 35 and HCD's SB 35 Guidelines, the resolution also imposes standard conditions of approval that are objective and broadly applicable to development within the City.

### *Damages*

In her recent order on the bond motion, Judge Williams directed the City to post an appeal bond in the amount of \$7 million, reflecting the Applicant's estimated damages over the 30-month estimated timeframe for the City's appeal to be decided. In discussions with the



**Subject:** 40 Main Street, Mixed Use Project Approval

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Applicant's attorney, it has been determined that this amounts to \$7,778/day, or \$490,001 since the appeal was filed through September 10. The Applicant has also agreed to stipulate to vacate the appeal bond requirement upon the City's payment of this amount. The City Council needs to authorize this payment to be made from the City's Emergency and Operating Reserve. The Council can decide to replenish that account at a later date if resources are available.

The plaintiff has also filed a demand with the Court for legal fees totaling approximately \$1.8 million. This is scheduled for a hearing on September 30. Following the Judge's decision on that demand, the City Council will need to authorize a payment at that time.

### **Options**

- 1) Deny resolution and motion authorizing damages payment

**Advantages:** None.

**Disadvantages:** Would conflict with Court Order to approve Project. Would require the City to post an appeal bond of approximately \$10.5 million (\$7 million face amount + 50%). Would cause City to incur additional liability for damages to the Applicant.

- 2) Adopt resolution and motion authorizing damages payment

**Advantages:** Complies with Court Order. Avoids the need to post the appeal bond of approximately \$10.5 million. Avoids incurring additional liability for damages to the Applicant. Allows the City to engage in further discussions with the Applicant about Project modifications.

**Disadvantages:** None.

### **Recommendation**

Staff recommends Option two. Council should adopt the resolution and authorize staff to pay 40 Main Street Offices, LLC \$490,001 in damages from the City's Emergency and Operating Reserve.

**RESOLUTION NO. 2020-33**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS**

**1. RESCINDING IN ITS ENTIRETY, RESOLUTION NO. 2019-13, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS DENYING AN APPEAL AND AFFIRMING STAFF'S DETERMINATION THAT THE PROPOSED PROJECT AT 40 MAIN STREET IS NOT SUBJECT TO MINISTERIAL STREAMLINED PERMIT PROCESSING OF A DEVELOPMENT APPLICATION PURSUANT TO GOVERNMENT CODE SECTION 65913.4 (SB 35)**

**2. RESCINDING THE CITY OF LOS ALTOS COMMUNITY DEVELOPMENT DEPARTMENT LETTERS OF DECEMBER 7, 2018 AND FEBRUARY 6, 2019 REGARDING THE PROPOSED PROJECT AT 40 MAIN STREET, AND**

**3. APPROVING THE APPLICATION REFERENCED AS NO. 1108545 ON THE APPLICATION FORM SUBMITTED ON NOVEMBER 8, 2018 TO THE LOS ALTOS PLANNING DIVISION, FOR A PROPOSED MIXED-USE RESIDENTIAL DEVELOPMENT PROJECT AT 40 MAIN STREET IN THE CITY OF LOS ALTOS.**

**WHEREAS**, On November 8, 2018 40 Main Street Offices, LLC (the "Applicant") submitted applications, plans and materials (collectively, the "Application") for a project (the "Project"), consisting of a five-story mixed use building with two levels of underground parking, to be accessed by a single-vehicle lift from Public Parking Plaza 10. Uses within the proposed building include office space on the first level and fifteen (15) residential rental units on levels two to five. Two of the fifteen (15) residential rental units are proposed as below market rate (BMR) units; and

**WHEREAS**, the Applicant applied for a streamlined ministerial permit pursuant to Government Code Section 65913.4 (SB 35), asserting that the Project is eligible for a density bonus of seven market rate rental units above an assumed base of eight rental units, concessions/incentives, waivers, and application of the parking standards for residential units provided by SB 35; and

**WHEREAS**, on December 7, 2018, in accordance with SB 35, Staff timely responded in writing to the Application, finding that the Project is not eligible for SB 35 because, among other things, it is inconsistent with objective City development standards for access/egress to the proposed off-street underground parking and providing written notification with the accompanying Notice of Incomplete Application, which stated the Application's incompleteness and listed the Application's deficiencies and the additional information necessary to enable the City meaningfully to evaluate the Application; and

**WHEREAS**, by letter submitted on January 17, 2019, by Applicant’s attorney, Daniel R. Golub, of Holland and Knight LLP, asserted that the Project was “deemed to comply with all of SB 35’S qualifying criteria as a matter of law” and that the Project was entitled to issuance of a streamlined ministerial permit under SB 35 no later than February 6, 2019; and

**WHEREAS**, on February 6, 2019, the City provided a written response to Applicant, reiterating the City’s position that the Project does not qualify for SB 35 streamlined ministerial permitting and that the Application (including all plans, and materials submitted), did not contain sufficient information to enable the City to make a meaningful and lawful determination on the Application; and

**WHEREAS**, on February 21, 2019, the Applicant’s attorney submitted an appeal of Staff’s determination to the City Council; and

**WHEREAS**, on April 9, 2019, in accordance with Los Altos Municipal Code Chapter 1.12, the City Council conducted a public hearing, evaluated and considered the appeal, together with all information and evidence presented by the Applicant and all other information in the record, including public testimony and information presented by Staff; and

**WHEREAS**, at a meeting on April 23, 2019 the City Council of the City of Los Altos denied the appeal and affirmed Staff’s determination that the Project is not subject to ministerial streamlined permit processing of a development application pursuant to Government Code Section 65913.4 (SB 35), through the adoption of Resolution No. 2019-13; and

**WHEREAS**, following denial of the appeal, 40 Main Street Offices LLC and California Renters Legal Advocacy and Education Fund; San Francisco Bay Area Renters Federation; Victoria Fierce and Sonja Trauss filed in the Santa Clara County Superior Court petitions for writ of mandate challenging the City’s actions. On April 27, 2020, the Court granted the petitions for writ of mandate. On May 13, 2020 the Court issued its peremptory writ of mandate (Order). The Order requires that the City rescind its resolution of denial of the Project, rescind the letters of denial from the Community Development Department dated December 7, 2018 and February 6, 2019, and grant ministerial approval of the Project pursuant to Government Code Section 65913.4 (SB 35); and

**WHEREAS**, the approval of this Project is exempt from further environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15268 because the Courts have determined this project qualifies for ministerial streamlined permit processing of a development application pursuant to Government Code Section 65913.4 (SB 35) and ministerial projects are exempt from the requirements of CEQA; and

**WHEREAS**, SB 35 and the California Department of Housing and Community Development’s SB 35 Guidelines authorize the imposition of “standard conditions of approval as long as those conditions are objective and broadly applicable to development within the locality regardless of streamline approval,” and they further authorize the imposition of “standard conditions that specifically implement the provisions of these Guidelines such as commitment for recording covenant and restrictions and provision of prevailing wage.”

**NOW THEREFORE, BE IT RESOLVED**, that the City Council of the City of Los Altos hereby takes the following actions:

1. Rescinds, in its entirety, Resolution No. 2019-13, A Resolution of the City Council of the City of Los Altos Denying an Appeal and Affirming Staff's Determination that the proposed project at 40 Main Street is not subject to ministerial streamlined permit processing of a development application pursuant to Government Code Section 65913.4 (SB 35).
2. Rescinds, in their entirety, the Community Development Department letters dated December 7, 2018 and February 6, 2019 denying the Application.
3. Approves, pursuant to Government Code Section 65913.4 (SB 35), the Application referenced as No. 1108545 on the application form submitted on November 8, 2018 to the Los Altos Planning Division, for a proposed residential mixed-use development project to replace an existing single-story office building located at 40 Main Street in the City of Los Altos. The project proposes to include 15 for rent apartment units, two of which will be affordable to low income households (to households earning below 80% of the Area Median Income). In addition, the project will provide 5,724 square feet of office space on the ground floor and a below-grade parking structure with 18 spaces. The gross project floor area totals 29,566 square feet. Application No. 1108545 will be subject to the standard conditions of approval attached hereto as Exhibit 'A' and incorporated herein by this reference, consistent with SB 35 and California Department of Housing and Community Development's SB 35 Guidelines.
4. Acknowledges that the streamlined ministerial permit issued in Paragraph 3 supplants any requirements that might otherwise exist to obtain discretionary approvals to construct the building as it is described in the Application.

**I HEREBY CERTIFY** that the foregoing is a true and correct copy of a Resolution passed and adopted by the City Council of the City of Los Altos at a meeting thereof on the 10<sup>th</sup> day of September 2020 by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

Attest:

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Jan Pepper, MAYOR

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Andrea Chelemengos, CMC, CITY CLERK

**EXHIBIT 'A'**  
**STANDARD CONDITIONS OF APPROVAL**  
**40 MAIN STREET, CITY COUNCIL RESOLUTION NO. 2020-33**

**GENERAL**

**1. Approved Application and Plans**

Project approval is based upon the Application, plans, and materials received by the Los Altos Planning Department on November 8, 2018, except as may be modified by these conditions. The Project as built must be consistent with the approved Application, plans, and materials.

**2. Compliance with SB 35**

The developer shall comply with the requirements of SB 35, consistent with its Application, including by recording a land use restriction or covenant for the affordable units and complying with prevailing wage requirements.

**3. Subsequent Permits**

The City may take lawful actions in connection with Project implementation and construction, specifically including reviewing and acting on subsequent permits under Government Code section 65913.4, subdivision (f)(2).









#	Rev.	Date

William Mavor  
Architect & Associates  
Architectural Firm  
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PRELIMINARY  
NOT FOR CONSTRUCTION

**GROUND FLOOR OFFICE +  
4 STORY RESIDENTIAL**  
40 MAIN STREET, LOS  
ALTOS CA 94022

**RENDERINGS -  
VIEW FROM  
MAIN ST**

Job: WAI 2017 030  
Date: OCT 24 2018  
Drawn By: WMMA

**A0.02**

Scale:



#	Rev.	Date

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**GROUND FLOOR OFFICE +  
 4 STORY RESIDENTIAL**  
 40 MAIN STREET, LOS  
 ALTOS, CA 94022

**RENDERINGS -  
 VIEW FROM  
 SAN ANTONIO  
 RD.**

NO: WA/2017-000  
 DATE: OCT 31 2016  
 DRAWN BY: W/M/A

**A0.03**

Scale





#60 (EXISTING) #40 (PROPOSED)

#4 (EXISTING)

STREETSCAPE - MAIN STREET



#4 (EXISTING)

#40 (PROPOSED)

#60 (EXISTING)

STREETSCAPE - PLAZA TEN NORTH

#	Rev.	Date

William Marlor  
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Beverly Hills, CA 90210  
Tel: 310.274.1111  
www.williammarlor.com

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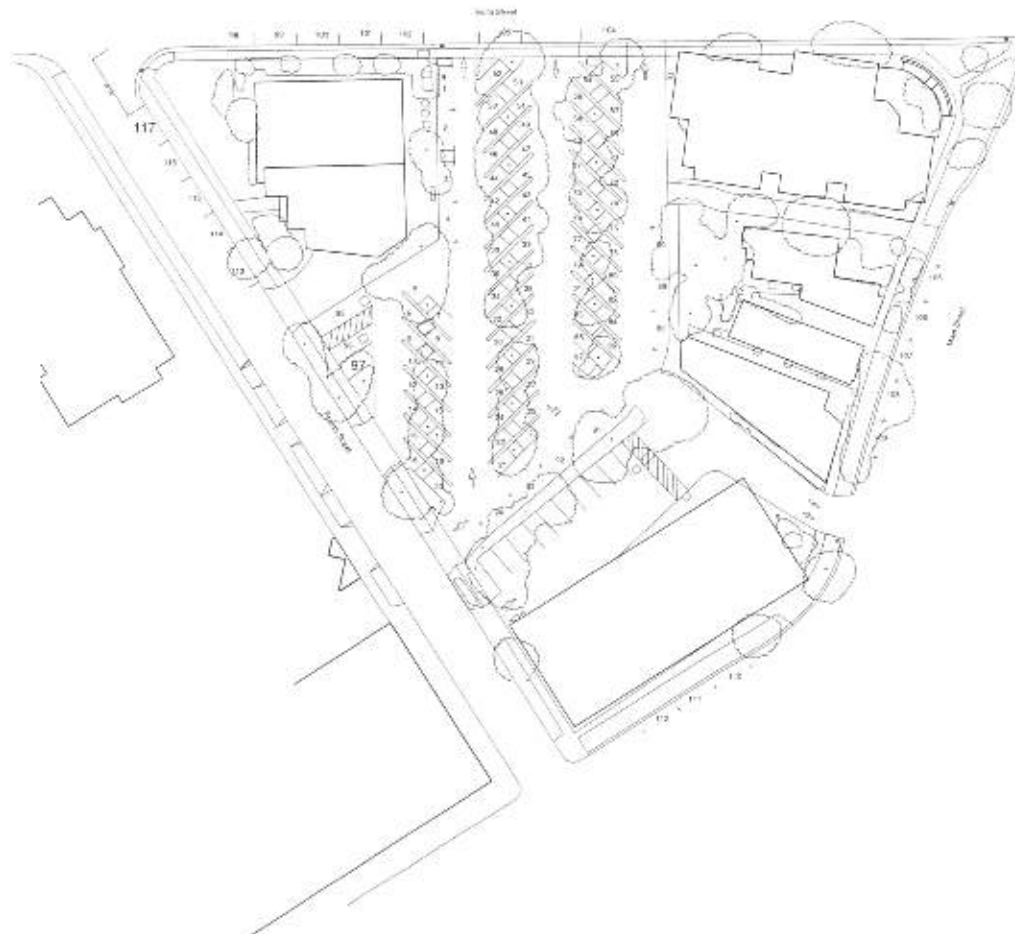
GROUND FLOOR OFFICE +  
4 STORY RESIDENTIAL  
40 MAIN STREET, LOS  
ALTOS, CA 94022

STREETSCAPE  
ELEVATIONS

MA: 2017.000  
DATE: 02.11.2018  
DRAWN BY: WMAA

A0.05

Scale



**Existing Adjacent Parking Layout at 45°**

**Plaza Ten**

"Standard" Stalls:	95
Disabled Access Stalls:	1
Van Accessible Stalls:	1
<b>Total:</b>	<b>97</b>

**Street Stalls**

Fourth Street:	5
Main Street:	8
Edith Street:	7
<b>Total:</b>	<b>20</b>

**Grand Total Parking: 117**

Existing parking lot configuration sizes vary from 7' - 0" wide to 9' - 6" wide. Average is 8' - 6"

Level of Service Ratio	49.94
Tree Count	25
Total Landscapable Area	3000 SF

#	Rev.	Date
 William Hayward Architect & Associates 10000 Wilshire Blvd., Suite 1000 Los Angeles, CA 90024 Tel: 310.206.1111		
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PRELIMINARY NOT FOR CONSTRUCTION		
<b>GROUND FLOOR OFFICE +                  4 STORY RESIDENTIAL</b> 40 MAIN STREET, LOS ALTOS, CA 94022		
<b>EXISTING                  PARKING                  LAYOUT</b>		
Date: MAY 2017 008 Draw: 037 01 2019 Drawn By: WMAA		
<b>A0.06</b>		
Scale: 1/32" = 1'-0"		













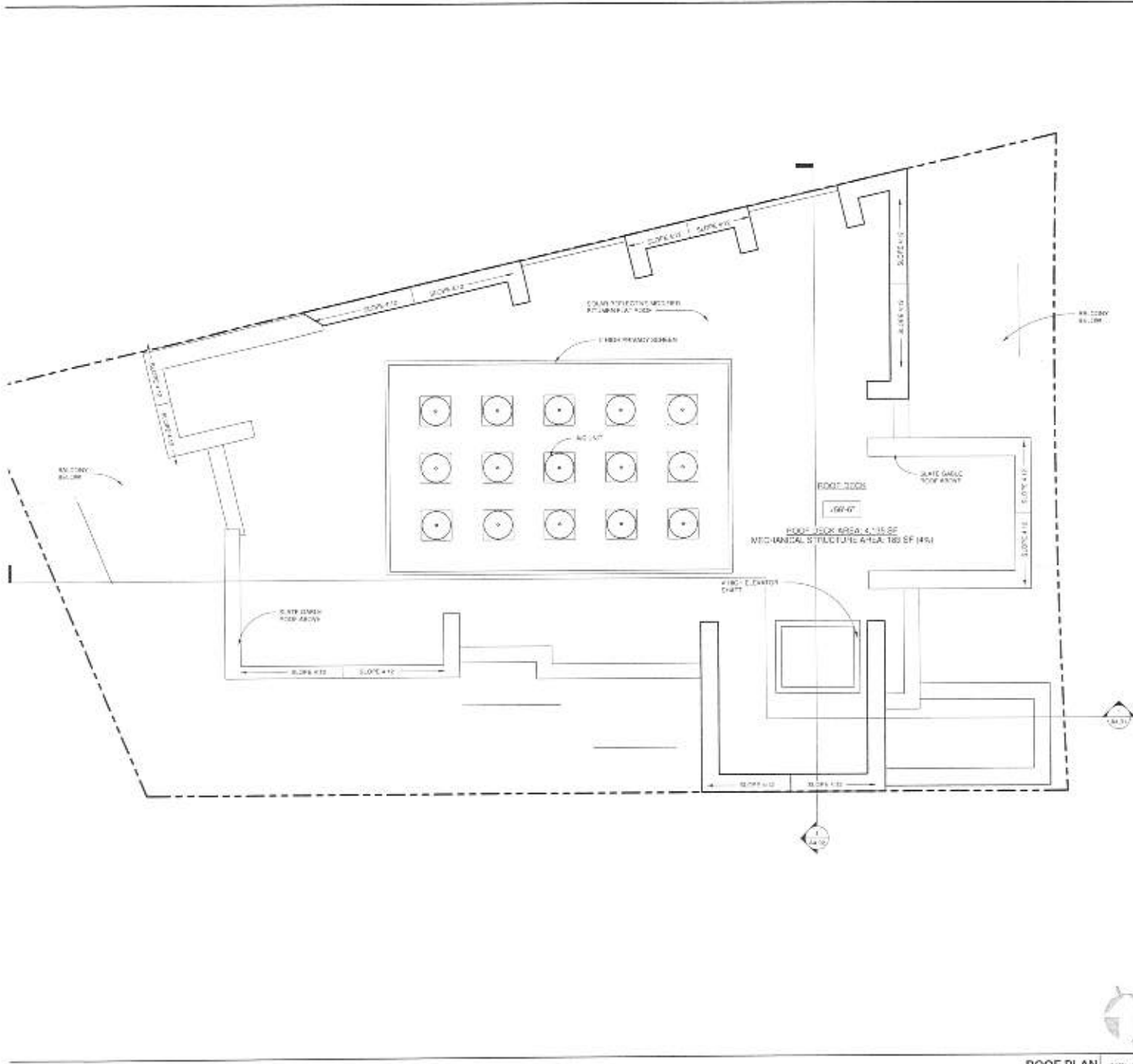












**ROOF PLAN NOTES**

1. THIS PLAN IS FOR THE MECHANICAL AREA
2. MECHANICAL AREA IS 180 SF (4%)
3. ROOF SLOPES ARE 1:12 TO 1:10
4. ROOF SLOPE INFORMATION IS FOR CONSTRUCTION
5. CHECK THE GROUND LEVEL AT MINIMUM OF 14' PER FOOT
6. SEE THE PLAN FOR DIMENSIONS FOR CONSTRUCTION

#	Rev.	Date

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**GROUND FLOOR OFFICE +  
4 STORY RESIDENTIAL**  
40 MAIN STREET, LOS  
ALTOS, CA 94022

**ROOF PLAN**

DATE: MAY 2017 000  
DRAWN: OCT 21 2018  
CHECKED BY: WMA

**A2.07**  
Scale: As Noted

ELEVATION MATERIAL KEYNOTES

1. UNLESS OTHERWISE SPECIFIED, ALL MATERIALS SHALL BE SUPPLIED BY THE CONTRACTOR AND SHALL BE SUBJECT TO THE CONTRACTOR'S SELECTION AND APPROVAL.

FOR THE OFFICE WINDOW ONLY (ROUGH OPENING):

GLASS WINDOW: 361.30 SF  
 WGL: 15.14 SQ. FT.

TRANSFORM WINDOW AREA IN TOTAL: 81.1%

WALL WINDOW: 107.66 SF  
 WGL: 18.36 SF

TRANSFORM WINDOW AREA IN TOTAL: 182%

- WALL FINISHES:**
- S1 STUCCO - 2" THICK OVER 1/2" GYPSUM WALLBOARD
  - S2 STUCCO - 2" THICK OVER 1/2" GYPSUM WALLBOARD
- MOULDINGS / CORNERS / TRIMS:**
- S3 COMPOSITE EXTRUSION MOULDING OR SIMILAR MET OF ARCHITECTURAL FINISHES
- WINDOW ELEMENTS:**
- T1 WINDOW FRAME - HAWK FULL INSULATED GLAZING
  - T2 WINDOW FRAME - HAWK FULL INSULATED GLAZING
- PAINTS:**
- PA METAL FINISHES TO MATCH STOREFRONT EXTERIOR
- MESH:**
- M 1" MESH OVER 1/2" DIA. TO MATCH STOREFRONT
- GLASS:**
- A METAL FRAME & HAWK TO MATCH WINDOW



EAST ELEVATION 10'-1/4" = 1" 2



WEST ELEVATION 10'-1/4" = 1" 1

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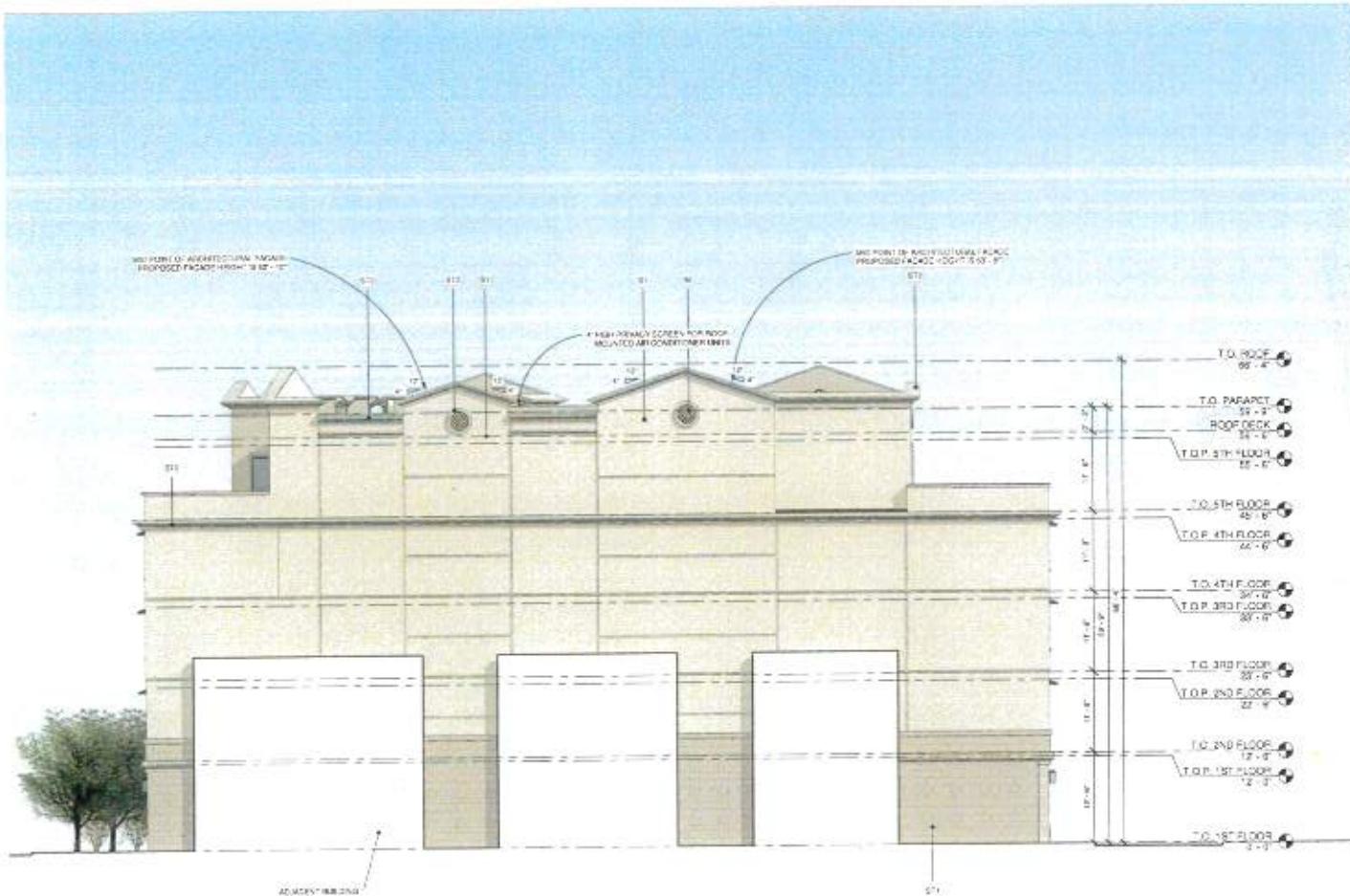
GROUND FLOOR OFFICE +  
 4 STORY RESIDENTIAL  
 40 MAIN STREET, LOS  
 ALTOS CA 94022

EXTERIOR  
 ELEVATIONS

Rev: MA 2017.000  
 Date: OCT 21 2019  
 Drawn By: WMAA

A3.01

Scale: As indicated



**ELEVATION MATERIAL KEYNOTES**

- WALL FINISHES:**
- S1 STUCCO - SA 350 SYSTEM 5/8" EXTERIOR WALL
  - S2 STONE - MARRIAGE FOR MARRIAGE
- MOULDINGS / CAPS / TRIMS:**
- M12 COMPOSITE STONE MULLION/CAP/SILL METAL ARCHITECTURAL FINISHES
- WINDOWS / DOORS:**
- W1 STOREFRONT FRAME FLAT GLASS, BLOWN GLASS
  - W2 WINDOW FRAME TRAFFIC POLICE METAL CLAD EXTERIOR
- PAINTS:**
- P1 METAL PAINT - TO MATCH STOREFRONT DOOR
- SCREENS:**
- M1 SCREEN - EXTENDED TO MATCH PAINTING
- ANNOTS:**
- A METAL TRAFFIC FRAME TO MATCH WINDOW
- MATERIAL DESIGN CONTROL (MDC):**
- B. STAINED, IMPERMEABLE OR ANTI-GLASS SHOULD NOT BE USED FOR THE STAINED GLASS WINDOW. SEE SECTION OF THE DRAWING FOR INFORMATION REGARDING STAINED GLASS WINDOW.
- FOR THE OFFICE AREA ONLY (DO NOT DIMENSION):**
- |                |           |
|----------------|-----------|
| GLASS AREA     | 100.00 SF |
| OFFICE AREA    | 100.00 SF |
| STAIRWELL AREA | 0.00 SF   |
| STAIRWELL AREA | 0.00 SF   |
- FOR THE RESIDENTIAL AREA ONLY (DO NOT DIMENSION):**
- |                |           |
|----------------|-----------|
| STAIRWELL AREA | 100.00 SF |
| STAIRWELL AREA | 100.00 SF |

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 THROUGHOUT THE DRAWING, ALL DIMENSIONS AND FINISHES SHALL BE AS SHOWN UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

PRELIMINARY  
 NOT FOR CONSTRUCTION

**GROUND FLOOR OFFICE +  
 4 STORY RESIDENTIAL**  
 40 MAIN STREET, LOS  
 ALTOS CA 94022

**EXTERIOR  
 ELEVATIONS**

NO: NAI 2017 002  
 DATE: OCT 21 2018  
 DRAWN BY: W/M/A

**A3.02**

Scale: As Noted



ELEVATION MATERIAL KEYNOTES

- WALL FINISHES:**
- W1 STUCCO - WYBOLD/STARR/MAA SHOWN IN PLAN
  - W2 STUCCO - GREEN, FAY/ATKINSON
- WOOD FINISHES (CASES, TRIMS):**
- W3 COMPOSITE STUCCO/WOOD FINISH, MATCH WITH ARCHITECTURAL FINISHES
- WINDOW CLADDING:**
- W4 STONE/TILE TRIM, FLAT FINISH, FLUSH WITH
  - W5 WINDOW FRAME, TRIM & CASE FINISH, FLUSH WITH TRIM
- FINISHES:**
- F1 METAL FINISH, TO MATCH STONE/TILE TRIM
- MESH:**
- M1 1/2" STEEL LATHING # 16 TO MATCH FINISHES
- PAINT:**
- P1 METAL FINISH & TRIMS TO MATCH FINISHES
- GLASS - WINDOW COATING (TINT)**
- G1 LOW E, REFLECTIVE, 50% TINTED GLASS (SHOULD NOT BE USED ON THE GROUND FLOOR ELEVATION, EXCEPT FOR PART OF THE GROUND FLOOR ELEVATION WHERE TRANSPARENT WINDOW IS REQUIRED)
- FOR THE OFFICE APARTMENT (EXCISE OPENING)**
- |                    |           |
|--------------------|-----------|
| CAST GLAZING       | 30.20 SF  |
| WALL SURFACE AREA  | 128.00 SF |
| TRANSPARENT WINDOW | 81.10     |
| WALL SURFACE AREA  | 81.10     |
- |                    |           |
|--------------------|-----------|
| WALL FINISHES      | 30.20 SF  |
| WALL SURFACE AREA  | 128.00 SF |
| TRANSPARENT WINDOW | 81.10     |
| WALL SURFACE AREA  | 81.10     |

#	Rev.	Date



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 40 MAIN STREET, LOS ALTOS, CA 94022  
 TEL: 650.941.1234  
 WWW.WMAA.COM

PRELIMINARY  
 NOT FOR CONSTRUCTION

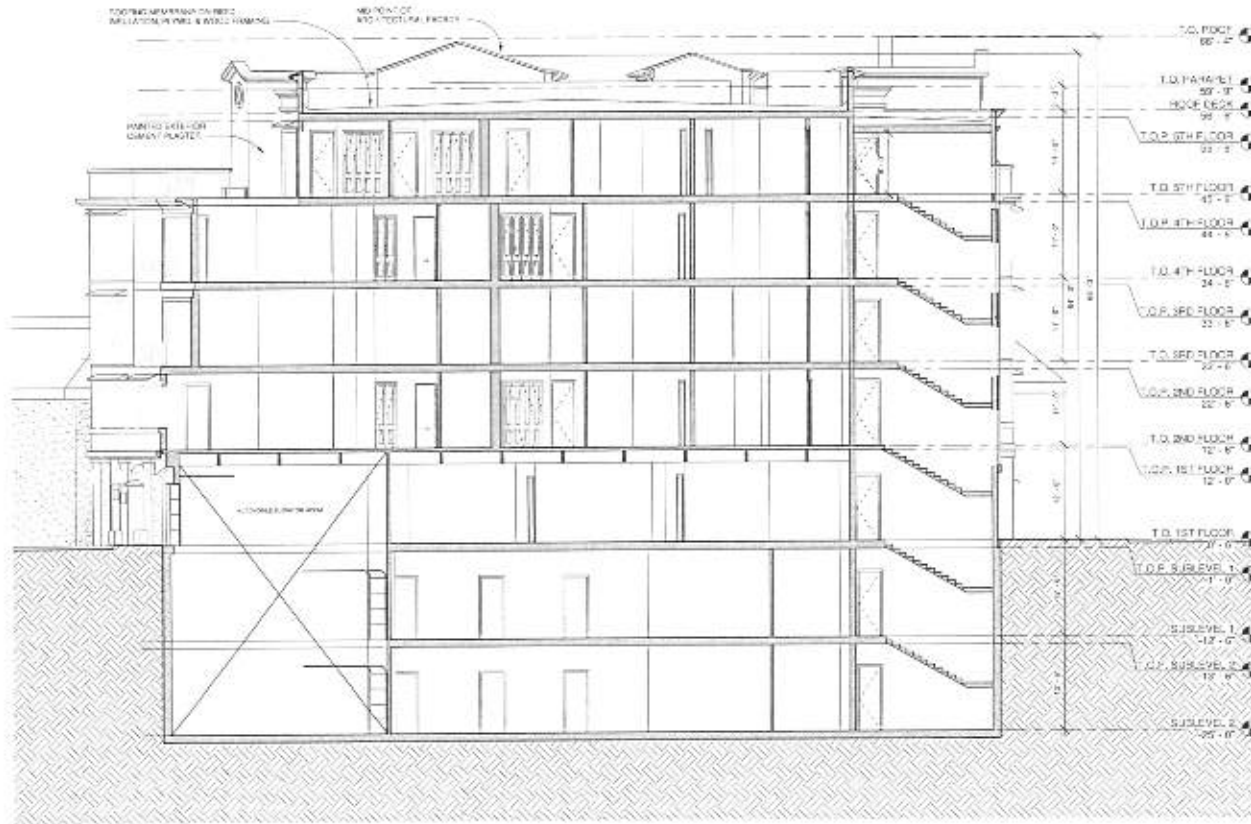
GROUND FLOOR OFFICE +  
 4 STORY RESIDENTIAL  
 40 MAIN STREET, LOS  
 ALTOS, CA 94022

EXTERIOR  
 ELEVATIONS

NO. MA-2017-006  
 DATE: OCT 31 2018  
 DRAWN BY: WMAA

A3.03

Scale: As Indicated



BUILDING SECTION NOTES

#	Rev	Date



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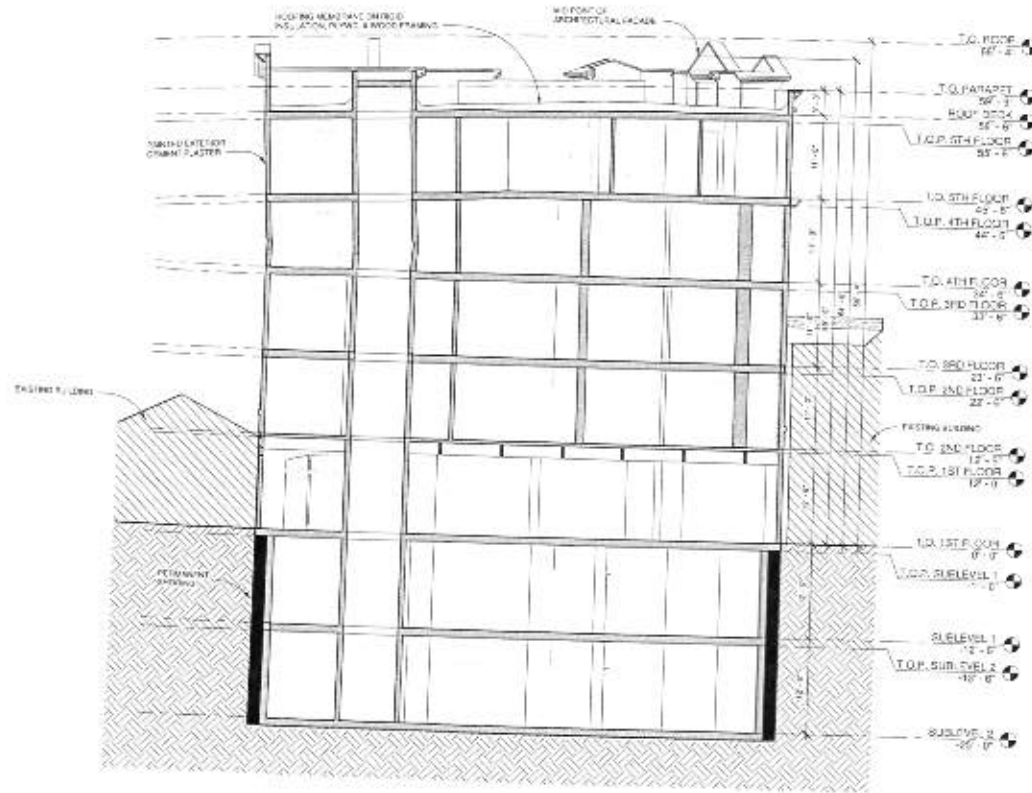
**GROUND FLOOR OFFICE +  
 4 STORY RESIDENTIAL**  
 40 MAIN STREET, LOS  
 ALTOS, CA 94022

**BUILDING  
 SECTIONS**

DATE: MAY 2017 CDS  
 DATE: OCT 31 2018  
 DRAWN BY: WMAA

**A4.01**

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



BUILDING SECTION NOTES

#	Rev.	Date

William Maston  
Architect & Associates  
1000 14th Street, Suite 100  
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Fax: (415) 947-1101

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**GROUND FLOOR OFFICE +  
4 STORY RESIDENTIAL**  
40 MAIN STREET, LOS  
ALTOS CA 94022

**BUILDING  
SECTIONS**

Rev MA 2017 006  
Date OCT 31 2018  
Scale WMAA

**A4.02**

Scale 1/8" = 1'-0"





**40 MAIN OFFICES AND RESIDENCES**  
 40 MAIN ST, LOS ALTOS, CA 94022

#	Rev.	Date



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**GROUND FLOOR OFFICE +  
 2 STORY RESIDENTIAL**  
 40 MAIN STREET, LOS  
 ALTOS, CA 94022

COVER SHEET

Job: MW 2017 325  
 Date: OCT 31 2018  
 Drawn By: WMAA

**B0.00**







#	Rev.	Date

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 2 STORY RESIDENTIAL**  
 40 MAIN STREET, LOS  
 ALTOS CA 94022

**RENDERINGS -  
 VIEW FROM  
 MAIN ST**

Job: MA 2017 006  
 Date: OCT 21 2018  
 Sheet No: #14/14

**B0.02**

Scale



#	Rev.	Date

William Migston  
 Architect & Associates  
 10000 Santa Fe Blvd, Suite 100  
 San Antonio, TX 78240  
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 www.williammigston.com



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 2 STORY RESIDENTIAL**  
 40 MAIN STREET, LOS  
 ALTOS CA 94022

**RENDERINGS -  
 VIEW FROM  
 SAN ANTONIO  
 RD.**

Job: W412017-035  
 Date: OCT 21 2018  
 User: JN WMAA

**B0.03**

Revit



#	Rev.	Date

William Maston  
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11111 Wilshire Blvd., Suite 1000  
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www.williammaston.com



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**GROUND FLOOR OFFICE +  
2 STORY RESIDENTIAL**  
40 MAIN STREET, LOS  
ALTOS CA 94022

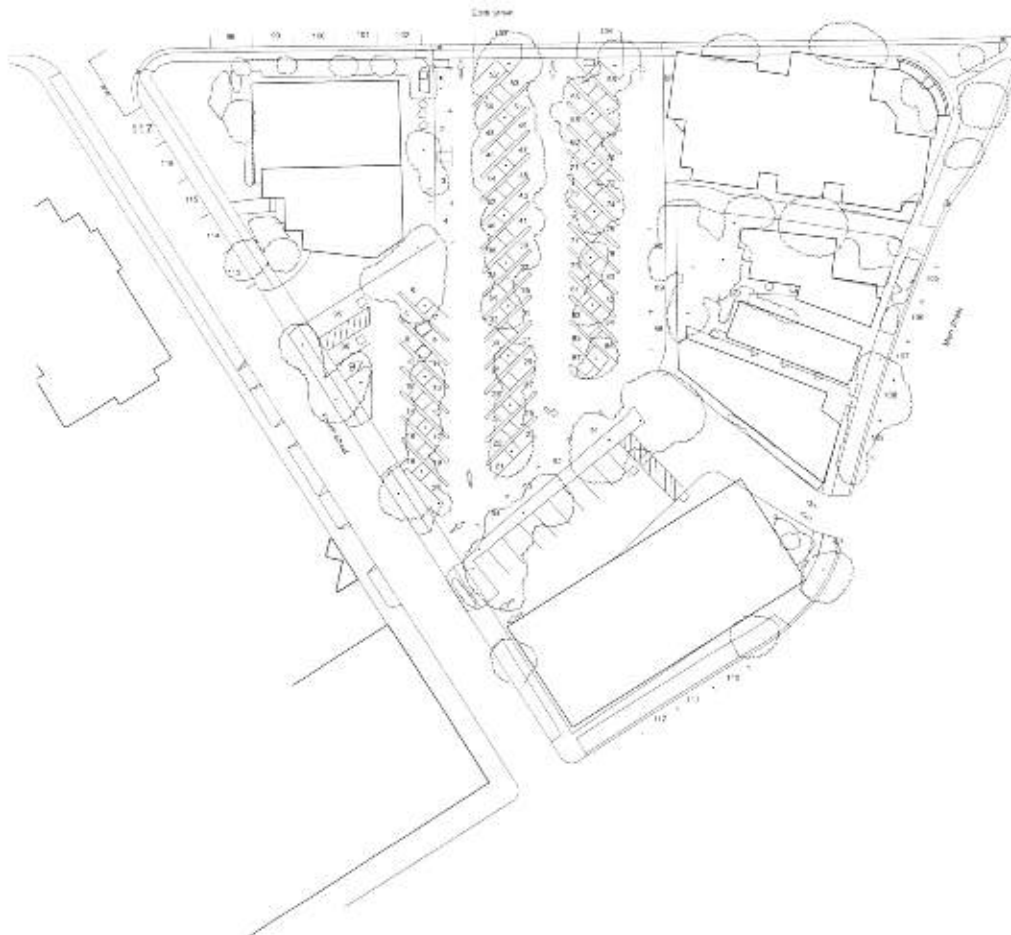
RENDERINGS -  
VIEW FROM  
PLAZA TEN

Job: MA 2017 006  
Date: OCT 31 2018  
Drawn By: WMAA

**B0.04**

Scale





**Existing Adjacent Parking Layout at 45°**

**Plaza Ten**

"Standard" Stalls:	95
Disabled Access Stalls:	1
Van Accessible Stalls:	1
<b>Total:</b>	<b>97</b>

**Street Stalls**

Fourth Street:	5
Main Street:	8
Edith Street:	7
<b>Total:</b>	<b>20</b>

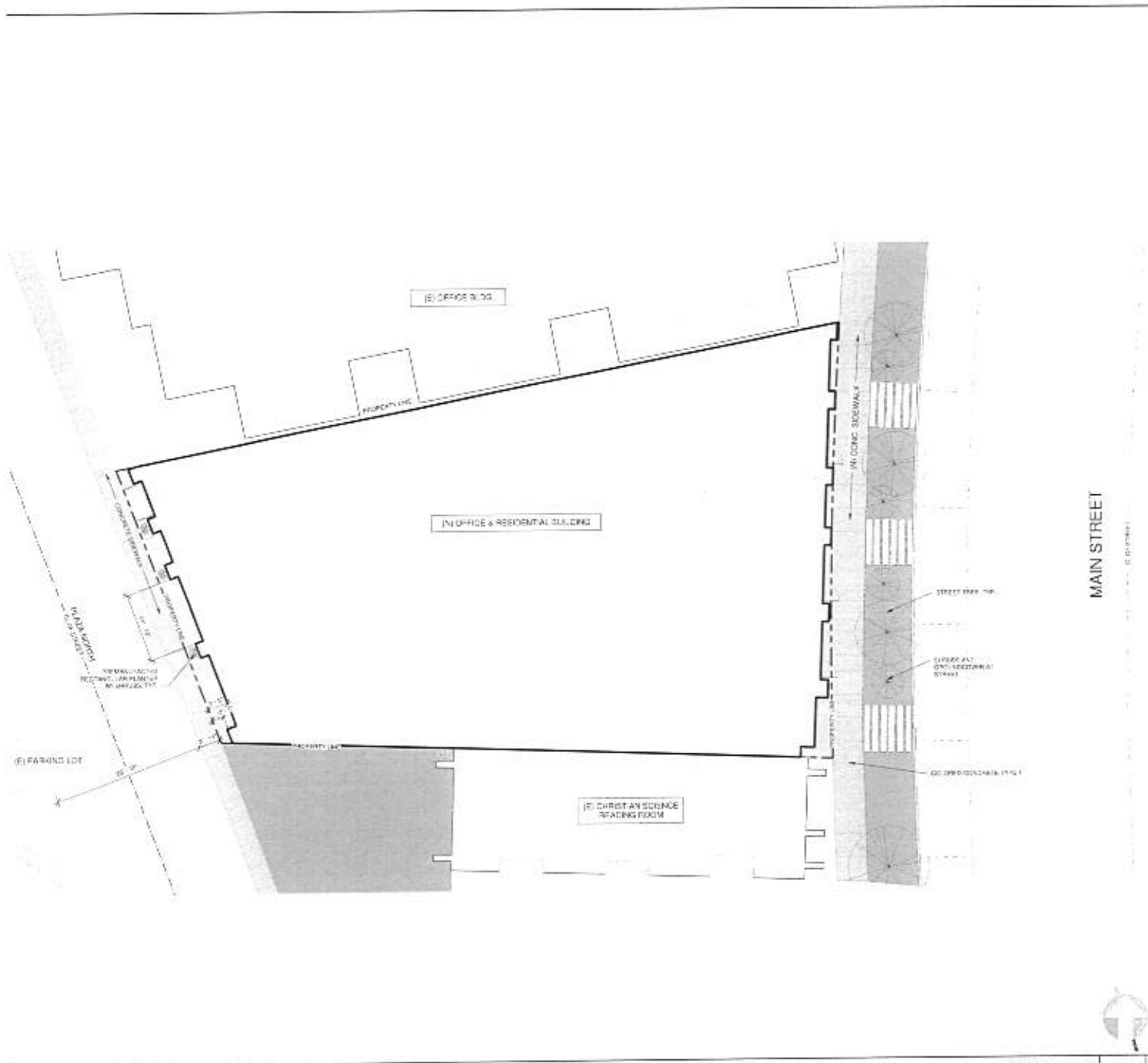
**Grand Total Parking: 117**

Existing parking lot configuration sizes vary from 7' - 0" wide to 9' - 6" wide. Average is 8' - 6"

Level of Service Ratio	49.94
Tree Count	25
Total Landscapable Area	3000 SF

#	Rev.	Date
 William Vaidon Architect & Associates 1000 Main Street, Suite 100 Alhambra, CA 91801 Phone: (626) 281-1111 Fax: (626) 281-1112		
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PRELIMINARY NOT FOR CONSTRUCTION		
<b>GROUND FLOOR OFFICE +                  2 STORY RESIDENTIAL</b> 40 MAIN STREET, LOS ALHAMBRA, CA 91802		
<b>EXISTING                  PARKING                  LAYOUT</b>		
Rev.	001	2017 222
Date	OCT 31 2018	
Drawn by	WVA/VA	
<b>B0.06</b>		
Scale	1/8" = 1'-0"	





**SITE PLAN NOTES**

- SEE LANDMARK NAME FOR ALL OTHER INFORMATION TO BE ADDED TO PLANS. ADDITIONAL SIGNAGE SHALL BE DECIDED AND PROVIDED BY THE CITY.
- SEE CIVIL ENGINEER FOR ADDITIONAL INFORMATION NOT SHOWN HERE.

**SITE CONTEXT PLAN** 1 of 2 **2**



**SITE PLAN LEGEND**

BOUNDARY	
STREET CURE	
PROPERTY LINE	
BOUNDARY	
DRIVE TO REMAIN	
IN TREE TO BE REMOVED	
IN TREE	
IN PARKING	
IN EXISTING LOT	
DEVELOPER	

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<b>GROUND FLOOR OFFICE + 2 STORY RESIDENTIAL</b> 40 MAIN STREET, LOS ALTOS CA 94022		
<b>(N) SITE PLAN</b>		
DR	MA	2017 EGG
DATE	CC	3 2018
DATE BY	WMAA	
<b>B1.01</b>		
Scale: As Shown		





101000 SPP  
LEMONA

LIQUIDSTROM PETTANANT  
DWARF SPREY MYRTLE

LIQUIDSTROMA JESTER  
SUNSHINE CONCELEST

OLIVIA POMPONA TUTTIF  
DWARF OLIVE

ACHILLEA BIPECTATA  
HONG GROUND

CECILIUM OSTRATE HYPRUM  
CONYPER GRASSUM

HELIUM SEVERUM VENTURA  
SOLAR WOLF

LEMONS GALLIE CHINCHIE  
GANGSCTING FLOWER

HELIANTEMUS HYSTORIUM  
SUNAL GETAVELM

TRIALIA OCTOPOLIS SIKSALDI  
SIMPSONS KROKANTAL

ROSEANOLIA SPP  
FERRIS LIGULA

CI PALMIE ANMAN  
FUTURUM VA LIGURATE

JARDONIA PAVIA VILAZCA  
PUFFIN BLAC

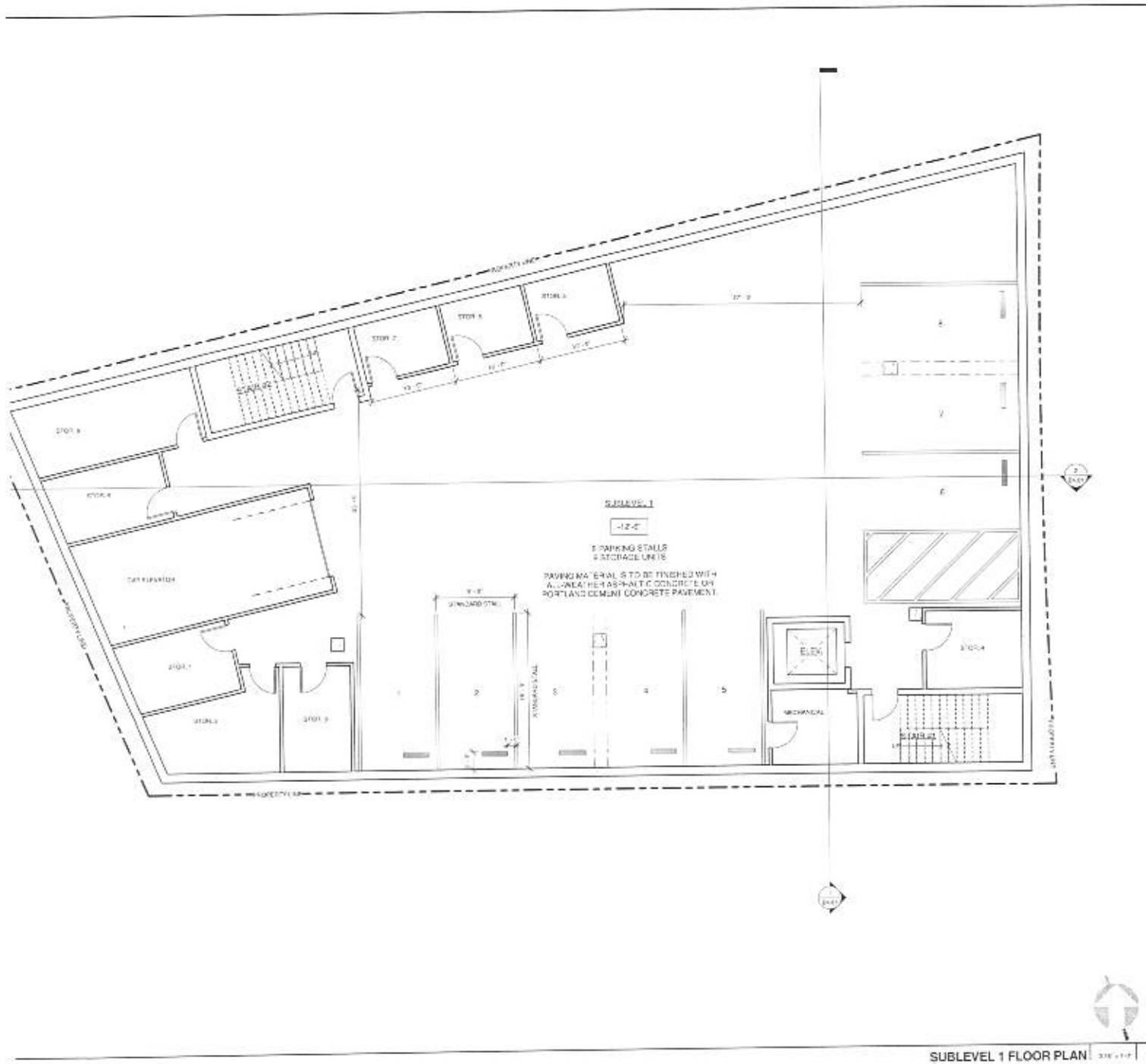
JARDONIA PAVIA  
PINK KUMBE

ARISTONETUS PAVONIA  
LOW MANDATA

ARISTONETUS PAVONIA  
GUYEING ANTONIUM

PLANT TYPES	
<b>STREET TREES</b>	
SCOTLAND NAME	COMMON NAME
ROSEA CHINSA	CHINESE PINEAPPLE
<b>QUART TREES</b>	
SCOTLAND NAME	COMMON NAME
LEMONA	LEMON
LIQUIDSTROMA PETTANANT	LIQUIDSTROMA PETTANANT
LIQUIDSTROMA JESTER	LIQUIDSTROMA JESTER
OLIVIA POMPONA TUTTIF	OLIVIA POMPONA TUTTIF
<b>SHRUBS</b>	
SCOTLAND NAME	COMMON NAME
ACHILLEA BIPECTATA	ACHILLEA BIPECTATA
CECILIUM OSTRATE HYPRUM	CECILIUM OSTRATE HYPRUM
HELIUM SEVERUM VENTURA	HELIUM SEVERUM VENTURA
LIQUIDSTROMA JESTER	LIQUIDSTROMA JESTER
LIQUIDSTROMA PETTANANT	LIQUIDSTROMA PETTANANT
OLIVIA POMPONA TUTTIF	OLIVIA POMPONA TUTTIF
<b>VINES</b>	
SCOTLAND NAME	COMMON NAME
ACHILLEA BIPECTATA	ACHILLEA BIPECTATA
CECILIUM OSTRATE HYPRUM	CECILIUM OSTRATE HYPRUM
HELIUM SEVERUM VENTURA	HELIUM SEVERUM VENTURA
LIQUIDSTROMA JESTER	LIQUIDSTROMA JESTER
LIQUIDSTROMA PETTANANT	LIQUIDSTROMA PETTANANT
OLIVIA POMPONA TUTTIF	OLIVIA POMPONA TUTTIF
<b>GROUNDCOVERS</b>	
SCOTLAND NAME	COMMON NAME
ACHILLEA BIPECTATA	ACHILLEA BIPECTATA
CECILIUM OSTRATE HYPRUM	CECILIUM OSTRATE HYPRUM
HELIUM SEVERUM VENTURA	HELIUM SEVERUM VENTURA
LIQUIDSTROMA JESTER	LIQUIDSTROMA JESTER
LIQUIDSTROMA PETTANANT	LIQUIDSTROMA PETTANANT
OLIVIA POMPONA TUTTIF	OLIVIA POMPONA TUTTIF

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PRELIMINARY NOT FOR CONSTRUCTION		
<b>GROUND FLOOR OFFICE +                  2 STORY RESIDENTIAL</b> 40 MAIN STREET, LOS ANGELES CA 90022		
<b>PRELIMINARY                  PLANT PALLET</b>		
DATE	MAY 2017 009	
DATE	OCT 31 2019	
DATE	SEP 16	
<b>B1.02</b>		
Scale 1/2" = 1'-0"		



- FLOOR PLAN NOTES**
1. SEE GENERAL NOTES ON SHEET NO. 01 FOR ADDITIONAL INFORMATION.
  2. REFER TO GENERAL NOTES FOR INFORMATION REGARDING AREA FOR REPAIR, REFINISHING AND LOCATION.
  3. GYPSUM BOARD SHALL BE TYPE X SHEAR RESISTANT 1/2\"/>

**FLOOR PLAN LEGEND**

SEE NOTES	---
ELECTRIC METER	---
METER AND TR. ROOM	---
BUILDING CLIMATE SENSORS	---
FLOOR FINISHES: FLOOR LEVEL 0 - WIDE NEW TO BE FINISHED AS SHOWN IN M.P.C. ACCORDING TO THE 2019 CALIFORNIA GREEN BUILDING CODE (CALIF. GREEN BUILDING COUNCIL) (CALIF. GREEN BUILDING CODE)	---
FLOOR FINISHES: FLOOR LEVEL 0 - WIDE NEW TO BE FINISHED AS SHOWN IN M.P.C. ACCORDING TO THE 2019 CALIFORNIA GREEN BUILDING CODE (CALIF. GREEN BUILDING COUNCIL) (CALIF. GREEN BUILDING CODE)	---
FLOOR FINISHES: FLOOR LEVEL 0 - WIDE NEW TO BE FINISHED AS SHOWN IN M.P.C. ACCORDING TO THE 2019 CALIFORNIA GREEN BUILDING CODE (CALIF. GREEN BUILDING COUNCIL) (CALIF. GREEN BUILDING CODE)	---

#	Rev.	Date

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www.williamwatson.com

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2 STORY RESIDENTIAL**  
40 MAIN STREET, LOS  
ALITOS CA 94022

**SUBLEVEL 1  
FLOOR PLAN**

Rev: 06/12/17 002  
Date: OCT 31 2018  
Drawn By: WMM/A

**B2.01**  
Scale: As Shown





















